

YOUR GUIDE TO POOL BUDGETING

WHAT IT REALLY COSTS TO BUILD A MODERN POOL IN FLORIDA

A Transparent Cost Breakdown

THE BACKYARD
C O M P A N Y

WHY POOL COSTS VARY

Pool pricing isn't a one-size-fits-all. Every backyard has its own conditions, limitations, and design opportunities, which means the final cost depends on a combination of factors. Here are the main elements that influence a pool project's true budget:

- ✓ Size & depth
- ✓ Soil & access conditions
- ✓ Decking material & square footage
- ✓ Screen enclosure requirements
- ✓ Upgraded equipment
- ✓ Spa addition
- ✓ Water features & lighting
- ✓ Automation upgrades
- ✓ Design complexity
- ✓ HOA or county requirements

Every backyard is unique, so every budget is different



UNDERSTANDING YOUR POOL BUDGET

Your pool budget is made up of two major parts:

1. **Base Construction Costs** (what every pool requires)
2. **Optional Upgrades** (what customizes the experience)

BASE CONSTRUCTION COSTS

- Engineering & permitting
- Excavation
- Steel & Plumbing
- Shotcrete/Gunite
- Tile & Coping
- Decking
- Standard equipment package
- Interior finish
- Startup

COMMON UPGRADES

- Spa addition
- Salt system upgrade
- Automation package
- LED lighting packages
- Travertine or premium decking
- Waterfalls + bubblers
- Fire features
- Oversized sunshelves
- Glass or premium tile upgrades

SAMPLE BACKYARD BUDGETS

Essential Backyard Pool ~400sqft

Price Range: \$55k - \$85k

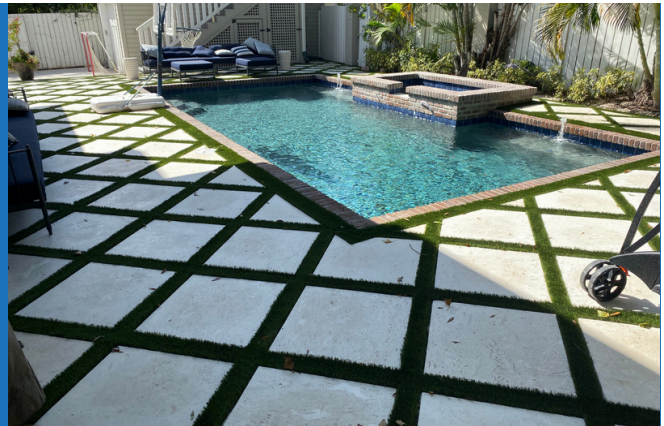
Includes: Basic geometrical pool, small paver deck, standard equipment package, 6x6 waterline tile, and white quartz interior finish



Upgraded Family Pool ~500sqft

Price Range: \$85k - \$125k

Includes: Larger pool layout, upgraded larger pool deck, standard equipment package, spa, upgraded tile, and white pebble finish



Luxury Outdoor Retreat ~600sqft

Price Range: \$125k - \$180k+

Includes: Large spa, screen enclosure, water and/or fire features, premium decking and tile, dark pebble interior, oversized patio, and outdoor kitchen



These ranges reflect REAL construction costs using our transparent cost-plus model. Traditional pool builders typically include 20-40% hidden markups inside their flat bids. Our model shows you every dollar.

WHERE YOUR POOL BUDGET REALLY GOES

A transparent look at the real construction costs for a upgraded family pool with spa

Permitting, Engineering, & Surveys

\$1,500 - \$2,500

Excavation & Grading

\$4,500 - \$7,500

Steel, Plumbing, & Electric

\$14,500 - \$18,500

Shotcrete/Gunite Pool Shell

\$14,000 - \$20,500

Tile, Coping, & Interior Finish

\$12,500 - \$18,500

Decking (Pavers/Travertine)

\$7,000 - \$12,500

Equipment Package

\$9,500 - \$15,800

Startup, Chemicals, & Final Cleanup

\$1,500 - \$2,500

OPTIONAL ADD-ONS

● Screen Enclosure

\$12,500 - \$30,000

● Water & Fire Features

\$1,000 - \$12,000

● Premium Finish & Tile

\$1,500 - \$9,500

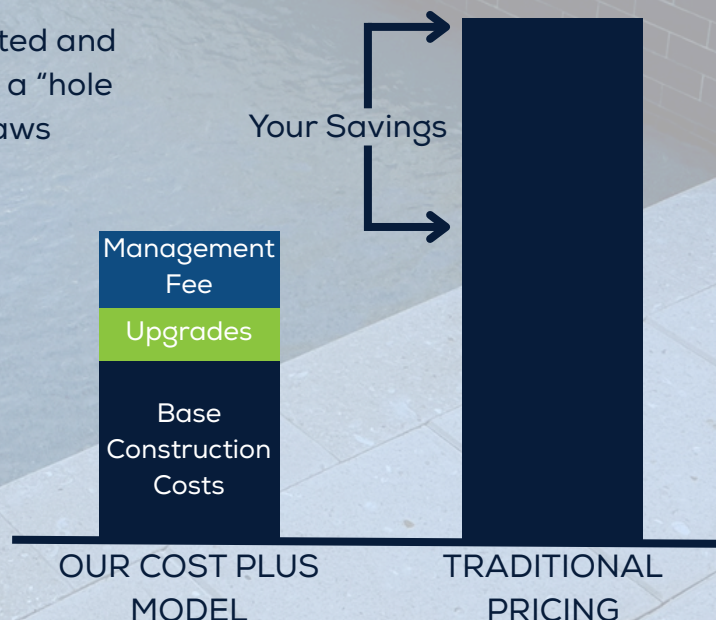
These numbers represent actual cost ranges less our management fee. Actual costs depend on design and site conditions.

Updated 01/01/2025

HOW OUR COST-PLUS MODEL PROTECTS YOU!

Most pool builders hide large markups inside a single “flat rate price” making it hard to understand where your money actually goes. Our cost plus model is simple and transparent:

- **You pay the real cost of materials and subcontractors directly to them.**
No inflated pricing. No hidden margins. No prepayment for work not done
- **A clear and simple management fee**
Covers project management, scheduling, communication, and coordination
- **No surprise upcharges or builder markups**
You always know where your money is going and for what
- **Complete control over materials**
Pick the finishes, tile, equipment, and features that matter most to you. We show you real pricing so you stay in control.
- **No draws. EVER**
You pay only for work that is completed and inspected. You will never be left with a “hole in the ground” after paying large draws that do not protect your investment.



Full transparency with **EVERY** dollar accounted for

HOW TO BUILD YOUR IDEAL BACKYARD BUDGET



1. Define Your Must Haves

- Pool size
- Depth
- Deck type
- Sunshelf
- Spa
- Finish level



2. Chose Your Upgrade Priorities

- Lighting
- Automation
- Tile
- Water features
- Screen enclosure
- Pavers vs Travertine



3. Include Your Soft Costs

- Permit fees
- Engineering
- Access
- Landscaping
- Utility upgrades
- Soil conditions

POOL BUDGET WORKSHEET

POOL ESSENTIALS

Pool Shape: _____

Pool Size (Length x Width): _____

Depth: _____ Deck Sqft: _____

Decking Type: Pavers / Travertine/ Other

UPGRADES

- ☐ Spa ☐ Sunshelf ☐ Water Features
☐ Fire Features ☐ Pergola ☐ Screen Enclosure

Equipment

- ☐ Chlorine / Salt System / Automation
☐ Additional Pump ☐ Heater: Gas / Electric / None

Soft Costs

- ☐ Survey ☐ Engineering ☐ Utilities ☐ HOA Req

Want an accurate estimate? We create 3D designs and true cost budgets for every project prior to starting construction.

