

2022 Golf North Dues Options



Considerations for 2022 Dues Options

- **CTA assessment increases**
- **A multi-year plan to properly fund our Reserves**
- **Complete Road repairs**
- **Address major increase in chlorine costs**
- **A multi-year plan to fund a Pool (including grounds and building) maintenance plan**

Board Responsibilities

- **The Board has a responsibility to:**
 - **protect the community from financial risk**
 - **provide funds for catastrophic events and avoid large emergency assessments**
 - **provide a plan that is equitable and forward-thinking**
- **These dues options ensure we meet this responsibility**

2022 Dues Proposal Comparison

Golf North and CTA Data

- ❖ 86 Improved lots, 51 Unimproved lots
- ❖ CTA Assessment: \$380 Improved and \$130 Unimproved (2021: \$375 and \$125)
- ❖ CTA Assessment Total: \$39310

Proposal Data

Category	Improved	Unimproved	Potential Dues Income	2022 Budget	Dues - Budget Difference
Proposal A	\$749	\$531	\$91495	\$87,135.00	\$4360
Proposal B	\$749	\$481	\$88945	\$87,135.00	\$1810
Proposal C	\$749	\$456	\$87670	\$87,135.00	\$535

2021/2022 Budget Comparison

Category	2021 Budget	2022 Budget
Reserve Funding	6,000.00	10,000.00
CTA Assessment	39,000.00	39,310.00
Entrance Electric	800.00	800.00
Income Taxes	1,100.00	150.00
Insurance	1,000.00	1,000.00
Legal Fees	1,000.00	1,000.00
Office Supplies	600.00	600.00
Other	1,000.00	1,000.00
Pool	15,325.00	17,275.00
Roads And Grounds	15,550.00	16,000.00
Budget Total	81,375.00	87,135.00

2022 Budget Highlights

Category	2022 Budget	Notes
Road Reserve Funding	10,000.00	This is a 10 year funding plan
		Starts to address our financial risk and our ability to address catastrophic events
Roads And Grounds	16,000.00	Budget includes \$5k for road repair
		After road repair is complete in 2022, increase Road Reserve Funding to \$15k
Pool	17,275.00	Chlorine costs have risen 70% and continue to rise
		Budget includes \$3500 for conversion to a Saltwater pool
		Major savings going forward. Cost estimated to be recouped in 2 to 3 years
		All CT pools managed by Josh Godfrey have or are moving to Saltwater
		Budget includes \$1k for Pool Reserve funding (5 year, pool maintenance plan)