

We need to address these issues

- 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

Underlying premise to all of this: All lots benefit equally

Reasoning

- All owners are responsible for contributing financially, and otherwise, to the development and preservation of our community
- Owners, improved or unimproved, **benefit equally when we meet this goal**
 - If we let our infrastructure deteriorate (roads, pool, property condition, financial solvency, etc.), property values of any type are affected

- Why are unimproved owners bearing the financial burden? Isn't it unfair?
 - **Fair would be all lots assessed a uniformed amount since all lots benefit equally** regardless of what CTA assessments are
 - **Because the CTA assessment are what they are**, the following chart shows you the Board's view of **current assessment equality**

Golf North Budget Contribution Comparison

Lot Type	GN Assessment	CTA Assessment	Amount to the GN budget
Improved	\$745 (2021)	\$375 (2021)	\$369 (2021)
Unimproved Opt A	\$331 (2021)	\$125 (2021)	\$206 (2021)
Improved	\$749	\$380	\$369
Unimproved Opt A	\$531	\$130	\$401
Unimproved Opt B	\$481	\$130	\$351
Unimproved Opt C	\$456	\$130	\$326

Remember the budget contains:

- **a 10 year funding plan for the Road Reserve**
- **a 5 year funding plan for the Pool Reserve**