



2023 Continued

- The Board is in the process of soliciting bids for GO road maintenance
 - One review and bid has been received
 - We are working to develop a 5 – 10 year plan to implement necessary repairs
 - Duration will depend on funding and sustainability of roadwork
 - Largely because of the needed roadwork, the Board increased the 2023 Annual Maintenance Charge (AMC) to \$810
 - \$675 due April 1, late fees incurred after May 1
 - \$135 due October 1, late fees incurred after November 1



GO Road Repair Needs: \$1,620,000

• Immediate 4" Asphalt Repairs	\$ 26,074	
• Park Place, Gabriels Loop, Summer Wood Ct., Lakeside select areas		
• Hot Pour Rubberized Crack fill	\$ 28,993	
• Multiple areas		
• Premium Pavement Sealant	\$ 13,648	
• Multiple Areas		
• 4" Asphalt Mill & Pave		
• Upper Oak Meadow & Oak Meadow Cove	\$216,999	} Note the absence of Park Place, Gabriels Loop, Summer Oak, Summer Wood, West View, Ridge View Cove, Lake Side Cove, Oak View Cove, about 1/3 of the total GO roads
• Lower Oak Meadow & Oak Meadow Lane	\$216,999	
• Upper Ridge View Drive	\$258,496	
• Lower Ridge View Drive	\$209,522	
• Upper Lake Side Drive	\$215,078	
• Lower Lake Side Drive	\$215,078	
• Waterford Lane	\$217,834	



\$1,620,000 Funding Challenges

- Current reserve = \$662,000
- Need to maintain some level of reserve after completing the road repairs
 - Preferably in the \$400,000 to \$600,000 range
- Funds can come from Annual Maintenance Charge or a Special Assessment or both
 - GO Board can raise the AMC up to 20% per year; any greater increase requires GO membership approval
 - GO Board can levy a Special Assessment but if 10% of GO members object in a timely manner, a special meeting must be called and the Special Assessment must be approved by a majority of the members voting at the meeting (25% membership required for a quorum).
- We have modelled 5, 7, 8, and 10 year plans (using the initial bid received)
 - Models include
 - Assumptions for AMC increases, including splits between Road Reserve and Operating Funds
 - Inflation of the road maintenance cost
 - Modest investment returns



Road Work Plan

- Bids are being solicited from other vendors
- No final determinations about timeline or funding have been made yet
- Preliminary modelling suggest an 8-year repair program is most desirable
 - That may depend on the sustainability of the existing roads and any further needs that may be developed in the future
 - 5-year plan may require a too aggressive AMC/Assessment Schedule and it may be difficult to break up the work into 5-year bundles
 - 10-year plan may get too expensive and not resolve issues soon enough
- ***Some additional funding will be necessary.***
 - ***Increased AMC and/or Special Assessments***



5 Year Projection vs 10 Year Projection

	AMC % Increase	AMC \$ to AMC	AMC \$ to Reserve	Reserve start of Year	Reserve end of Year	Road Expense
2023	20%	\$ 810.00	\$ 455.00	\$ 662,808.00	\$ 482,133.00	\$ 324,000.00
2024	20%	\$ 972.00	\$ 592.70	\$ 482,133.00	\$ 344,026.14	\$ 340,200.00
2025	20%	\$ 1,166.40	\$ 757.94	\$ 344,026.14	\$ 234,678.98	\$ 357,210.00
2026	20%	\$ 1,399.68	\$ 956.23	\$ 234,678.98	\$ 164,973.33	\$ 375,070.50
2027	20%	\$ 1,679.62	\$ 1,194.17	\$ 164,973.33	\$ 147,774.90	\$ 393,824.03
2028						
2029						
2030						
Total Expense						\$ 1,790,304.53

But \$1194 X 315 = \$376,110 for 2028 and later

Not Enough

Assumptions		
Inflation		5%
Investment Return		3.75%
% AMC Inc to Op fund		15%

	AMC % Increase	AMC \$ to AMC	AMC \$ to Reserve	Reserve start of Year	Reserve end of Year	Road Expense
2023	20%	\$ 810.00	\$ 455.00	\$ 662,808.00	\$ 644,133.00	\$ 162,000.00
2024	5%	\$ 850.50	\$ 485.38	\$ 644,133.00	\$ 648,393.77	\$ 170,100.00
2025	5%	\$ 893.03	\$ 517.27	\$ 648,393.77	\$ 653,773.93	\$ 178,605.00
2026	5%	\$ 937.68	\$ 550.76	\$ 653,773.93	\$ 660,793.99	\$ 187,535.25
2027	5%	\$ 984.56	\$ 585.92	\$ 660,793.99	\$ 669,578.66	\$ 196,912.01
2028	0%	\$ 1,033.79	\$ 622.84	\$ 669,578.66	\$ 680,268.36	\$ 206,757.61
2029	0%		\$ 622.84	\$ 680,268.36	\$ 680,800.72	\$ 217,095.49
2030			\$ 622.84	\$ 680,800.72	\$ 670,494.89	\$ 227,950.27
2031			\$ 622.84	\$ 670,494.89	\$ 648,404.76	\$ 239,347.78
2032	0%		\$ 622.84	\$ 648,404.76	\$ 613,526.12	\$ 251,315.17
Total Expense						\$ 2,037,618.59

\$1033 X 315 = \$325,325 for 2033 and later

Too Much

Assumptions		
Inflation		5%
Investment Return		3.75%
% AMC Inc to Op fund		25%



8 Year Projections – AMC increases only

	AMC % Increase	AMC	AMC \$ to Reserve	Reserve start of Year	Reserve end of Year	Road Expense
2023	20%	\$ 810	\$ 455	\$ 662,808	\$ 603,633	\$ 202,500
2024	5%	\$ 851	\$ 485	\$ 603,633	\$ 563,850	\$ 212,625
2025	5%	\$ 893	\$ 517	\$ 563,850	\$ 521,437	\$ 223,256
2026	5%	\$ 938	\$ 551	\$ 521,437	\$ 476,670	\$ 234,419
2027	5%	\$ 985	\$ 586	\$ 476,670	\$ 429,413	\$ 246,140
2028	5%	\$ 1,034	\$ 623	\$ 429,413	\$ 379,535	\$ 258,447
2029	5%	\$ 1,085	\$ 662	\$ 379,535	\$ 326,894	\$ 271,369
2030	5%	\$ 1,140	\$ 702	\$ 326,894	\$ 271,343	\$ 284,938
					Total Exp	55

	AMC % Increase	AMC	AMC \$ to Reserve	Reserve start of Year	Reserve end of Year	Road Expense
2023	20%	\$ 810.00	\$ 455.00	\$ 662,808.00	\$ 603,633.00	\$ 202,500.00
2024	20%	\$ 972.00	\$ 576.50	\$ 603,633.00	\$ 592,554.39	\$ 212,625.00
2025	2.9%	\$ 1,000.00	\$ 597.50	\$ 592,554.39	\$ 575,953.22	\$ 223,256.25
2026	0%	\$ 1,000.00	\$ 597.50	\$ 575,953.22	\$ 547,470.91	\$ 234,419.06
2027	0%	\$ 1,000.00	\$ 597.50	\$ 547,470.91	\$ 506,213.02	\$ 246,140.02
2028	0%	\$ 1,000.00	\$ 597.50	\$ 506,213.02	\$ 451,120.74	\$ 258,447.02
2029	0%	\$ 1,000.00	\$ 597.50	\$ 451,120.74	\$ 381,068.78	\$ 271,369.37
2030	0%	\$ 1,000.00	\$ 597.50	\$ 381,068.78	\$ 294,859.61	\$ 284,937.84
					Total Expense	\$ 1,933,694.55

\$702 X 315 = \$221,130 for 2031 and later

Better, but not good

Comparable with Stable AMC

Assumptions
Investment Return
% AMC Inc to Op fund

Assumptions	Inflation	5%
	Investment Return	3.75%
	% AMC Inc to Op fund	25%



7 & 8 Year Projections – Assessment

	AMC % Increase	AMC	AMC \$ to Reserve	Reserve start of Year	Reserve end of Year	Road Expense
2023	20%	\$ 810	\$ 455	\$ 662,808	\$ 603,633	\$ 202,500
2024	0%	\$ 810	\$ 455	\$ 603,633	\$ 869,282	\$ 212,625
Assessment		\$ 1,000	\$ 315,000			
2025	0.0%	\$ 810	\$ 455	\$ 869,282	\$ 812,981	\$ 223,256
2026	0%	\$ 810	\$ 455	\$ 812,981	\$ 749,243	\$ 234,419
2027	0%	\$ 810	\$ 455	\$ 749,243	\$ 671,325	\$ 246,140
2028	0%	\$ 810	\$ 455	\$ 671,325	\$ 578,223	\$ 258,447
2029	0%	\$ 810	\$ 455	\$ 578,223	\$ 468,762	\$ 271,369
2030	0%	\$ 810	\$ 455	\$ 468,762	\$ 341,692	\$ 284,938
Total Expense						\$ 1,933,694.55

	AMC % Increase	AMC	AMC \$ to Reserve	Reserve start of Year	Reserve end of Year	Road Expense
2023	20%	\$ 810	\$ 455	\$ 662,808	\$ 527,896	\$ 278,237
2024	0%	\$ 810	\$ 455	\$ 527,896	\$ 775,481	\$ 227,849
Assessment		\$ 1,000	\$ 315,000			
2025	0.0%	\$ 810	\$ 455	\$ 775,481	\$ 699,731	\$ 239,241
2026	0%	\$ 810	\$ 455	\$ 699,731	\$ 566,989	\$ 299,241
2027	0%	\$ 810	\$ 455	\$ 566,989	\$ 467,025	\$ 261,429
2028	0%	\$ 810	\$ 455	\$ 467,025	\$ 350,336	\$ 274,500
2029	0%	\$ 810	\$ 455	\$ 350,336	\$ 211,921	\$ 291,918
Total Expense						\$ 1,933,694.55

Assumptions		
Inflation		5%
Investment Return		3.75%
% AMC Inc to Op fund		25%

Expenses Matched to Proposal