



ACCCA
 ANTHEM COUNTRY CLUB
 COMMUNITY ASSOCIATION

DECEMBER 2022

CONTACT US
 ACCCA Staff Phone:
 623-742-6030
 ACCCA Staff Email:
 Staff@ACCAHOA.com
 Gate Access:
 www.GateAccess.net

CONTENTS
 Happy
 Holidays
 2023 Quarterly
 Assessment
 2023 Budget
 Summary
 Please Drive
 Safely

**UPCOMING
 QUARTERLY
 BOARD MEETINGS**
 January 26, 2023
 April 27, 2023
 July 27, 2023
 October 26, 2023

Happy Holidays!

Dear ACCCA Residents,



Happy Holidays! I am excited to provide you with our 2023 annual budget newsletter which gives you an overview of our expected 2023 income and expenses.

Managing your community with transparency continues to be a priority for the Board and my team. You can find the complete 2023 budget and a budget narrative on our website at www.onlineatanthem.com/accca.

My best wishes for a happy and healthy 2023!

Margaret Troyer
 Community Manager

2023 Quarterly Assessment (\$5/month increase)

On October 27, 2022, the ACCCA Board of Directors approved the 2023 budget. The Board worked diligently to reduce costs and was able to keep the increase well below the current level of inflation.

Due to inflation and the need to ensure our Reserve Fund covers future road funding obligations, residents will see a 4.1% overall increase to their quarterly assessment in 2023. This includes a \$5 per month increase in the ACCCA portion and a \$2 per month increase in the ACC portion of the quarterly assessment.

The 2023 quarterly assessment will be:

- \$315.00** to the Anthem Country Club Community Association (ACCCA)
- \$217.50** to the Anthem Community Council (ACC)
- \$532.50** payable to the ACC on January 1, April 1, July 1 and October 1

2023 Budget Summary

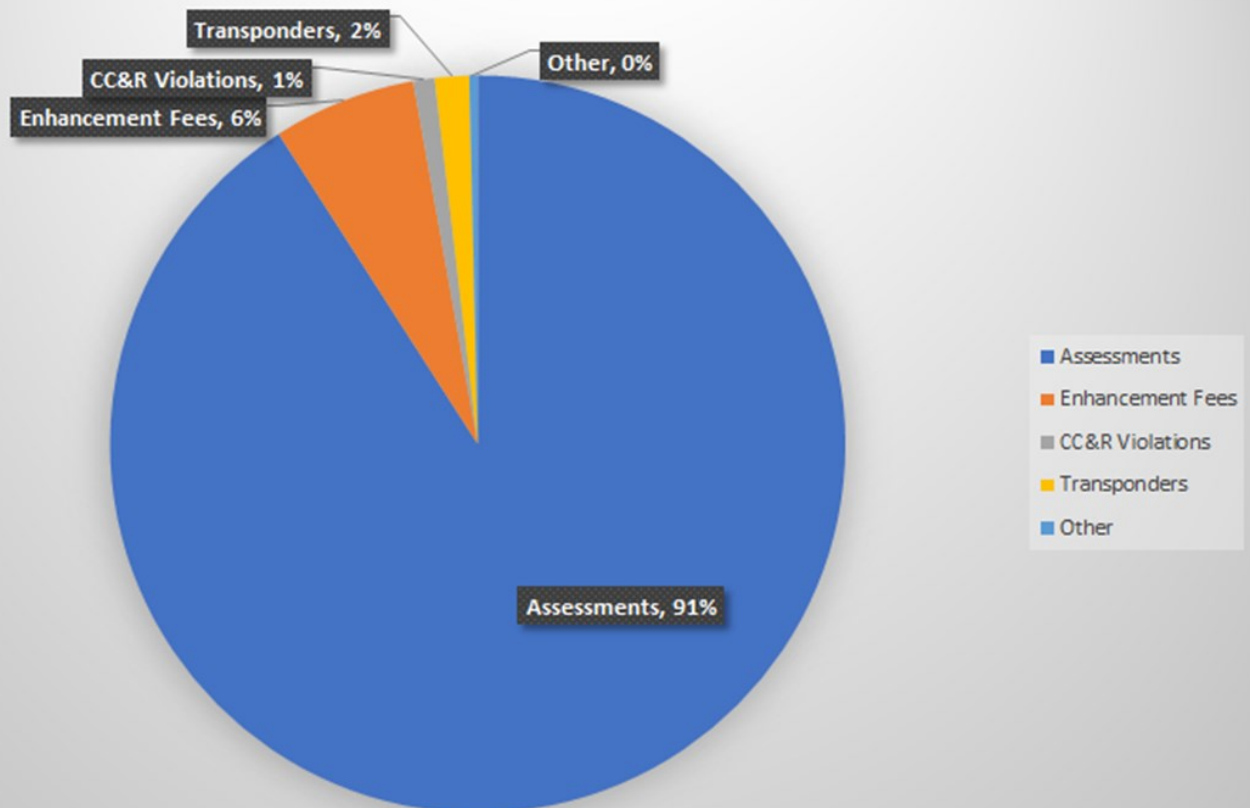
Introduction

Dear ACCCA Resident,

We are happy to provide you with this summary of the ACCCA's 2023 approved budget. This is truly a summary of the detailed financial information available to all residents at www.onlineatthem.com/accca. We encourage you to review this summary and dive in further if you would like more detailed information. You are also cordially invited to attend a Board or Finance Committee meeting to ask questions or add your comments to the discussion. This is your community so please get involved!

2023 Income Summary

2023 Budgeted Income



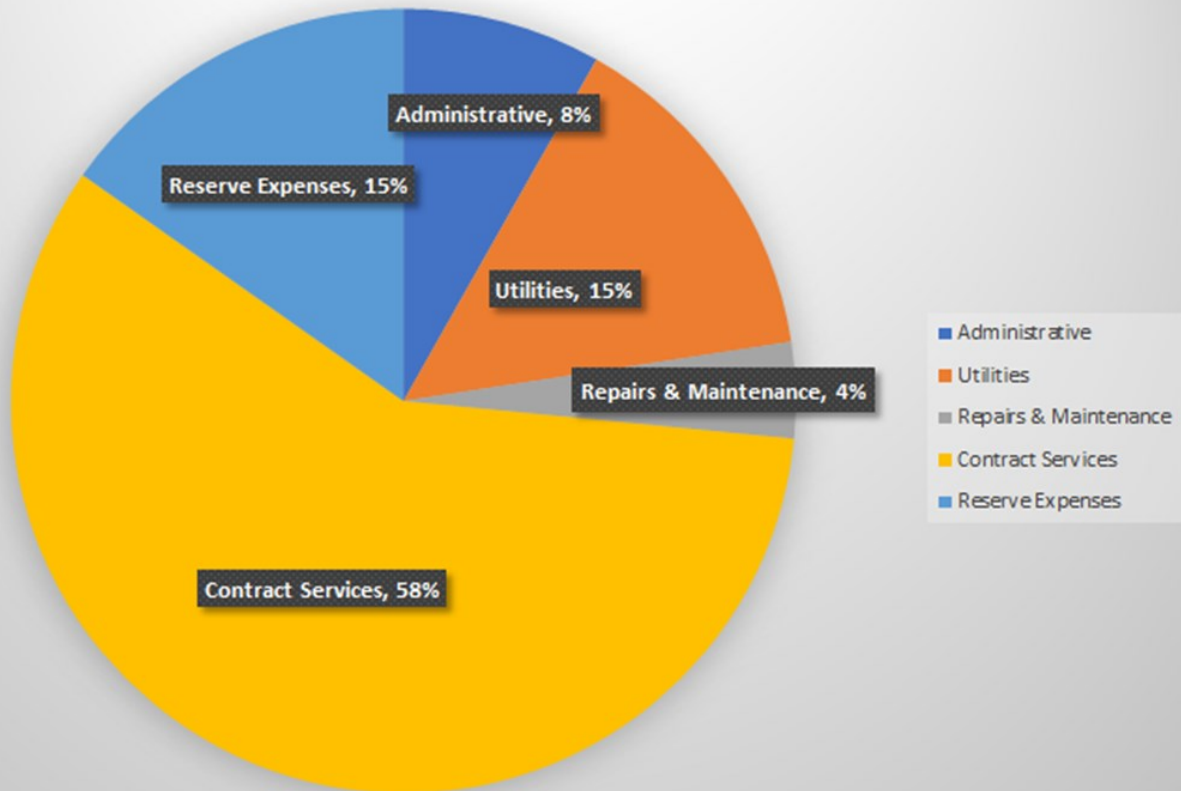
ACCCA Income Summary Notes:

- Quarterly Resident Assessments make up 91% of ACCCA income
- The other 9% comes from the Lifestyle Enhancement Fee, Transponder Fees, and CC&R Violation Fees
- Approximately \$1.16M of this income will be transferred into the ACCCA Reserve Fund

2023 Budget Summary

2023 Expense Summary

2023 Budgeted Expenses



ACCA Expense Summary Notes:

- 58% of the expense budget is comprised of contract services. These services include contracts for the Gate Team (\$868K), Landscaping (\$507K), and HOA Management (\$507K)
- 15% of the expense budget is comprised of utilities. These costs include Electricity (\$281K), and Water & Sewer (\$180K)
- 15% of the expense budget is comprised of Reserve Expenses. These costs include Pavement Consulting, Granite Replenishment, and Street Repair
- 8% of the expense budget is comprised of Administration. These costs include Election Management, CPA Expenses, Income Taxes, Insurance, Legal Expenses, and Communications
- 4% of the expense budget is comprised of Repairs & Maintenance. These costs include Common Area Maintenance, Gate Maintenance & Repairs, Plant Replacement, Tree Maintenance, Sprinkler Repairs, and Lighting Maintenance

**BOARD of
DIRECTORS**

**Dave
Duckworth**
President

Greg Strand
Vice President
& Treasurer

**Steve
Champion**
Secretary

**Janie
Murnane**
Director

Skip Hoeder
Director

**COMMITTEE
CHAIRS**

Andy Anderson
Policy

Fred Shipley
Finance

**Rick
Kesselman**
Gates, Property
and Patrol

Janie Murnane
Lifestyle
Enhancement

Please Drive Safely



We share our community roads with our families, our children, our pets and our golfers.

Please keep this in mind when driving so we can keep everyone safe. Unless otherwise posted, the speed limit throughout our community is 25 mph.

We do monitor the speed in order to keep it as safe as possible. If you are caught driving unsafely, you will be subject to warnings and/or fines depending on how fast you are driving. We would be extremely happy to never give out a warning or a fine as our goal is the safety of our residents. Please help us keep everyone safe.



ACCCA
ANTHEM COUNTRY CLUB
COMMUNITY ASSOCIATION

Visit Us At:

OnlineAtAnthem.com/ACCCA