

# COUNCIL BUDGET MESSAGE

The Anthem Community Council (ACC) presents the 2023 Operating Fund Budget with a **\$2.00/month increase to ACC assessments**. Separate and apart from ACC assessments, the per-unit benefited **assessment for Paseo Townhomes will increase \$2.50/month**, as noted in the 2020 budget analysis, in order to fund reserves. 100% of this additional \$2.50 assessment is going to the reserve fund for future repairs.

This document serves as a brief overview of the 2023 budget, which was presented and discussed at two open Board meetings and one working Board session. A Budget-in-Brief document, outlining key points of the ACC and the three HOAs' budgets (which are released separately), will be posted to *OnlineAtAnthem.com*.

The following major cost factors influenced the 2023 budget: anticipated 8-9% consumer price index (CPI) increase and statutory minimum wage increase; inflationary increases to wages, supplies and third party services; and additional operating costs associated with new amenities.

The 2023 Budget includes the recommended funding of \$2,100,000 to the reserve fund. Some of the major reserve projects completed in 2022: New 40-year lifespan pool and water park filters; new water park red bucket; new roof and AC units at the community center; new gym scoreboards; new outdoor fitness center; resurfacing of tennis courts; replaced 35 mailboxes; additional park security cameras; and over 1,050,000sf of block and view fence painting. The Enhancement Fund contribution (1/4% of residential sales dollars, and a sliding scale for commercial property sales) reflects retaining \$399,600 in the Operating Fund to offset overhead for the Master Plan amenities added from 2016-2022. This includes Opportunity Way Park, Pickleball Courts, the Dog Park, and renovated/expanded Skate Park, which had a grand reopening in March 2022.

The last ACC assessment increase was \$2/month, effective in January 2022, which was the first ACC assessment increase since 2014. With cumulative cost pressures, it was both prudent and necessary for the ACC to increase the assessment conservatively again in 2023 in order to maintain the high-quality facilities, programs, and services in our award-winning community. We have been able to limit assessment increases by the existence of cumulative operating cash balances in excess of conservative operating fund balance needs. Looking ahead, based on current economic conditions, we expect additional similar increases over the next 3-4 years.

The 2023 Operating Budget reflects the Board's strategic priorities by providing for: continuation of high-quality services and facilities; continuation of involvement with community partners; advocacy for Anthem on public safety and other issues impacting the community; implementation of Facilities Master Plan projects; and strengthening and stabilizing staffing to position the organization for future success.

Respectfully,



Paul Conley,  
Community Financial Officer



**anthem**  
community council

## **ACC Executive Team**

Aaron Baker  
*Executive Director*

Paul Conley  
*Sr. Director of Finance*

Scott Newell  
*Programs and Aquatics Director*

Mike Krask  
*Director of Parks & Facilities*

John Safin  
*Communications Director*

## **ACC Board of Directors**

Darrin Francom, *Chair*  
Carolynn Hiron, *Vice-Chair*  
Chilesa Ready, *Secretary*  
Doug Sutherland, *Treasurer*  
Bob McKenzie, *Director*  
Barb Patterson, *Director*  
Gina Richard, *Director*

## **ACC Finance Committee**

Mark Senn  
Tim Cocchia  
Steve Champion  
Cathy Michelfelder  
Doug Sutherland  
*Board Liaison, Treasurer*



Anthem Community Council Operating Budget	2023 Proposed Budget	2022 Final Budget	2022 YTD Jan-Sept	2021 Final Actual	2023 Budget Vs 2022 Budget
<b>Revenues:</b>					
Assessments	9,708,967	9,440,098	7,080,006	9,161,953	268,869
Programs	915,348	806,448	715,870	766,609	108,900
Events	168,425	131,575	117,048	151,654	36,850
Other Revenue	1,123,699	1,087,877	927,459	1,189,150	35,822
<b>Total Revenues</b>	<b>11,916,439</b>	<b>11,465,998</b>	<b>8,840,382</b>	<b>11,269,366</b>	<b>450,441</b>
<b>Expenses:</b>					
Enhancement	1,170,000	1,350,000	904,256	1,354,480	(180,000)
Enhancement Transfer	(768,300)	(950,400)	(604,256)	(1,354,480)	182,100
Reserve Transfer	(2,114,400)	(1,509,600)	(1,132,200)	(1,905,276)	(604,800)
<b>Net Revenues</b>	<b>10,203,739</b>	<b>10,355,998</b>	<b>8,008,182</b>	<b>9,364,090</b>	<b>(152,259)</b>
<b>Expenses:</b>					
Programs	1,400,283	1,365,677	1,105,265	1,243,171	34,606
Community Involvement	124,865	126,400	48,643	104,687	(1,535)
Utilities	929,700	1,004,202	645,472	875,672	(74,502)
Professional Services	321,000	374,104	208,551	360,722	(53,104)
Financial	517,741	508,457	399,441	391,066	9,284
Repairs and Maintenance	2,300,612	2,170,692	1,544,258	1,523,355	129,920
Human Resources	128,995	129,649	70,663	114,554	(654)
Security and Infrastructure	635,673	602,400	378,919	242,320	33,273
Contract Services	1,867,576	1,892,636	1,371,761	1,762,433	(25,060)
General and Admin	2,749,537	2,602,772	1,843,937	2,409,502	146,766
<b>Total Expenses</b>	<b>10,975,983</b>	<b>10,776,989</b>	<b>7,616,911</b>	<b>9,027,481</b>	<b>198,994</b>
<b>Operating Surplus/&lt;Deficit&gt;</b>	<b>(772,244)</b>	<b>(420,991)</b>	<b>391,271</b>	<b>336,608</b>	<b>(351,253)</b>
<b>Other &lt;Income&gt;/Expense:</b>					
<Interest Income>	(46,000)	(46,000)	(21,320)	(36,915)	-
Income Taxes	24,000	31,000	22,317	18,000	(7,000)
<b>Net Surplus &lt;Deficit&gt;</b>	<b>(750,244)</b>	<b>(405,991)</b>	<b>347,633</b>	<b>281,693</b>	<b>(344,253)</b>
Less CAPEX	100,728	12,500			
<b>Adjusted Net Surplus&lt;deficit&gt;</b>	<b>(850,972)</b>	<b>(418,491)</b>			
Depreciation	1,038,000	1,016,400	760,454	952,886	21,600
<b>Adj Book Surplus &lt;Deficit&gt;</b>	<b>(1,888,972)</b>	<b>(1,434,891)</b>	<b>(412,821)</b>	<b>(671,193)</b>	<b>(365,853)</b>
<b>Fund activity</b>					
Reserve Funding	2,114,400	1,509,600	1,132,200	1,905,276	
Reserve Spend per 2018 Reserve Study / Actual	(2,081,000)	(2,200,000)	(2,290,275)	(2,317,732)	
Enhancement Funding	768,300	950,400	604,256	1,354,480	
Master Plan Enhancement Spend / Actual	(643,000)	(800,000)	(704,233)	(757,683)	
<b>Fund Balances</b>					
Reserve			15,571,211	17,209,521	
Enhancement			1,587,708	1,777,501	

	Parkside Owners	Parkside Paseo Owners	Parkside Landing Owners	Country Club Owners	Village Condominium Owners	Commercial & Non-Residential Owners
Quarterly Assessments to the Anthem Community Council	\$217.50	\$217.50	\$217.50	\$217.50	\$145.08	Multi unit residential
Semi-Annual Assessment to the Anthem Community Council						Quarterly unit basis
Quarterly Assessment to YOUR Homeowners' Association	\$49.95	\$49.95	\$49.95	\$315.00	\$987.00	changes from \$141.07 to \$145.08
Quarterly Benefited Assessment to Parkside Association			\$71.28			Commercial Property
Quarterly Benefited Assessment to the Anthem Community Council		\$154.50				Semi Annual unit basis
						changes from \$634.50 to \$652.50
<b>YOUR TOTAL QUARTERLY ASSESSMENT →</b>	<b>\$267.45</b>	<b>\$421.95</b>	<b>\$338.73</b>	<b>\$532.50</b>	<b>\$1,132.08</b>	<b>As noted above</b>
	<b>NEW RATE</b>	<b>NEW RATE</b>	<b>NEW RATE</b>	<b>NEW RATE</b>	<b>NEW RATE</b>	<b>NEW RATE</b>

### ASSESSMENT INCREASES

The Anthem Community Council (ACC) Board passed the 2023 budget with a \$2.00/month increase in assessments, the Paseo benefited assessment to the ACC also increased. The Anthem Community Country Club Association (ACCCA) Board approved an increase to HOA assessments, the Anthem Community Parkside Association (APCA) Board approved an increase to HOA assessments, as did the Village at Anthem Condominium Council of Co-Owners (VACCC). These changes affect the quarterly assessment amount for every Anthem homeowner and Commercial property owner. Those who pay by check or online must update their payment amount. If you are enrolled in the ACC's direct debit (ACH) program, we will automatically update your payment amount. Contact your HOA with questions.

- Parkside:** [staff@anhemparkside.org](mailto:staff@anhemparkside.org) or 623-742-4562
- Paseo:** [staff@anhemparkside.org](mailto:staff@anhemparkside.org) or 623-742-4562
- The Landing:** [staff@anhemparkside.org](mailto:staff@anhemparkside.org) or 623-742-4562
- Country Club:** [staff@accchoa.com](mailto:staff@accchoa.com) or 623-742-6030
- The Village:** [summer.cole@brownmanagement.com](mailto:summer.cole@brownmanagement.com) or 480-539-1396
- ACC:** [customerservice@anthemcouncil.com](mailto:customerservice@anthemcouncil.com) or 623-742-6050

### ASSESSMENT DUE DATES

**Residential payments** are due on the first day of January (first quarter), April (second quarter), July (third quarter), and October (fourth quarter).

**Commercial and Non-residential payments** are due on the first of January and July.

The above budget represents your required contributions to the Anthem Community Council's operating expenses. When you make quarterly payments, your **total payment** includes your obligations for the HOA community in which you live (Parkside, Parkside Paseo, Parkside Landing, Country Club or The Village).

Your **total** payment is combined into one quarterly statement that is mailed or emailed to you approximately 30 days prior to due date.

### OPT-IN FOR ELECTRONIC INVOICING

Email [customerservice@anthemcouncil.com](mailto:customerservice@anthemcouncil.com) to update electronic invoicing preferences. Include your Anthem property address and indicate the preference to either OPT IN or OPT OUT.

### ASSESSMENT PAYMENT OPTIONS

#### Direct Debit (ACH)

To sign up for monthly direct debit (ACH), you must complete a direct debit form for each property you own, the form may be found online under "Pay Assessments". Completed forms can be emailed to [AR@anthemcouncil.com](mailto:AR@anthemcouncil.com) or dropped off at the ACC offices on the second floor of the Civic Building. A **voided** check must be included with the form. ACH is the **only** authorized way to pay your assessments monthly

#### Personal Check

Include your payment coupon and write your unique 10-digit account number on the check. Mail payments to:

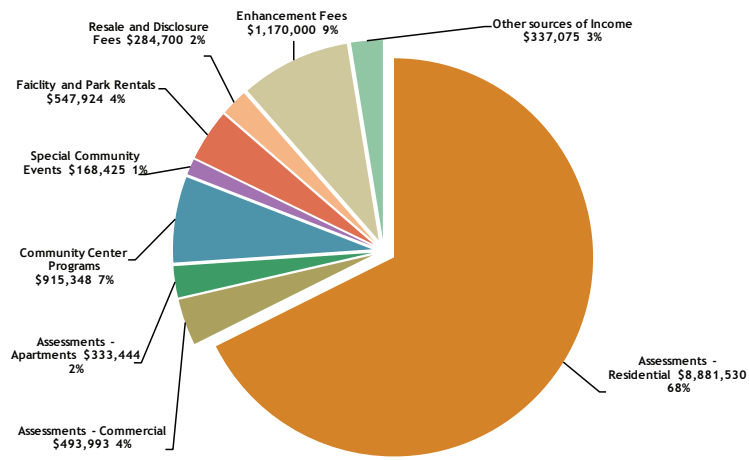
Anthem Community Council  
PO Box 65464  
Phoenix, AZ 85082-5464

#### Pay Online

Single and recurring online payments are made directly through the Alliance Bank website (eCheck, EFT or credit card).

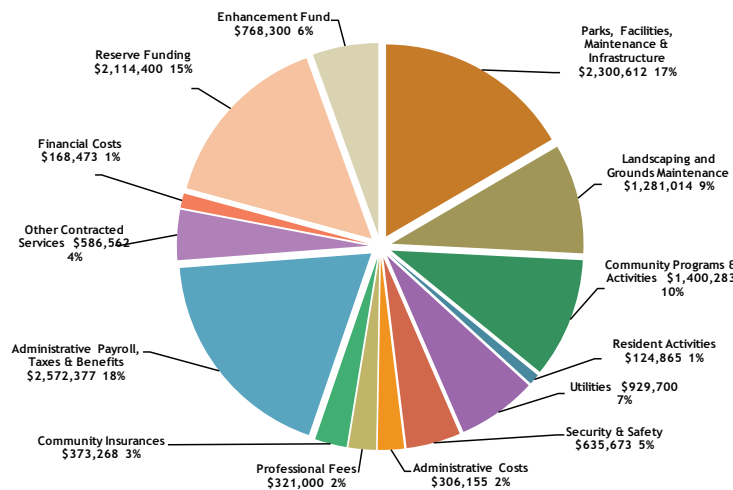
# ACC 2023 BUDGET

## SOURCES OF REVENUES - 2023



## HOW COMMUNITY DOLLARS WILL BE SPENT - 2023

INCLUDES RESERVE AND ENHANCEMENT FUNDING



## ACC FUNDS EXPLANATION

The ACC has three major funds: the Enhancement Fund, Reserve Fund and Operating Fund.

### Operating Fund

The Operating Fund is funded through assessments and program fee revenues. The fund supports the services and operations provided by the ACC.

### Reserve Fund

The Reserve Fund covers maintenance and upkeep of Anthem's amenities. Every year, a set amount is transferred from the Operating Fund to the Reserve Fund.

### Enhancement Fund

The Enhancement Fund is based on ¼-of-1% of the sale price of each resold property. These funds are used for community enhancement initiatives such as the approved master plan projects.

>> [OnlineAtAnthem.com](http://OnlineAtAnthem.com)

# APCA 2023 BUDGET

## 2023 Budget Message

The Anthem Parkside Community Association (APCA) Board of Directors, at its regular monthly meeting on Oct. 20, 2022, approved the 2023 Budgets. APCA approved a \$1.50 per quarter **increase** in assessments. APCA assessments will now be \$49.95 per quarter per household. The total Quarterly Assessment amount, which includes the amount paid to the Anthem Community Council is \$267.45.

Paseo homeowners' total Quarterly Assessment is \$421.95.

This budget brings many benefits to the Parkside community including maintaining neighborhood parks, landscaping and compliance. It provides for continued high-quality services for the Parkside community which makes Parkside a desirable place to live.

## Landing Benefited Assessment

The Landing benefited assessment will remain the same at \$71.28 per quarter. The total Quarterly Assessment amount, which includes the amount paid to the Anthem Community Council is \$338.73. This assessment will continue to cover the regular maintenance of the Landing gates and streets as well as future street improvements.

Parkside homeowners are encouraged to contact APCA staff with any questions. 2023 budgets are available online.



### APCA Board of Directors

Tim Fyke, *President*  
Shari Miller, *Vice President/Treasurer*  
Rob MacGregor, *Secretary*  
Eric Jackson, *Director*  
Chris Yano, *Director*

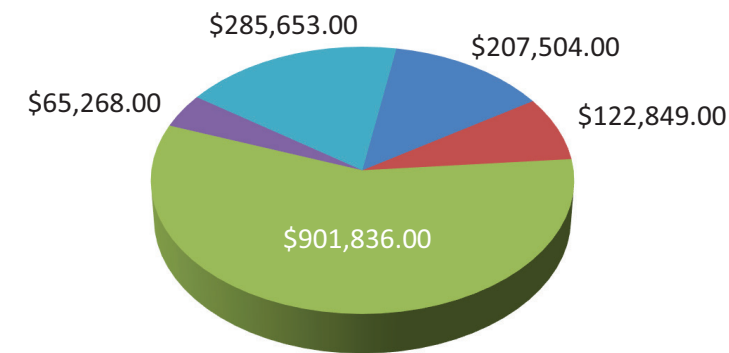
### APCA Finance Committee

Bill Bobbitt, *Chair*  
Cathy Michelfelder  
Shari Miller  
Jocelyn Rochman  
Doug Sutherland

### APCA Community Manager

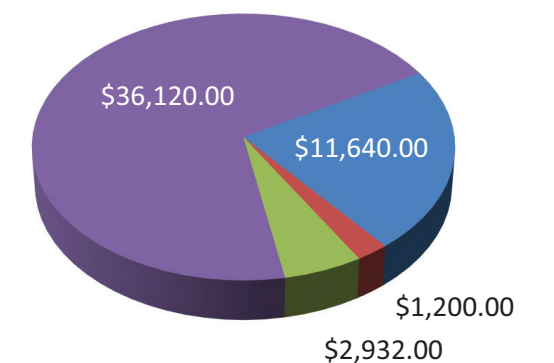
Mary Beth Zahn  
staff@anthemparkside.org  
623-742-4563

## PARKSIDE TOTAL EXPENSES: \$1,583,110



- Utilities
- Repair and Maintenance
- Contract Services
- Reserves
- Administrative

## THE LANDINGS TOTAL EXPENSES: \$51,892



- Utilities
- Repair and Maintenance
- Contract Services
- Reserves

# VACCC 2023 BUDGET

## 2023 Budget Message

As we enter 2023, Brown Community Management, Inc. and your volunteer Board of Directors would like to welcome those new to Village at Anthem and thank those who continue to make our community one of the best in the Valley.

It has become apparent that the Board of Directors must implement a minimal increase of the assessment rate for 2023. The new assessment rate, will help to address maintenance needs, bolster the operating account and allow for additional reserve account funding when needed. The new quarterly assessment rate for 2023 will be \$987.00.

**Statements and payments will continue to be handled by Anthem Community Council. You will receive a separate billing mailer from them.**

If you have any questions concerning the budget or assessment rate, please contact Brown Community Management at 480-539-1396.

## Village Board of Directors

Jason Richard, *President*  
 Jennifer Albrecht, *Vice President*  
 Jan Hutton, *Treasurer*  
 Candy Soulliere, *Secretary*  
 Kevin Seeley, *Director*

## ACCCA Community Manager

Summer Cole, *Community Manager*  
 Brown Community Management  
 summer.cole@brownmanagement.com  
 480-539-1396

## 2023 Budget Message

The Anthem Country Club Community Association (ACCCA) Board of Directors approved the 2020 Annual Budget at its October 27, 2022, meeting. The budget includes a \$5.00 per month increase (5%) in assessments paid by ACCCA homeowners. Detailed information about this increase has been communicated to all ACCCA homeowners.

Beginning Jan. 1, 2023, ACCCA homeowners will pay \$315.00 per quarter for ACCCA assessments, which supports the operation and maintenance of the Country Club community infrastructure. The total Quarterly Assessment amount, which includes the amount paid to the Anthem Community Council, is \$532.50.

Additional details about specific budget items, along with a breakdown of what each entity oversees, can be found on the website. Printed copies of the budget may also be obtained at the HOA office, located in the Civic Building at 3701 W. Anthem Way.

For additional information regarding the Anthem Golf & Country Club social dues, call 623-742-6200.



## ACCCA Board of Directors

Dave Duckworth, *President*  
 Greg Strand, *Vice President & Treasurer*  
 Steve Champion, *Secretary*  
 Janie Murnane, *Director*  
 Skip Hoeder, *Director*

## ACCCA Community Manager

Margaret Troyer  
 staff@accclhoa.com  
 623-742-6030

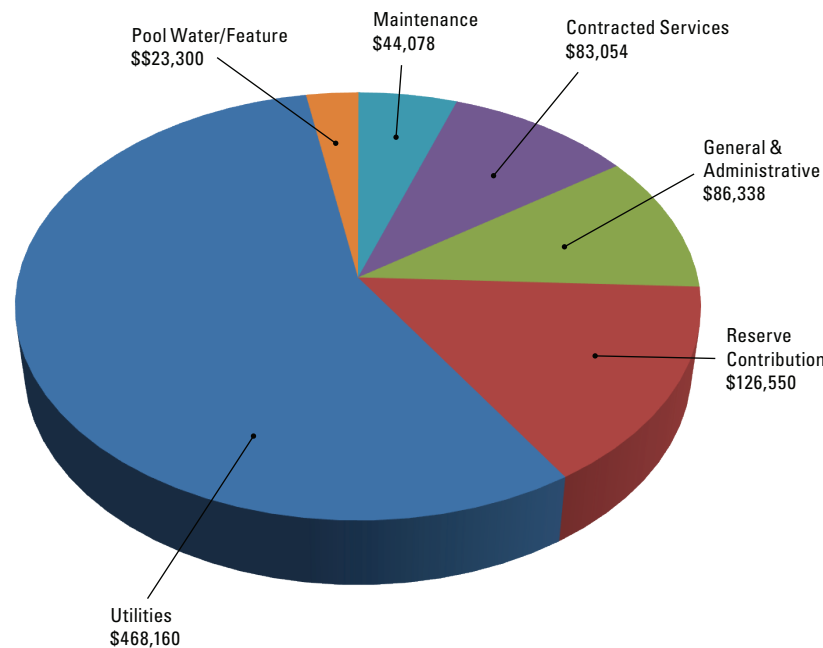
## THE VILLAGE AT ANTHEM TOTAL EXPENSES: \$831,480

### 2023 Annual Income

Assessment Income:	\$829,080
Interest/Key Income:	\$2,400
<b>Total</b>	<b>\$831,480</b>

### 2023 Annual Expenses by Category

General and Adm. Expenses:	\$86,338
Pool Water/Feature:	\$23,300
Utilities:	\$468,160
Maintenance:	\$44,078
Contracted Services:	\$83,054
Reserve Contribution:	\$126,550
<b>Total</b>	<b>\$831,480</b>



## ANTHEM COUNTRY CLUB: TOTAL EXPENSES \$3,338,378

### Budget Item

Utilities	\$480,656
Repair and Maintenance	\$131,771
Contract Services	\$1,944,284
Reserves	\$508,238
Administrative	\$273,429
<b>Total</b>	<b>\$3,338,378</b>

