

anthem

community council

2022 Budget Message

The Anthem Community Council (ACC) is pleased to present the 2022 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.

This document serves as a brief overview of the 2022 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 impacted the 2022 budget: the fifth consecutive year of mandatory minimum wage increases; an increase in major service contracts; operating costs associated with new amenities; executive staff restructuring; ongoing proposed water rate increases; and other inflationary costs.

The 2022 Budget includes a reduced transfer of \$400,000 to the **Reserve Fund**, which will still allow us to maintain its fully funded status through 2048. The **Enhancement Fund** contribution reflects retaining \$399,600 in the Operating Fund to offset overhead for the Master Plan amenities added from 2016-2021, including the Civic Building, Adventure Playground, Discovery Playground, Opportunity Way Park, Pickleball Courts, the Dog Park, the expansion of the Community Center, and renovated/expanded Skate Park (set to open February 2022).

The last ACC assessment increase was \$6/month, effective in January 2014, which means that 2021 was the seventh consecutive budget year without an increase to the ACC assessments. With cumulative cost pressures, it was both prudent and necessary for the ACC to increase the assessment conservatively in 2022, in order to maintain the high-quality facilities, programs, and services in our award-winning community.

The 2022 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

ACC Senior Director of Finance

2022 Assessments – ACC and HOAs

INDICATES NEW RATE	Parkside Owners	Parkside Paseo Owners	Parkside Landing Owners	Country Club Owners	Village Condominium Owners	Commercial & Non-Residential Owners
Quarterly Assessments to the ACC	\$211.50	\$211.50	\$211.50	\$211.50	\$143.40	Multi-unit Residential
Semi-Annual Assessment to the ACC						Quarterly Unit Basis
Quarterly Assessment to YOUR HOA	\$48.45	\$48.45	\$48.45	\$300.00	\$939.00	Change: \$137.07 to \$141.07
Quarterly Benefited Assessment to Parkside			\$71.28			Commercial Property
Quarterly Benefited Assessment to the ACC		\$147.00				Semi-annual Unit Basis
						Change: \$616.50 to \$634.50
YOUR TOTAL QUARTERLY ASSESSMENT →	\$259.95	\$406.95	\$331.23	\$511.50	\$1,082.40	As noted above



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Anthem Community Council Operating Budget	2022 Proposed Budget	2021 Final Budget	2021 YTD Jan-Sept	2020 Final Actual	2022 Budget Vs 2021 Budget
Revenues:					
Assessments	9,440,098	9,167,814	6,869,410	9,134,818	272,284
Programs	806,446	775,511	646,916	299,098	30,935
Events	131,575	124,400	79,817	19,250	7,175
Other Revenue	1,087,874	1,028,706	883,855	987,157	59,167
Total Revenues	11,465,992	11,096,431	8,479,997	10,440,323	369,561
Enhancement	1,350,000	943,500	1,011,656	1,115,276	406,500
Enhancement Transfer	(950,400)	(943,500)	(1,011,656)	(1,115,276)	(6,900)
Reserve Transfer	(1,509,600)	(1,904,796)	(1,428,957)	(1,800,000)	395,196
Net Revenues	10,355,992	9,191,635	7,051,040	8,640,323	1,164,357
Expenses:					
Programs	1,367,341	1,292,083	1,024,472	886,131	75,258
Community Involvement	124,740	108,135	62,535	78,150	16,605
Utilities	1,004,200	1,028,100	680,226	710,819	(23,900)
Professional Services	374,100	364,800	289,397	355,794	9,300
Financial	508,458	513,686	324,941	402,957	(5,228)
Repairs and Maintenance	2,054,217	1,756,190	1,130,511	1,380,814	298,028
Human Resources	129,650	118,559	80,674	89,190	11,091
Security and Infrastructure	585,885	273,963	172,527	244,647	311,922
Contract Services	1,892,636	1,828,134	1,314,590	1,732,357	64,502
General and Admin	2,735,762	2,641,230	1,717,305	2,321,536	94,532
Total Expenses	10,776,989	9,924,879	6,797,178	8,202,395	852,110
Other <Income>/Expense:					
<Interest Income>	(46,000)	(66,000)	(29,021)	(67,632)	20,000
Income Taxes	31,000	18,000	13,500	31,000	13,000
Net Surplus <Deficit>	(405,997)	(685,244)	269,383	474,560	279,247
Depreciation	1,016,400	940,728	718,221	976,362	75,672
Adj Book Surplus <Deficit>	(1,422,397)	(1,625,972)	(448,839)	(501,802)	203,575
Fund activity					
Reserve Funding	1,509,600	1,904,796	1,428,957	1,800,000	
Reserve Spend per 2018 Reserve Study / Actual	(2,000,000)	(2,200,000)	(1,286,305)	(1,151,017)	
Enhancement Funding	1,350,000	943,500	1,011,656	1,115,276	
Master Plan Enhancement Spend / Actual	(643,000)	(800,000)	(235,670)	(35,886)	
Fund Balances					
Reserve			17,823,467	17,858,011	
Enhancement			1,961,367	1,291,576	