

COUNCIL 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. It is anticipated that we will require additional increases in subsequent years 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



anthem
community council

ACC Executive Team

Paul Conley
Senior Director of Finance

Kristi Northcutt
*Senior Director of
Community Relations*

Scott Newell
Director of Programs & Aquatics

ACC Board of Directors

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

ACC Finance Committee

Tim Donnelly
Mark Senn
Tim Cocchia
Doug Sutherland
Board Liaison, Treasurer

ACC CONSOLIDATED OPERATING FUND BUDGET



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	

2022 ASSESSMENT FEES

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

ASSESSMENT INCREASES

The Anthem Community Council (ACC) Board passed the 2022 budget with a \$2.00/month increase in assessments; the Paseo benefited assessment to the ACC also increased. The Anthem Country Club Community Association (ACCCA) 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.** 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@anthemparkside.org or 623-742-4562

Paseo: staff@anthemparkside.org or 623-742-4562

The Landing: staff@anthemparkside.org or 623-742-4562

Country Club: staff@accacchoa.com or 623-742-6030

The Village: sarah.kielblock@brownmanagement.com or 480-539-1396

ACC: 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 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, you must complete the direct debit form online. Completed forms can be emailed to 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:

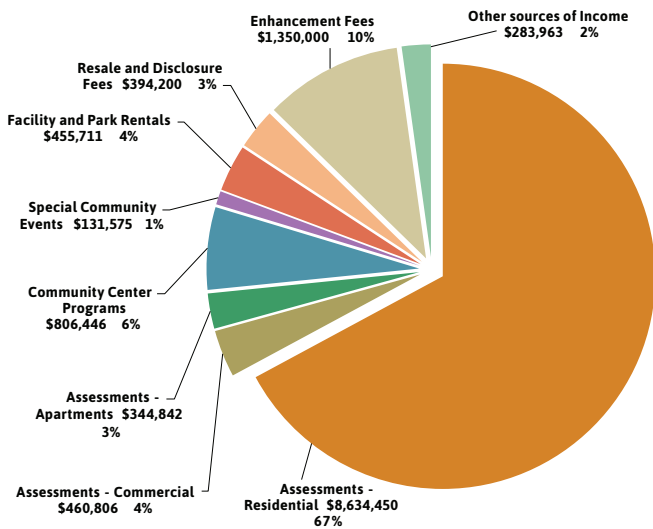
Anthem Community Council
PO Box 65464
Phoenix, AZ 85082-5464

Pay Online

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

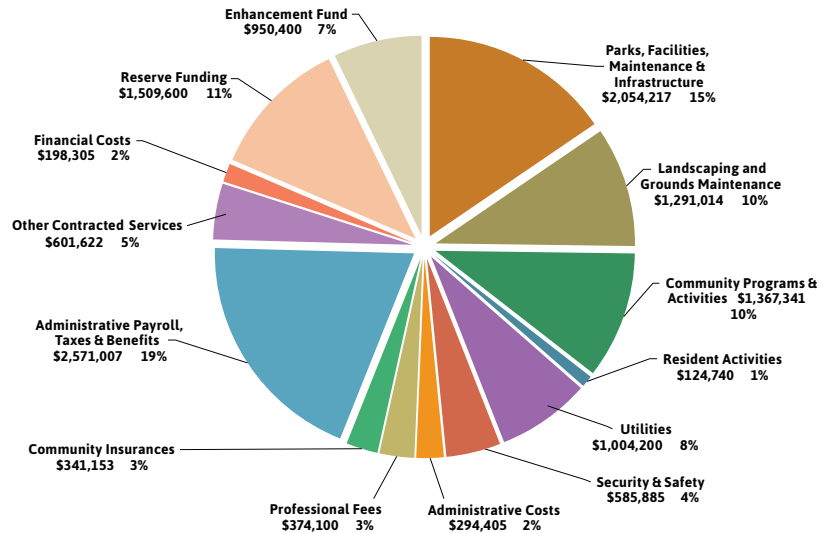
ACC 2022 BUDGET

SOURCES OF REVENUES - 2022



HOW COMMUNITY DOLLARS WILL BE SPENT - 2022

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

APCA BUDGET

2022 Budget Message

The Anthem Parkside Community Association (APCA) Board of Directors, at its regular monthly meeting on Oct. 21, 2021, approved the 2022 Budgets. APCA remains in excellent financial condition and is pleased to report there will be no increase in assessments. APCA assessments will remain the same per household at \$48.45 per quarter. **The total Quarterly Assessment amount, which includes the amount paid to the Anthem Community Council is \$259.95.**

Paseo homeowners' total Quarterly Assessment is \$406.95. The benefited assessment increased \$13.50 per quarter.

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 \$331.23.** This assessment will continue to cover the regular maintenance of the Landing gates and streets, as well as future street improvements.

APCA homeowners are encouraged to contact staff with any questions. 2022 budgets are available online.

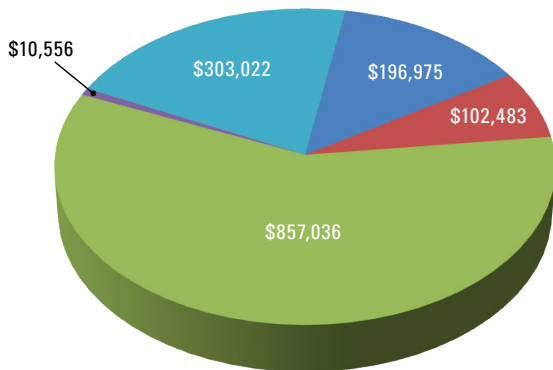


APCA Board of Directors
Tim Fyke, *President/Treasurer*
Shari Miller, *Vice President*
Robert Omer, *Secretary*
Rob MacGregor, *Director*

APCA Finance Committee
Bill Bobbitt, *Chair*
Cathy Michelfelder
Doug Sutherland
Jocelyn Rochman
Tim Fyke

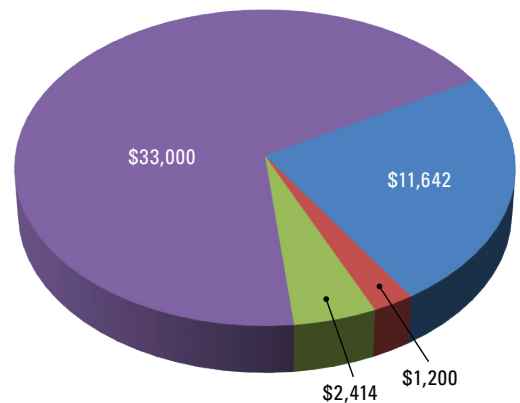
APCA Community Manager
Mary Beth Zahn
staff@anhemparkside.org
623-742-4563

PARKSIDE TOTAL EXPENSES: \$1,470,072



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

THE LANDINGS TOTAL EXPENSES: \$48,256



- Utilities
- Repair and Maintenance
- Contract Services
- Reserves

ACCCA BUDGET

2022 Budget Message

The Anthem Country Club Community Association (ACCCA) Board of Directors approved the 2020 Annual Budget at its Oct. 28, 2021, meeting. The budget includes a \$4-per-month increase in assessments paid by ACCCA homeowners. Detailed information about this increase has been communicated to all ACCCA homeowners.

Beginning Jan. 1, 2022, ACCCA homeowners will pay \$300 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 \$511.50.**

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.



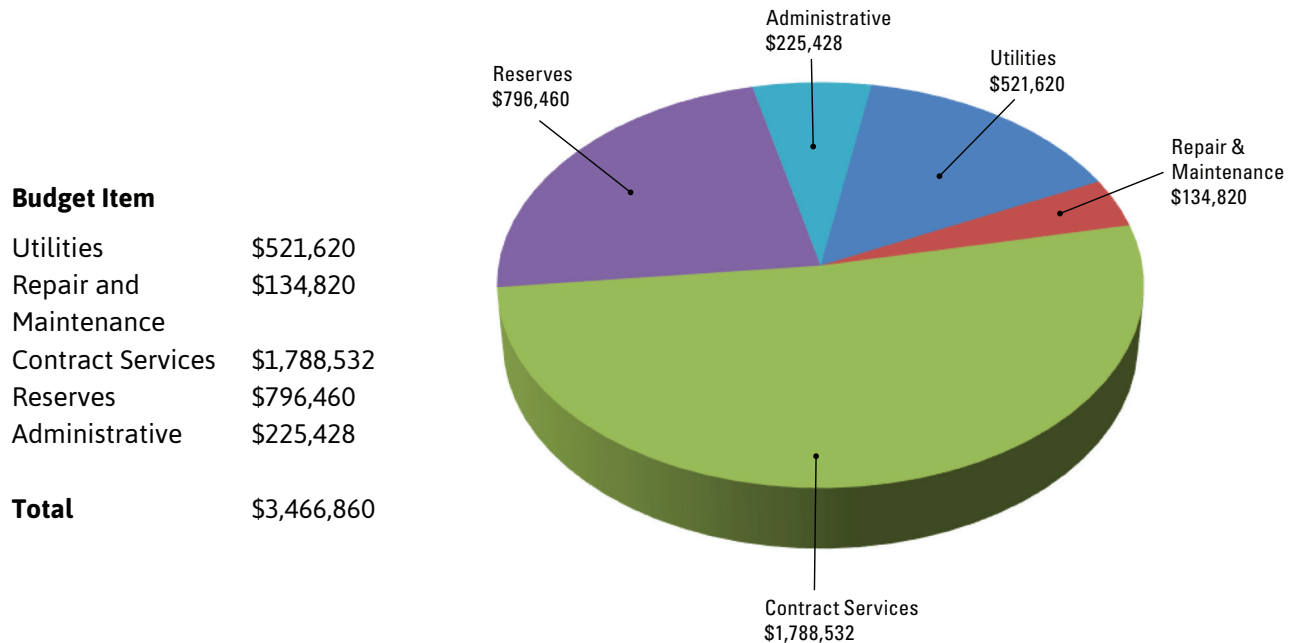
ACCCA Board of Directors

Carl Benner, *President*
Dave Duckworth, *Vice President*
Greg Strand, *Treasurer*
Barbara Birdseye, *Secretary*
Steve Champion, *Director*

ACCCA Community Manager

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

ANTHEM COUNTRY CLUB: TOTAL EXPENSES \$3,466,860



VACCC BUDGET

2022 Budget Message

The Village at Anthem Condominium Council of Co-Owners Board of Directors presents the 2022 Operating Budget, which has been approved with a quarterly assessment increase of \$77.85. **The total Quarterly Assessment amount, which includes the amount paid to the Anthem Community Council is \$1,082.40.** Please see the income and expense breakdown below.

Each year, businesses and individuals alike must deal with increases in their expenses. The VACCC Board and management company continue to try to mitigate increases in costs whenever possible, while striving to keep a high standard throughout the community.

Brown Community Management has provided the complete budget and a descriptive letter to Village homeowners.

VACCC homeowners are encouraged to view the 2022 budget posted online.

Village Board of Directors

Jason Richard, *President*
Juli Kunzer, *Vice President*
Jan Hutton, *Treasurer*
Candy Soulliere, *Secretary*
Steve Neuman, *Director*

VACCC Community Manager

Sarah Kielblock, *Community Manager*
Brown Community Management
sarah.kielblock@brownmanagement.com
480-539-1396

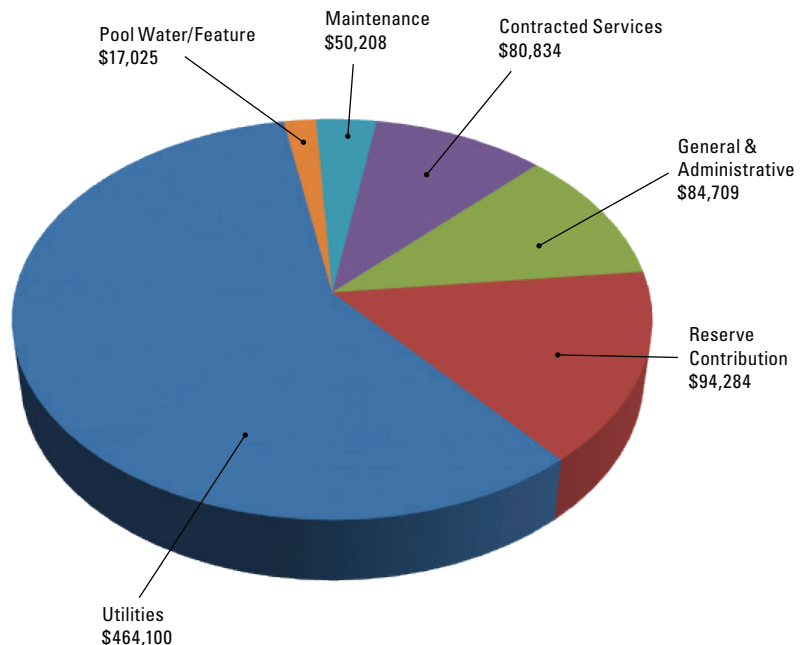
THE VILLAGE AT ANTHEM TOTAL EXPENSES: \$791,160

2022 Annual Income

Assessment Income:	\$791,160
Total	\$791,160

2022 Annual Expenses by Category

General and Adm. Expenses:	\$84,709
Pool Water/Feature:	\$17,025
Utilities:	\$464,100
Maintenance:	\$50,208
Contracted Services:	\$80,834
Reserve Contribution:	\$94,284
Total	\$791,160



HAVE YOU CONSIDERED?

CRITERIA TO BUILDING A STRONG MASTER PLAN PROJECT PROPOSAL

This year, the ACC Board of Directors and Facilities Master Planning Committee initiated a re-evaluation of the Facilities Master Plan to determine priority projects for funding consideration in the upcoming three to five years, after the completion of the Skate Park expansion (the final project of the 2016 FMP). Please see the next page for more information, or visit OnlineAtAnthem.com/FMP to download the detailed project proposal packet. A community input phase in Spring 2022 will allow residents to provide input on proposed projects.



FUNDING

- Enhancement Fund
- Reserve Fund
- Operating Fund
- Staffing
- Ongoing Maintenance
- Assessment Increase
- Financing
- Grants
- User Fees
- Tax Money (City/County)
- Revenue Sources

LAND/SPACE

- Purchase/Donated Land
- Land Restrictions
- Repurposing Land
- Parcel Size

COMMUNITY IMPACT

- Repurposing Existing Amenities
- Similar Project in Area
- Stakeholders
- Residents Served
- Demographics Served
- Residents and/or Non-residents

TIMELINE

- Planning
- Design
- Construction
- Implementation

PARTNERSHIPS

- Non-profits/Foundations
- Charter Clubs
- Schools
- State/Federal
- Private/Corporate

**Submit a Notice of Intent by Dec. 31 and
formal project proposals by Jan. 31.**

For more information, contact:
planning@anthemcouncil.com