

2024 COUNCIL BUDGET MESSAGE

The Anthem Community Council (ACC) presents the 2024 Operating Fund Budget, with a **\$7.00/month increase to ACC assessments** (9.7%). The last ACC assessment increases were \$2/month, effective in January 2022, and then again in January 2023 (total 5.8% increase). These were the first ACC assessment increases since 2014. Over the past years we have been able to limit assessment increases by the existence of cumulative operating cash balances higher than operating fund balance needs, and the approval of deficit budgets. Starting with the 2022 budget, the Board approved to redirect \$400,000 from enhancement fees (see below) to the operating accounts. This was continued with the 2023, and 2024 budgets. The 2024 budget reflects a balanced budget that continues to maintain the high-quality facilities, programs, and services in our award-winning community.

Separate and apart from ACC assessments, the per-unit ACC benefited **assessment for Paseo Townhomes will increase \$7.45/month** starting January 2024 to fund reserves, repairs, and maintenance. In 2023 the ACC contracted for an updated Paseo Reserve Study (available at OnlineAtAnthem.com). The study recommended a \$0.50 per month increase for additional reserve funding in 2024. The previous study, completed in 2018, recommended additional reserve funding of \$2.50 per month in 2021, 2022, and 2023. The remaining \$6.95 monthly increase is due to increased operating expenses, mainly landscaping services, benefited to Paseo. This is the first increase in operating expenses since 2020.

The following major cost factors influenced the 2024 budget: Statutory minimum wage increases; inflationary increases to wages, supplies and third-party services; utility rate increases; increased budgets to improve the irrigation systems and additional granite ground cover. In 2021 and 2022, the consumer price index (CPI) increased a total of approximately 13%. In 2023 and 2024, the CPI is expected to grow by 4% each year.

In 2023 the ACC contracted for an updated Reserve Study. The study recommended an increase in annual funding from \$2,100,000 in 2023 to \$2,262,000 in 2024. The suggested contributions maintain reserve fund balances needed to effectively maintain, repair, and replace ACC assets. (Full report is available at OnlineAtAnthem.com)

The Enhancement Fund contribution ($\frac{1}{4}$ % of residential sales dollars, and a sliding scale for commercial property sales) reflects retaining \$400,000 in the Operating Fund to offset overhead for the 2016-2022 Master Plan amenities, Opportunity Way Park, Pickleball Courts, the Dog Park, and renovated SK8 & Ride Park.

The ACC 2024 budget was presented and discussed at a Board work session and two public Board meetings. This Budget-in-Brief document outlines the key points of the ACC and the three HOA's budgets (which are released separately) and is posted on OnlineAtAnthem.com.

The 2024 Operating Budget reflects the Board's continued strategic priorities by providing for: 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

Aaron Baker
Executive Director

Paul Conley
Sr. Director of Finance

Scott Newell
Programs and Aquatics Director

Mike Krask
Director of Parks & Facilities

Steven Dinkoski
Communications Director

ACC Board of Directors

Carolynn Hiron, Chair
Darrin Francom, Vice-Chair

Barb Patterson, Secretary
Bob McKenzie, Treasurer

Gina Richard, Director

Dino Cotton, Director

Cody Curl, Director

ACC Finance Committee

Mark Senn

Tim Cocchia

Steve Champion

Cathy Michelfelder

Bob McKenzie

Board Liaison, Treasurer

ACC CONSOLIDATED OPERATING FUND BUDGET

2024 ASSESSMENT FEES



| Anthem Community Council Operating Budget | 2024 Proposed Budget | 2023 Final Budget | 2023 YTD Jan-Sept | 2022 Final Actual | 2024 Budget Vs 2023 Budget |
|---|----------------------|--------------------|--------------------|--------------------|----------------------------|
| Revenues: | | | | | |
| Assessments - Inc. \$7/mo increase | 10,650,008 | 9,708,967 | 7,280,960 | 9,415,795 | 941,040 |
| Programs | 1,075,029 | 915,348 | 859,087 | 870,929 | 159,681 |
| Events | 174,930 | 168,425 | 104,706 | 179,437 | 6,505 |
| Other Revenue | 1,163,768 | 1,123,699 | 846,739 | 1,183,514 | 40,069 |
| Total Revenues | 13,063,735 | 11,916,439 | 9,091,491 | 11,649,675 | 1,147,295 |
| Expenses: | | | | | |
| Enhancement | 990,000 | 1,170,000 | 712,004 | 1,073,017 | (180,000) |
| Enhancement Transfer | (590,040) | (768,300) | (412,004) | (673,017) | 178,260 |
| Reserve Transfer | (2,277,360) | (2,114,400) | (1,585,800) | (2,009,600) | (162,960) |
| Net Revenues | 11,186,335 | 10,203,739 | 7,805,691 | 10,040,075 | 982,595 |
| Expenses: | | | | | |
| Programs | 1,426,721 | 1,400,281 | 1,266,804 | 1,350,818 | 26,441 |
| Community Involvement | 156,190 | 124,865 | 75,104 | 95,333 | 31,325 |
| Utilities | 954,720 | 929,698 | 641,245 | 853,592 | 25,022 |
| Professional Services | 264,500 | 321,000 | 299,167 | 272,339 | (56,500) |
| Financial | 555,237 | 517,741 | 405,806 | 549,094 | 37,496 |
| Repairs and Maintenance | 2,662,199 | 2,300,614 | 1,737,279 | 2,163,442 | 361,585 |
| Human Resources | 122,115 | 134,995 | 91,019 | 101,553 | (12,880) |
| Security and Infrastructure | 631,289 | 635,673 | 464,027 | 519,313 | (4,385) |
| Contract Services | 1,955,734 | 1,867,576 | 1,423,755 | 1,832,514 | 88,158 |
| General and Admin | 2,552,350 | 2,743,539 | 1,923,713 | 2,358,834 | (191,189) |
| Total Expenses | 11,281,054 | 10,975,982 | 8,327,919 | 10,096,833 | 305,072 |
| Operating Surplus/<Deficit> | (94,720) | (772,243) | (522,228) | (56,758) | 677,523 |
| Other <Income>/Expense: | | | | | |
| <Interest Income> | (118,720) | (46,000) | (75,465) | (34,621) | (72,720) |
| Income Taxes | 24,000 | 24,000 | 17,868 | 17,120 | (0) |
| Net Surplus <Deficit> | 0 | (750,243) | (464,630) | (39,257) | 750,243 |
| Adjusted net surplus <deficit> | 0 | | | | |
| Less CAPEX | - | 100,728 | | | |
| Adjusted Net Surplus<deficit> | 0 | (850,971) | | | |
| Depreciation | 1,110,000 | 1,038,000 | 826,666 | 1,051,222 | 72,000 |
| Adj Book Surplus <Deficit> | (1,110,000) | (1,888,971) | (1,291,297) | (1,090,479) | 678,243 |
| Fund activity | | | | | |
| Reserve Funding | 2,277,360 | 2,114,400 | 1,585,800 | 2,009,600 | |
| Reserve Spend per 2023 Reserve Study / Actual | (3,200,000) | (2,200,000) | (1,337,884) | (2,317,732) | |
| Enhancement Funding | 590,040 | 768,300 | 412,004 | 1,073,017 | |
| Master Plan Enhancement Spend / Actual | (1,200,000) | (150,000) | (64,966) | (757,683) | |
| Fund Balances | | | | | |
| Reserve | | | 15,496,266 | 17,209,521 | |
| Enhancement | | | 2,033,784 | 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 | \$238.50 | \$238.50 | \$238.50 | \$238.50 | \$159.09 | Multi unit residential |
| Semi-Annual Assessment to the Anthem Community Council | | | | | | Quarterly unit basis |
| Quarterly Assessment to YOUR Homeowners' Association | \$51.45 | \$51.45 | \$51.45 | \$330.00 | \$1,050.00 | changes from \$145.08 to \$159.09 |
| Quarterly Benefited Assessment to Parkside Association | | | \$72.78 | | | Commercial Property |
| Quarterly Benefited Assessment to the Anthem Community Council | | \$176.85 | | | | Semi Annual unit basis |
| | | | | | | changes from \$652.50 to \$715.50 |
| YOUR TOTAL QUARTERLY ASSESSMENT → | \$289.95 | \$466.80 | \$362.73 | \$568.50 | \$1,209.09 | As noted above |
| | NEW RATE | NEW RATE | NEW RATE | NEW RATE | NEW RATE | NEW RATE |

ASSESSMENT INCREASES

The Anthem Community Council (ACC) Board passed the 2024 budget with a \$7.00/month increase in assessments, the Paseo benefited assessment to the ACC also increased (\$7.45/mo.). The Anthem Community Country Club Association (ACCCA) Board approved an increase to HOA assessments (\$5.00/mo.), the Anthem Community Parkside Association (APCA) Board approved an increase to HOA assessments (\$.50/mo.), the Landings benefited assessment increased by \$.50/mo., as did the Village at Anthem Condominium Council of Co-Owners (VACCC) (\$21.00/mo.). 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@anthepparkside.org or 623-742-4562
- Paseo:** staff@anthepparkside.org or 623-742-4562
- The Landing:** staff@anthepparkside.org or 623-742-4562
- Country Club:** staff@accchoa.com or 623-742-6030
- The Village:** micalah.williams@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 (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 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:

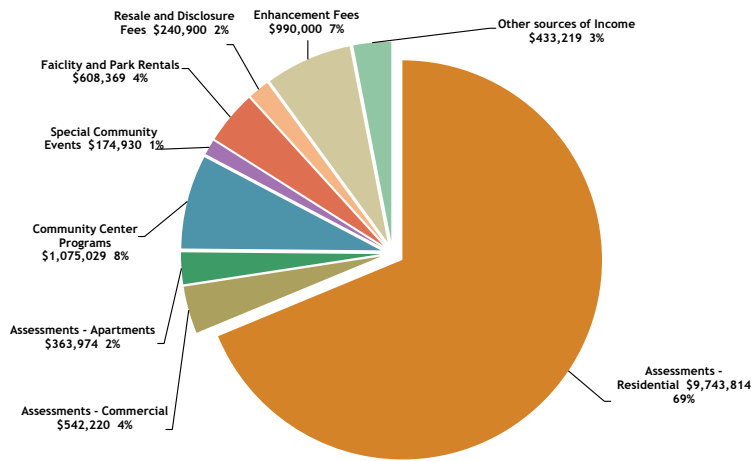
Anthem Community Council
PO Box 65464
Phoenix, AZ 85082-5464

Pay Online

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

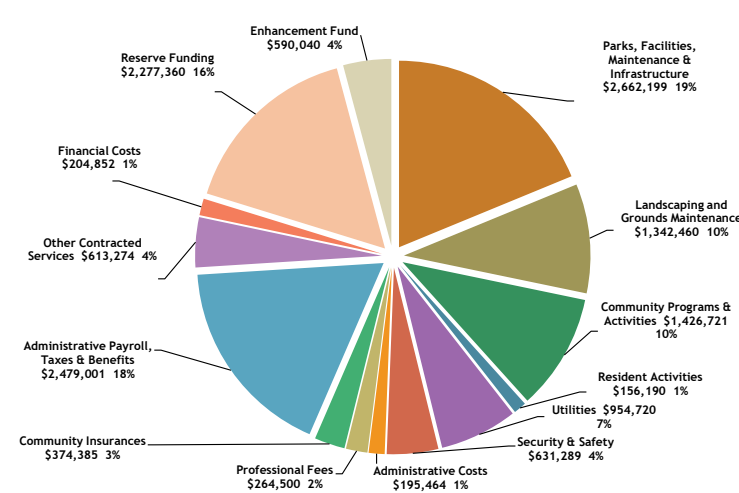
ACC 2024 BUDGET

SOURCES OF REVENUES - 2024



HOW COMMUNITY DOLLARS WILL BE SPENT - 2024

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 2024 BUDGET



APCA Board of Directors
 Shari Miller, *President & Treasurer*
 Rob MacGregor, *Vice-President*
 Eric Jackson, *Secretary*
 Naresh Goel, *Director*

APCA Finance Committee
 Bill Bobbitt, *Chair*
 Cathy Michelfelder
 Shari Miller
 Doug Sutherland

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

2024 Budget Message

The Anthem Parkside Community Association (APCA) Board of Directors, at its regular monthly meeting on Oct. 19, 2023, approved the 2024 Budgets. APCA approved a \$1.50 per quarter **increase** in assessments. APCA assessments will now be \$51.45 per quarter per household. The total Quarterly Assessment amount, which includes the amount paid to the Anthem Community Council is \$289.95.

Paseo homeowners' total Quarterly Assessment is \$466.80.

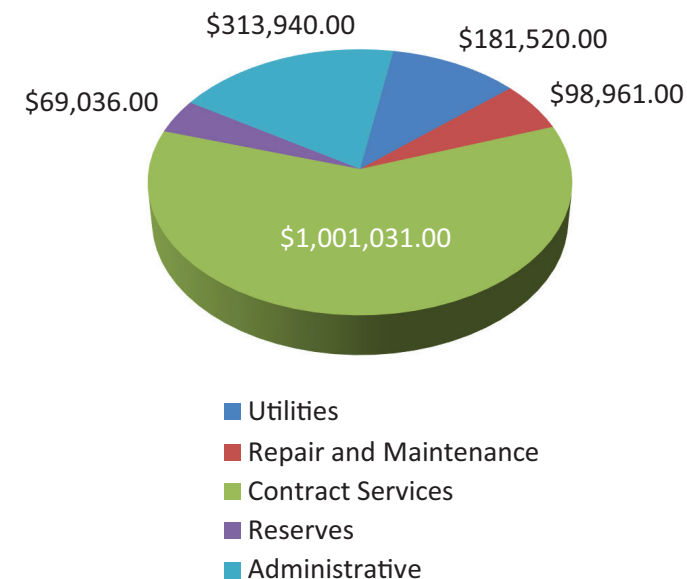
This budget brings many benefits to the Parkside community including maintaining neighborhood parks, landscaping, and compliance. It provides continued high-quality services for the Parkside community which makes Parkside a desirable place to live.

Landing Benefited Assessment

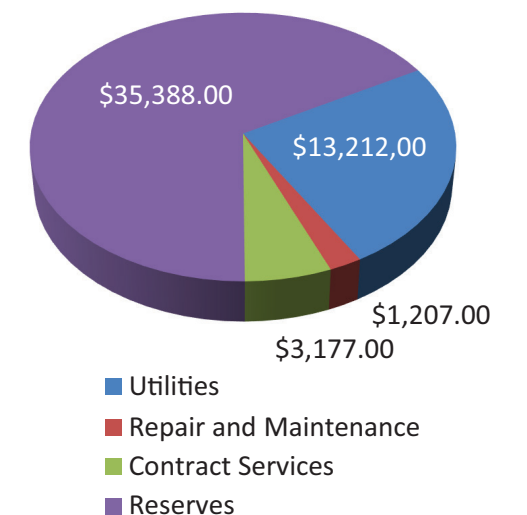
The Landing benefited assessment will also incur a \$1.50 per quarter **increase**. The assessment will now be \$72.78 per quarter. The total Quarterly Assessment amount, which includes the amount paid to the Anthem Community Council is \$362.73. This assessment will continue to cover the regular maintenance of the Landing gates and streets as well as future street improvements.

Parkside homeowners are encouraged to contact APCA staff with any questions. 2024 budgets are available online.

PARKSIDE TOTAL EXPENSES: \$1,664,488



THE LANDINGS TOTAL EXPENSES: \$52,984



VACCC 2024 BUDGET

2024 Budget Message

As we enter 2024, 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 increase the current assessment rate for 2024. 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 2024 will be \$1050.00.

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*
 Kevin Seeley, *Vice-President*
 Jan Hutton, *Treasurer*
 Candy Soulliere, *Secretary*
 Dale Grumbine, *Member-at-Large*

VACCC Community Manager

Micalah Williams, *Community Manager*
 Brown Community Management
 micalah.williams@brownmanagement.com
 480-539-1396

ACCCA 2024 BUDGET

2024 Budget Message

The Anthem Country Club Community Association (ACCCA) Board of Directors approved the 2024 Annual Budget at its October 26, 2023, meeting. The budget includes a \$5.00 per month increase (4.8%) in assessments paid by ACCCA homeowners. Detailed information about this increase has been communicated to all ACCCA homeowners.

Beginning Jan. 1, 2024, ACCCA homeowners will pay \$330.00 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 \$568.50.

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*
 Rick Kesselman, *Secretary*
 Skip Hoeder, *Director*

ACCCA Community Manager

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

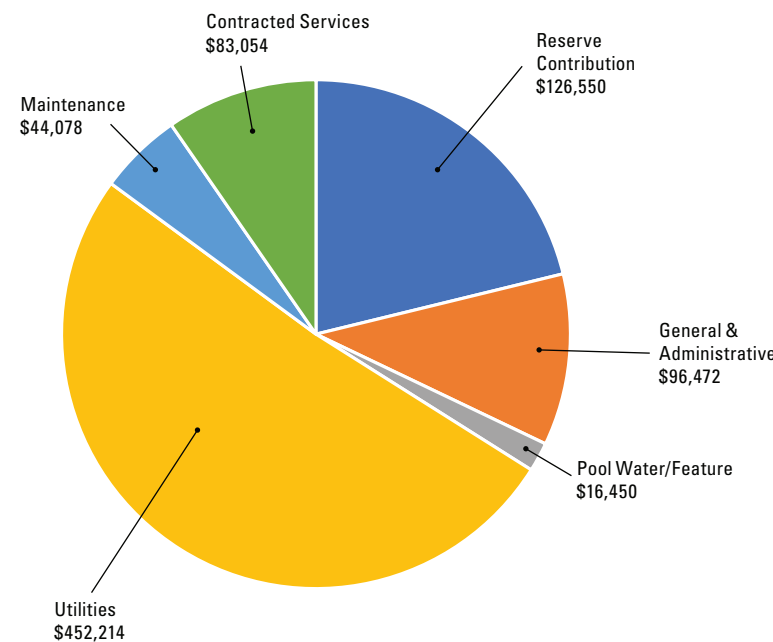
THE VILLAGE AT ANTHEM TOTAL EXPENSES: \$884,400

2024 Annual Income

| | |
|--------------------|------------------|
| Assessment Income: | \$884,400 |
| Total | \$884,400 |

2024 Annual Expenses by Category

| | |
|----------------------------|------------------|
| General and Adm. Expenses: | \$96,472 |
| Pool Water/Feature: | \$16,450 |
| Utilities: | \$452,214 |
| Maintenance: | \$46,706 |
| Contracted Services: | \$85,178 |
| Reserve Contribution: | \$187,380 |
| Total | \$884,400 |



ANTHEM COUNTRY CLUB: TOTAL EXPENSES \$5,474,400

Budget Item

| | |
|------------------------|--------------------|
| Utilities | \$461,186 |
| Repair and Maintenance | \$154,221 |
| Contract Services | \$2,045,246 |
| Reserves | \$2,494,500 |
| Administrative | \$319,247 |
| Total | \$5,474,400 |

