

# 2025 COUNCIL BUDGET MESSAGE

The Anthem Community Council (“ACC”) presents the 2025 Operating Fund Budget, with a **\$3.58/month increase in ACC assessments (4.5%)**. This is a significantly lower increase over last year’s rate of \$7.00/month or 9.7%. In 2025, we expect modest inflation (3%) for operating costs and a continued 7.75% increase to the Reserve Fund based on the 2023 Reserve Study. The 2025 budget reflects a balanced budget that continues to maintain the high-quality facilities, programs, and services expected in our award-winning community.

Separate and apart from the ACC assessments, the per-unit ACC benefited **assessment for Paseo Townhomes will increase \$2.36/month** to fund reserves, repairs, and maintenance. The reserve portion of the increase is based on the 2023 Reserve Study.

The Enhancement Fund contribution (¼% of residential real estate sales and a sliding scale for non-residential properties reflects the transfer of \$495,000, a \$95,000 increase over prior year, to the Operating Fund to offset overhead expenses of Facilities Master Plan (“FMP”) amenities. All of these amenities, such as the Opportunity Way Park, Pickleball courts, Dog Park, Skate Park, etc. were selected by the FMP process and paid for with enhancement funds. On November 20, 2024, the Anthem Community Council Board of Directors approved a change in the non-residential rate to be ¼% of the gross selling prices similar to the methodology and amount used for residential sales. This change will bring additional dollars to the Enhancement Fund.

The ACC 2025 budget was presented and discussed at a board working session and two public board meetings. The Budget-in Brief document outlines the key points of the ACC, the three HOA’s budgets (which are released separately), and the aggregate assessments. Detailed information is posted on [AnthemCouncil.com](http://AnthemCouncil.com).

The 2025 Operating Budget reflects the Board’s continued strategic priorities to provide high-quality services and facilities, continue partnerships with community partners, advocacy for Anthem on general public issues, implementation of FMP projects, and maintaining strong reserves to position the organization for future success.

Respectfully,



Robert Samuelsen  
ACC Interim Director of Finance



**anthem**  
community council

## **ACC Executive Team**

Aaron Baker  
*Executive Director*

Rob Samuelsen  
*Interim Director of Finance*

Scott Newell  
*Programs and Aquatics Director*

Mike Krask  
*Director of Parks, Facilities,  
& Construction*

Steven Dinkoski  
*Communications Director*

Tanya Dahl,  
*Human Resources Director*

## **ACC Board of Directors**

Darrin Francom, *Chair*  
Barb Patterson, *Vice-Chair*  
Cody Curl, *Secretary*  
Bob McKenzie, *Treasurer*  
Dino Cotton, *Director*  
Carolynn Hiron, *Director*  
Laura Hartman, *Director*

## **ACC Finance Committee**

Mark Senn  
Tim Cocchia  
Steve Champion  
Cathy Michelfelder  
Bob McKenzie  
*Board Liaison, Treasurer*

# ACC CONSOLIDATED OPERATING FUND BUDGET

# 2025 ASSESSMENT FEES



2025 BUDGET	2025 BUDGET	2024 BUDGET	2024 YTD JAN-SEPT	2023 ACTUALS	2025 BUDGET vs 2024 BUDGET
<b>REVENUES:</b>					
Assessments & Collections (includes 4.5% month increase in 2025)	\$11,354,258.00	\$10,834,808.00	\$8,198,042.44	\$9,939,101.17	\$519,450.00
Programs & Facility Rentals	\$1,746,218.00	\$1,655,006.00	\$1,258,757.43	\$1,588,496.09	\$91,212.00
Events	\$200,375.00	\$174,930.00	\$127,888.50	\$164,621.74	\$25,445.00
Other Revenue	\$433,542.00	\$398,990.00	\$376,849.48	\$334,877.76	\$34,552.00
<b>TOTAL REVENUES</b>	<b>\$13,734,393.00</b>	<b>\$13,063,734.00</b>	<b>\$9,961,537.85</b>	<b>\$12,027,096.76</b>	<b>\$670,659.00</b>
Enhancement	\$862,200.00	\$990,000.00	\$623,336.80	\$869,949.06	(\$127,800.00)
Enhancement Transfer	(\$862,200.00)	(\$990,000.00)	(\$623,336.80)	(\$869,949.06)	\$127,800.00
Enhancement Transfer To Operating	\$495,000.00	\$399,960.00	\$299,999.97	\$399,999.96	\$95,040.00
Reserve Transfer	(\$2,454,548.00)	(\$2,277,360.00)	(\$1,708,020.00)	(\$2,114,400.00)	(\$177,188.00)
<b>TOTAL NET REVENUES</b>	<b>\$11,774,845.00</b>	<b>\$11,186,334.00</b>	<b>\$8,553,517.82</b>	<b>\$10,312,696.72</b>	<b>\$588,511.00</b>
<b>EXPENSES:</b>					
Programs	\$1,357,172.00	\$1,224,493.00	\$1,213,188.10	\$1,363,839.68	\$132,679.00
Events	\$220,877.00	\$220,105.00	\$170,394.87	\$219,152.67	\$772.00
Community Involvement	\$72,119.00	\$146,590.00	\$70,444.01	\$110,576.03	(\$74,471.00)
Utilities	\$872,704.00	\$920,220.00	\$601,442.20	\$832,059.97	(\$47,516.00)
Professional Services	\$246,134.00	\$264,500.00	\$344,947.63	\$448,763.44	(\$18,366.00)
Financial	\$452,897.00	\$456,585.00	\$315,541.42	\$425,243.98	(\$3,688.00)
Repairs and Maintenance	\$3,059,145.00	\$2,879,802.00	\$2,462,895.44	\$2,418,236.76	\$179,343.00
Human Resources	\$111,780.00	\$101,800.00	\$82,891.60	\$110,974.01	\$9,980.00
Security and Infrastructure	\$631,554.00	\$618,388.00	\$489,098.39	\$617,837.32	\$13,166.00
Contract Services	\$2,058,066.00	\$1,971,274.00	\$1,488,744.94	\$1,889,832.15	\$86,792.00
General and Administrative	\$2,786,038.00	\$2,477,297.00	\$1,901,275.31	\$2,556,696.26	\$308,741.00
<b>TOTAL EXPENSES</b>	<b>\$11,868,486.00</b>	<b>\$11,281,054.00</b>	<b>\$9,140,863.91</b>	<b>\$10,993,212.27</b>	<b>\$587,432.00</b>
<b>OPERATING SURPLUS / &lt;DEFICIT&gt;</b>	<b>(\$93,641.00)</b>	<b>(\$94,720.00)</b>	<b>(\$587,346.09)</b>	<b>(\$680,515.55)</b>	<b>\$1,079.00</b>
<b>OTHER INCOME / EXPENSE:</b>					
Interest Income	\$120,720.00	\$118,720.00	\$132,819.04	\$108,250.18	\$2,000.00
Income Taxes	\$26,100.00	\$24,000.00	\$18,000.00	\$28,598.91	\$2,100.00
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>\$94,620.00</b>	<b>\$94,720.00</b>	<b>\$114,819.04</b>	<b>\$79,651.27</b>	<b>(\$100.00)</b>
<b>NET SURPLUS / &lt;DEFICIT&gt; (with \$3.58 month assessment increase)</b>	<b>\$979.00</b>	<b>\$0.00</b>	<b>(\$472,527.05)</b>	<b>(\$600,864.28)</b>	<b>\$979.00</b>
Depreciation	(\$1,166,784.00)	(\$1,110,000.00)	(\$835,661.18)	(\$1,104,799.38)	(\$33,900.00)
<b>ADJUSTED BOOK SURPLUS / &lt;DEFICIT&gt;</b>	<b>(\$1,165,805.00)</b>	<b>(\$1,110,000.00)</b>	<b>(\$1,308,188.23)</b>	<b>(\$1,705,663.66)</b>	<b>(\$33,900.00)</b>

FUND ACTIVITY	2025 BUDGET	2024 BUDGET	2024 YTD JAN-SEPT	2023 ACTUALS
Reserve Funding	2,454,548.00	2,277,360.00	1,708,020.00	2,114,400.00
Reserve Spend per 2023 Reserve Study/Actual	(1,692,512.00)	(3,200,000.00)	1,979,691.60	(2,481,470.98)
Fund Balance - Reserves			16,398,440.16	16,014,147.80
Enhancement Funding	862,200.00	990,000.00	623,336.80	869,949.06
Master Plan Enhancement Spend/Actual	(2,400,000.00)	(1,200,000.00)	53,818.80	(4,707.33)
Fund Balance - Enhancement			1,614,688.55	1,858,067.77

	Parkside Owners	Parkside Paseo Owners	Parkside Landing Owners	Country Club Owners	Village Condominium Owners	Multi-unit Residential (Bela Rosa, Merrill Gardens, Enclave)	Commercial
Quarterly Assessments to the Anthem Community Council	\$249.24	\$249.24	\$249.24	\$249.24	\$166.26		
Semi-Annual Assessment to the Anthem Community Council							\$747.72
Quarterly Assessment to YOUR Homeowners' Association	\$51.45	\$51.45	\$51.45	\$354.00	\$1,116.00		
Quarterly Benefitted Assessment to Parkside Association			\$72.78				
Quarterly Benefitted Assessment to the Anthem Community Council		\$183.93					
Paid by Commercial Owner on a per unit and scheduled basis						\$166.26	
<b>YOUR TOTAL 2025 QUARTERLY ASSESSMENT →</b>	<b>\$300.69</b>	<b>\$484.62</b>	<b>\$373.47</b>	<b>\$603.24</b>	<b>\$1,282.26</b>	<b>\$166.26</b>	

### ASSESSMENT INCREASES

The Anthem Community Council ("ACC") Board passed the 2025 budget with a \$3.58/month increase in assessments; the Paseo benefitted assessment to the ACC also increased (\$2.36). The Anthem Community Country Club Association ("ACCCA") Board approved an increase to HOA assessments (\$8.00) while the Anthem Community Parkside Association (APCA) Board chose not to increase assessments, nor the Landings benefitted assessment. The Village at Anthem Condominium Council of Co-Owners ("VACCC") chose to increase assessments \$22.00/month. 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 if you have any questions.

**Parkside:** [staff@anthepparkside.org](mailto:staff@anthepparkside.org) or 623-742-4562

**Country Club:** [staff@accchaoa.com](mailto:staff@accchaoa.com) or 623-742-6030

**Paseo:** [staff@anthepparkside.org](mailto:staff@anthepparkside.org) or 623-742-4562

**The Village:** [pamela.charlet@brownmanagement.com](mailto:pamela.charlet@brownmanagement.com) or 480-339-8804

**The Landing:** [staff@anthepparkside.org](mailto:staff@anthepparkside.org) or 623-742-4562

**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).

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).

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

### 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.

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

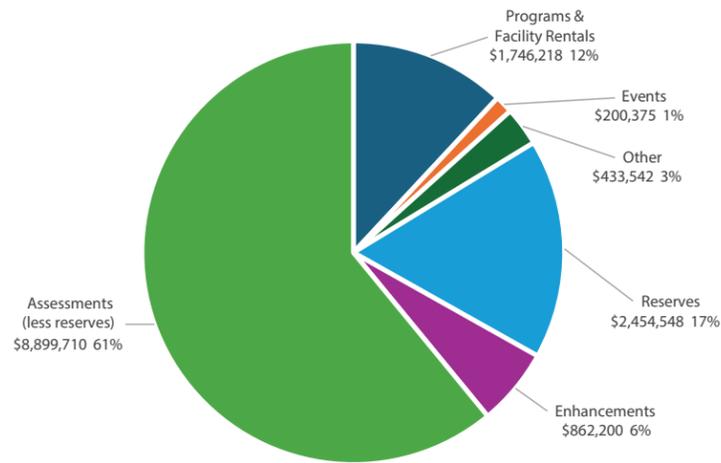
### Anthem Community Council 2025 Payment Methods (see AnthemCouncil.com for more information)

Options	Payment	How	Type	Frequency	Fee	Return Fee*	Notes
<b>1</b>	Remittance Coupon	Using the remittance coupon, mail in or drop off at Civic Building	Check Money Order Cashiers Check eCheck/Billpay	Quarter	Free	<b>\$25</b>	Mailed to residents.
<b>2</b>	Direct Debit	Anthem Community Council	ACH	Monthly	Free	<b>\$25</b>	Set up by ACC, automatic updates.
<b>3</b>	Alliance Bank Debit/Credit	Set up through Alliance Bank	eCheck Debit/Credit Card EFT	One-time payment, Quarterly	If paying with card, fee based on card. Otherwise payment is free.	<b>\$25</b>	Resident must update rates.
<b>4</b>	FS Community Online or App	Online	ACH Debit/Credit Card	One-time payment, Monthly, Quarterly, Annually	ACH \$2.95 per transaction Credit Card 3.95%	<b>\$25</b>	Set up by resident.

ApplePay, GooglePay, PayPal, Venmo, and Zelle, not available at this time. \*Subject to change.

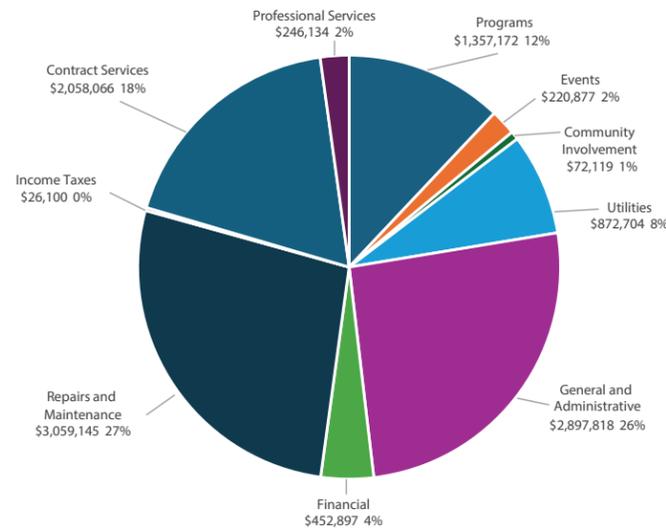
# ACC 2025 BUDGET

## SOURCES OF REVENUES - 2025



## HOW COMMUNITY DOLLARS WILL BE SPENT - 2025

INCLUDES RESERVE AND ENHANCEMENT FUNDING



## ACC FUNDS EXPLANATION

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

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

# APCA 2025 BUDGET

## 2025 Budget Message

The Anthem Parkside Community Association (APCA) Board of Directors approved the 2025 Budgets during its regular monthly meeting on October 17, 2024. APCA is in excellent financial condition and is pleased to announce that there will be **no increase** in assessments. The APCA assessments will remain at \$51.45 per quarter per household. The total quarterly assessment, which includes the portion paid to the Anthem Community Council, will be \$300.69.

For Paseo homeowners, the total quarterly assessment will be \$484.62.

This budget will bring numerous benefits to the Parkside community, including the maintenance of neighborhood parks, landscaping, and compliance services. It ensures the continued provision of high-quality services, making Parkside a desirable place to live.

## Landing Benefitted Assessment

The Landing Benefitted Assessment will stay the same at \$72.78 per quarter. The total quarterly assessment for the Landing, which also includes the amount paid to the Anthem Community Council, will be \$373.47. This assessment will cover regular maintenance of the Landing gates and streets, as well as future street improvements.

Parkside homeowners are encouraged to reach out to APCA staff with any questions. The 2025 budgets are available online at [anthemcouncil.com](http://anthemcouncil.com).



### APCA Board of Directors

Shari Miller, *President*  
 Rob MacGregor, *Vice-President*  
 Eric Jackson, *Secretary*  
 Naresh Goel, *Treasurer*  
 Raymond Wysmierski, *Director*

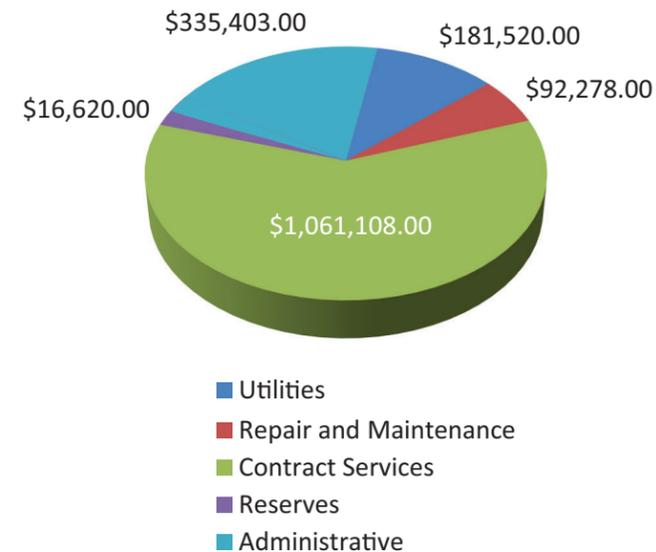
### APCA Finance Committee

Bill Bobbitt, *Chair*  
 Naresh Goel  
 Cathy Michelfelder  
 Shari Miller  
 Doug Sutherland  
 Chuck Drube

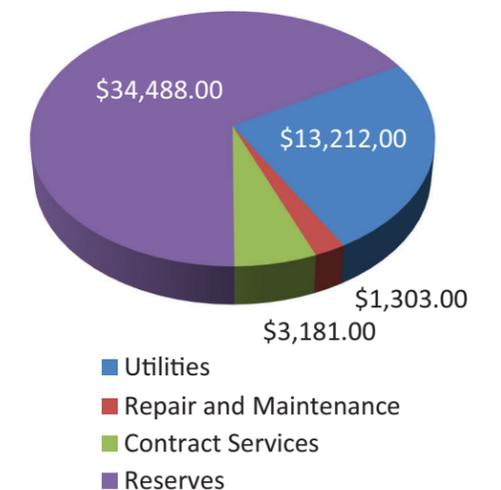
### APCA Community Manager

Mary Beth Zahn  
[staff@anthemparkside.org](mailto:staff@anthemparkside.org)  
 623-742-4563

## PARKSIDE TOTAL EXPENSES: \$1,686,929



## THE LANDINGS TOTAL EXPENSES: \$52,184



# VACCC 2025 BUDGET

## 2025 Budget Message

As we enter 2025, 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 2025. 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 2025 quarterly assessment rate for Village is \$1,116 plus the ACC 2025 quarterly assessment rate of \$166.26 totaling \$1,282.26 per quarter in 2025 for Village at Anthem residents.

**Statements and payments will continue to be processed directly by Anthem Community Council.**

If you have any questions concerning the budget or assessment rate, please contact Brown Community Management at 480-339-8804.

## Village Board of Directors

Jason Richard, *President*  
 Kevin Seeley, *Vice-President*  
 Merideth Smedley, *Treasurer*  
 Susan Leach-Murray, *Secretary*  
 Dale Grumbine, *Member-at-Large*

## VACCC Community Manager

Pamela Charlet, *Community Manager*  
 Brown Community Management  
 pamela.charlet@brownmanagement.com  
 480-339-8804

# ACCCA 2025 BUDGET

## 2025 Budget Message

The Anthem Country Club Community Association (ACCCA) Board of Directors approved the 2025 Annual Budget at its October 24, 2024, meeting. The budget includes a \$8.00 per month increase (7.27%) in assessments paid by ACCCA homeowners. Detailed information about this increase has been communicated to all ACCCA homeowners.

Beginning January 1, 2025, ACCCA homeowners will pay \$354.00 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 \$603.24.

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*  
 Skip Hoeder, *Vice-President*  
 Bob McFall, *Treasurer*  
 Rick Kesselman, *Secretary*  
 Fred Shipley, *Director*

## ACCCA Community Manager

Meghann Hill  
 staff@accchaoa.com  
 623-742-6030

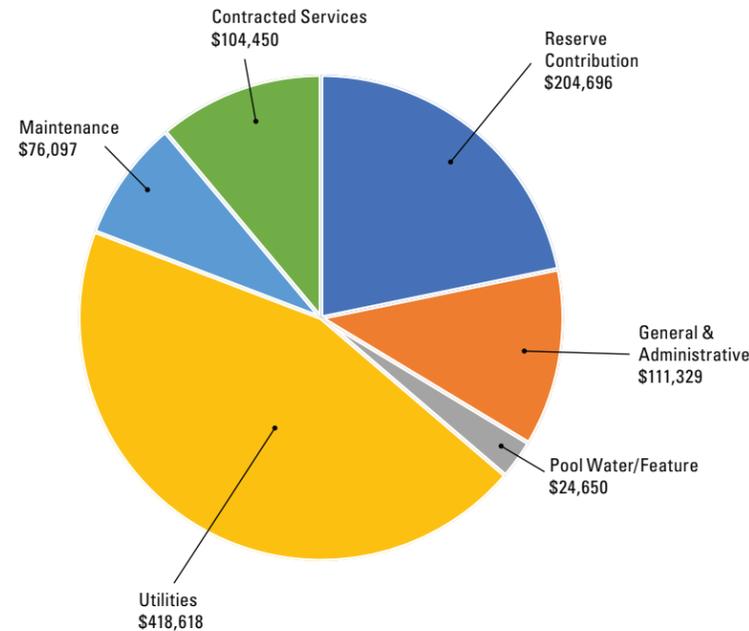
## THE VILLAGE AT ANTHEM TOTAL EXPENSES: \$939,840

### 2025 Annual Income

Assessment Income:	\$939,840
<b>Total</b>	<b>\$939,840</b>

### 2025 Annual Expenses by Category

General and Adm. Expenses:	\$111,329
Pool Water/Feature:	\$24,650
Utilities:	\$418,618
Maintenance:	\$76,097
Contracted Services:	\$104,450
Reserve Contribution:	\$204,696
<b>Total</b>	<b>\$939,840</b>



## ANTHEM COUNTRY CLUB: TOTAL EXPENSES \$4,529,593

### Budget Item

Utilities	\$461,775
Repair and Maintenance	\$164,471
Contract Services	\$2,118,592
Reserves	\$1,195,968
Administrative	\$588,787

**Total** \$4,529,593

