

# 2026 COUNCIL BUDGET MESSAGE

The Anthem Community Council (“ACC”) is pleased to present the **2026 Operating Fund Budget**, which includes a **\$2.24 per month increase in ACC assessments (2.7%)**. This represents a smaller increase than last year’s adjustment of \$3.58 per month or 4.5%.

Looking ahead, the 2026 budget anticipates modest inflation of approximately 3% for operating costs and a 7.75% increase to the Reserve Fund contributions, consistent with the findings of the 2023 Reserve Study. The budget remains balanced and supports continued delivery of the high-quality facilities, programs, and services that define our award-winning community.

Separate from the ACC assessments, the **benefited assessment for Paseo Townhomes will increase \$2.45 per month** to fund reserves, repairs, and maintenance, also based on the 2023 Reserve Study.

The **Enhancement Fund contribution** (¼ of 1% of all real estate sales) will transfer **\$444,000** to the Operating Fund, a **\$51,000 decrease** from prior year, to help offset overhead expenses related to Facilities Master Plan (“FMP”) amenities. These amenities, including Opportunity Way Park, the Pickleball courts, Dog Park and Skate Park, were all selected through the FMP process and funding by enhancement contributions.

New in 2026, the ACC will implement a **\$300 resale assessment** for each property sale or transfer. This fee aligns with practices in similar master-planned communities and helps support ongoing operational needs.

The 2026 ACC budget was reviewed in a Board working session and discussed in two public Board meetings. The accompanying Budget-in-Brief highlights key information for the ACC and the three homeowners’ associations (released separately), as well as aggregate assessment data. Budget details are available at [AnthemCouncil.com](http://AnthemCouncil.com).

Overall, the 2026 Operating Budget reflects the Board’s continued commitment to providing exceptional services and facilities, strengthening community partnerships, advocating for Anthem on regional issues, advancing FMP projects, and maintaining strong reserves to ensure long-term financial sustainability. **We look forward to another year of Life in Abundance in our vibrant community!**

Respectfully,



Aaron Baker  
ACC Executive Director



Dee Nortman, CPA  
ACC Director of Finance



anthem  
community council

## ACC Executive Team

Aaron Baker  
Executive Director

Dee Nortman, CPA  
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

Dino Cotton, Chair  
Cody Curl, Vice-Chair  
Dave Duckworth, Treasurer  
Laura Hartman, Secretary  
Mark Barbee, Director  
Bob McKenzie, Director  
Barb Patterson, Director

## ACC Finance Committee

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

# ACC CONSOLIDATED OPERATING FUND BUDGET



## 2026 Operating Budget

	2026 BUDGET	2025 BUDGET	2025 PROJECTED	2026 BUDGET vs 2025 BUDGET
<b>REVENUES:</b>				
Assessments	\$ 11,659,845	\$ 11,311,538	\$ 11,312,409	\$ 348,307
Enhancement Fund Contribution	444,000	495,000	495,000	(51,000)
Community Programming	1,061,640	1,048,920	983,200	12,720
Community Events	216,500	200,375	188,475	16,125
Facility Rentals	796,680	708,802	694,017	87,878
Property Resales & Disclosure Fees	350,000	240,000	234,700	110,000
Interest	165,000	120,000	171,379	45,000
Other Revenue	203,078	225,478	222,672	(22,400)
<b>TOTAL REVENUES</b>	<b>\$ 14,896,743</b>	<b>\$ 14,350,113</b>	<b>\$ 14,301,853</b>	<b>\$ 546,630</b>

<b>EXPENSES:</b>				
Reserve Contributions	\$ 2,644,708	\$ 2,454,548	\$ 2,454,548	\$ 190,160
Facilities Maintenance & Services	5,752,681	5,632,309	5,532,693	120,372
Utilities	885,353	872,704	888,623	12,649
General and Administrative	2,650,901	2,517,266	2,554,355	133,635
Human Resources	113,316	105,900	94,932	7,416
Community Programming	1,923,499	1,861,538	1,912,317	61,961
Community Events	387,771	353,753	362,104	34,018
Community Involvement	73,670	72,119	56,214	1,551
Insurance & Taxes	398,137	415,795	399,925	(17,658)
Other Expenses	66,707	63,202	85,720	3,505
<b>TOTAL EXPENSES</b>	<b>\$ 14,896,743</b>	<b>\$ 14,349,134</b>	<b>\$ 14,341,430</b>	<b>\$ 547,609</b>

<b>NET OPERATING INCOME /(LOSS)</b>	<b>\$ -</b>	<b>\$ 979</b>	<b>(\$39,577)</b>	<b>(\$979)</b>
Depreciation Expense	(1,247,928)	(1,166,784)	(1,154,406)	(81,144)
<b>Adjusted Book Operating Income/(Loss)</b>	<b>(\$1,247,928)</b>	<b>(\$1,165,805)</b>	<b>(\$1,193,984)</b>	<b>(\$82,123)</b>

### Fund Activity

Reserve Contributions	\$ 2,644,708	\$ 2,454,548	\$ 2,454,548	\$ 190,160
Reserve Expenditures	(4,569,499)	(1,692,512)	(1,910,299)	(2,876,987)
<b>Net Reserve Income/(Loss)</b>	<b>\$ (1,924,791)</b>	<b>\$ 762,036</b>	<b>\$ 544,249</b>	<b>\$ (2,686,827)</b>
Enhancement Revenue	\$ 888,000	\$ 862,200	\$ 862,200	\$ 25,800
Transfer to Operating Fund	(444,000)	(367,200)	(367,200)	(76,800)
Enhancement Expenditures	(500,000)	(2,400,000)	(1,153,970)	1,900,000
<b>Net Enhancement Income/(Loss)</b>	<b>\$ (56,000)</b>	<b>\$ (1,905,000)</b>	<b>\$ (658,970)</b>	<b>\$ 1,849,000</b>

# 2026 ASSESSMENT FEES

## ANTHEM COMMUNITY COUNCIL ASSESSMENT RATES 2026

	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	\$255.96	\$255.96	\$255.96	\$255.96	\$170.76		
Semi-Annual Assessment to the Anthem Community Council							\$767.88
Quarterly Assessment to YOUR Homeowners' Association	\$54.45	\$54.45	\$54.45	\$370.50	\$1,150.02		
Quarterly Benefited Assessment to Parkside Association			\$74.28				
Quarterly Benefited Assessment to the Anthem Community Council		\$191.28					
Paid by Commercial Owner on a per unit scheduled basis						\$170.76	
<b>YOUR TOTAL 2026 QUARTERLY ASSESSMENT →</b>	<b>\$310.41</b>	<b>\$501.69</b>	<b>\$384.69</b>	<b>\$626.46</b>	<b>\$1,320.78</b>	<b>\$170.76</b>	

### ASSESSMENT INCREASES

Assessment Type:	Approved by:	Amount:
Anthem Community Council Assessment	Anthem Community Council ("ACC") Board of Directors	\$2.24/month
Paseo Benefited Assessment	Anthem Community Council ("ACC") Board of Directors	\$2.45/month
Country Club HOA Assessment	Anthem Community Country Club Association ("ACCCA") Board of Directors	\$5.50/month
Parkside HOA Assessment	Anthem Community Parkside Association ("APCA") Board of Directors	\$1.00/month
Parkside Benefited Assessment	Anthem Community Parkside Association ("APCA") Board of Directors	\$.50/month
The Village HOA Assessment	The Village at Anthem Condominium Council of Co-Owners ("VACCC") Board of Directors	\$11.34/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@anthemparkside.org](mailto:staff@anthemparkside.org) or 623-742-4562

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

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

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

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

**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.

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

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).

### 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.

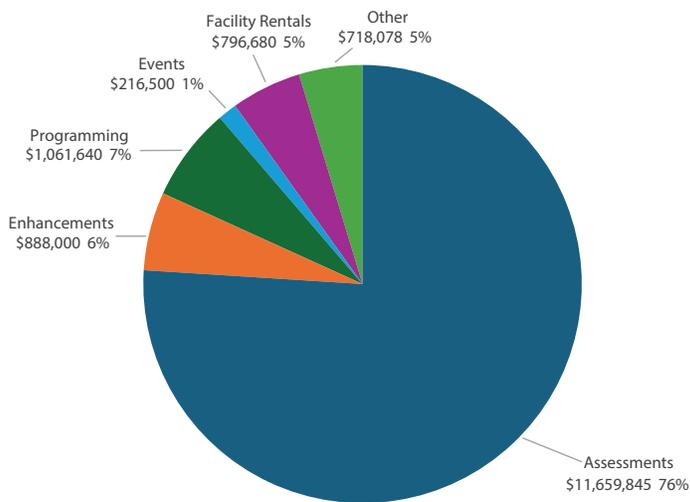
### Anthem Community Council 2026 Payment Methods (see AnthemCouncil.com for more information)

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.

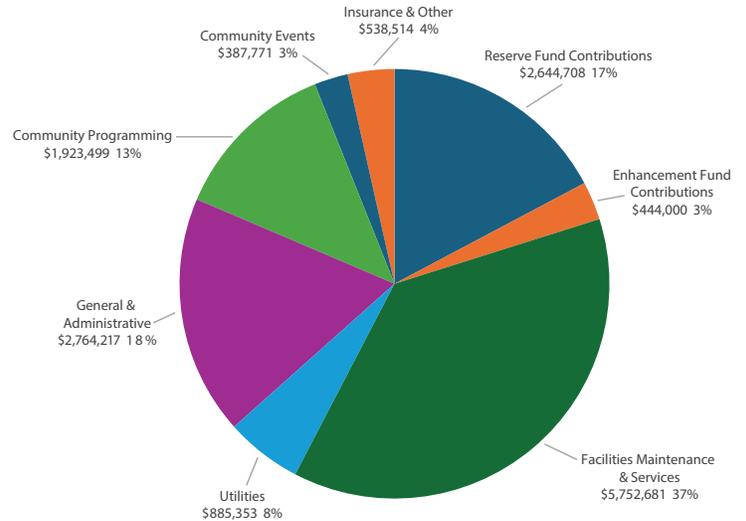
# ACC 2026 BUDGET

## SOURCES OF REVENUES - 2026



## HOW COMMUNITY DOLLARS WILL BE SPENT - 2026

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 2026 BUDGET

## 2026 Budget Message

The Anthem Parkside Community Association (APCA) Board of Directors approved the 2026 Budgets during its regular monthly meeting on October 16, 2025. The APCA approved a \$3 per quarter increase in assessments. APCA assessments will now be \$54.45 per quarter per household. The total Quarterly Assessment amount, which includes the amount paid to the Anthem Community Council is \$310.41.

Paseo homeowners' total Quarterly Assessment is \$501.69.

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 Benefited Assessment

The APCA approved a \$1.50 per quarter increase in the Landing Benefited Assessment. The assessment will now be \$74.28 per quarter. The total quarterly assessment for the Landing, which also includes the amount paid to the Anthem Community Council, will be \$384.69. 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 2026 budgets are available online at [anthemcouncil.com](http://anthemcouncil.com).

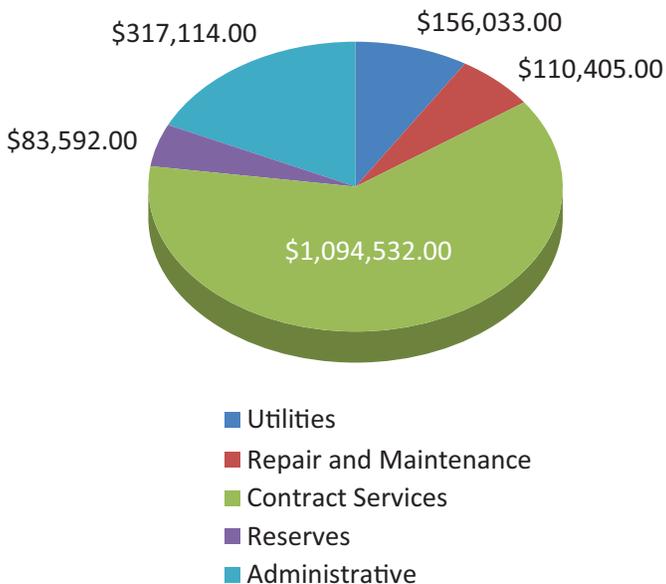


**APCA Board of Directors**  
Shari Miller, *President/Treasurer*  
Eric Jackson, *Vice President*  
Raymond Wysmierski, *Secretary*  
Trevor Carter, *Director*  
Michael Hughey, *Director*

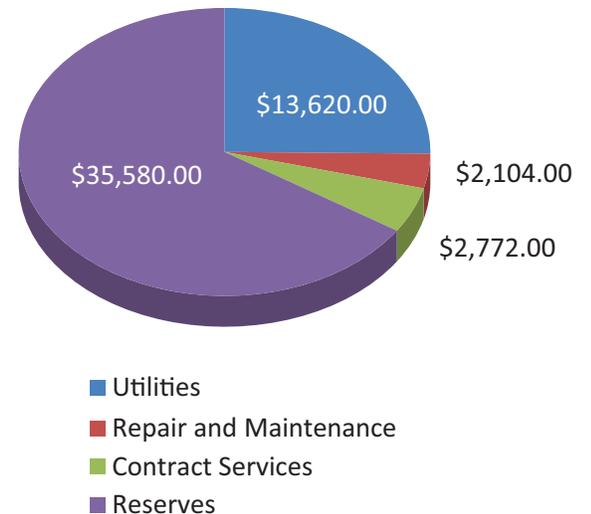
**APCA Finance Committee**  
Bill Bobbitt, *Chair*  
Shari Miller, *Advisory*  
Doug Sutherland  
Cathy Michelfelder  
Chuck Drube  
Sam Rusenovich

**APCA Community Manager**  
Mary Beth Zahn  
[staff@anhemparkside.org](mailto:staff@anhemparkside.org)  
623-742-4563

## PARKSIDE TOTAL EXPENSES: \$1,761,676



## THE LANDINGS TOTAL EXPENSES: \$54,076



# VACCC 2026 BUDGET

## 2026 Budget Message

As we enter 2026, 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 2026. The new assessment rate will help to address maintenance needs, bolster the operating account and allow for additional reserve account

**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

Merideth Smedley, *President/ Treasurer*  
Jan Sutton, *Vice President/ Secretary*  
Vacant, *Member-at-Large*

## VACCC Community Manager

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

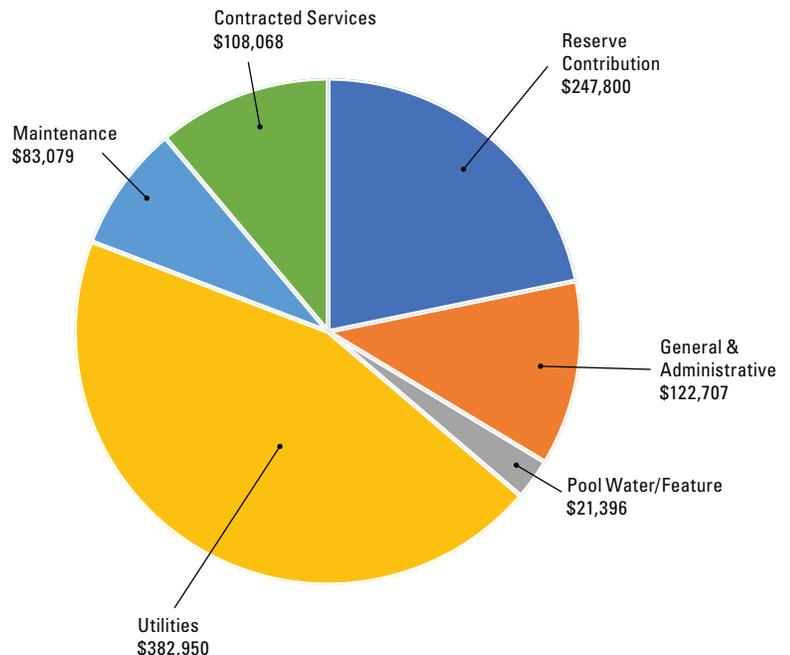
## THE VILLAGE AT ANTHEM TOTAL EXPENSES: \$966,000

### 2026 Annual Income

Assessment Income:	\$966,000
<b>Total</b>	<b>\$966,000</b>

### 2026 Annual Expenses by Category

General and Adm. Expenses:	\$122,707
Pool Water/Feature:	\$21,396
Utilities:	\$382,950
Maintenance:	\$83,079
Contracted Services:	\$108,068
Reserve Contribution:	\$247,800
<b>Total</b>	<b>\$939,840</b>



# ACCCA 2026 BUDGET

## 2026 Budget Message

The Anthem Country Club Community Association (ACCCA) Board of Directors approved the 2026 budget during its regular monthly meeting on October 23, 2025. The ACCCA authorized a \$5.50 per month increase (4.66%) in assessments. ACCCA assessments will now be \$370.50 per quarter, per household. The total quarterly assessment amount, including the amount paid to the Anthem Community Council, is \$626.46.

This budget allocates resources to provide the community with a variety of benefits. These include the oversight of gate operation and the provision of gate personnel, the maintenance of roads and sidewalks within the Anthem Country Club community, as well as the landscaping and maintenance of common areas. Additionally, the budget encompasses the overall administration of the community.

Anthem Country Club homeowners are encouraged to contact the ACCCA staff with any questions. The 2026 budgets can be viewed online at [anthemcouncil.com](http://anthemcouncil.com).

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



### ACCCA Board of Directors

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

### ACCCA Finance Committee

Ed Amonsens, *Chair*  
 Dwight Christensen, *Vice Chair*  
 Bob McFall, *BOD Liaison*  
 Bill Clark, Clay Bowers, Tom Fisher  
 Jerry Woodahl

### ACCCA Community Manager

Meghann Hill  
[staff@acccahoa.com](mailto:staff@acccahoa.com)  
 623-742-6030

## ANTHEM COUNTRY CLUB: TOTAL EXPENSES \$4,796,612

### Budget Item

Utilities	\$443,637
Repair and Maintenance	\$174,086
Contract Services	\$2,194,264
Reserves	\$1,604,380
Administrative	\$380,245
<b>Total</b>	<b>\$4,796,612</b>

