

anthem community council

Meeting of the Board of Directors
October 24, 2018
Anthem Civic Building
3701 W. Anthem Way
Community Room

6:30 p.m.
Open Session

*The Board of Directors will be meeting in executive (closed) session starting at 4:00 p.m.
pursuant to A.R.S. Section 33-1804 (A) (1) (4).*

ANNOTATED AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ESTABLISH QUORUM**
4. **ADOPT AGENDA**
5. **APPROVE MEETING MINUTES**
 - A. September 26, 2018 Open Session Minutes **Approved**
 - B. October 3, 2018 Work Session Minutes **Approved**
6. **PRESENTATIONS/AWARDS/ANNOUNCEMENTS**
 - A. Anthem Youth Advisory Council Announcements*
 - B. Presentation of Reserve Study
 - C. Water Rate Case*
7. **STAFF REPORTS/FINANCIALS**
8. **CLOSED SESSION REPORT**
9. **OPEN DISCUSSION**

(Persons interested in speaking or submitting a question or comment to the Board, are asked to complete a Question/Comment form and submit to the Recording Secretary.)
10. **OLD BUSINESS**
 - A. **Seek Board Direction on the Dog Park Design and Cost Estimates Four-Cell Dog Park **Approved****
11. **NEW BUSINESS**
 - A. **Consider Approval of Resolution 2018-R-03, Approving the Anthem Community Council 2019 Operating Budget **Approved****
12. **ADJOURNMENT**

*Oral

anthem

community council

Memorandum

To: ACC Board of Directors

From: Neal Shearer, Community Executive Officer
Doug Greenstein, Community Finance and Operations Officer

Date: October 18, 2018

Re: **2018 Reserve Study**

Recommendation

ACC Staff recommends acceptance of the 2018 Reserve Study as prepared by Criterium-Kessler Engineers concurrent with the acceptance of Funding Option 3 [Alternative #2] (as described herein).

Background

ACC Staff had previously received authorization from the Board of Directors to perform a Reserve Study in 2018, as a successor study to the 2012-2013 Reserve Study. The amount of \$50,000 was included in the approved 2018 ACC budget to fund this project.

Executive Staff, with the assistance and support of the ACC Directors, management analyst Dawn Dworak and the Fiscal and Resource Management (FaRM) Committee members, created an RFP document to invite interested Reserve Analyst organizations to bid the project. Five (5) Phoenix-area firms responded to the RFP, and the internal team and FaRM vetted those RFP responses and interviewed three (3) finalists. The consensus recommendation was to award the project to Criterium-Kessler Engineers. The Kessler group initiated their field work in the latter part of Q1 2018 and has been building the Study during the intervening six (6) months.

Reserve Study Objectives

The ACC has an asset base in excess of \$32,000,000 and is poised to add approximately \$3,000,000 in new amenities within the next two years. Anthem's Board of Directors and Staff have a fiduciary and business obligation to protect and maintain this asset base. Within Master Planned Communities, the deployment of periodic Reserve Studies is the accepted vehicle to recognize the financial impact for maintaining a community's infrastructure.

Anthem's practice has been to have an independent third-party reserve study performed every four to five years so that it can recognize and incorporate into its assessment funding the impact of changes in maintenance and repair costs, as impacted by both use and inflation. While the ACC has elected to do updated (abbreviated) studies in the past, since Anthem has added over

\$8,000,000 in new amenities during this decade, Staff believed it prudent to commission a “full” Reserve Study in 2018, which would provide a complete field work review by reserve analysts and which would properly incorporate the estimated maintenance and repair impact of these new amenities and additions.

A Reserve Study can be most simply described as a “deferred maintenance plan,” wherein an organization creates a complete listing of its infrastructure which, over the course of time, will need periodic maintenance, repair and, as necessary, replacement. As assets and amenities are “consumed” through daily use, a community has an obligation to build up a cash reserve to timely and properly maintain these assets and amenities, as a function of safety and as a function of maintaining the value of the community and its residential and commercial units. The Reserve Study, as prepared by qualified reserve analysts and reserve engineers, places a dollar figure as to the future costs (impacted for inflation) for which a community should obligate itself, to maintain the infrastructure safely, properly, in a timeline manner.

Appropriate Funding Levels

While Reserve Studies are a de-facto requirement for Master Planned Communities and HOAs, there is no “hard” level of funding that any community has to follow. In general, an “underfunded” reserve results in delayed maintenance to the community infrastructure and can result in special assessment” being charged to owners when a significant maintenance project is necessary and funding is inadequate. Conversely, an “overfunded” reserve results in an unnecessary or excessive amount of assessments being collected. Reserve analysts and engineers try to determine an appropriate level of funding when performing a Reserve Study, and that appropriate level can be described as either maintaining a funding balance at or above a minimum threshold level, or being as close to “100% fully funded” as reasonably possible and practical. When preparing their reports, reserve analysts and engineers will present to their clients multiple funding scenarios, which demonstrate to the client the impact of underfunding, appropriate funding and overfunding. In Staff’s opinion, and in the opinion of most reserve analysts and engineers, a “prudent Board which recognizes its fiduciary obligations” elects to do appropriate funding – and neither “kicks the can down the road” nor “overfunds to build up an unrealistic surplus.”

The ACC 2018 Reserve Study Results and Recommendations

Attached to this memo are three (3) funding proposals for ACC consideration, which reflect the above concerns. Each of the funding options incorporate an estimate of 3% annual inflation, 2.25% interest earnings on investments, and performing appropriate annual maintenance and repair/replacement of assets and amenities at the end of their useful lives.

Funding Option 1 [No Change]: This option demonstrates “underfunding” by keeping the ACC annual reserve contribution unchanged each year in the future. It shows how the fund would be quickly depleted within the mid-term future, and how it would place a significant financial burden on future property owners. Using the standard 30-year reserve planning window, this option demonstrates that without reasonable increases in funding in future years, the Reserve Fund would result in a DEFICIT fund balance of over \$11,000,000 at the end of the 30-year window.

Funding Option 2 [Alternative #1]: This option demonstrates “overfunding” by increasing the funding requirement each year at a compound 3% rate. It shows how the fund would build up unnecessary amounts of cash, beyond reasonable needs for expenditures. This methodology essentially penalizes both current and future property owners to build a fund balance well in excess of reasonable needs. Using the standard 30-year reserve planning window, this option demonstrates that the Reserve Fund would result in an EXCESSIVE fund balance of over \$35,000,000 at the end of the 30-year window.

Funding Option 3 [Alternative #2]: This option demonstrates “appropriate funding” by creating a funding plan that incorporates stable annual funding for a number of years followed by increasing funding in the future. This option shows how the fund would maintain an appropriate funding balance to cover reasonable use without placing an excessive burden on assessment levels and coordinates assessment funding to anticipated expenditures in future years. Using the standard 30-year reserve planning window, this option demonstrates that with a combination of short-term funding stability and reasonable increases in funding in future years, the Reserve Fund would result in an APPROPRIATE fund balance of approx. \$15,000,000 at the end of the 30-year window. As an additional note, this funding methodology has been successfully deployed by the ACC since 2014.

Conclusions

The full text of the Reserve Study is available to the Board of Directors and the public on the community website, as it is a voluminous document, and represents a significant work product by the reserve engineers. It should be noted that this 2018 Reserve Study is a work product that bears an engineer’s seal, meaning that it is to a much higher standard of care than a reserve study done by a non-engineer, which is one of the principal reasons that ACC Staff opted to utilize the Criterium-Kessler organization for this full study.

ACC Staff is impressed with the time, research and analysis that the Kessler firm has embedded in this document, and we believe that their recommendations as to asset useful life, repair/replacement methodology, and funding considerations will prove invaluable to the ACC over the next four to six years, at which time a successor update to this Reserve Study should be undertaken to reflect future anticipated changes in the Anthem amenity and asset base. Staff believes that this study will be an appropriate underpinning for updating our annual maintenance checklist so that Anthem’s amenities and assets can remain at the level of safety, quality, appearance and usefulness that they do now.

Capital Reserve Fund – Current Funding Plan
No Change to Contribution



Contribution Details

	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
First Year	\$ 170,000	\$ 2,040,000	\$ 16.67	\$ 200.00
Last Year	\$ 170,000	\$ 2,040,000	\$ 16.67	\$ 200.00

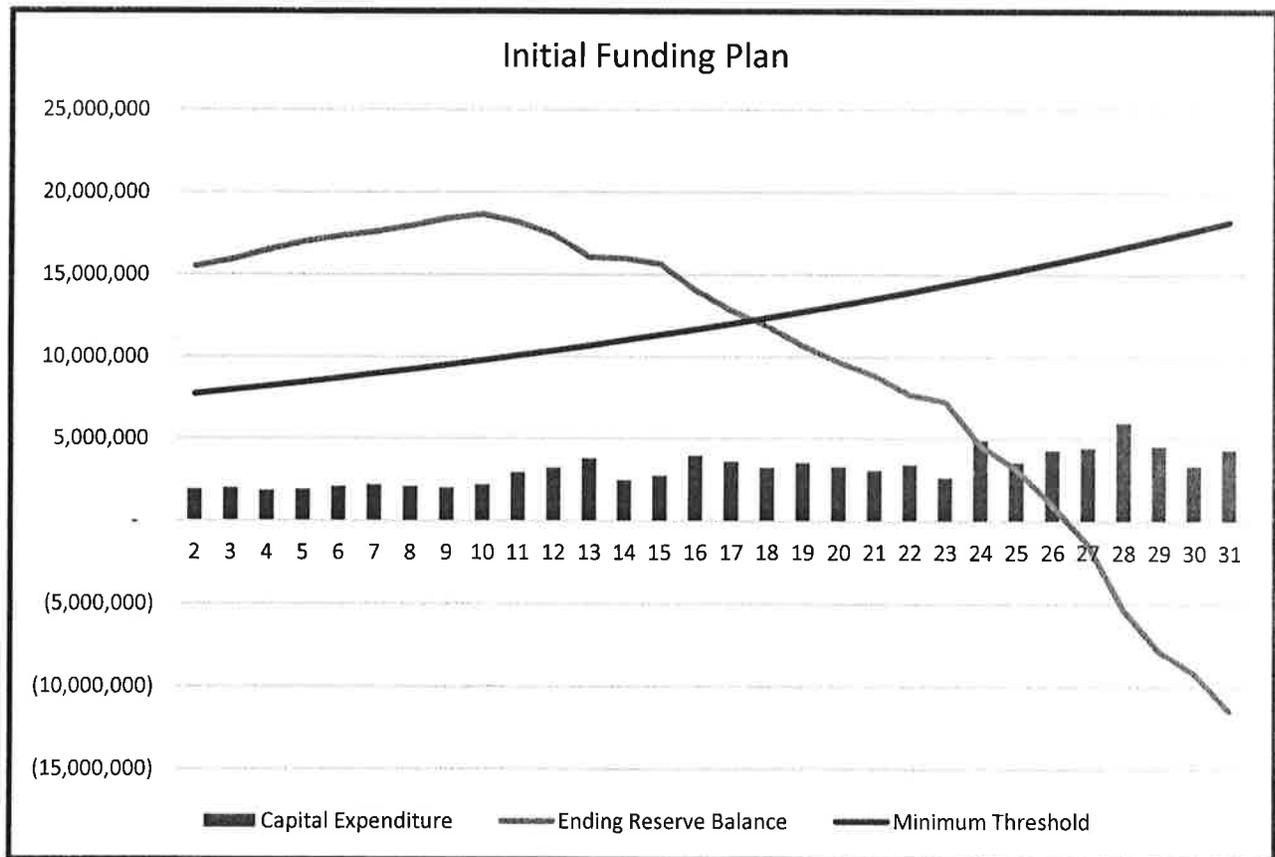
Number of Units:	10200
Fiscal Year starts:	01/01/19
Reserve Funds at start	\$ 15,024,329
Rate of Return on Reserve Funds (%)	2.25%
Inflation Rate (%)	3.00%
Initial Minimum Threshold	\$ 7,500,000

SUMMARY

No change to contribution

No Special Assessments

Special Assessments		
Year	Total/Year	Per Unit
		\$ -
		\$ -
		\$ -



Capital Reserve Fund – Current Funding Plan
No Change to Contribution



Year	Fiscal Year	Beginning Reserve Balance	Revenue	Special Assessment	Investment Earnings	Capital Expenditure	Ending Reserve Balance	Minimum Threshold
2019	2	15,024,329	2,040,000	-	338,047	1,900,350	15,502,027	7,725,000
2020	3	15,502,027	2,040,000	-	348,796	1,977,530	15,913,293	7,956,750
2021	4	15,913,293	2,040,000	-	358,049	1,822,545	16,488,797	8,195,453
2022	5	16,488,797	2,040,000	-	370,998	1,899,592	17,000,203	8,441,316
2023	6	17,000,203	2,040,000	-	382,505	2,080,946	17,341,761	8,694,556
2024	7	17,341,761	2,040,000	-	390,190	2,178,970	17,592,981	8,955,392
2025	8	17,592,981	2,040,000	-	395,842	2,070,428	17,958,395	9,224,054
2026	9	17,958,395	2,040,000	-	404,064	1,997,973	18,404,486	9,500,776
2027	10	18,404,486	2,040,000	-	414,101	2,200,660	18,657,927	9,785,799
2028	11	18,657,927	2,040,000	-	419,803	2,927,999	18,189,731	10,079,373
2029	12	18,189,731	2,040,000	-	409,269	3,222,330	17,416,670	10,381,754
2030	13	17,416,670	2,040,000	-	391,875	3,795,088	16,053,457	10,693,207
2031	14	16,053,457	2,040,000	-	361,203	2,461,861	15,992,799	11,014,003
2032	15	15,992,799	2,040,000	-	359,838	2,746,741	15,645,895	11,344,423
2033	16	15,645,895	2,040,000	-	352,033	3,967,878	14,070,050	11,684,756
2034	17	14,070,050	2,040,000	-	316,576	3,605,037	12,821,590	12,035,298
2035	18	12,821,590	2,040,000	-	288,486	3,252,426	11,897,650	12,396,357
2036	19	11,897,650	2,040,000	-	267,697	3,524,677	10,680,670	12,768,248
2037	20	10,680,670	2,040,000	-	240,315	3,276,129	9,684,857	13,151,295
2038	21	9,684,857	2,040,000	-	217,909	3,077,910	8,864,856	13,545,834
2039	22	8,864,856	2,040,000	-	199,459	3,425,000	7,679,315	13,952,209
2040	23	7,679,315	2,040,000	-	172,785	2,622,368	7,269,732	14,370,776
2041	24	7,269,732	2,040,000	-	163,569	4,897,636	4,575,665	14,801,899
2042	25	4,575,665	2,040,000	-	102,952	3,552,295	3,166,322	15,245,956
2043	26	3,166,322	2,040,000	-	71,242	4,294,009	983,556	15,703,334
2044	27	983,556	2,040,000	-	22,130	4,429,640	(1,383,954)	16,174,435
2045	28	(1,383,954)	2,040,000	-	-	5,985,319	(5,329,273)	16,659,668
2046	29	(5,329,273)	2,040,000	-	-	4,538,876	(7,828,149)	17,159,458
2047	30	(7,828,149)	2,040,000	-	-	3,367,693	(9,155,842)	17,674,241
2048	31	(9,155,842)	2,040,000	-	-	4,332,845	(11,448,687)	18,204,469

Capital Reserve Fund - Funding Plan - Alternate 1
Annual Increase w/ Inflation



Contribution Details

	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
First Year	\$ 170,000	\$ 2,040,000	\$ 16.67	\$ 200.00
Last Year	\$ 400,616.14	\$ 4,807,394	\$ 39.28	\$ 471.31

Number of Units:	10200
Fiscal Year starts:	01/01/19
Reserve Funds at start	\$ 15,024,329
Rate of Return on Reserve Funds (%)	2.25%
Inflation Rate (%)	3.00%
Initial Minimum Threshold	\$ 7,500,000

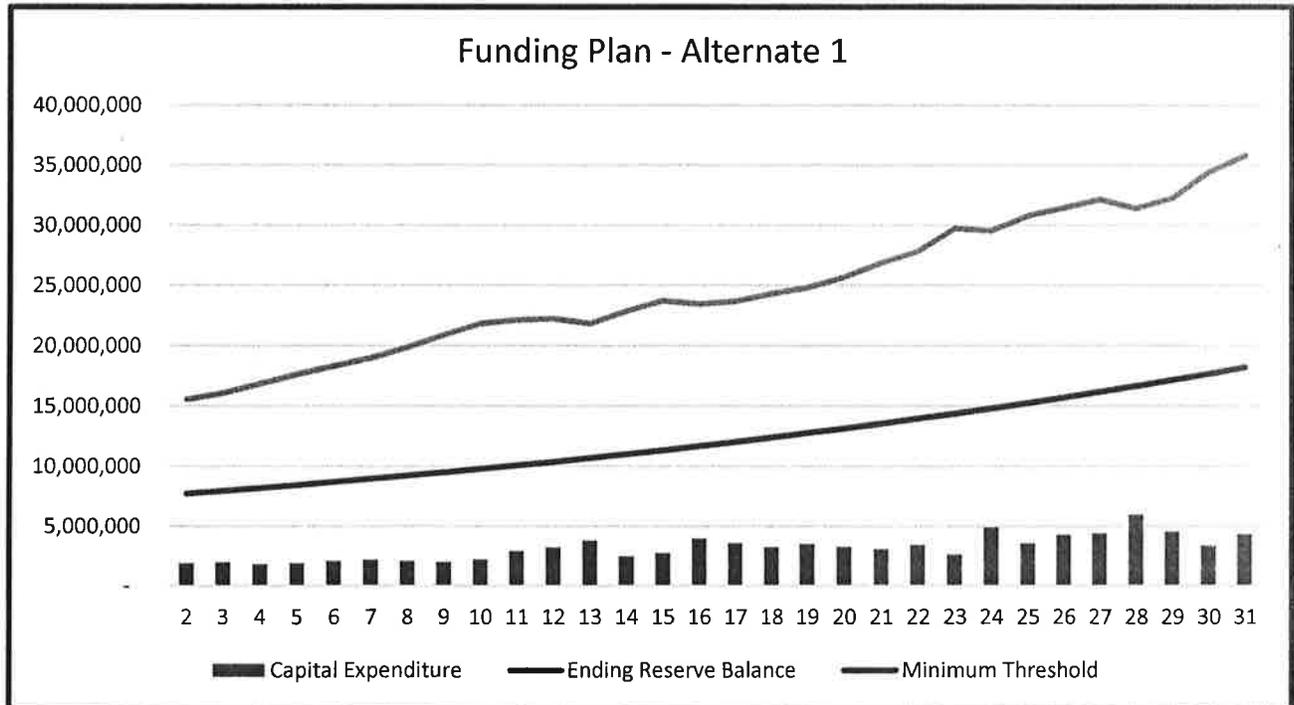
SUMMARY

Increase with Inflation
Annually (3%)

No lump sum increase

No Special Assessments

Special Assessments		
Year	Total/Year	Per Unit
		\$ -
		\$ -
		\$ -



Capital Reserve Fund - Funding Plan - Alternate 1
Annual Increase w/ Inflation



Year	Fiscal Year	Beginning Reserve Balance	Revenue	Special Assessment	Investment Earnings	Capital Expenditure	Ending Reserve Balance	Minimum Threshold
2019	2	15,024,329	2,101,200	-	338,047	1,900,350	15,563,227	7,725,000
2020	3	15,563,227	2,164,236	-	350,173	1,977,530	16,100,106	7,956,750
2021	4	16,100,106	2,229,163	-	362,252	1,822,545	16,868,976	8,195,453
2022	5	16,868,976	2,296,038	-	379,552	1,899,592	17,644,974	8,441,316
2023	6	17,644,974	2,364,919	-	397,012	2,080,946	18,325,959	8,694,556
2024	7	18,325,959	2,435,867	-	412,334	2,178,970	18,995,190	8,955,392
2025	8	18,995,190	2,508,943	-	427,392	2,070,428	19,861,096	9,224,054
2026	9	19,861,096	2,584,211	-	446,875	1,997,973	20,894,209	9,500,776
2027	10	20,894,209	2,661,737	-	470,120	2,200,660	21,825,407	9,785,799
2028	11	21,825,407	2,741,589	-	491,072	2,927,999	22,130,068	10,079,373
2029	12	22,130,068	2,823,837	-	497,927	3,222,330	22,229,501	10,381,754
2030	13	22,229,501	2,908,552	-	500,164	3,795,088	21,843,129	10,693,207
2031	14	21,843,129	2,995,809	-	491,470	2,461,861	22,868,548	11,014,003
2032	15	22,868,548	3,085,683	-	514,542	2,746,741	23,722,032	11,344,423
2033	16	23,722,032	3,178,254	-	533,746	3,967,878	23,466,153	11,684,756
2034	17	23,466,153	3,273,601	-	527,988	3,605,037	23,662,706	12,035,298
2035	18	23,662,706	3,371,809	-	532,411	3,252,426	24,314,501	12,396,357
2036	19	24,314,501	3,472,963	-	547,076	3,524,677	24,809,863	12,768,248
2037	20	24,809,863	3,577,152	-	558,222	3,276,129	25,669,109	13,151,295
2038	21	25,669,109	3,684,467	-	577,555	3,077,910	26,853,221	13,545,834
2039	22	26,853,221	3,795,001	-	604,197	3,425,000	27,827,419	13,952,209
2040	23	27,827,419	3,908,851	-	626,117	2,622,368	29,740,019	14,370,776
2041	24	29,740,019	4,026,116	-	669,150	4,897,636	29,537,650	14,801,899
2042	25	29,537,650	4,146,900	-	664,597	3,552,295	30,796,852	15,245,956
2043	26	30,796,852	4,271,307	-	692,929	4,294,009	31,467,080	15,703,334
2044	27	31,467,080	4,399,446	-	708,009	4,429,640	32,144,896	16,174,435
2045	28	32,144,896	4,531,430	-	723,260	5,985,319	31,414,266	16,659,668
2046	29	31,414,266	4,667,372	-	706,821	4,538,876	32,249,584	17,159,458
2047	30	32,249,584	4,807,394	-	725,616	3,367,693	34,414,900	17,674,241
2048	31	34,414,900	4,951,615	-	774,335	4,332,845	35,808,005	18,204,469

Capital Reserve Fund - Funding Plan - Alternate 2
 Lump Sum Increase Year 2 (2019)
 Annual Increase with Inflation Years 12 - 31



Contribution Details

	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
First Year	\$ 185,083	\$ 2,221,000	\$ 18.15	\$ 217.75
Last Year	\$ 334,254	\$ 4,011,048	\$ 32.77	\$ 393.24

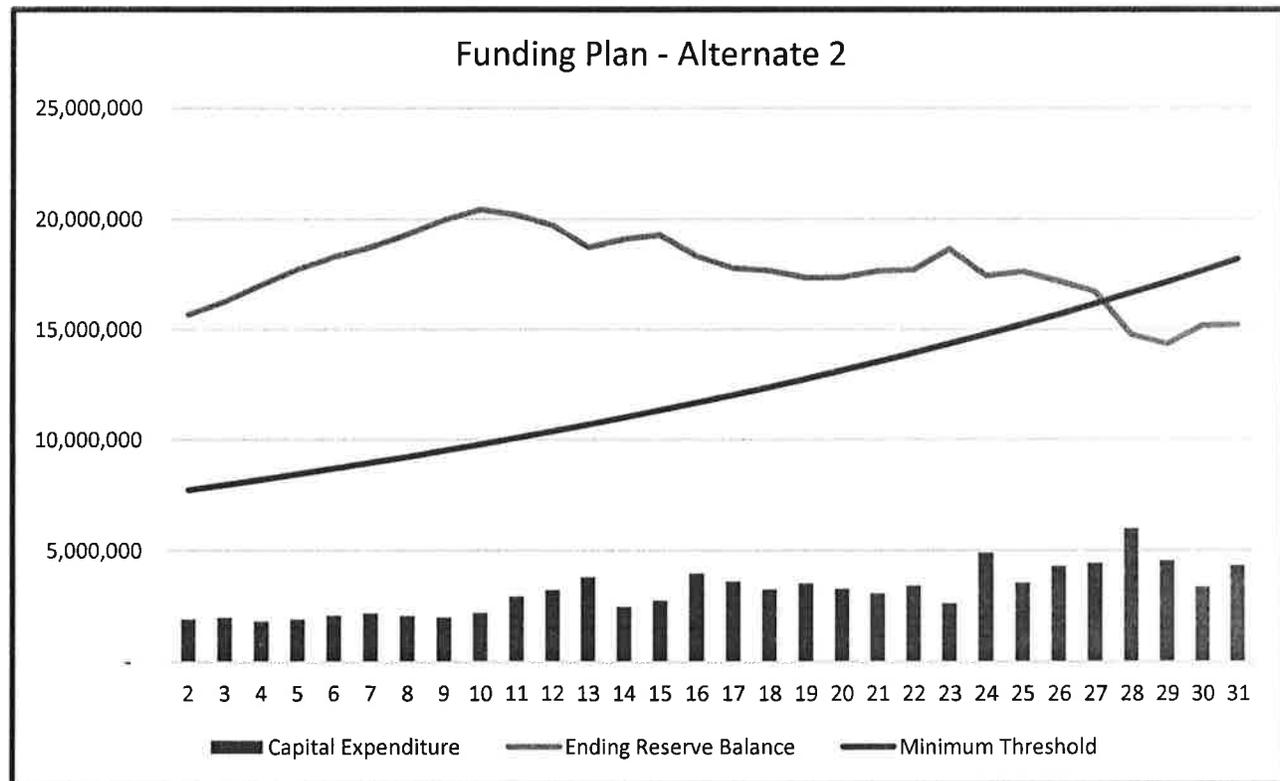
Number of Units:	10200
Fiscal Year starts:	01/01/19
Reserve Funds at start	\$ 15,024,329
Rate of Return on Reserve Funds (%)	2.25%
Inflation Rate (%)	3.00%
Initial Minimum Threshold	\$ 7,500,000

Special Assessments		
Year	Total/Year	Per Unit
		\$ -
		\$ -
		\$ -

SUMMARY

Increase Annual
 Contribution to \$2,221,000
 YR 2 (2019) then Annual
 increase with inflation
 (3%) YRS 12 - 31 (2029 -
 2048)

No Special Assessments



Capital Reserve Fund - Funding Plan - Alternate 2
 Lump Sum Increase Year 2 (2019)
 Annual Increase with Inflation Years 12 - 31



Year	Fiscal Year	Beginning Reserve Balance	Revenue	Special Assessment	Investment Earnings	Capital Expenditure	Ending Reserve Balance	Minimum Threshold
2019	2	15,024,329	2,221,000	-	338,047	1,900,350	15,683,027	7,725,000
2020	3	15,683,027	2,221,000	-	352,868	1,977,530	16,279,365	7,956,750
2021	4	16,279,365	2,221,000	-	366,286	1,822,545	17,044,106	8,195,453
2022	5	17,044,106	2,221,000	-	383,492	1,899,592	17,749,006	8,441,316
2023	6	17,749,006	2,221,000	-	399,353	2,080,946	18,288,413	8,694,556
2024	7	18,288,413	2,221,000	-	411,489	2,178,970	18,741,933	8,955,392
2025	8	18,741,933	2,221,000	-	421,693	2,070,428	19,314,198	9,224,054
2026	9	19,314,198	2,221,000	-	434,569	1,997,973	19,971,795	9,500,776
2027	10	19,971,795	2,221,000	-	449,365	2,200,660	20,441,500	9,785,799
2028	11	20,441,500	2,221,000	-	459,934	2,927,999	20,194,434	10,079,373
2029	12	20,194,434	2,287,630	-	454,375	3,222,330	19,714,109	10,381,754
2030	13	19,714,109	2,356,259	-	443,567	3,795,088	18,718,847	10,693,207
2031	14	18,718,847	2,426,947	-	421,174	2,461,861	19,105,107	11,014,003
2032	15	19,105,107	2,499,755	-	429,865	2,746,741	19,287,986	11,344,423
2033	16	19,287,986	2,574,748	-	433,980	3,967,878	18,328,835	11,684,756
2034	17	18,328,835	2,651,990	-	412,399	3,605,037	17,788,188	12,035,298
2035	18	17,788,188	2,731,550	-	400,234	3,252,426	17,667,546	12,396,357
2036	19	17,667,546	2,813,496	-	397,520	3,524,677	17,353,885	12,768,248
2037	20	17,353,885	2,897,901	-	390,462	3,276,129	17,366,120	13,151,295
2038	21	17,366,120	2,984,838	-	390,738	3,077,910	17,663,786	13,545,834
2039	22	17,663,786	3,074,383	-	397,435	3,425,000	17,710,605	13,952,209
2040	23	17,710,605	3,166,615	-	398,489	2,622,368	18,653,341	14,370,776
2041	24	18,653,341	3,261,613	-	419,700	4,897,636	17,437,018	14,801,899
2042	25	17,437,018	3,359,462	-	392,333	3,552,295	17,636,518	15,245,956
2043	26	17,636,518	3,460,246	-	396,822	4,294,009	17,199,576	15,703,334
2044	27	17,199,576	3,564,053	-	386,990	4,429,640	16,720,980	16,174,435
2045	28	16,720,980	3,670,975	-	376,222	5,985,319	14,782,857	16,659,668
2046	29	14,782,857	3,781,104	-	332,614	4,538,876	14,357,700	17,159,458
2047	30	14,357,700	3,894,537	-	323,048	3,367,693	15,207,592	17,674,241
2048	31	15,207,592	4,011,373	-	342,171	4,332,845	15,228,291	18,204,469

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COMMUNICATION BRIEFING

October 24, 2018

MARK YOUR CALENDARS

- Oct. 25:** ACCCA Board of Directors meeting, 6:30 p.m., Civic Building
Oct. 26: Monster Ball, 6-8 p.m., Community Center
Oct. 27: (New!) Get Organized for the Holidays, 10-11 a.m., Civic Building
Oct. 30: Living with Alzheimer's, 10-11:30 a.m., Civic Building
Nov. 3: DMV Veterans Parade and Picnic, 10 a.m.-3 p.m., Community Park
Nov. 10: DMV Military Ball, 5:30 p.m., Ironwood Clubhouse; Upper section of Community Park closed for Veterans Day Ceremony setup (AVM also closed Nov. 9)
Nov. 11: Veterans Day Ceremony, 10 a.m., Anthem Veterans Memorial
Nov. 12: Civic Building (ACC & HOA offices) closed in observance of Veterans Day
Nov. 13: Congresswoman Lesko Mobile Office, 9:30-11 a.m., Civic Building
Nov. 14: ACC Board of Directors meeting, 6:30 p.m., Civic Building; Coping with Grief During the Holidays, 6:30 p.m., Civic Building
Nov. 15: Our Lands in Arizona, 6-9 p.m., Civic Building

CEO/COO/CFO OUTREACH AND GENERAL INFORMATION

Pickleball Court Project: Trenching is now complete with electrical conduit and water piping placement ongoing. Fence and light poles have been set, with concrete footing pour scheduled for mid-month. Final grading and court prep are the next steps, with forming and concrete pour for pads and sidewalks to follow. Due to the recent rain, the project is currently one week behind schedule. However, the contractor will make every effort to improve upon the completion date.



Other Projects: New River-Desert Hills Incorporation issues; 2019 Operating Budget and Reserve Study; Dog Park project meetings; and various development matters.

COMMUNICATIONS

Resource/Activity Guide: The November guides should be in homes this week. This is the final guide for 2018. The next guide is scheduled for delivery prior to New Year's.

Veterans Day Ceremony: Staff, coordinating with Special Events, has finalized all Nov. 11 details. The Foothills Focus will run the Pulitzer Prize-winning article about the keynote speaker, Jim Zwit, in the last October issue, with reprint permission from the Chicago Tribune. See Special Events section for more ceremony information. Staff hosted a paver installation (20 new pavers) on Oct. 11; ten additional pavers will be installed Nov. 10 (by Veterans Day speaker). The next round of public pavers will be installed in January.

20th Anniversary: Plans are underway to launch a branding campaign for Anthem's 20th anniversary year in 2019. Elements will be sprinkled into all of the special events, on the website, Resource/Activity Guide, etc. throughout the year. Watch for special giveaways, merchandise and more. Details will be included in the January guide.

Budget-in-Brief: The 2019 Budget message will be released in the quarterly assessment mailing sent to all property owners in early December. A more detailed Budget-in-Brief document, that includes the three HOAs budgets, will be posted online.

Staff Support: Staff has assisted with Community Center and Civic Building programs; the EPCOR water rate case; New Resident Welcome; Public Art catalog/map; Budget and Reserve Study; general photography/video work; special events advertising; website updates; NR/DH issues/meetings/media requests; HOA support; Autumnfest/hosting the pumpkin contest; Veterans Day Ceremony planning; Anthem Days 2019 planning; employee orientation video, etc.

Media Mentions (9/13/18-10/12/18)

Foothills Focus

Sept. 19: Front page article recommending a denial regarding rezoning

Sept. 26: Page 4 about Veterans Service Award nominations, Sept. Board mtg w/ focus on dog park; page 7 half page article for Go Green

Oct. 10: Front page ¼ story regarding ACC threatening litigation over NR-DH incorporation; page 8 article about Autumnfest w/ headline about registering for pumpkin contest.

Online only: Autumnfest mentions, ACC threatens litigation, last chance to register for decorated pumpkin contest, Go Green

In & Out/North Phoenix News

Sept. 20: Calendar included Big Ideas forum; QR code w/ info about pickleball courts; ACC article on Sept. Board mtg. w/ dog park; feature on the rezoning effort

Sept. 27: Calendar included Go Green; Care for the Caregiver

Oct. 4: Calendar included Puzzle People and Mexican Train; QR code w/ more info on dog park; Rep. Lesko mobile office; Autumnfest mentioned in Fun Fall Festivals

Oct. 11: Calendar included decorated pumpkin contest deadline; Veterans Service Award nomination deadline; Puzzle People; Java & Jammin'; New Resident Welcome; Living w/ Alzheimers

Online only: Veterans Day Ceremony, dog park discussed at BOD mtg, ACC opposes housing near New River, dog park taking shape, Committee disapproves of housing development

85086 (*Oct. issue*): Fresh events included Autumnfest

Images AZ (*Oct. issue*): Calendar included Autumnfest

Other mentions: HulaFrog; have started receiving requests from the media for the Veterans Day Ceremony

Analytics Snapshot (9/13/18-10/12/18)

OnlineAtAnthem.com: 19,136 visits (13,827 unique visitors); 61,863 pages views.

Top 10 pages (in order): Homepage (w/ www), Homepage (w/o www), Autumnfest, Residents, ACC opposes incorporation map article, Parkside, Go Green, Community Center, Parks, Pay Assessments. Most visited day of the week (total visits) was Thursday (20.5%), Friday (18.0%), Tuesday (15.2%). More visits from desktop than mobile (9,468-8,290; tablets had 1,378).

Facebook: Facebook: Posts w/ most engagement: Go Green Sept. 20 (2.9k reach, 49 engagement, 467 post clicks); Crimes of Opportunity is down Sept. 17 (2.2k reach, 74 engagement, 444 post clicks); Veterans Exchange w/ Lesko Sept. 19 (1.2k reach, 13 engagement, 30 post clicks); Autumnfest event page: 29.9k reach, 1.9k responses.

Twitter: 23 tweets with 8.2k impressions (273 per day)

Instagram: Gained 14 followers. Top engagement posts were: dark and gloomy Daisy Mountain (following Rosa) 36 likes; Happy Birthday USAF 28 likes.

eNews: ACC (5); Parkside (4); Programs (1); ACCCA (3); New Residents (2); Business (1). Average open rate: 38.7%; click-thru rate: 4.2%.

Other Mentions: Channel 12 Everywhere A to Z featuring Anthem Veterans Memorial.

COMMUNITY CENTER

Sports: *Adult Softball* fall season has started. Back-to-back weeks were canceled due to rain. Overall, six teams have joined. *Adult Co-Rec Kickball* fall season began Oct. 17 with a total of four teams, including a team that came to us from Scottsdale. Staff met with kickball managers regarding open kickball, which will be a great way to recruit teams from other leagues. *Youth Volleyball* will be approaching its third week with a total of four teams. *Youth Soccer* has been delayed two weeks due to weather cancellations; we have a total of 25 teams.

Staff Training: Desi Valdivia hosted five First Aid/CPR classes this month at the Community Center. She is certifying employees from all ACC departments, as well as our Dolphin swim coaches. Desi also completed the staff lifeguard recertification class this month; day camp, sports and Dolphins staff were part of the class.

Children's Programs: Monster Ball is Oct. 26 from 6-8 p.m. Staff has been developing activities, costumes and games. There will be a costume contest for all ages, and Buddie the Elf will make an appearance to help cross-market our programs. The Buddie the Elf event will take place Dec. 16 from 2-4 p.m.

Fitness & Adventure Club: Managers have combined the Adventure Club staff with the duties of Fitness Monitor. The combination is being implemented to reduce the fitness budget, but will not have a negative effect on the care and upkeep of the fitness area.

PARKS & FACILITIES

Community Park: All sports fields have now been restored from the heavy rains and the soccer fields lines are freshly painted are open for play.

Landscaping Updates: Tree trimming above ten feet at Paseo is now complete. Overseeding in Community Park is now complete. The Veterans Memorial received many new plants and flowers to prepare for the Veterans Day Ceremony.



Staff Training: All the Parks & Facilities staff completed the CPR certification class offered at the Community Center.

Mailbox Replacement: The last of the approved eight mailboxes for 2018 replacement are now complete. An additional mailbox that was vandalized in Arroyo Grande also will be replaced with the new updated mailbox design.



CIVIC BUILDING

LED Lighting: The second phase of the LED lighting conversion is complete.

Holiday Shop: The ACC has approved the Youth 4 Troops/Daisy Mountain Veterans' holiday gift donation drive. The Civic Building will be a drop-off point for purchased gifts, and one of the non-profit offices will serve as the toy shop for families to pick up their gift baskets. Gift collection will take place from Nov. 2-Dec. 20.

MCSO Substation: Staff is working closely with Parks & Facilities to assist MCSO with an updated look to the substation. The substation is undergoing some enhancements to include a new paint job, carpet cleaning, new exterior graphics/signage, an informational TV monitor in the lobby and miscellaneous other repair work.

Landscaping: BrightView has recently transitioned the flowering plants/pots to the winter variety, also planting some extra foliage in areas that needed it.

Holiday Closure: The Civic Building, including ACC and HOA offices, will close at 3 p.m. on Wednesday, Nov. 21 and will be closed Nov. 22-25 for the Thanksgiving holiday.

Public Art: A new Art in Public Places rotation opened on Oct. 13 and includes a mini-exhibit by youth. All art is for sale and we encourage residents to stop by, browse the halls and add a piece to their private collection.

SPECIAL EVENTS

Veterans Parade and Charity Picnic: These events, hosted by the Daisy Mountain Veterans and Anthem Young Professionals, take place Nov. 3 starting at 10 a.m. There is a traffic control plan in place, and there will be no public reservations of fields/ramadas until after the conclusion of the Nov. 3 events. Staff has been working with the Daisy Mountain Veterans, providing auxiliary support and guidance for the event.

Veterans Day Ceremony: The Anthem Veterans Memorial will be closed Nov. 9-10 to prepare the area for the ceremony. The upper section of Community Park will be closed for ceremony setup on Nov. 10. The ceremony will take place Nov. 11 at 10 a.m. Thank you to BrightView Landscapes for their sponsorship support. The Anthem Way Foundation received a \$5,000 grant from the AZ Dept. of Veterans Services and a \$2,500 grant from the Safeway Foundation in support of the ceremony. The November Resource Guide has details of the event, and they're also posted online: OnlineAtAnthem.com/AVM

Other Third-Party Events: The Anthem Farmers Market resumes Oct. 28; no market on Nov. 11 due to Veterans Day or on November 18. Hours will be 9 a.m.-1 p.m. The 4 Peaks Racing Turkey Trot is Nov. 22 at 8:30 a.m., starting and ending at the Community Center. A traffic plan will be in place; please be prepared for extra congestion at the Community Center, especially in the parking lots. Arizona Hills Community Church is hosting a community picnic in the Amphitheater Nov. 4 from 10 a.m.-1 p.m. We are currently reviewing nine Special Event Requests for the months of December, January, and February.

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Financial and Operations Summary – 2018 September

Financial Summary:

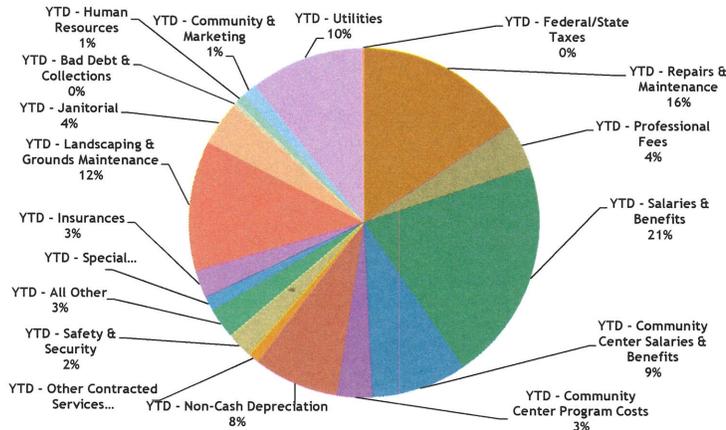
- Anthem Community Council financial performance for the month of September 2018 continues to be favorable against Budget and favorable against YTD September 2017 actual results.
- **Balance Sheet Review:**
 - Net of cash balances due to our HOA partners, the ACC has \$3.9 million in operating cash.
 - Our adjusted Reserve Fund balances at \$15.2 million. Planned expenditures for 2018 are now estimated at \$1.4 million, and preliminary 2019 planned Reserve Fund expenditures are \$1.1 million, pending final internal review. The ACC updated Reserve Study is finalized and will be presented at the October 2018 Open Board Meeting, which calls for increased annual funding from \$2.1 million to \$2.22 million.
 - Our Enhancement Fund balance is \$1.5 million. YTD September actual funds received are \$71,000 ahead of budget and \$86,000 ahead of 2017 funding.
 - Collections and Accounts Receivable balances continue to trend positively. As of the close of September, total community open receivables are at \$958,000, which is \$71,000 below September 2017 and \$380,000 below September 2016.
- **Income Statement Review:**
 - Net revenues for YTD September are \$181,000 favorable to budget and \$176,000 ahead of 2017 YTD September. Within our revenue stream, Commercial Assessments, Resale Revenues and Rental revenues are trending positively, while other revenue categories are flat against budget and against last year.
 - Utilities are level against budget and \$25,000 favorable to 2017 YTD actuals.
 - Professional Fees, net of timing differences, are \$62,000 above budget but level with 2017 YTD results.
 - Financial costs are level with 2017 YTD results and are \$117,000 favorable to YTD Budget as Bad Debt costs continue to track favorably.
 - Repair and Maintenance costs, net of timing differences, are running \$36,000 below budget and \$42,000 below YTD 2017.
 - General & Admin expenses are \$71,000 below budget and \$107,000 below 2017 levels, after factoring in timing differences.
- In addition to scheduled granite replenishment in 2018, the ACC in coordination with our Parkside partners, will be doing a \$85,000 granite replenishment project in October & November in the Hastings Way area and Gavilan Peak Parkway area near Whitman Drive and Memorial Drive.
- The complete ACC monthly financial package is posted at *OnlineAtAnthem.com*. We invite all Anthem property owners to take the time to become familiar with the community's financial stability and financial performance.

This YTD	Last YTD	This YTD
September	September	September
ACTUAL	ACTUAL	BUDGET

BALANCE SHEET SUMMARY

Operating Cash	4,294,917	4,194,590
Reserve Fund	15,192,103	14,479,829
Enhancement Fund	1,499,856	1,615,217
Receivables - ACC	496,686	541,789
Receivables - Other	66,453	63,122
Receivables - Allowance	(368,561)	(517,117)
Other Current Assets	221,866	211,535
Net Fixed Assets	14,597,442	15,196,145
TOTAL ASSETS	36,000,762	35,785,112

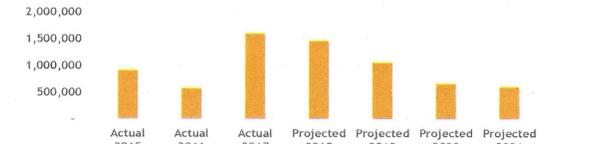
Trade & Supplier Payables	263,743	327,652
Payroll & Benefits	258,542	245,057
Prepaid Assessments	964,480	939,860
Deferred Assessments	163,762	216,069
Other Current	181,544	190,258
Funds Due HOAs	313,291	613,021
Retained Equity	33,523,646	32,231,724
Current Year Surplus	331,753	1,021,471
TOTAL LIABILITIES & EQUITY	36,000,762	35,785,112



HOW ASSESSMENT DOLLARS HAVE BEEN SPENT - CURRENT YTD

TOTAL ANTHEM A/R	TOTAL	Due Now	31 - 60	61 - 90	91 - 180	Over 181
Country Club	54,371	10,129	433	1,516	15,948	26,345
ACC	496,686	42,890	9,586	25,649	143,638	274,923
Parkside	401,101	23,042	107	10,264	45,698	321,991
Villages	6,617	75	-	-	3,664	2,878
TOTAL	958,776	76,136	10,126	37,429	208,948	626,137

TOTAL ANTHEM A/R	TOTAL DUE	Owner Type		TYPE OF OPEN RECEIVABLE		
Country Club	54,371	Current	Previous	Assessmnt	Legal	CC&Rs
Country Club	54,371	46,334	8,037	32,022	1,125	21,224
ACC	496,686	398,757	97,929	234,310	262,376	-
Parkside	401,101	331,097	70,004	70,851	56,000	274,251
Villages	6,617	6,617	-	6,392	-	225
TOTAL	958,776	782,805	175,970	343,574	319,502	295,700



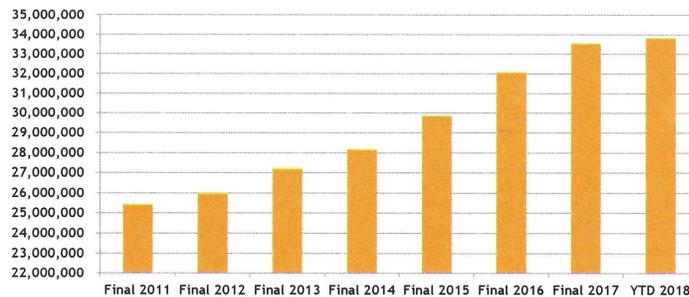
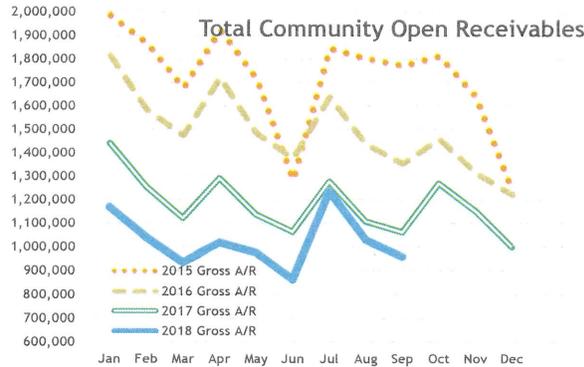
ACTUAL & SCHEDULED RESERVE FUND SPENDING 2015 - 2021

PROFIT & LOSS SUMMARY

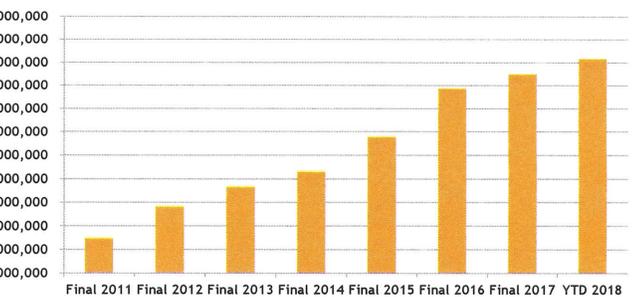
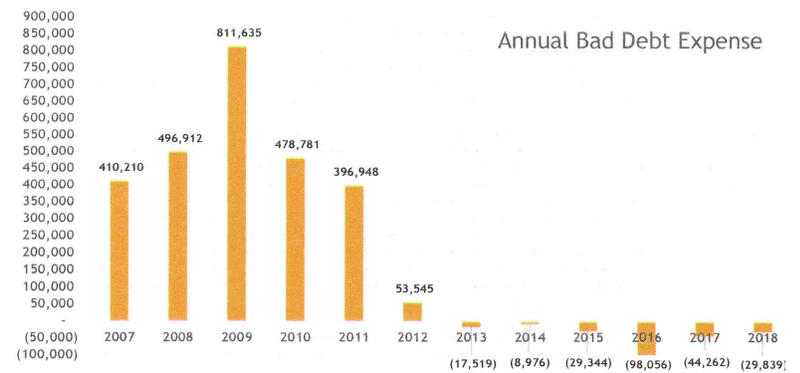
Assessments	6,753,750	6,642,390	6,721,233
Community Center	767,153	769,620	939,758
Events	92,444	103,121	80,825
Other Revenues (Net)	750,396	672,382	485,983
Transfer to Reserve Fund	(1,530,000)	(1,530,000)	(1,575,000)
TOTAL REVENUES	6,833,743	6,657,513	6,652,799

Direct Programs Cost	226,420	225,758	260,191
Events Costs	98,845	103,592	115,811
Community Involvement	99,619	110,745	126,352
Utilities	733,839	727,878	759,809
Professional Fees	296,244	192,958	300,075
Financial Costs	17,141	19,972	134,308
Insurances	180,178	181,190	279,025
Security Costs	168,087	176,029	214,114
Human Resources	59,428	54,566	88,106
Repairs & Maintenance	520,833	615,037	577,786
Landscaping	847,326	835,344	845,250
Contract Services	355,247	355,709	386,253
General & Administrative	195,099	126,555	291,539
Compensation - Comm Ctr	617,351	603,235	612,030
Compensation - Facilities	575,994	526,933	626,250
Compensation - Admin	1,447,413	1,441,364	1,823,474
Depreciation	553,611	570,823	638,550
All Other Expenses	(28,453)	9,876	37,800
TOTAL EXPENSES	6,964,222	6,877,563	8,116,726

OPERATING SURPLUS	(130,480)	(220,049)	(1,463,928)
RESERVE SURPLUS	782,203		
ENHANCEMENT SURPLUS	(319,970)		
TOTAL SURPLUS (DEFICIT)	331,753		



Growth in Community Net Equity Year Over Year



Growth in Reserve Fund Balances Year over Year

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Memorandum

To: ACC Board of Directors

From: Neal Shearer, Community Executive Officer
Dawn Dworak, Management Analyst

Date: October 18, 2018

Re: **Dog Park Conceptual Design and Preliminary Cost Estimate**

Recommendation

It is recommended that the Board provide direction regarding the conceptual dog park design and the preliminary project cost estimate, in order to allow the design/build team to perform the detailed work required to develop the 90% design and 90% Guaranteed Maximum Price (GMP) to be presented at a Special Board Meeting on Dec. 12, 2018 (tentative date).

Background

On Sept. 26, 2018, Staff and the design/build team of Valley Rain Construction & EPG Architects presented a conceptual overview of the dog park, including key design elements and cost issues. (Please refer to the on-line staff report for this meeting for detailed background information including the critical path steps completed to date). On that date, residents provided positive feedback regarding the dog park concept design and there were suggestions regarding possible features to add to the dog park, including a restroom and dog water feature.

Following this meeting, Staff met with the residents who submitted the dog park proposal in 2017, as part of the master plan process. This meeting reinforced the most prevalent public input received throughout the master plan process—that the main objective is to provide a high-quality, functional dog park with the most important components; those being 1) appropriately sized multiple dog park cells that allow for turf regeneration and 2) adequate shade in each cell. Staff also conducted informal briefings with Board members to gather additional feedback about dog park design features and cost considerations. Following these meetings, Staff directed the design/build team to return to the Board meeting on Oct. 24 with a base concept design including four off-leash cells and additional alternative design features for the Board's consideration that would impact the project scope and cost estimate (see page 2).

It is important to emphasize that this project is on a fast-track schedule in order to meet the desired completion date of Sept./Oct. 2019. As a result, the project team must receive Board direction on the concept design and preliminary cost estimate on Oct. 24, prior to having completed some key analyses that may impact the final design and project cost. For example, a critical element that is still under evaluation is the drainage system, which will include retention basins and possibly require multiple dry wells. A percolation test scheduled for the week of Oct. 22, with results available the week of Nov. 5, will provide guidance for the proper drainage system required. Also, lighting photometric analysis is still ongoing in order to identify acceptable lighting configurations, including the number and height of light poles (only low-glare, low-profile, dark sky-compliant, LED lights will be considered). Barring unforeseen delays, the project team plans to present 90% design drawings with the associated 90% Guaranteed Maximum Price (GMP) at a Special Board Meeting tentatively scheduled for Dec. 12.

Dog Park Concept Design – Base Design Elements

- Four (4) off-leash cells with natural grass for large/active dogs, small/passive dogs and turf recovery;
- 6” sand base for healthy turf growth;
- Galvanized chain link fencing and double-gated entry/exit;
- A controlled pedestrian access gate and gated parking lot;
- Shade features and furnishings in each off-leash cell;
- On-site parking (reduced from 62 to 39 spaces);
- Maintenance access ways;
- Sidewalks;
- Landscaping;
- Retention basins;
- Lighting (24’ pole height, low-glare heads) for night-time use;
- A left-turn lane on Meridian Drive as specified by MCDOT; and
- The realignment of the Maricopa Trail south of the dog park.

Dog Park Concept Design – Alternate Items for Consideration

- Reduce dog park to three (3) off-leash cells (approx. ½ acre net reduction); Deduct \$149,625
- Reduce sand base by 2” (4” total thickness); Deduct \$25,650-\$29,100
- Reduce light pole height to 18’; Add \$31,780-\$57,170
- Replace galvanized fencing with black vinyl coated fencing; Add \$8,470-\$10,395
- Add a unisex restroom with sewer line extension from Meridian Dr.; Add \$168,000
- Add one or two agility courses; Add \$14,000/each

The aforementioned dog park water feature is not listed as an alternate design feature due to design and cost implications, including the escalating cost of potable water.

Staff and the project team are working diligently to refine specific model types, quantities and unit pricing for some components and as a result, the preliminary cost estimates included in this report may change prior to the Board meeting presentation. Based on the information as of today, the preliminary estimated construction cost for the “base design elements,” as noted above, is approximately **\$1,555,035**. This estimate does not include preconstruction and architectural design services (\$129,868), security cameras (\$15,500), signage (\$10,000), County plan review and permit fees (\$20,000), a contingency allowance of 6%, and legal/survey expenses associated with the NAOS boundary changes through the Army Corps of Engineers (to be determined).

Next Steps

The project schedule includes two additional open Board meeting presentations with feedback opportunities and tentative/final approvals, including:

- Dec. 12 (Special Board Meeting): 90% design and 90% GMP; and
- Jan. 23, 2019: Final design and GMP approval.

The overall project schedule is very tight and dependent on navigating some additional challenges, most notably, the length of time it will take for County plan review and permitting, Board of Supervisors’ approval of the amended Maricopa Trail Easement (for trail realignment) and ACOE approval of the amended Restrictive Covenant for the NAOS boundary changes. Any substantial delay that impacts the overall project schedule could push out the project completion one year.

Meeting Notifications

Notice for the Oct. 24 Board meeting was included in four eNews editions (2 ACC, 1 Parkside and 1 Country Club), several social media posts, the community calendar, LED sign, and letters were sent on Oct. 15 to over 30 homeowners within 600+ feet of the dog park site.

Closing Comments

The design/build team and staff will present additional information, address questions and receive Board and resident feedback at the Oct. 24 meeting.

Attachments:

- 4-Cell Dog Park Concept Design
- Alternate 3-Cell Design
- Project Cost Spreadsheets



EACH ENCLOSURE INCLUDES:

- 14' X 10' VESTIBULE
- (1) DOG DRINKING FOUNTAIN
- (1) DOG WASTE STATION
- (2) SHADE CANOPIES
- (2) 6' BENCH
- (1) TABLE
- (1) TRASH RECEPTACLE

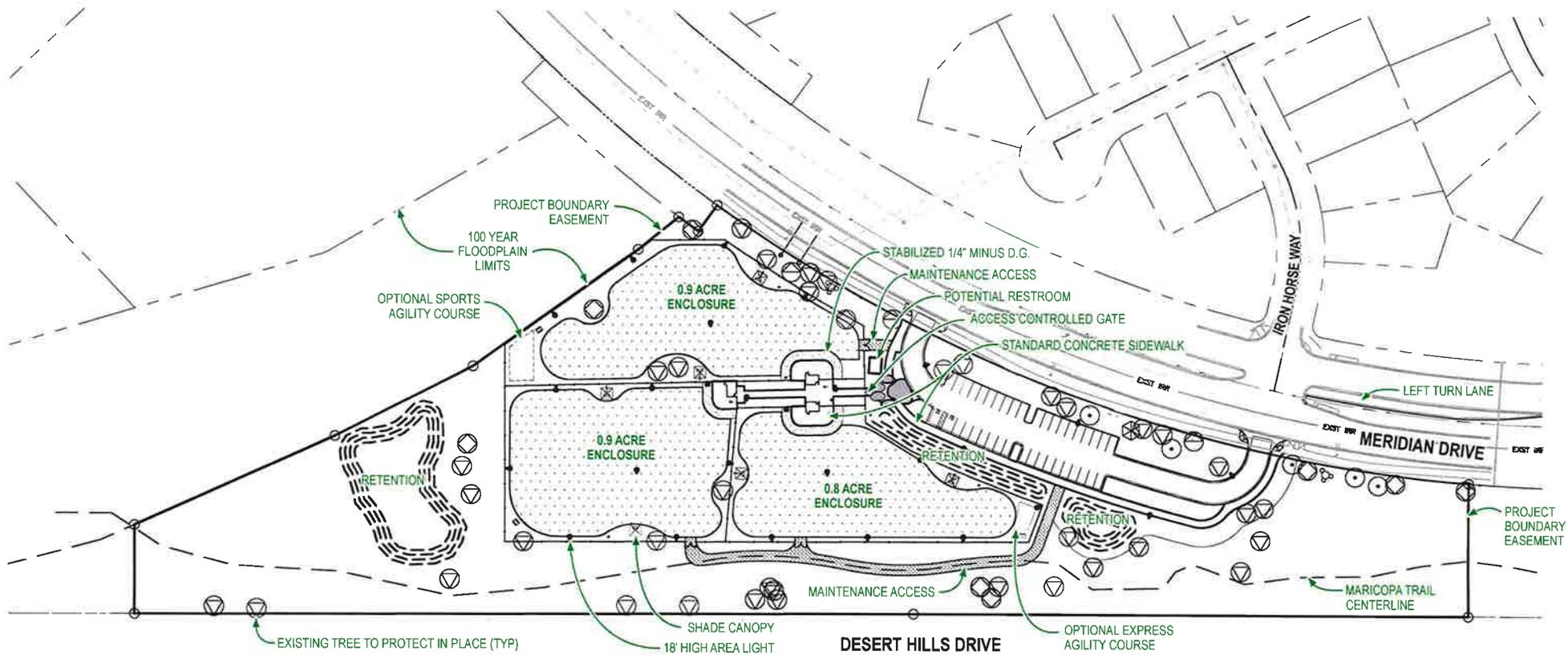


ANTHEM DOG PARK
Proposed Concept Plan

0 30' 60' 120'
Scale: 1" = 60'-0"

North

epg
10/17/2018



- EACH ENCLOSURE INCLUDES:**
- 14' X 10' VESTIBULE
 - (1) DOG DRINKING FOUNTAIN
 - (1) DOG WASTE STATION
 - (2) SHADE CANOPIES
 - (2) 6' BENCH
 - (1) TABLE
 - (1) TRASH RECEPTACLE



ANTHEM DOG PARK

Option B (Three Cell Draft Concept)

Boundary depicts approx. 7.81 acres to be removed from the NAOS and mitigated by approx. 8.77 acres of open space

ALL BEARINGS AND DISTANCES ARE APPROXIMATE.

Anthem Community Council

Project:: **Dog Park**
 Design/Build: Valley Rain Construction & EPG
 Plans: Concept Plan (4 Cell)
 Dated: 10/17/2018

Estimate No: **2**
 By: ACC - DMD
 USF:
 Date: **10/18/2018**

Item	Basic Scope Items	Qty	U/M	Unit Price	Total	Category Total	Notes
1	General Conditions						
2	Project Management, site fencing, dumpster, j-john, dust permit, water and water meter permit	1	ls	107,000.00	107,000		
3	Architectural design, civil, structural, electrical and landscape engineering, printing and geotech services & Preconstruction Services	1	ls	129,868.23	129,868		
4	Subtotal					236,868	Valley Rain & EPG
5							
6	Site Work						
7	Demo - Remove curb & gutter, remove and replace asphalt, clear & grub	1	ls	41,326.00	41,326		
8	Grading - rough grading, drywells, catch basin, 12" drainage piping, headwall	1	ls	122,282.00	122,282		
9	Paving/Civil - vertical curb, valley gutter, paving, stablized DG at parking, 6" ABC at road, access gates	1	ls	153,719.50	153,720		
10	Add left hand turn lane - curb & gutter, remove asphalt, subgrade prep, pavement, striping, restore landscaping, traffic control	1	ls	60,008.50	60,009		
11	Signage & Striping - white traffic stripe, firelane curb paint, ADA signage & symbols, Stop sign	1	ls	1,825.50	1,826		
12	Hardscape - concrete paths (8') w/headers	1	ls	79,704.75	79,705		
13	Subtotal					458,866	
14							
15	Landscaping						
16							
	Irrigation - pvc, sleeves, laterals, rotors, controllers, valves,wire, blackflow, sensors	1	ls	129,325.60	129,326		
17	Plants - 100 - 24" box trees, 100 - 5 gal. shrubs	1	ls	44,700.00	44,700		
18	Native Plant Relocation - Saguaro, small cacti, trees and temp nursery	1	ls	12,441.00	12,441		

Anthem Community Council

Project:: **Dog Park**

Estimate No: **2**

Design/Build: Valley Rain Construction & EPG

By: ACC - DMD

Plans: Concept Plan (4 Cell)

USF:

Dated: 10/17/2018

Date: **10/18/2018**

Item	Basic Scope Items	Qty	U/M	Unit Price	Total	Category Total	Notes:
19	Misc. Items - Hydroseed Mix A, maintenance of landscape until substantial completion	1	ls	15,600.00	15,600		
20	Surface Materials - desert pavement, 1/4" minus stabilized DG, screened DG, angular rock	1	ls	73,835.00	73,835		
21	Subtotal					275,902	
22							
23	Dog Park Area						
24	Gate card reader system, stolons Tiff 419, 6" sand layer, 1/4" minus stabilized DG, drainage system	1	ls	178,160.00	178,160		
25	Fencing - 11 ga. galvanized, entry gates, 8' wide double gates for maintenance access	1	ls	149,860.00	149,860		
26	Site Furnishings - T Post Hip Roof type shade canopies, picnic tables, pet dispensers, chilled drinking fountain, pet fountains, benches, trash cans	1	ls	142,894.00	142,894		
27							
28	Subtotal					470,914	
29							
30	Electrical						
31	Service and gear, 24ft light fixtures, power to drinking fountain	1	ls	242,353.00	242,353		
32	Security Cameras	1	ls	15,000.00	15,000		ACC
33	Subtotal					257,353	
34							
35	Signage	1	allowance	10,000.00	10,000	10,000	ACC
36	County Plan Review and Permits	1	allowance	20,000.00	20,000	20,000	ACC
37							
38	TOTAL					1,729,903	
39	Contingency					100,000	
40							
41							
42	TOTAL					1,829,903	

Anthem Community Council

Project:: **Dog Park**

Estimate No: **2**

Design/Build: Valley Rain Construction & EPG

By: ACC - DMD

Plans: Concept Plan (4 Cell)

USF:

Dated: 10/17/2018

Date: **10/18/2018**

Item	Basic Scope Items	Qty	U/M	Unit Price	Total	Category Total	Notes:
43							
44							
45	Alternate Items for Consideration						
46	1 Black vinyl coated fencing and posts						
47		1	ls	10,395.00			
48	Total Added Cost					10,395	
49							
50	2 1 Uni-Sex Restroom with sewer connection						
51		1	ls	168,000.00			
52							
53	Total Added Cost					168,000	
54							
55	3 Agility Course (Each)						
56		1	Allowance	14,000.00			
57	Total Added Cost					14,000	
58							
59	4 Water Feature						
60	**Requires potable water and drainage**	1	Allowance	50,000.00			
61	Total Added Cost					50,000	
62							
63	5 Reduction of 2" in sand base						
64		1	ls	-29,100.00			
65							
66	Total Deduct					-29,100	
67	6 Reduce to 3 off-leash areas						
68		1	ls	-149,625.00			
69	Total Added Cost					-149,625	
70							
71	7 Decrease light pole height to 18ft						
72		1	ls	57,170.00			
73	Total Added Cost					57,170	

Anthem Community Council

Project:: **Dog Park**
 Design/Build: Valley Rain Construction & EPG
 Plans: Concept Plan (3 Cell)
 Dated: 10/17/2018

Estimate No: **2**
 By: ACC - DMD
 USF:
 Date: **10/18/2018**

Item	Basic Scope Items	Qty	U/M	Unit Price	Total	Category Total	Notes:
1	General Conditions						
2	Project Management, site fencing, dumpster, j-john, dust permit, water and water meter permit	1	ls	90,500.00	90,500		
3	Architectural design, civil, structural, electrical and landscape engineering, printing and geotech services & Preconstruction Services	1	ls	129,868.23	129,868		
4	Subtotal					220,368	Valley Rain & EPG
5							
6	Site Work						
7	Demo - Remove curb & gutter, remove and replace asphalt, clear & grub	1	ls	40,026.00	40,026		
8	Grading - rough grading, drywells, catch basin, 12" drainage piping, headwall	1	ls	119,682.00	119,682		
9	Paving/Civil - vertical curb, valley gutter, paving, stablized DG at parking, 6" ABC at road, access gates	1	ls	157,527.50	157,528		
10	Add left hand turn lane - curb & gutter, remove asphalt, subgrade prep, pavement, striping, restore landscaping, traffic control	1	ls	60,008.50	60,009		
11	Signage & Striping - white traffic stripe, firelane curb paint, ADA signage & symbols, Stop sign	1	ls	1,825.50	1,826		
12	Hardscape - concrete paths (8') w/headers	1	ls	74,204.75	74,205		
13	Subtotal					453,274	
14							
15	Landscaping						
16	Irrigation - pvc, sleeves, laterals, rotors, controllers, valves,wire, blackflow, sensors	1	ls	125,844.60	125,845		
17	Plants - 80 - 24" box trees, 100 - 5 gal. shrubs	1	ls	36,880.00	36,880		
18	Native Plant Relocation - Saguaro, small cacti, trees and temp nursery	1	ls	12,441.00	12,441		

Anthem Community Council

Project: **Dog Park**
 Design/Build: Valley Rain Construction & EPG
 Plans: Concept Plan (3 Cell)
 Dated: 10/17/2018

Estimate No: **2**
 By: ACC - DMD
 USF:
 Date: **10/18/2018**

Item	Basic Scope Items	Qty	U/M	Unit Price	Total	Category Total	Notes:
19	Misc. Items - Hydroseed Mix A, maintenance of landscape until substantial completion	1	ls	15,600.00	15,600		
20	Surface Materials - desert pavement, 1/4" minus stabilized DG, screened DG, angular rock	1	ls	64,297.00	64,297		
21	Subtotal					255,063	
22							
23	Dog Park Area						
24	Gate card reader system, stolons Tiff 419, 6" sand layer, 1/4" minus stabilized DG, drainage system	1	ls	158,095.00	158,095		
25	Fencing - 11 ga. galvanized, entry gates, 8' wide double gates for maintenance access	1	ls	121,400.00	121,400		
26	Site Furnishings - T Post Hip Roof type shade canopies, picnic tables, pet dispensers, chilled drinking fountain, pet fountains, benches, trash cans	1	ls	111,095.00	111,095		
27							
28	Subtotal					390,590	
29							
30	Electrical						
31	Service and gear, 24ft light fixtures, power to drinking fountain	1	ls	215,983.00	215,983		
32	Security Cameras	1	ls	15,000.00	15,000		ACC
33	Subtotal					230,983	
34							
35	Signage	1	allowance	10,000.00	10,000	10,000	ACC
36	County Plan Review and Permits	1	allowance	20,000.00	20,000	20,000	ACC
37							
38	TOTAL					1,580,278	
39	Contingency					100,000	
40							
41							
42	TOTAL					1,680,278	

Anthem Community Council

Project: **Dog Park**
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 Dated: 10/17/2018

Estimate No: **2**
 By: ACC - DMD
 USF:
 Date: **10/18/2018**

Item	Basic Scope Items	Qty	U/M	Unit Price	Total	Category Total	Notes:
43							
44							
45	Alternate Items for Consideration						
46	1 Black vinyl coated fencing and posts						
47		1	ls	8,470.00			
48	Total Added Cost					8,470	
49							
50	2 1 Uni-Sex Restroom with sewer connection						
51		1	ls	168,000.00			
52							
53	Total Added Cost					168,000	
54							
55	3 Agility Course (Each)						
56		1	Allowance	14,000.00			
57	Total Added Cost					14,000	
58							
59	4 Water Feature						
60	**Requires potable water and drainage**	1	Allowance	50,000.00			
61	Total Added Cost					50,000	
62							
63	5 Reduction of 2" in sand base						
64		1	ls	-25,650.00			
65							
66	Total Deduct					-25,650	
67	6 Decrease light pole height to 18ft						
68		1	ls	31,780.00			
69	Total Added Cost					31,780	

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community council

Memorandum

To: ACC Board of Directors

From: Neal Shearer, Community Executive Officer
Doug Greenstein, Community Finance and Operations Officer

Date: October 18, 2018

Re: **2019 ACC Operating Fund Budget**

Recommendation

ACC Staff recommends that the Board adopt Resolution 2018-R-03, approving the attached 2019 Operating Fund Budget for the Anthem Community Council. The 2019 Operating Fund Budget represents a balanced budget with no change in the assessment rate. The Budget includes an annualized increased contribution of \$120,000 to the annual Reserve Fund as recommended by reserve engineers Criterium-Kessler, who will present their 2018 Full Reserve Study to the ACC on Oct. 24 in advance of this budget report. The Budget has been reviewed and endorsed by the ACC Fiscal and Resource Management Committee.

Summary/Overview

The 2019 Budget includes Capital Expenditures (CapEx) of \$40,000 for security and maintenance equipment. Staff had also previously recommended and received Board support for accelerating approximately \$60,000 of Community Center and Parks & Facilities equipment as a late 2018 purchase, utilizing 2018 cost savings.

The 2019 Operating Fund Budget presented several significant challenges and obstacles that were overcome in order to result in a balanced budget. These included:

- *The continuing impact on employee compensation as a result of AZ Prop 206. 2019 will be the third year of mandatory increases to the minimum wage. The ACC utilizes significant seasonal and year-round staff in our Community Center, Park Patrol and Customer Service operations.*
- *AZ Prop 206 also has a trickle-down impact on the costs of vendor services, as our community business partners and major contractors also have to include their escalating employment costs in the prices they charge us for services.*
- *The 2018 Reserve Study added into the overall reserve funding requirement approximately \$8,000,000 in new assets since the prior study in 2013, including:*

Opportunity Way Park, the acquisition of the Civic Building, an expanded Adventure Playground, a remodeled Discovery Playground and a remodeled Community Center. The recommended annual funding requirement has increased to \$2,220,000 for 2019 forward to properly fund for the ACC infrastructure, and to maintain our focus on the highest standards of community care and operations.

- *Continued escalation of the costs of insurance and health care.* As business insurance markets harden, the ACC faces spiraling increases for property and liability coverage. Our continual focus on infrastructure and facility safety has helped to offset increased premiums. Health care costs rise by double digit percentages each year and ACC management continues to look for opportunities to provide our employees with market-competitive coverages at reasonable contribution rates in order to attract and retain highly qualified employees.
- *Consideration of unexpected issues.* Unplanned and unexpected issues require the allocation of significant Staff hours and dollars. In 2018, the ACC dedicated significant resources to support our neighbors in Desert Hills and New River by partnering with EPCOR to deliver a water hauling station to alleviate a severe potable water shortage facing those communities; extensive Board and Staff time to present its case before the Corporation Commission and RUCO in support of fair and reasonable water rates for east-side Anthem residents; initial responses to the impact of a proposed New River-Desert Hills incorporation effort, which would include annexation of selected Anthem commercial properties; and protecting Anthem's quality of life within our community by actively opposing a planned 286-unit residential housing development on the north side of Anthem, which would have resulted in adverse impacts to Anthem. As the economy continues to improve, the 2019 Budget includes a small outlay for such contingencies.

Background

Over the past eight years, the ACC has generated over \$4,000,000 in total cost savings in its continuing effort to streamline services and make best use of community funds, all without any deterioration in service quality or delivery. During that period, ACC Staff has generated over \$800,000 in ancillary new revenues by bringing formerly outsourced services in-house. Additionally, the ACC has maintained stability of the assessment rate for the six years since 2014. We remain committed to a lean budget and efficient operations with a focus on maintaining and, when possible, improving our services to the public. Factors that influenced the budget for 2019 include, but are not limited to:

- *Board Direction and Strategic Priorities.* The Board's strategic priorities include a focus on ensuring that core services are provided in the highest quality, most cost-efficient manner. Additional priorities focus on the fostering positive organizational development; implementing the master plan projects; continuing to provide high quality services, facilities and programs; continuing to strengthen local and external relationships; and emphasizing both public and workplace safety.
- *Vendor Contracts.* Vendor contracts reflect increases resulting from AZ Prop 206 and inflationary impacts on materials and labor costs. Among the key contracts servicing the

ACC, janitorial services are increasing 3% in 2019, and our landscaping contract, which has not increased for seven (7) years, will be renegotiated or rebid in mid-2019 for the 2020 year.

- *Staffing.* In a tightening market for employers, competition for qualified workers is placing a strain on the ACC budget as competitive employers raise salary levels, improve benefit offerings and offer perks to attract more qualified staff. ACC management continues to explore ways to stabilize the organization, minimize the high cost of turnover and enhance succession management options for key positions.
- *Reductions in C-Level Management.* The 2019 Budget reflects a concerted effort to streamline senior management and lead the organization with one less C-Level officer, by combining the COO and CFO positions, and expanding the scope of the CEO and other key positions.
- *Maintenance Cost Increases.* Almost 60% of the overall ACC annual spend is directed towards community maintenance, infrastructure repair and maintenance, landscaping and turf maintenance and operational safety. Building materials and supplies, maintenance labor, and machinery and equipment are experiencing significant cost increases, and these have and will continue to escalate costs within the ACC. Additionally, the 2019 Budget includes a full year of operating costs for the pickleball courts and three months of anticipated operating and maintenance expenses for the dog park project.
- *Program and Amenity Attendance and Participation Shifts.* We continue to monitor changing trends within the community as to amenities and programs offered, as well as try to balance revenue opportunities while not competing against Anthem businesses. Attendance in our internal sports programs, for example, is declining as a result of expanded third-party clubs, which offer more resources and different types of competitive experiences. Anthem and the surrounding areas offer a wider array of programs, including school and church-based options for parents and children, and the ACC is seeing a decline in the revenues and attendance of its programs as a result.
- *Operational Cost Impact of Adding Amenities.* The ACC has pursued an aggressive path to involve the community in identifying and implementing new amenities to improve the quality and scope of the Anthem living experience. Staff has advised the ACC Board that expanding the community infrastructure carries with it a requirement to fund the annual operating costs of these amenities. While the 2019 Budget has absorbed these anticipated costs, in future years the Board should consider allocating a portion of the enhancement funding to help cover annual operating costs for these amenities.

While Staff is proud to present a budget with no assessment increase, the Board and community owners should recognize that consideration of an assessment increase in 2020 or 2021 will be carefully reviewed as continuing cost pressures cannot be funded at current assessment levels.

The ACC, in its budgeting process, incorporates a longer view of its financial stability and planning. The focus is to analyze community needs and financial objectives for the upcoming budget year, forecast revenue and expense requirements over a five-year window, and to develop

and deploy strategies to achieve multiple years of balanced budgets, stable cash flow and fiscal health.

Process

The annual budget preparation process included a hybrid zero-based approach by each operating department. Staff includes Board direction and priorities into the budget objectives, infrastructure reviews, community trends and community suggestions. Staff at all levels offer efficiency suggestions, improvements and cost-savings opportunities. As departmental budgets take shape, they are scrutinized, reviewed and challenged by the CEO and CFO until the final document reflects our best thinking and a realistic inclusion of projected revenues and expenses. The budget document also includes a continuing challenge to directors to refine actual performance throughout the year, and embrace opportunities to generate cost savings without a sacrifice of service quality or delivery. Prior to this meeting, the budget was analyzed FaRM and was the subject of two public work sessions with the Board in August and a joint Board and FaRM work session on Oct. 3. Public comment was welcomed and incorporated into this final budget.

Conclusion

This budget incorporates many hours of work by the combined Staff of all ACC departments, and careful scrutiny by ACC executive management. While no budget can anticipate every occurrence that would impact an operating year end-result, we believe that this budget presents a realistic and achievable objective, and presents both an opportunity and challenge to our dedicated staff and leadership to again demonstrate its focused attention on utilizing community resources wisely and efficiently. We are proud to present this budget for your approval and adoption.

Attachments

The following attachments are provided in support of this budget recommendation:

- | | |
|------------------------|---|
| • Resolution 2018-R-03 | Resolution adopting the 2019 ACC Budget |
| • Summary 2019 Budget | Summarized presentation of the 2019 ACC Budget |
| • Graphic Presentation | Pie Chart of Sources & Uses for 2019 ACC Budget
Summary of ACC Reserve Fund and ACC Equity |
| • CapEx Schedule | Recommended ACC 2019 Capital Expenditures |
| • Reserve Spend | Preliminary Listing of ACC 2019 Reserve Fund Spending |
| • Detailed 2019 Budget | Detailed Monthly ACC 2019 Consolidated Budget |

Departmental Highlights

Below are highlights by department; Staff will be prepared to address any questions that you may have regarding the budget proposals.

40 – Administration

Items	Notes
Revenue	<ul style="list-style-type: none">Revenues, prior to Reserve Fund contributions have increased to account for the homes closing escrow within Circle Mountain and two new senior living facilities.
Expenses	<ul style="list-style-type: none">Professional fees, which include legal, audit, tax and consultancies, are planned to decrease approximately \$50,000 from 2018 Budget levels. All other professional expenses remain relatively constant across both budget years.Financial expenses are planned to decrease \$35,000 over 2018 levels.General and Administrative expenses are planned to have a net \$120,000 increase over 2018 budgeted amounts. While compensation will increase as a result of planned merit increases and AZ Prop 206, and health costs will increase by approximately 10%, ACC management has budgeted for reductions in other Administrative categories to offset these increases.The ACC plans to hire a successor to the Controller position, which has been unfilled for two years, and is evaluating adding an additional Management Analyst to support an extensive volume of projects, oversight of numerous key services contracts that are up for renewal in the next 24 months, and other administrative work that is currently straining existing Staff resources.
Security Measures	<ul style="list-style-type: none">The 2018 Budget initiated a \$50,000 spend for needed security and facility improvements resulting from the ongoing Vulnerability Threat Assessment originally initiated through MCSO. This project remains a priority, and unspent funds have been carried forward into the 2019 Budget. This Budget includes planned expenditures for expansion of physical security measures and video security, improvements to internal IT network backup and data protection, expansion of wireless access in common areas to benefit Anthem residents and improved IT security at the desktop and network level.Physical security at ACC special events, common areas and public meetings continues unchanged. The ACC has a relationship with several armed and unarmed security services to monitor ACC facilities, assets and public gatherings. Included in this category is the ACC's long-standing relationship with the North Valley Posse, which provides a uniformed presence at ACC events and in other capacities.
Reserve Fund	<ul style="list-style-type: none">Transfers to the 2019 Reserve are planned at \$2,220,000, an increase of approximately \$120,000 over estimated final 2018 actual contributions. This reflects the guidance of the Reserve Study engineers, who have recently completed their study of Anthem's common assets, and incorporates the addition of approximately \$8,000,000 in new common assets added to Anthem since the 2013 Reserve Study was completed.Each year, ACC management reviews the list of assets projected for repair or replacement as determined by the reserve engineers, which is based on estimated useful lives and other relevant factors. Each line item is evaluated to justify "need" in the upcoming budget year, as well as evaluating which scheduled assets can be postponed without quality impairment, and which future scheduled assets may need to be accelerated into the upcoming budget

	year due to their assessed condition. There are over 1,200 line items comprising our current Reserve Schedule, inclusive of block wall repair, painting, HVAC, sidewalk repair, asphalt repair and maintenance of community amenities.
Enhancement Fund	<ul style="list-style-type: none"> While the activity in the Enhancement Fund is a function of residential and commercial resales of property and is out of the direct control of the ACC, the historical trend has been that there are approximately 900 resale transactions that occur in the average year. The ACC is budgeting a slight increase in 2019 over the 2018 Budget, at \$679,960. Enhancement Fund activity includes a contribution from Pulte and Lennar for each home that is sold in Circle Mountain by the developer to the first private buyer.

41, 42, 43 – ACC Community Center (CC) Administration, Programs and Maintenance

The Community Center Budgets include routine maintenance, janitorial, programming and other administrative and operational expenses. Note that many of the programming costs are influenced by the amount of management salary allocated to that particular area.

The focus and daily emphasis of the Community Center is to provide a wide range of quality amenities for our residents and their families within a safe and inviting environment. ACC management continues to evaluate the types of programs and equipment that enhance the user experience. As part of that continual evaluation, the ACC is dedicated to balancing its staffing resources to complement its offerings to the community.

Items	Notes
Revenue	<ul style="list-style-type: none"> The ACC currently is undergoing an extensive fee review for programs, rentals and activities within the Community Center and its amenities. While the ACC recognizes that certain activities are historically covered under general community assessments, the long-term objective is that amenities, activities and programs that are optional, and which involve cost outlays by the ACC, should be priced at a level that does not create a deficit to the ACC, and essentially should not be subsidized through general assessments. It is anticipated that recommendations for appropriate changes in fee structures will be brought to the Board in mid-2019 for consideration into the 2020 Budget. Within the 2019 Community Center Budget, there are limited fee increases proposed to cover the cost of camp field trips and away swim meets. These activities will be priced so that no net deficit is created. The demographics of users of Community Center amenities and programs continues to evolve as more local business options become available, and more established third-party sports clubs provide an alternative experience for Anthem youth. These trends are indicative of an overall decline in Community Center revenues, and ACC management is focusing on redefining the Community Center experience to provide opportunities to the residents and their guests that minimize overall revenue deficits. Concurrently, ACC management continues to review staffing levels and direct expenses within the Community Center to offset these deficits. The ACC will continue to evaluate contracts with sports organizations and vendors for revenue implications and to offset ACC costs.

Payroll and Benefits	<ul style="list-style-type: none"> • The Community Center employs over 100 seasonal and variable-hour employees, all of whom are impacted by AZ Prop 206. This creates a significant annual additional expense yearly, which is cumulative as the minimum wage rate escalates each year. Community Center management schedules staff as prudently as possible to minimize cost impact. • We plan to explore opportunities for efficiencies, such as consolidation of fitness and Rock Wall monitoring positions, to maximize staffing resources.
Aquatics	<ul style="list-style-type: none"> • The Aquatics Budget shows a loss, as that category includes the cost of lifeguards and related training to operate the pool and water park; expenses that are covered by assessments. • In 2018, the ACC added funding for one on-call guard each shift to address challenges with paid sick time (a new feature of the minimum wage law); we cannot operate without sufficient guards, and the new law allows for staff to call in last-minute, necessitating the move to pay a guard to be “on standby.” • The ACC invests heavily in lifeguard training and coverage, and has been a consistent five-star recipient of awards from Starfish Aquatics Institute, an organization that evaluates such programs. While expensive, there is no substitute for safety and diligence while residents and their families use the community pools and water park. • While the emphasis on safety will not be diminished in 2019, ACC management is planning to evaluate the overall organization and staffing of our aquatics and swim team programs, and recommend appropriate changes that could reduce costs without sacrifice to resident safety, and without reduction or impact on our highly successful Dolphins program.
Fitness and Rock Wall	<ul style="list-style-type: none"> • In 2018, the ACC invested in over 30 new pieces of fitness and weight training equipment. Our fitness floor continues to be a major amenity for community residents, even with significant local business competition. We continue to evaluate our array of fitness programs and fees. • With the recent remodeling of the Community Center, the ACC has added over 1,000 sq.-ft. of additional fitness space. • Rock Wall programming will be developed to increase opportunities and interest in this amenity. • With the expansion of fitness equipment, the ACC is budgeting for an increase in equipment maintenance.
Camp	<ul style="list-style-type: none"> • Camp continues to be a popular program and operates at a reasonable net profit. We are budgeting for limited additional staff hours to lower the staff-to-participant ratio for child safety, a ratio that we would like to improve even more in future budgets.
Sports Programs	<ul style="list-style-type: none"> • Anthem has seen an explosive growth in third-party club-sponsored sports, including multiple soccer organizations; lacrosse, flag football, and baseball. All of these organizations, along with the ACC’s own sponsored sports programs, compete for limited field availability. As club-sponsored sports expand, the ACC’s internal programs are seeing declining revenue, attendance and participation. However, the objective is to provide the best alternatives to Anthem youth, whether that is an internally or externally sponsored sports program, and to best utilize limited sports field availability.

Other Programs	<ul style="list-style-type: none"> • Teen programs are modestly increasing in popularity and the Community Center has added equipment and facilities, which are viewed as of interest to our teenage population. • Special events remain popular; including Parents’ Night Out, Monster Ball and the Father/Daughter Dance. • Adventure Club is the on-site drop-off daycare for children whose parents/caregivers are working out or attending a class. While the program has been in a deficit position for several years, its fee structure will be reviewed for potential modest recommended changes in 2019.
Security	<ul style="list-style-type: none"> • Security, in the form of video, audio and live physical presence, continues to be an important part of the Community Center Budget. Employee and resident safety and security are of paramount concern, and the ACC continues to invest in technologies and services so that residents may safely enjoy all that our Community Center and parks have to offer. This includes Park Patrol, overnight third-party security, and our contract with off-duty Sheriff’s deputies. We are also increasing funding for off-duty deputy security coverage and additional Park Patrol hours for the anticipated opening of the dog park in the fourth quarter of 2019.
Other	<ul style="list-style-type: none"> • CivicRec, the new recreational and program management software for the Community Center and Civic Building, went live in the second quarter of 2018. It will result in increased efficiencies in reservations, improved online program registration process, automated employee scheduling and much more. Additionally, it will provide analytics so that the ACC can better understand trends in attendance, program usage, resident reactions to ACC offerings and other valuable data. With this data, the ACC can continue to refine its offerings and remain a viable source for community enjoyment in the future.

44 – Civic Building

The Anthem Civic Building (ACB) opened to the public in January 2014, and has been Anthem’s “living room” ever since, housing ACC and HOA staff, and serving as a gathering and meeting space for Anthem residents, businesses, clubs and organizations. We offer rooms for rent, drop-in space, a Business Center, diverse programming to complement what is offered at the Community Center, a public art gallery, non-profit office space, and leased space for the Maricopa County Sheriff’s Office.

Items	Notes
Revenues	<ul style="list-style-type: none"> • The building continues to see consistent room rentals as well as free “drop-in” use, and the increasing rental revenues reflect this. The budget also accommodates costs of providing free use of space by organizations including the Fire District, HOAs and the Posse. • Overall, revenues are expected to increase 7% vs. 2018, resulting from rental and programming. The ACC has expanded its rentals to local non-profits in keeping with historical Board directives. • Currently, fees for rooms, services and programs are under careful review to better align facility costs to the per room and per-event fees charged. ACC Staff envisions making recommendations to the Board in early 2019 for selective fee adjustments; however, no increases are initially included in this budget. • ACC Staff continues to analyze rental trends as a precursor to recommendations for changes in programming and potential rental

	rates. Drop-in use (which is free for the Game Room, Arts & Crafts Room, and Lounge) continues to increase, and the Business Center is used consistently and was upgraded with newer computers and printers.
Operations and Maintenance	<ul style="list-style-type: none"> • Overall, operating expenses are predicted to slightly decrease. While janitorial costs will increase, utility costs will benefit from an ongoing conversion to LED lighting throughout the building. • With the transition to Johnson Controls for fire maintenance and inspection, the costs in this area have increased, as has the cost of the elevator inspection contract.
Programming	<ul style="list-style-type: none"> • The budget for the display of public art has decreased. As this is a partnership with the Sonoran Arts League, we are jointly planning two, instead of three, public art rotations in 2019.
Security	<ul style="list-style-type: none"> • The safety of ACC employees, visitors, owners and guests remains a high priority in all ACC buildings. The Civic Building will continue to invest in video and audio security systems, and will continue to implement prudent physical security changes as recommended by security officials. The ACC provides monthly employee safety training and the regular fire /inspections by Daisy Mountain Fire.

45 – Paseo

The ACC is responsible for maintaining all common areas (up to the building walls) in the Paseo neighborhood, located south of the Safeway shopping center. Parkside performs code enforcement and parking oversight. Paseo homeowners pay a benefited assessment in addition to their ACC and Parkside assessments to fund this additional level of care.

The ACC will continue to perform landscaping conversions to desertscape in 2019, a project that was begun in 2017. Historic overplanting within Paseo has added shade, which has deteriorated the Bermuda grass and diminished the overall appearance of the landscaping. The desertscape project will align the community with a consistent look and feel, as well as conserve water and landscaping costs, which are absorbed exclusively by the Paseo property owners.

We are currently finalizing a 2018 Reserve Study for the Paseo common assets, which include driveway pavers, exterior lighting, and sidewalks and selected other common grounds assets. The previous Paseo Reserve Study was an update performed in 2013. The Reserve Fund for Paseo is funded exclusively by the Paseo property owners and is independent of the general ACC Reserve Fund, and the ACC projects increasing the required levels of funding starting in 2020 or 2021 to build a sufficient investment account to cover future repairs and replacements for Paseo’s unique assets.

Items	Notes
Revenue	<ul style="list-style-type: none"> • The Paseo benefited assessment is not proposed to increase in 2019, and is projected at \$75,840. To date, only phase 1 (out of 3) of the 2014 Board-approved increase in Paseo’s benefited assessment has been implemented.
Expenses	<ul style="list-style-type: none"> • Water costs are trending 80% lower than 2016 levels as the conversion from potable to effluent for landscaping/irrigation in the Paseo

	<p>neighborhood continues to effectively allow expense dollars to be funneled into general landscaping and turf maintenance</p> <ul style="list-style-type: none"> • The landscaping in Paseo continues to be an area of focus for Staff and BrightView. Starting in 2017, the ACC began to convert certain front yards in Paseo to low water-use desert landscaping, install new curbs, and remove overgrown and destructive trees. Landscape beautification projects will continue into 2019; \$25,000 is budgeted for this purpose.
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46 – Parks and Facilities Maintenance

Parks & Facilities has the largest community budget and is responsible for maintenance of all ACC facilities and infrastructure, as well as: Community Park; Opportunity Way Park; Liberty Bell Park & Splash Pad; Community Center; Civic Building; Anthem Veterans Memorial; entry features; common areas not maintained by HOAs; over 10 miles of roadsides and medians; 346 acres of landscaped common area; 1,540 acres of open space (mostly protected washes); over 4 million sq. ft. of common wall and view fence; over 15 miles of walking, biking and pedestrian trails; over 8 miles of barbed wire fence; and over 20,000 trees. Maintaining community assets is an ACC core service.

Items	Notes
Personnel	<ul style="list-style-type: none"> • A planned addition to Staff in 2018 has been delayed until late 2018 or early 2019, which will supplement gaps in weekly staff coverage, provide needed flexibility to fill in for shift vacancies and further succession management options. In late 2018, the Field Supervisor for Parks & Facilities will retire after a decade of service to the ACC, and the 2019 Budget will incorporate these changes and a restructuring of the team to continue to serve the community.
Landscaping/ Irrigation	<ul style="list-style-type: none"> • The Budget reflects the stability in the cost of the base contract with BrightView Landscape, which is the largest contractual service in the ACC's Budget. The 2019 Budget includes all turf management costs in maintaining all parks, commercial easements and common grounds, as well as timed granite replacements throughout the community. The contract with BrightView, which expires at the end of 2019, has included no cost escalations for seven (7) years, including no added costs when the 10-acre Opportunity Way Park came online. ACC Staff anticipates that a new contract beginning in 2020 will require an increased funding commitment. • Irrigation system repairs continue to increase at an accelerated rate, primarily due to aging valves, water lines and invasive root systems. The ACC will propose a future project to do a gradual, timed replacement of the irrigation infrastructure in order to preserve turf care, and to minimize both expensive repair costs and potentially costly line breaks.
Utilities	<ul style="list-style-type: none"> • Water costs are projected to have a small increase in 2019 as rate increases are offset by cost savings measures, such as controlling water flow at the Adventure Playground splash pad. • Electricity costs are decreasing as a result of ongoing conversions to LED lighting in our facilities, parking areas and other exterior lighting areas, offset by increasing kWhr rates.

Maintenance	<ul style="list-style-type: none"> • The ACC will continue to invest in tree trimming, granite replacement, and plant replacement at amounts consistent with 2018 levels. • Vandalism and damage to mailbox kiosks continue to accelerate, and the ACC is replacing the low-quality builder-installed mailboxes with more secure products through the Reserve Fund. • Block wall repair costs and sidewalk repair costs are funded through the ACC Reserve Fund, and these costs continue to escalate annually as the community ages. • Due to Maricopa County requirements, we are now budgeting for wash/culvert outflow cleanup at \$15,000 in 2019. This will be an annual expense.
Supplies	<ul style="list-style-type: none"> • The ACC historically does price comparisons annually on its suppliers and attempts to balance its relationships with quality suppliers with obtaining fair and reasonable pricing and timely delivery. The ACC maintains a minimal supply of frequently used or consumed items so that cash flow is not tied up. In a market environment where the costs of construction materials and consumables are escalating significantly, the ACC has budgeted accordingly, but will continue to aggressively price shop. • Lighting supplies remain budgeted at \$35,000, consistent with 2018. • Sod for field and park repairs/replacement is budgeted at \$72,000, an increase of \$8,000 over 2018 levels.
Service Contracts	<ul style="list-style-type: none"> • The janitorial contract is currently being renegotiated, as it expires on Dec. 31. The ACC anticipates a net increase of 3%-4%, as it has been held steady for two years. • The ACC has retained its service contracts for pest control, parking lot sweeping, lake maintenance, pump maintenance, HVAC preventative maintenance, fire monitoring and elevator maintenance without increases for 2019 vs. 2018.

Master Plan Projects

The ACC Board of Directors previously approved several large-scale master plan amenity projects for construction in the 2018 through 2021 window. These projects include: (a) an expansion of the Community Center; (b) the construction of a 10-court Pickleball amenity; (c) the construction of a community dog park; and (d) an expansion of the Skate Park. Each of these projects includes a capital cost component funded through the Enhancement Fund, and an ongoing operational and maintenance cost component, funded through the Operating Fund and part of each year's budget.

Items	Notes
Pickleball Courts	<ul style="list-style-type: none"> • Construction is currently underway on ten pickleball courts, which are located on the grounds of the Community Center. The courts are expected to be open for daily play in the late fourth quarter of 2018. • The 2019 Budget for the Community Center includes a full year of funding for the janitorial, utility, maintenance and upkeep costs for this amenity.
Dog Park	<ul style="list-style-type: none"> • This project will be located on Meridian Drive. Construction is anticipated to begin in second quarter 2019 and be completed by the

	<p>fourth quarter of 2019, although this schedule is dependent on further Board and external agency approvals.</p> <ul style="list-style-type: none"> • The 2019 Budget includes three months of operating expenses for the dog park, including Park Patrol security, landscaping and janitorial services, utilities, general maintenance and supplies.
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47 – Special Events

The Special Events Budget covers revenues and expenses associated with the ACC’s major events, including Anthem Days, Music in May, Independence Day and Autumnfest. It also provides oversight and funding for the semi-annual Go Green event and a portion of the Veterans Memorial events. This department also provides oversight and support for all third-party events at Community Park. The Special Events Budget is relatively consistent from 2018 to 2019.

Items	Notes
Revenues	<ul style="list-style-type: none"> • Sponsorships have been increased by \$3,000 to reflect historical trends. • Carnival and concession receipts are projected to increase slightly. • Overall revenues are projected to increase by approximately \$3,500 against the 2018 Budget.
Expenses	<ul style="list-style-type: none"> • Expenses remain relatively consistent from 2018 to 2019, with slight increases in both Anthem Days and Music in May costs and overheads. • Approximately \$18,000 is included to fund the Memorial Day and Veterans Day ceremonies at the Anthem Veterans Memorial, as directed by the Board; this also considers the partnership with the Daisy Mountain Veterans for the Memorial Day Ceremony.

48 – Communications and Public Affairs

This department oversees all ACC communications, including, but not limited to social media, printed publications and collateral, the community website, and the Anthem Veterans Memorial. Staff also assists our HOA partners and community members with communications, rate cases, special events, Community Center and Civic Building programs, and other cross-promotional services.

Items	Notes
Expenses	<ul style="list-style-type: none"> • Independent of advertising, this Budget had a modest net change of \$3,600, even with a proposed increase of \$13,000 in advertising for Special Events and a branding campaign for Anthem’s 20th Anniversary. • Additional dollars for resident relations, social media, photography and graphics tools account for the majority of the year-over-year change. • Other expenses, such as for business support, Anthem Veterans Memorial program costs, the employee Intranet and so on, are projected to be consistent with the 2018 Budget.
Publications	<ul style="list-style-type: none"> • The Resource Guide and the Activity Guide are one combined document, and we budgeted the total cost for the publication in this department.

	<ul style="list-style-type: none"> • Page counts in the Resource Guide are projected to remain consistent with 2018 levels, inclusive of increased sponsorship ads for Special Events and additional pages for Activity Guide programs. • With the advent of new recreational and program software implemented this year, Staff will carefully monitor the analytics available, and will modify the ACC's communication approach accordingly. • The annual Budget-in-Brief document will remain a two-page document and will be combined into the quarterly assessment mailing, with a comprehensive annual budget (and including the HOAs' budgets) published in detail on the website.
Reductions	<ul style="list-style-type: none"> • We removed a proposed additional LED sign from the Capital Expenses due to budget constraints.

Resolution 2018-R-03

*Anthem Community Council Board of Directors
Approval of the 2019 ACC Budget*

Anthem Community Council, Inc.
3701 W. Anthem Way, Suite #201
Anthem, Arizona 85086

The following resolution is duly adopted by the Board of Directors of the Anthem Community Council at a regular meeting of the Board of Directors on October 24, 2018.

WHEREAS, pursuant to section 4.16 of the Bylaws for the Anthem Community Council, The Council Board shall have all powers necessary to administer the Council's affairs and to perform the responsibilities and exercise the rights of the Council as set forth in the Council Documents, the governing documents of any Association, and as Arizona law provides for nonprofit corporations;

WHEREAS, section 6.1 of the Declaration of Covenants and Easements states that at least 75 days before the beginning of each fiscal year, the Council Board shall prepare a budget of the estimated Council expenses for the coming year, including reserve contributions. The budget shall reflect sources and estimated amounts of funds to cover such expenses, which may include any surplus to be applied from prior years, any income expected from sources other than assessments and the amount to be generated through assessments authorized in the Community Covenant. The initial budget was presented on October 3, 2018 at a public meeting.

NOW THEREFORE BE IT RESOLVED, that the Board hereby adopts the 2019 Operating Budget for the Anthem Community Council as represented in Exhibit A, attached.

The undersigned, by affixing their signature hereto, do hereby consent to, authorize, and approve of the foregoing resolution in their capacity as Directors of the Anthem Community Council.

APPROVED this 24th day of October, 2018. *

Roger Willis, President

Attested by: Rick Kesselman, Secretary

* This resolution will take effect ten (10) days following the signed approval by the ACC Board President and Secretary.

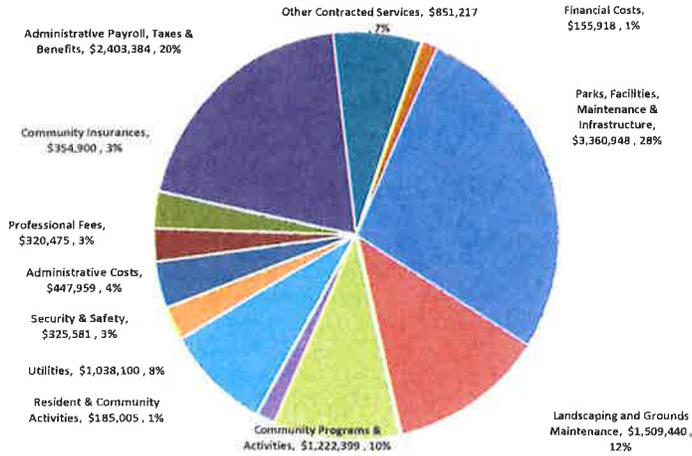
ANTHEM COMMUNITY COUNCIL

2019 CONSOLIDATED OPERATING FUND BUDGET

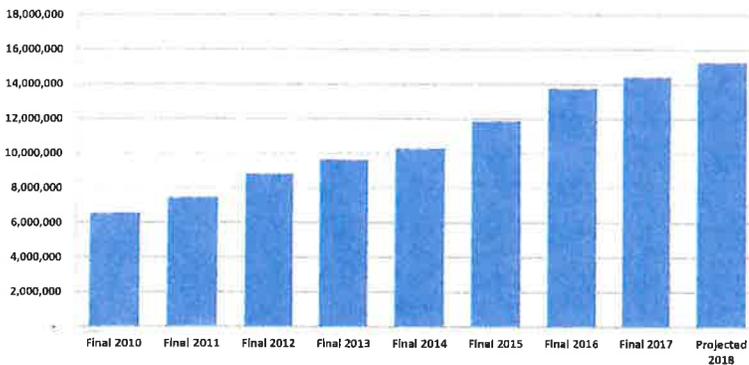
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	BUDGET PROPOSED 2019	BUDGET APPROVED 2018	FORECASTED RESULTS 2018 [9 Act / 3 Bud]	ACTUAL RESULTS 2017
Assessments - ACC	8,201,505	8,154,240	8,167,275	8,135,322
Assessments - Non-Residential	447,732	420,173	439,290	363,938
Assessments - Apartments & MultiUnit	315,600	315,611	315,611	315,611
Assessments - Benefitted	75,840	75,840	76,205	75,568
Community Programs Revenues	721,752	842,127	754,931	688,999
Special Events Revenues	121,625	117,975	129,594	150,708
Other "Hard" and "Soft" Revenues	37,175	75,162	35,665	37,270
Reimbursements - Legal & Other	155,000	94,900	144,731	146,736
Revenues - Rentals	384,800	386,135	362,748	349,781
Revenues - Resale & Disclosures	280,685	280,685	350,185	373,935
Enhancement Fees	679,960	663,580	851,394	833,548
Transfers to Enhancement Fund	(679,960)	(663,580)	(851,394)	(833,548)
Transfers to Reserve Fund	(2,220,000)	(2,100,000)	(2,100,000)	(2,040,000)
Other Non-Classified Incomes	121,212	95,814	133,862	138,473
TOTAL ASSESSMENTS & INCOME	8,642,926	8,758,662	8,810,097	8,736,341
Salaries & Payroll	650,439	628,925	624,210	608,640
Medical, Benefits & Taxes	121,111	90,086	110,121	86,733
Direct CC Program Expenses	285,374	314,765	280,994	283,841
Direct Special Events Expenses	165,475	158,460	159,394	138,138
TOTAL COMMUNITY PROGRAMS & EVENTS	1,222,399	1,192,236	1,174,719	1,117,352
TOTAL COMMUNITY INVOLVEMENT	185,005	174,100	167,366	146,685
TOTAL UTILITIES	1,038,100	1,004,436	988,466	967,977
TOTAL HUMAN RESOURCES	109,934	112,015	93,337	75,458
Salaries & Payroll - Parks / Facilities / Maintenance	642,377	700,944	630,848	577,886
Medical, Benefits & Taxes	169,221	145,112	154,951	131,780
Common Area Maintenance	11,500	36,650	20,697	11,119
Parks - Repair & Maintenance	15,000	45,900	15,251	8,514
Community Center Maintenance	35,350	27,150	28,207	23,796
HVAC & Plumbing	48,420	48,020	38,420	35,443
Pools, Spas & Water Features	93,250	97,925	85,136	72,594
Irrigation	78,740	79,500	83,670	84,805
Tools, Janitorial Supplies, Lighting, Other	84,604	81,924	99,378	81,391
R&M - Facilities & Equipment	55,200	88,180	52,394	54,312
R&M - Grounds & Other	237,200	156,200	202,543	227,480
Repair, Replace & Maintain - All Other	158,273	82,350	120,420	135,902
TOTAL REPAIRS & MAINTENANCE	1,629,135	1,589,855	1,531,915	1,445,022
General Legal & Specialized Legal	166,500	168,200	213,736	152,572
CPA, Consulting, Professional & Other	133,975	204,775	165,409	104,541
TOTAL PROFESSIONAL	320,475	372,975	379,145	257,113
Properly, Business, D&O Insurances	354,900	375,700	334,605	242,141
Bad Debt Expense	39,540	56,140	(26,498)	(109,677)
All Other Financial Expenses	116,378	113,203	127,993	64,332
TOTAL FINANCIAL	510,818	545,043	436,100	196,796
Landscape Contract	1,167,000	1,127,000	1,129,076	1,113,792
Janitorial and Sanitation Contract	391,387	383,798	377,825	363,420
Security & Other Service & Support Contracts	459,830	413,994	395,733	373,472
TOTAL CONTRACT SERVICES	2,018,217	1,924,792	1,902,634	1,850,684
Payroll - Civic Bldg & Community Center Admin	1,917,419	1,846,494	1,766,503	1,571,190
Medical, Benefits & Taxes	485,965	509,394	415,252	275,339
401K Programs & Administration	69,900	65,112	63,183	51,977
Office Consumables	47,248	50,698	32,474	23,845
Postage & Copies & Mailings	88,856	101,046	72,864	39,546
Office Equipment	14,180	19,135	4,796	15,834
Reimbursements	2,420	13,250	1,760	1,905
Dues & Subscriptions	15,184	14,351	9,948	15,943
Equipment Lease & Rentals	29,900	27,000	32,832	23,346
Voice, Cell & Data Services	153,035	137,101	113,423	67,792
Signs - Community Common Areas	5,700	10,650	10,860	7,259
Other General & Administrative	91,436	7,180	39,447	8,892
TOTAL GENERAL & ADMIN - CIVIC BLDG & COMM CNTR	2,921,243	2,801,411	2,563,342	2,102,868
TOTAL OPERATING COSTS	9,955,326	9,716,862	9,237,024	8,159,955
GROSS SURPLUS (DEFICIT)	(1,312,400)	(958,200)	(426,927)	576,386
Depreciation Expense	842,400	851,400	796,461	756,563
Interest Income, Expense, Tax Accrual	25,200	50,400	23,020	1,894
NET BOOK SURPLUS / (DEFICIT)	(2,180,000)	(1,860,000)	(1,246,408)	(182,071)
PROPOSED CAPEX	40,000		76,400	-
BASE RESERVE CONTRIBUTION	2,220,000	1,860,000	2,100,000	2,040,000
BALANCED BUDGET [+ = Surplus]	(0)	(0)	777,192	1,857,929

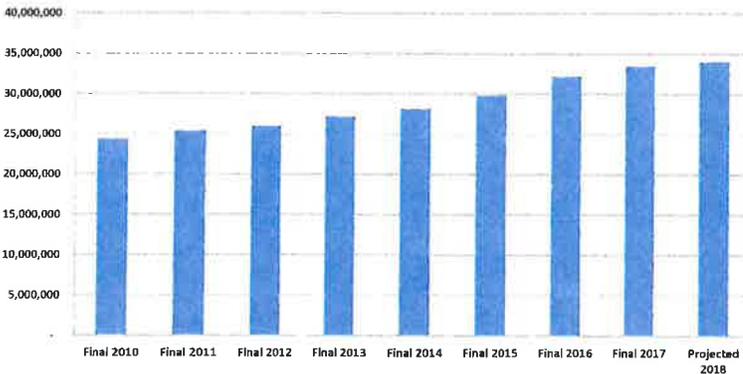
How Community Dollars Will Be Spent in 2019



Growth in Reserve Fund Balances



Growth in Community Net Equity



Assessment Payment Options

ACH Direct Debit - Download a Direct Debit Form from the Community Website at www.OnlineAtAnthem.com. Email completed forms with a VOIDED blank check to AR@AnthemCouncil.com or drop it off at the Civic Building 2nd Floor Office
ACH is the only authorized way to pay your assessments MONTHLY !!!!

Personal Check - Include your payment coupon, write your 10 digit account ID on your check and mail to: Anthem Community Council PO Box 65464 Phoenix, AZ 85082-5464

Pay Online - You can pay with a free E-check or by Credit Card. Visit our website at www.OnlineAtAnthem.com. You'll need to know three (3) codes:
 (a) the "management ID" which is: 6906; (b) the "association id" which is: 1111
 (c) Your unique 10 digit ID for your account

Anthem Community Council, Inc.

Reserve Fund Asset Listing - PRELIMINARY Worksheet for 2019 Anticipated Reserve Expenditures

1/1/2018

Location	Description	Asset ID (Prior)	Revised Asset ID	Placed in Service	Next Est. Date of Replacement	Best Estimate Useful Life	Estimated remaining Life	Category	2019
General	General Playground Repairs		10006	N / A	ANNUAL	ANNUAL	1	Grounds	10,000
General	Ground Clearing for Painting Projects	1514	10008	N / A	ANNUAL	ANNUAL	1	Painting	15,000
General	Grounds - Bollard Lights (336 ea @ \$2,700 ea)	1518	10010	1/1999	Pro-Rata Yearly	20	1	Grounds	15,000
General	Grounds - Bridge Lights (75 ea @ \$200 ea)	1414	10012	1/1999	Pro-Rata Yearly	20	1	Grounds	15,000
General	Grounds - Fencing/Walls Clean Up	2196	10024	6/2016	ANNUAL	ANNUAL	1	Grounds	25,000
General	Grounds - Pillar Lights (250 ea @ \$200 ea)	1414	10038	1/1999	Pro-Rata Yearly	20	1	Grounds	7,500
General	Miscellaneous Landscape	9903	10044	6/2016	ANNUAL	ANNUAL	1	Grounds	15,000
General	Miscellaneous Painting Projects	9904	10046	6/2016	ANNUAL	ANNUAL	1	Painting	1,500
Liberty Bell	LB Park - Playstructures	1137	11022	1/2006	1/1/2026	20	8	Grounds	10,000
Civic Bldg	Civic - Bldg - Coffee Makers (2)		12008	1/2014	1/1/2020	6	2	FF&E	1,500
Civic Bldg	Civic - Bldg - Interior HVAC Units	2295	12038	6/2015	1/1/2025	ANNUAL	1	R&M	7,500
Civic Bldg	Civic - Bldg - Landscape (General)	9105	12040	5/2014		ANNUAL	1	Grounds	5,000
Civic Bldg	Civic - Bldg - Landscape Granite Refresh	2301	12042	1/2014	1/1/2022	8	4	Grounds	5,000
Civic Bldg	Civic - Tech - Apple IMAC Graphic Design Computer	9179	12602		1/1/2018	3	0	Technology	7,500
Civic Bldg	Civic - Tech - Apple MacBook Pro - Design Dept	9178	12604		1/1/2018	3	0	Technology	3,500
Civic Bldg	Civic - Tech - Desktop Computers (9)	2315	12608	6/2017	1/1/2021	4	3	Technology	5,000
Civic Bldg	Civic - Tech - Floor 1 Bus Ctr Computers	2236	12618		1/1/2018	4	0	Technology	3,200
Civic Bldg	Civic - Tech - Floor 1 Office Computers (16)	2244	12622	3/2018	1/1/2018	4	0	Technology	32,532
Civic Bldg	Civic - Tech - Laptop Computers (13)	2313	12636	6/2017	1/1/2018	3	0	Technology	6,400
Civic Bldg	Civic - Tech - Laptop Computers (2)	2312	12638	6/2016	1/1/2018	4	0	Technology	4,175
Civic Bldg	Civic - Tech - Laptops (17)	2307	12642	3/2018	1/1/2018	4	0	Technology	32,800
Civic Bldg	Civic - Tech - Office Printers (13)	2316	12646	7/2014	1/1/2018	5	0	Technology	8,800
Civic Bldg	Civic - Tech - Security Hardware / Software		12654	1/2016		ANNUAL	1	Technology	12,500
Comm Ctr	CC - Bldg - ADA Door Control	2335	14002	11/2014	1/1/2030	16	12	R&M	14,000
Comm Ctr	CC - Bldg - Flooring - Locker Rooms (Tile)	2041	14048	1/1999	1/1/2025	25	7	R&M	500
Comm Ctr	CC - Bldg - Locker Room (Men) Remodel	1400	14082	1/1999	1/1/2025	25	7	R&M	20,000
Comm Ctr	CC - Bldg - Locker Room (Women) Remodel	2137	14084		1/1/2018	25	0	R&M	20,000
Comm Ctr	CC - Bldg - Mech - HVAC (Pckg Units)	1483	14092	1/1999	1/1/2015	15	-3	R&M	10,000
Comm Ctr	CC - Tech - Rec Software (Annual Cloud Subscription)	1375	17134	1/2006	ANNUAL	ANNUAL	1	Technology	11,000
Comm Ctr	Pool - Coping Stones (Replace)	1966	17508	6/2017	1/1/2018	ANNUAL	1	R&M	2,500
Comm Ctr	Pool - Leisure - Resurface	1111	17522	4/2010	1/1/2035	25	17	R&M	500
Comm Ctr	Pool - Waterpark (Ongoing Repairs)	1491	17558	Various	1/1/2018	ANNUAL	1	R&M	15,000
Comm Ctr	Pool Equipment - Acid Room Repairs	2015	17636	6/2017	1/1/2018	ANNUAL	1	R&M	2,000
Comm Ctr	Tennis Courts - Windscreen	1650	18068	1/2012	1/1/2018	6	0	FF&E	8,897
Comm Park	CP - Adventure PG - Tol Turf		20014	6/2016	1/1/2031	15	13	Grounds	6,000
Comm Park	CP - Asphalt Overlay	1003	20102	1/1999	1/1/2025	26	7	R&M	10,000
Comm Park	CP - Concrete Repair	1406	20120	Various	ANNUAL	ANNUAL	1	Grounds	10,000
Comm Park	CP - Lantern Lights	1104	20168	1/1999	1/1/2025	25	7	Grounds	8,000
Comm Park	CP - Playing Surface - Bocce Ball Court	1061	20220	9/2016	1/1/2026	10	8	Grounds	15,000
Comm Park	CP - Playstructure - Discovery Playground	1094	20222	6/2016	1/1/2031	15	13	Grounds	10,000
Parks&Facilities	Maintenance - Office Wall Repairs	6028	25008	Various	ANNUAL	ANNUAL	1	Grounds	75,000
Parks&Facilities	Maintenance - Sidewalk Repairs		25046	Various	ANNUAL	ANNUAL	1	Grounds	25,000
Parks&Facilities	Maintenance - Trailer	9106	25050	6/2014	1/1/2029	15	11	Vehicles	1,500
Parks&Facilities	Maintenance - Vehicles, JD Bunker 3	2185	25074	1/2013	1/1/2023	10	5	Vehicles	15,000
CountryClub HOA	CC Unit 02 - Paint Wrought Iron	1264	90014	5/2014	1/1/2019	5	1	Painting	17,200
CountryClub HOA	CC Unit 03 - Paint Wrought Iron	1265	90022	5/2014	1/1/2019	5	1	Painting	29,225
CountryClub HOA	CC Unit 05 - Paint Wrought Iron	1267	90038	6/2014	1/1/2019	5	1	Painting	15,900
CountryClub HOA	CC Unit 06 - Paint Wrought Iron	1268	90046	6/2014	1/1/2019	5	1	Painting	15,825
CountryClub HOA	CC Unit 07 - Paint Common Walls	1425	90052	5/2012	1/1/2019	7	1	Painting	2,986
CountryClub HOA	CC Unit 07 - Paint Wrought Iron	1269	90054	6/2014	1/1/2019	5	1	Painting	15,077
CountryClub HOA	CC Unit 08 - Paint Wrought Iron	1270	90062	6/2014	1/1/2019	5	1	Painting	41,948
CountryClub HOA	CC Unit 10 - Paint Wrought Iron	1272	90080	2/2014	1/1/2019	5	1	Painting	13,325
CountryClub HOA	CC Unit 11 - Paint Wrought Iron	1273	90088	2/2014	1/1/2019	5	1	Painting	7,625
CountryClub HOA	CC Unit 12 - Paint Wrought Iron	1274	90096	2/2014	1/1/2019	5	1	Painting	41,900
CountryClub HOA	CC Unit 14 - Paint Wrought Iron	1276	90112	6/2015	1/1/2020	5	2	Painting	20,290
CountryClub HOA	CC Unit 15 - Paint Wrought Iron	1277	90120	6/2017	1/1/2022	5	4	Painting	35,075
CountryClub HOA	CC Unit 16 - Paint Wrought Iron	1278	90128	6/2015	1/1/2020	5	2	Painting	71,545
CountryClub HOA	CC Unit 17 - Paint Wrought Iron	1279	90136	6/2015	1/1/2021	5	3	Painting	16,325
Parkside HOA	PS Unit 11 - Paint Wrought Iron	1231	80104	3/2014	1/1/2019	5	1	Painting	35,110
Parkside HOA	PS Unit 14 - Paint Wrought Iron	1233	80120	3/2014	1/1/2019	5	1	Painting	9,250
Parkside HOA	PS Unit 18 - Paint Wrought Iron	1237	80154	3/2014	1/1/2019	5	1	Painting	6,000
Parkside HOA	PS Unit W28.1N - Paint Wrought Iron	2355	80468	5/2014	1/1/2019	5	1	Painting	4,940
Parkside HOA	PS Unit W28.4 - Paint Wrought Iron	2351	80480	5/2014	1/1/2019	5	1	Painting	12,705
Parkside HOA	PS Unit W28.6 - Paint Wrought Iron	2352	80488	5/2014	1/1/2019	5	1	Painting	6,200
Parkside HOA	PS Unit W28.7 - Paint Wrought Iron	2353	80496	5/2014	1/1/2019	5	1	Painting	6,825
Opportunity Park	OWP - Restroom - Repair		70014	9/2016	1/1/2046	30	28	R&M	4,000
Paseo	Driveway Paver Replacement	P1006	60010	1/2006	ANNUAL	ANNUAL	1	Grounds	2,000

ANTHEM COMMUNITY COUNCIL
OPERATING FUND ONLY
BUDGET DETAIL STATEMENT

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2 0 1 9 Operating Fund Monthly Budget

	2 0 1 9	2 0 1 8	2 0 1 8	2 0 1 7	January	February	March	April	May	June	July	August	September	October	November	December
	NEXT YEAR BUDGET	Approved Budget	Current Year 6 Mo Actual	Prior Year Full YR Actual												
ASSESSMENTS & INCOMES																
Assessments - Residential	8,201,505	8,154,240	4,080,818	8,135,322	681,917	681,917	681,917	683,274	683,274	683,274	683,931	683,931	683,972	684,610	684,610	684,877
Assessments - Commercial	447,732	420,173	223,900	363,938	37,311	37,311	37,311	37,311	37,311	37,311	37,311	37,311	37,311	37,311	37,311	37,311
Assessments - Villages	117,180	117,180	58,590	117,180	9,765	9,765	9,765	9,765	9,765	9,765	9,765	9,765	9,765	9,765	9,765	9,765
Assessments - Bella Rosa	198,420	198,431	99,215	198,431	16,535	16,535	16,535	16,535	16,535	16,535	16,535	16,535	16,535	16,535	16,535	16,535
Benefited Paseo Assessment	75,840	75,840	38,285	75,568	6,320	6,320	6,320	6,320	6,320	6,320	6,320	6,320	6,320	6,320	6,320	6,320
Builder & Other Assessments	-	-	-	(19,602)	-	-	-	-	-	-	-	-	-	-	-	-
Aquatics Revenue	20,340	18,355	19,942	37,364	-	2,860	2,625	4,200	1,075	3,003	3,003	2,574	-	-	1,000	-
Swim Team Revenue	177,665	189,455	85,945	137,594	24,092	3,992	4,712	18,717	6,792	43,742	3,992	4,712	45,842	3,992	6,092	10,992
Swim Lessons Revenue	34,048	33,365	24,408	27,407	362	362	362	2,011	3,251	9,168	9,168	7,910	362	362	362	362
Youth League Revenue	105,930	150,015	70,684	120,751	22,435	450	31,015	450	3,230	15,180	3,350	(300)	31,670	450	450	(2,450)
Adult League Revenue	15,300	48,025	11,255	25,045	5,100	-	-	-	3,600	1,500	-	-	5,100	-	-	-
Adventure Club Revenue	19,650	29,180	6,847	13,758	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637
All Other Program Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Children's Programs Revenue	13,700	13,267	6,064	16,452	1,254	683	774	1,523	414	1,049	1,254	683	774	2,538	414	2,343
Youth Camps	166,964	155,852	84,172	148,866	3,380	-	2,455	-	16,848	64,817	70,890	5,943	-	-	-	2,631
Teen Programs Revenue	9,650	10,120	3,900	-	975	-	500	975	-	4,750	975	-	500	975	-	-
Rock Wall Revenue	6,000	6,000	2,980	5,044	500	500	500	500	500	500	500	500	500	500	500	500
Fitness/Wellness Revenue	86,005	121,648	45,360	97,218	7,670	7,010	7,010	7,670	7,010	7,010	7,670	7,010	7,010	7,670	5,885	7,385
Dance/Gymnastics Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Specialty Class Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis Revenue	68,500	66,845	38,192	59,501	7,500	2,500	7,500	7,500	2,500	7,500	7,500	2,500	7,500	2,500	2,500	4,000
Events - Anthem Days	58,125	56,625	64,143	74,532	-	-	58,125	-	-	-	-	-	-	-	-	-
Events - Music In May	9,500	8,000	10,476	10,726	-	-	-	-	9,500	-	-	-	-	-	-	-
Events - July 4th	13,800	15,300	528	16,460	-	-	-	-	-	-	13,800	-	-	-	-	-
Events - AutumnFest	37,400	36,250	-	46,138	-	-	-	-	-	-	-	-	-	37,400	-	-
Events - Holiday	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Events - AVM	-	-	150	-	-	-	-	-	-	-	-	-	-	-	-	-
Events - Other	2,800	1,800	1,200	2,851	300	-	300	300	-	-	-	-	600	-	1,300	-
Internal Collections	45,000	45,000	20,648	49,193	-	9,000	(2,250)	-	13,500	(2,250)	-	15,000	(2,250)	-	16,500	(2,250)
Legal Collections Rebill Fees	87,500	49,000	40,977	66,026	5,500	5,500	8,500	12,500	6,000	8,500	7,500	6,200	6,800	6,500	8,000	6,000
Late Charges	22,500	21,750	21,643	31,518	9,000	(1,000)	(1,000)	10,875	(1,000)	(3,000)	11,250	(3,000)	(3,000)	9,375	(3,000)	(3,000)
Legal Fee Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CC&R Violation Fees	-	-	-	2,034	-	-	-	-	-	-	-	-	-	-	-	-
Guest Fees/Passes	41,328	50,112	19,137	45,764	3,444	3,444	3,444	3,444	3,444	3,444	3,444	3,444	3,444	3,444	3,444	3,444
Non-Resident Revenue	3,504	3,300	11,756	16,099	292	292	292	292	292	292	292	292	292	292	292	292
Park Facility Rentals	184,180	183,868	97,485	153,989	15,370	15,370	15,370	15,370	16,370	14,950	14,950	14,950	15,370	15,370	15,370	15,373
Room & Park Facilities Rentals	45,000	38,000	27,920	50,845	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Resale & Disclosure Revenue	280,685	280,685	187,710	373,935	10,585	21,170	18,980	33,580	27,375	35,770	30,295	23,360	24,455	18,980	23,360	12,775
Rental Income	155,620	149,067	82,312	145,147	12,938	12,938	12,938	12,938	12,938	12,938	12,998	12,998	12,998	12,998	12,998	12,998
ACB Program Revenue	2,000	1,500	1,826	6,320	167	167	167	167	167	167	167	167	167	167	167	167
Community Center Room Rent	12,380	13,700	5,052	13,526	290	290	290	410	1,850	890	890	890	410	290	5,590	290
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NSF Fees Reimbursed	900	900	900	1,350	75	75	75	75	75	75	75	75	75	75	75	75
Retail and Food Sales	275	275	583	363	-	-	-	14	41	69	69	69	14	-	-	-
Vending Income	10,000	10,000	2,917	9,367	-	-	-	-	1,500	3,500	3,500	1,500	-	-	-	-
Website Income	-	-	-	240	-	-	-	-	-	-	-	-	-	-	-	-
Advertising Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Architectural Fees	6,000	6,000	4,700	25,950	500	500	500	500	500	500	500	500	500	500	500	500
Revenue - Other / Misc	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	-
Insurance Claims Recouped	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investment Gain/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	62,000	79,539	102,978	74,331	6,000	6,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Enhancement Fees	679,960	663,580	448,358	833,548	32,860	48,720	43,680	85,780	63,000	82,320	78,220	53,760	56,280	52,180	53,760	29,400
Transfers to Reserve Fund	(2,200,000)	(2,100,000)	(1,020,000)	(2,040,000)	(185,000)	(185,000)	(185,000)	(185,000)	(185,000)	(185,000)	(185,000)	(185,000)	(185,000)	(185,000)	(185,000)	(185,000)
Transfers to Enhancement Fee Fund	(679,960)	(663,580)	(448,360)	(833,548)	(32,860)	(48,720)	(43,680)	(85,780)	(63,000)	(82,320)	(78,220)	(53,760)	(56,280)	(52,180)	(53,760)	(29,400)
TOTAL ASSESSMENTS & INCOME	8,642,926	8,758,662	4,585,595	8,736,341	709,964	664,338	750,419	712,602	716,364	812,656	787,281	692,226	733,423	709,305	701,726	652,622

ANTHEM COMMUNITY COUNCIL
OPERATING FUND ONLY
BUDGET DETAIL STATEMENT

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2 0 1 9 Operating Fund Monthly Budget

	2 0 1 9	2 0 1 8	2 0 1 8	2 0 1 7	January	February	March	April	May	June	July	August	September	October	November	December
	NEXT YEAR BUDGET	Approved Budget	Current Year 6 Mo Actual	Prior Year Full YR Actual												
PROGRAMS																
Salaries & Wages - Aquatics	255,653	226,107	129,379	231,785	4,333	5,725	9,564	20,343	7,158	62,222	63,734	58,840	10,733	4,333	4,333	4,333
Salaries & Wages - Swim Team	113,019	112,947	49,415	101,289	8,912	8,912	8,912	8,912	9,272	10,911	10,911	10,626	8,912	8,912	8,912	8,912
Salaries & Wages - Swim Lessons	11,400	29,096	7,991	29,146	-	113	113	225	450	3,765	3,540	2,970	113	113	-	-
Salaries & Wages - Youth League	52,224	58,461	36,221	59,812	4,262	3,915	4,614	4,159	6,129	6,744	4,790	2,211	5,010	4,092	4,088	2,211
Salaries & Wages - Adult League	33,128	29,668	-	12,704	2,701	2,703	2,701	2,701	3,238	3,238	2,701	2,167	3,405	2,703	2,701	2,167
Salaries & Wages - Adventure	40,040	34,125	17,213	31,263	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337
Salaries & Wages - All Other Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Salaries & Wages - Children's Programs	3,207	7,254	20,325	15,950	34	329	480	122	34	570	34	122	480	260	34	706
Salaries & Wages - Youth Camp	125,719	98,501	39,111	90,766	5,092	4,333	5,598	4,333	14,599	31,298	31,298	11,074	4,333	4,333	4,333	5,092
Salaries & Wages - Teen Programs	605	1,710	248	-	-	-	83	-	-	220	220	-	83	-	-	-
Salaries & Wages - Rock Wall	-	-	290	2,395	-	-	-	-	-	-	-	-	-	-	-	-
Salaries & Wages - Fitness	15,444	34,383	12,735	33,530	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll Taxes - Aquatics	35,366	28,385	19,841	34,936	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947
Payroll Taxes - Swim Team	30,432	19,979	8,053	18,669	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536
Payroll Taxes - Swim Lessons	-	1,945	767	4,261	-	-	-	-	-	-	-	-	-	-	-	-
Payroll Taxes - Youth League	16,263	9,505	7,096	7,893	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355
Payroll Taxes - Adult League	3,975	6,498	-	1,549	331	331	331	331	331	331	331	331	331	331	331	331
Payroll Taxes - Adventure	-	4,040	1,652	3,002	-	-	-	-	-	-	-	-	-	-	-	-
Payroll Taxes - All Other Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll Taxes - Children's Prog	13,218	2,533	2,886	3,619	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102
Payroll Taxes - Youth Camp	19,539	12,226	3,755	9,148	1,628	1,628	1,628	1,628	1,628	1,628	1,628	1,628	1,628	1,628	1,628	1,628
Payroll Taxes - Teen Programs	-	95	14	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll Taxes - Rock Wall	-	-	28	164	-	-	-	-	-	-	-	-	-	-	-	-
Payroll Taxes - Fitness	2,317	4,880	1,273	3,491	193	193	193	193	193	193	193	193	193	193	193	193
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aquatics Program Expense	27,285	24,136	26,179	39,936	6,520	2,130	3,750	4,750	1,450	2,652	2,652	2,631	-	-	750	-
Swim Team Expense	61,200	69,925	24,237	44,168	5,117	3,917	3,917	3,717	4,717	3,917	3,917	3,717	10,317	3,517	3,717	10,717
Swim Lesson Expense	1,200	3,000	952	382	-	-	700	-	500	-	-	-	-	-	-	-
Youth League Expense	23,627	26,950	14,617	28,771	2,795	-	2,360	-	4,094	1,052	3,784	-	5,700	-	2,912	930
Adult League Expense	6,542	19,557	2,905	10,081	1,130	-	2,706	-	-	-	1,408	-	-	-	1,298	-
Adventure Club Expense	640	740	676	541	-	-	640	-	-	-	-	-	-	-	-	-
All Other Programs Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Children's Programs Expense	5,132	5,071	2,524	9,293	628	593	85	681	40	139	628	93	85	1,481	40	638
Youth Camp Expense	21,233	22,973	13,616	18,682	-	150	150	4,210	4,048	5,885	5,175	1,415	-	-	-	200
Teen Program Expense	6,160	6,476	1,527	-	120	-	150	120	600	1,790	1,730	1,380	150	120	-	-
Dance/Gymnastics Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rock Wall Program Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness/Wellness Expense	77,879	80,461	36,914	81,637	6,842	6,380	6,380	6,842	6,380	6,380	6,842	6,380	6,380	6,842	5,592	6,642
Specialty Class Expense	1,000	-	885	-	83	83	83	83	83	83	83	83	83	83	83	83
Tennis Program Expense	53,476	55,476	31,462	50,349	6,000	2,000	6,000	6,000	2,000	6,276	4,400	6,800	2,000	6,800	2,000	3,200
Game Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
User Credits / Other	-	-	5,491	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Events - Anthem Days	38,165	36,475	32,724	35,449	-	-	38,165	-	-	-	-	-	-	-	-	-
Events - Music In May	23,925	20,050	19,258	18,685	-	-	-	-	23,925	-	-	-	-	-	-	-
Events - July 4th	51,550	51,300	-	46,036	-	-	-	-	700	-	50,850	-	-	-	-	-
Events - AutumnFest	31,375	30,175	-	26,647	-	-	-	-	-	-	1,000	-	-	30,375	-	-
Events - Holiday	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Events - AVM	-	-	-	1,704	-	-	-	-	-	-	-	-	-	-	-	-
Events - Other	20,480	20,460	1,014	9,617	125	125	875	8,855	125	125	125	125	875	8,855	125	125
TOTAL PROGRAM COSTS	1,222,399	1,195,563	573,273	1,117,353	69,412	56,124	112,742	90,770	104,259	161,984	214,540	125,349	73,375	97,535	55,634	60,672

ANTHEM COMMUNITY COUNCIL
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2019 Operating Fund Monthly Budget

	2019	2018	2018	2017												
	NEXT YEAR BUDGET	Approved Budget	Current Year 6 Mo Actual	Prior Year Full YR Actual	January	February	March	April	May	June	July	August	September	October	November	December
COMMUNITY INVOLVEMENT																
Meeting & Community	10,660	7,700	3,393	5,332	250	250	2,040	250	250	2,040	750	250	2,040	250	250	2,040
Resident Relations	25,115	29,400	11,191	26,174	1,375	1,375	5,807	1,375	1,375	2,500	1,375	1,375	2,500	2,182	1,375	2,500
Blockwatch	5,000	5,100	141	5,184	417	417	417	417	417	417	417	417	417	417	417	417
Firewise Committee	600	600	-	364	600	-	-	-	-	-	-	-	-	-	-	-
Website Expense	17,205	17,205	11,885	17,752	8,605	-	-	-	-	-	-	450	-	-	-	8,150
Resource Guide	59,175	55,725	29,171	37,559	9,823	-	9,823	-	10,060	-	9,823	-	9,823	-	9,823	-
Activity Guide Expense	-	-	-	13,025	-	-	-	-	-	-	-	-	-	-	-	-
Economic Development	2,000	17,240	3,528	15,160	-	-	-	-	-	2,000	-	-	-	-	-	-
Advertising & Marketing	51,450	31,130	9,195	13,349	3,977	1,767	15,622	1,677	2,117	2,017	2,027	1,367	3,027	15,122	1,367	1,367
All Other Community Involvement	13,800	10,000	-	12,786	-	-	-	-	-	400	-	-	-	-	-	13,400
Advertising - Anthem Days	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertising - Music May	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertising - July 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertising - AutumnFest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertising - Holiday	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertising - Events Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertising - AVM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL - COMMUNITY INVOLVEMENT	185,005	174,100	68,503	146,685	25,046	3,808	33,709	3,718	14,218	9,373	14,391	3,858	17,806	17,971	13,231	27,873
UTILITIES																
Electricity	501,500	480,800	232,867	475,419	40,529	40,529	40,529	40,529	40,529	45,581	45,581	43,055	40,529	40,529	40,529	43,055
Water & Sewer	476,900	455,136	204,156	433,832	33,575	30,075	33,575	36,075	33,575	40,575	51,075	51,075	51,075	44,075	30,075	42,075
Gas	39,700	48,500	30,194	39,127	3,302	3,299	3,309	3,321	3,329	3,309	3,303	3,324	3,292	3,286	3,298	3,328
Gasoline/Propane	20,000	20,000	11,139	19,599	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
TOTAL UTILITIES	1,038,100	1,004,436	478,357	967,977	79,072	75,570	79,079	81,591	79,099	91,131	101,626	99,121	96,563	89,556	75,568	90,125
PROFESSIONAL																
Legal Fees - General & Other	95,000	94,000	52,858	61,652	4,000	6,000	7,000	4,000	12,500	10,500	12,500	14,500	9,000	4,000	7,000	4,000
Legal Fees - Water	24,000	25,200	8,000	1,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Legal Fees - Collections	67,500	49,000	54,855	89,920	5,500	4,500	6,500	6,500	5,000	6,500	3,500	4,200	4,800	6,500	8,000	6,000
CPA Services	31,300	38,300	2,000	22,188	2,300	-	-	-	17,000	-	-	-	12,000	-	-	-
Consulting Fees	24,000	29,040	14,325	(17,017)	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Reserve Study	-	50,000	35,077	-	-	-	-	-	-	-	-	-	-	-	-	-
Arch Review Expenses	12,000	21,600	5,600	19,850	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Property Resale Fee Sharing	66,675	65,835	39,617	79,520	2,925	6,375	8,100	6,975	5,550	5,775	4,650	5,550	3,375	5,100	4,650	7,650
TOTAL PROFESSIONAL/CONSULTING	320,475	372,975	212,332	257,112	19,725	21,875	26,600	22,475	45,050	27,775	25,650	29,250	34,175	20,600	24,650	22,650
FINANCIAL																
Bank Charges	32,200	52,200	13,712	29,510	6,300	1,750	-	6,300	1,750	-	6,300	1,750	-	6,300	1,750	-
Insurances	324,900	339,100	103,102	217,558	26,725	26,725	26,725	26,725	26,725	26,725	27,425	27,425	27,425	27,425	27,425	27,425
D & O Insurance	30,000	27,600	15,023	24,583	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Collection Support Tools	4,540	6,140	1,832	4,413	170	795	170	170	795	170	170	795	170	170	795	170
Bad Debt Expenses	35,000	50,000	(50,390)	(114,090)	10,000	2,500	2,500	4,000	2,500	2,500	5,000	2,500	2,500	5,000	(5,000)	1,000
Taxes, Licenses & Fees	69,178	61,003	19,622	35,129	2,076	3,242	8,667	16,476	3,542	7,207	2,076	4,142	4,942	8,626	3,242	4,942
Insurance Claims	15,000	15,000	-	(308)	-	-	3,750	-	-	3,750	-	-	3,750	-	-	3,750
TOTAL FINANCIAL	510,818	551,043	102,902	196,796	47,771	37,512	44,312	56,171	37,812	42,852	43,471	39,112	41,287	50,021	30,712	39,787

ANTHEM COMMUNITY COUNCIL
OPERATING FUND ONLY
BUDGET DETAIL STATEMENT

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2 0 1 9 Operating Fund Monthly Budget

	2019	2018	2018	2017	2019											
	NEXT YEAR BUDGET	Approved Budget	Current Year 6 Mo Actual	Prior Year Full YR Actual	January	February	March	April	May	June	July	August	September	October	November	December
REPAIRS & MAINT																
Salaries & Wages	642,377	628,231	305,172	577,886	53,531	53,531	53,531	53,531	53,531	53,531	53,531	53,531	53,531	53,531	53,531	53,531
Wages - Anthem Days	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wages - Muisc May	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wages - July 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wages - AutumnFest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wages - Events Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wages - AVM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payroll Taxes & Benefits	169,221	145,111	78,967	131,780	14,102	14,102	14,102	14,102	14,102	14,102	14,102	14,102	14,102	14,102	14,102	14,102
Common Area Maintenance	11,500	36,650	1,029	11,119	1,558	796	837	1,135	919	834	1,060	900	767	989	789	917
OWP / DogPark / Pickleball	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	2,500	2,500
R & M - Park & P&F Buildings	10,000	20,000	3,010	8,514	-	-	2,500	-	-	2,500	-	-	2,500	-	-	2,500
Community Center Maintenance	35,350	27,150	2,184	23,796	1,575	6,700	2,100	1,200	14,200	2,000	1,575	1,200	1,200	1,200	1,200	1,200
Tools	12,000	6,000	13,969	9,292	750	250	2,250	250	250	2,250	750	250	2,250	250	250	2,250
Janitorial Supplies	27,800	30,800	11,530	27,377	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317
R & M - Lighting	44,804	45,124	34,973	44,722	3,984	3,733	3,483	3,984	3,733	3,483	3,483	3,733	3,984	3,483	4,234	3,483
Plant & Tree Replacement	103,200	98,200	45,000	121,018	-	-	37,200	-	-	22,000	-	-	22,000	-	-	22,000
R & M - Sprinklers / Irrigation	78,740	79,500	40,186	84,805	6,562	6,562	6,562	6,562	6,562	6,562	6,562	6,562	6,562	6,562	6,562	6,562
R & M - HVAC & Plumbing	48,420	48,020	19,303	35,443	3,385	2,985	3,735	3,385	10,985	3,735	3,385	2,985	3,735	3,385	2,985	3,735
R & M - Pool/Spa	93,250	97,925	33,848	72,594	8,283	7,283	7,283	8,858	7,283	8,183	8,283	7,283	7,283	8,658	7,283	7,283
R & M - Pump	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
R & M - Playground	4,000	5,000	1,686	4,363	-	1,000	-	-	1,000	-	-	1,000	-	-	1,000	-
R & M - Equipment	16,500	16,600	13,169	20,472	1,492	1,192	1,192	1,492	1,192	2,192	1,492	1,192	1,192	1,492	1,192	1,192
R & M - Rock Wall	2,000	2,200	3,243	1,850	-	-	-	-	2,000	-	-	-	-	-	-	-
R & M - Mailboxes	9,000	9,000	5,951	9,245	750	750	750	750	750	750	750	750	750	750	750	750
R & M - Fitness Equipment	23,700	23,700	6,900	18,382	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975
R & M - Pest Control	7,150	10,650	2,408	4,796	521	521	521	521	656	836	836	656	521	521	521	521
R & M - Elevator	-	-	1,453	-	-	-	-	-	-	-	-	-	-	-	-	-
R & M - Parking Lot	1,500	1,500	-	1,260	500	501	500	-	-	-	-	-	-	-	-	-
R & M - Sports Fields	30,000	34,500	19,897	81,029	7,500	-	-	7,500	-	-	7,500	-	-	7,500	-	-
R & M - Tennis Courts	-	180	-	529	-	-	-	-	-	-	-	-	-	-	-	-
R & M - Lake	7,000	7,000	18,889	7,658	583	583	583	583	583	583	583	583	583	583	583	583
R & M - Hardware & Materials	1,400	1,500	318	1,178	117	117	117	117	117	117	117	117	117	117	117	117
R & M - Facilities Building	22,900	20,900	3,820	14,612	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,908
R & M - Facilities FF&E	1,000	1,000	27	6,664	83	83	83	83	83	83	83	83	83	83	83	83
R & M - Landscaping Other	64,000	15,000	14,362	8,711	5,750	2,000	27,000	5,750	2,000	2,000	5,750	2,000	2,000	5,750	2,000	2,000
R & M - Grounds Parks	40,000	29,000	9,876	16,722	-	-	10,000	-	-	10,000	-	-	10,000	-	-	10,000
R & M - Grounds - Granite	79,000	51,700	-	53,721	24,975	25,050	28,975	-	-	-	-	-	-	-	-	-
R & M - All Other	17,324	5,000	1,525	8,608	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	4,560
Vehicle Maintenance	9,500	9,500	9,696	24,524	792	792	792	792	792	792	792	792	792	792	792	792
Vandalism/Theft	11,500	10,500	22,556	12,353	958	958	958	958	958	958	958	958	958	958	958	958
TOTAL REPAIRS & MAINTENANCE	1,629,135	1,517,141	724,948	1,445,022	145,111	136,849	212,414	118,914	129,056	144,852	118,952	106,037	142,271	118,066	108,793	147,819
HUMAN RESOURCES																
Recruitment & On-Boarding Services	8,588	12,183	4,501	7,934	550	450	1,354	150	1,125	1,354	150	450	1,354	150	150	1,354
Payroll Processing Fee	30,576	30,100	15,605	22,991	2,548	2,548	2,548	2,548	2,548	2,548	2,548	2,548	2,548	2,548	2,548	2,548
Employee Benefits & Incentives	21,750	26,674	10,750	20,750	1,900	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	9,350
Educational Expenses	39,375	33,575	6,120	18,148	2,883	8,208	258	583	5,208	3,608	3,083	8,208	4,308	83	2,683	258
Medical Supplies	3,045	3,045	791	1,141	8	8	183	8	2,258	183	8	8	183	8	8	183
Uniforms	6,600	6,499	3,673	4,494	42	792	1,442	42	792	192	42	792	192	1,292	792	192
TOTAL HR	109,934	112,076	41,440	75,458	7,931	13,056	6,834	4,381	12,981	8,934	6,881	13,056	9,634	5,131	7,231	13,884
SECURITY & INFRASTRUCTURE																
Park Patrol Wages	68,227	76,102	30,393	52,164	5,378	5,378	5,378	5,378	5,378	5,378	5,378	5,378	5,378	6,608	6,612	6,608
Park Patrol Taxes	8,187	1,436	3,016	5,128	682	682	682	682	682	682	682	682	682	682	682	682
Outside Security Services	171,167	205,078	60,005	134,884	14,414	14,189	14,189	14,414	14,189	14,189	14,414	14,189	14,189	14,414	14,189	14,189
North Valley Posse	78,000	80,408	2,500	55,000	5,500	5,500	8,500	5,500	5,500	8,500	5,500	5,500	8,500	5,500	5,500	8,500
Event Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure Security Systems	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IT Security	-	857	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL SECURITY	325,581	363,881	95,914	247,175	25,974	25,749	28,749	25,974	25,749	28,749	25,974	25,749	28,749	27,205	26,983	29,980

ANTHEM COMMUNITY COUNCIL
OPERATING FUND ONLY
BUDGET DETAIL STATEMENT

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2 0 1 9 Operating Fund Monthly Budget

	2019	2018	2018	2017	2019											
	NEXT YEAR BUDGET	Approved Budget	Current Year 6 Mo Actual	Prior Year Full YR Actual	January	February	March	April	May	June	July	August	September	October	November	December
CONTRACT SERVICES																
Sanitation & Janitorial Contract	391,387	383,798	185,828	363,420	31,862	31,862	31,862	31,862	31,862	36,385	36,385	31,862	31,862	31,862	31,862	31,862
Exterminating Contract	8,460	8,460	4,110	8,215	705	705	705	705	705	705	705	705	705	705	705	705
Landscape Contract	1,167,000	1,112,000	568,878	1,113,792	97,250	97,250	97,250	97,250	97,250	97,250	97,250	97,250	97,250	97,250	97,250	97,250
Lake Maint Contract	7,680	7,200	5,675	7,200	640	640	640	640	640	640	640	640	640	640	640	640
Pump Maint Contract	5,650	4,300	-	4,150	375	-	1,038	375	-	1,038	-	-	1,413	-	375	1,038
Fire Monitoring Contract	11,195	10,692	2,068	16,314	142	142	508	142	142	142	1,492	142	508	142	142	7,555
Window Cleaning Contract	13,920	13,720	5,340	9,805	1,377	1,402	702	1,377	1,402	702	1,377	1,402	702	1,377	1,402	702
Elevator Maintenance Contract	3,280	3,680	2,835	5,489	-	-	-	-	-	-	-	-	3,280	-	-	-
Telecommunication Contract	73,000	67,900	26,051	64,304	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083
Fitness Equip Contract	5,988	6,988	2,994	5,988	499	499	499	499	499	499	499	499	499	499	499	499
Street Sweeping Contract	5,076	5,568	3,107	4,832	423	423	423	423	423	423	423	423	423	423	423	423
Service Contracts - Misc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security/Janitor - Anthem Days	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security/Janitor - Music May	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security/Janitor - July 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security/Janitor - AutumnFest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security/Janitor - Events Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security/Janitor - AVM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL CONTRACT SERVICES	1,692,636	1,624,306	806,886	1,603,509	139,355	139,005	139,709	139,355	139,005	143,866	144,853	139,005	143,364	138,980	139,380	146,756
GENERAL & ADMIN																
Salaries & Wages - Administrative	1,917,419	1,846,433	851,704	1,571,190	159,326	159,326	160,703	159,326	159,326	160,703	159,326	159,326	160,703	159,326	159,326	160,703
Payroll Taxes & Benefits	485,965	509,393	129,822	275,339	40,497	40,497	40,497	40,497	40,497	40,497	40,497	40,497	40,497	40,497	40,497	40,497
401K Program	69,900	65,112	32,806	51,977	5,825	5,825	5,825	5,825	5,825	5,825	5,825	5,825	5,825	5,825	5,825	5,825
Office Expense	47,248	50,698	10,617	23,845	3,812	4,187	3,812	3,812	4,187	3,812	4,187	3,812	3,812	4,187	3,812	3,812
Printing & Copies	41,950	42,500	9,181	23,899	854	5,392	3,492	854	5,392	3,492	854	5,392	3,492	854	8,392	3,492
Postage	46,906	58,546	6,434	15,647	1,909	7,909	1,909	1,909	7,909	1,909	1,909	7,909	1,909	1,909	7,909	1,909
Office Equipment	14,180	19,135	1,295	15,834	1,633	828	633	5,433	828	633	633	828	633	633	828	633
Employee Relations	23,340	10,750	4,916	11,443	1,474	1,349	1,099	1,474	1,349	1,524	6,724	1,349	1,099	1,474	1,349	3,074
Mileage Reimb	2,420	2,500	826	1,905	202	202	202	202	202	202	202	202	202	202	202	202
Dues & Subscriptions	15,184	14,351	5,083	15,943	1,860	950	1,450	1,473	950	1,600	1,050	1,390	1,265	1,050	1,200	950
Equipment Lease	24,900	22,000	10,586	19,826	2,665	1,780	1,780	2,665	1,780	1,780	2,665	1,780	1,780	2,665	1,780	1,780
Equipment Lease/Rental	5,000	5,000	10,141	3,520	-	1,250	-	-	1,250	-	-	1,250	-	-	1,250	-
Telephone & Data & IT	153,035	137,101	34,688	67,792	11,737	13,187	25,542	12,997	10,387	13,747	11,827	10,247	12,627	10,247	10,247	10,247
Election Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Signs	5,700	10,650	7,615	7,259	462	1,387	62	62	1,012	62	62	1,387	62	62	1,012	62
Cost of Sales	180	180	253	233	15	15	15	15	15	15	15	15	15	15	15	15
Gain/Loss on Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	650	-	-	3,086	-	650	-	-	-	-	-	-	-	-	-	-
Misc. Administrative Expense	(3,000)	(3,000)	31,546	(5,869)	-	-	(750)	-	-	(750)	-	(750)	-	-	-	(750)
Contingency	70,264	10,000	-	-	59,264	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Misc. Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL GENERAL & ADMIN	2,921,242	2,801,349	1,147,512	2,102,868	291,535	245,734	247,271	237,544	241,909	236,051	236,401	242,584	234,171	229,571	245,019	233,451
TOTAL OPERATING COSTS	9,955,325	9,716,869	4,252,068	8,159,955	850,934	755,282	931,419	780,893	829,138	895,568	932,740	823,121	821,395	794,636	727,202	812,997
GROSS SURPLUS (DEFICIT)	(1,312,400)	(958,208)	333,528	576,386	(140,970)	(90,944)	(181,000)	(68,291)	(112,774)	(82,912)	(145,459)	(130,895)	(87,972)	(85,331)	(25,475)	(160,376)
Depreciation Expense	842,400	851,400	368,032	756,563	70,200	70,200	70,200	70,200	70,200	70,200	70,200	70,200	70,200	70,200	70,200	70,200
Interest Income	30,000	24,000	29,468	49,506	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Income Taxes - Federal & State	55,200	74,400	12,400	51,400	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600
NET BOOK SURPLUS / (DEFICIT)	(2,180,000)	(1,860,008)	(17,436)	(182,072)	(213,270)	(163,244)	(253,300)	(140,591)	(185,074)	(155,212)	(217,759)	(203,195)	(160,272)	(157,631)	(97,775)	(232,676)
PROPOSED CAPEX	40,000	-	-	-	20,750	19,250	-									
US / (DEFICIT) - FINAL (Cash Adjusted)	(2,220,000)	(1,860,008)	(17,436)	(182,072)	(234,020)	(182,494)	(253,300)	(140,591)	(185,074)	(155,212)	(217,759)	(203,195)	(160,272)	(157,631)	(97,775)	(232,676)
RESERVE PAYMENT	2,220,000	1,860,000			(185,000)											
BALANCE AFTER RESERVE PAYMENT (SHORTFALL) or EXCESS	0	-			(49,020)	2,506	(68,300)	44,409	(74)	29,788	(32,759)	(18,195)	24,728	27,369	87,225	(47,676)