

2023 Budget Message

The Anthem Community Council (ACC) presents the 2023 Operating Fund Budget with a **\$2.00/month increase to ACC assessments.** Separate and apart from ACC assessments, the per-unit benefited **assessment for Paseo Townhomes will increase \$2.50/month,** as noted in the 2020 budget analysis, in order to fund reserves. 100% of this additional \$2.50 assessment is going to the reserve fund for future repairs.

This document serves as a brief overview of the 2023 budget, which was presented and discussed at two open Board meetings and one working Board session. A Budget-in-Brief document, outlining key points of the ACC and the three HOAs' budgets (which are released separately), will be posted to *OnlineAtAnthem.com*.

The following major cost factors influenced the 2023 budget: anticipated 8-9% consumer price index (CPI) increase and statutory minimum wage increase; inflationary increases to wages, supplies and third-party services; and additional operating costs associated with new amenities.

The 2023 Budget includes the recommended funding of \$2,100,000 to the reserve fund. Some of the major reserve projects completed in 2022: New 40-year lifespan pool and water park filters; new water park red bucket; new roof and AC units at the community center; new gym scoreboards; new outdoor fitness center; resurfacing of tennis courts; replaced 35 mailboxes; additional park security cameras; and over 1,050,000sf of block and view fence painting. The Enhancement Fund contribution (1/4% of residential sales dollars, and a sliding scale for commercial property sales) reflects retaining \$399,600 in the Operating Fund to offset overhead for the Master Plan amenities added from 2016-2022. This includes Opportunity Way Park, Pickleball Courts, the Dog Park, and renovated/expanded Skate Park, which had a grand reopening in March 2022.

The last ACC assessment increase was \$2/month, effective in January 2022, which was the first ACC assessment increase since 2014. With cumulative cost pressures, it was both prudent and necessary for the ACC to increase the assessment conservatively again in 2023 in order to maintain the high-quality facilities, programs, and services in our award-winning community. We have been able to limit assessment increases by the existence of cumulative operating cash balances in excess of conservative operating fund balance needs. Looking ahead, based on current economic conditions, we expect additional similar increases over the next 3-4 years.

The 2023 Operating Budget reflects the Board's strategic priorities by providing for: continuation of high-quality services and facilities; continuation of involvement with community partners; advocacy for Anthem on public safety and other issues impacting the community; implementation of Facilities Master Plan projects; and strengthening and stabilizing staffing to position the organization for future success.

Respectfully,

Paul Conley

ACC Senior Director of Finance

2023 Assessments – ACC and HOAs

	Parkside Owners	Parkside Paseo Owners	Parkside Landing Owners	Country Club Owners	Village Condominium Owners	Commercial & Non- Residential Owners
Quarterly Assessments to the Anthem Community Council	\$217.50	\$217.50	\$217.50	\$217.50	\$145.08	Multi unit residential
Semi-Annual Assessment to the Anthem Community Council						Quarterly unit basis
Quarterly Assessment to YOUR Homeowners' Association	\$49.95	\$49.95	\$49.95	\$315.00	\$987.00	changes from \$141.07 to \$145.08
Quarterly Benefited Assessment to Parkside Association			\$71.28			Commercial Property
Quarterly Benefited Assessment to the Anthem Community Council		\$154.50				Semi Annual unit basis
						changes from \$634.50 to \$652.50
YOUR TOTAL QUARTERLY ASSESSMENT →	\$267.45	\$421.95	\$338.73	\$532.50	\$1,132.08	As noted above
	NEW RATE	NEW RATE	NEW RATE	NEW RATE	NEW RATE	NEW RATE



Anthem Community Council	2023	2022	2022 YTD	2021	2023 Budget Vs
Operating Budget	Proposed Budget	Final Budget	Jan-Sept	Final Actual	2022 Budget
Operating Budget	Froposed Budget	rmai buuget	Jan-Sept	rinai Actuai	2022 Budget
Revenues:					
	9,708,967	9,440,098	7,080,006	9,161,953	268,869
Assessments Programs	9,708,967	9,440,098	7,080,006	766,609	108,900
Events	168,425	131,575	117,048	151,654	36,850
Other Revenue	1,123,699	1,087,877	927,459	1,189,150	35,822
Total Revenues	11,916,439	11,465,998	8,840,382	11,269,366	450,441
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Enhancement	1,170,000	1,350,000	904,256	1,354,480	(180,000)
Enhancement Transfer	(768, 300)	(950,400)	(604,256)	(1,354,480)	182,100
Reserve Transfer	(2,114,400)	(1,509,600)	(1,132,200)	(1,905,276)	(604,800)
Net Revenues	10,203,739	10,355,998	8,008,182	9,364,090	(152,259)
Net Nevenues	10,203,739	10,333,996	6,006,162	9,304,090	(132,239)
Expenses:					
Programs	1,400,283	1,365,677	1,105,265	1,243,171	34,606
Community Involvement	124,865	126,400	48,643	104,687	(1,535)
Utilities	929,700	1,004,202	645,472	875,672	(74,502)
Professional Services	321,000	374,104	208,551	360,722	(53, 104)
Financial	517,741	508,457	399,441	391,066	9,284
Repairs and Maintenance	2,300,612	2,170,692	1,544,258	1,523,355	129,920
Human Resources	128,995	129,649	70,663	114,554	(654)
Security and Infrastructure	635,673	602,400	378,919	242,320	33,273
Contract Services	1,867,576	1,892,636	1,371,761	1,762,433	(25,060)
General and Admin	2,749,537	2,602,772	1,843,937	2,409,502	146,766
Total Expenses	10,975,983	10,776,989	7,616,911	9,027,481	198,994
Operating Surplus/ <deficit></deficit>	(772,244)	(420,991)	391,271	336,608	(351,253)
Other <income>/Expense:</income>					
<interest income=""></interest>	(46,000)	(46,000)	(21,320)	(36,915)	_
Income Taxes	24,000	31,000	22,317	18,000	(7,000)
	,	,	,	,	,
Net Surplus <deficit></deficit>	(750,244)	(405,991)	347,633	281,693	(344,253)
Less CAPEX	400 700	10 500			
	100,728	12,500			
Adjusted Net Surplus <deficit></deficit>	(850,972)	(418,491)			
Depreciation	1,038,000	1,016,400	760,454	952,886	21,600
Adj Book Surplus < Deficit>	(1,888,972)	(1,434,891)	(412,821)	(671,193)	(365,853)
Formal and the state of					
Fund activity					
Reserve Funding	2,114,400	1,509,600	1,132,200	1,905,276	
Reserve Spend per 2018 Reserve Study / Actual Enhancement Funding		(2,200,000)	(2,290,275)	(2,317,732)	
Master Plan Enhancement Spend / Actual	768,300 (643,000)	950,400 (800,000)	604,256 (704,233)	1,354,480 (757,683)	
The second open a restaura	(0+3,000)	(000,000)	(104,200)	(101,000)	
Fund Balances					
Reserve			15,571,211	17,209,521	
Enhancement			1,587,708	1,777,501	