

2024 ANNUAL DUES

November 2023

Dear Homeowner,

The Desert Views / Four Peaks Board of Directors have reviewed the 2024 budget requirements. The assessments for the 2024 year will remain and not increase.

You will be invoiced \$595.00. This is broken into two assessments: Desert Views / Four Peaks annual dues of \$505.00 and the Master Association - Troon Village Association (TVA) dues of \$90.00. The Desert Views / Four Peaks HOA will pay the Master Association (TVA) on behalf of the Desert Views / Four Peaks owners.

Please remit payment so it is received by the January 1, 2024 due date. Per the Annual Dues collection policy, payments received after January 1st are deemed late. All payments received after February 1st will incur a late fee.

Prompt payment of both assessments is necessary to ensure the association has necessary funds available to operate and maintain the community. For more information on submitting payments, please review the available 'Payment Methods' on the reverse side of this letter.

If you utilize online BillPay through your personal banking institution or automatic debit service. Please include your account number which is located on your annual billing statement.

If you would like to update your contact information, please visit www.azcms.com. The homeowner information form is located under the "Homeowners" tab.

If you would like to sign up for e-statements, please visit www.azcms.com and click on the link at the top of the page.

On behalf of the Board of Directors and AZCMS, we wish you the very best during this holiday season. If you have any questions, please do not hesitate to contact us.

Sincerely,

Arizona Community Management Services, LLC

Enclosures: Payment Methods
 2024 Budget

Budget Summary

Parcel "D" At Troon Village Homeowners Association

Budget 2024 Parcel D - 178 Homes at \$505/annually

INCOME	Budgeted Amount	Total
DVFP - Assessment Income	89,890.00	
TVA - Assessment Income	16,020.00	
		105,910.00
EXPENSE	Budgeted Amount	Total
1099 Preparation	90.00	
Collections	700.00	
Collections - Intent to Lien	300.00	
Community Events	500.00	
CPA Services/Tax Return	900.00	
General Administrative	100.00	
Income Taxes - State	50.00	
Insurance	4,753.00	
Legal - General	400.00	
Management Contract	15,600.00	
Meeting Expenses	550.00	
Postage	750.00	
Property Taxes	7.00	
Storage Fees	540.00	
Website	750.00	
Common Area Maintenance	150.00	
Exterminating	300.00	
Erosion Repair	1,000.00	
Landscape - Other	900.00	
Landscape - NAOS Firewise	8,000.00	
Landscape Contract	26,400.00	
Reserve Contribution	24,000.00	
Master Assessment Fee	19,170.00	
		105,910.00
	NET INCOME	0.00



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WAYS TO PAY YOUR ASSESSMENT

FIRST CITIZENS BANK

We've provided several methods of payment to make it easier than ever to pay your assessment!

AUTOMATIC DEBIT (ACH) / E-CHECK

You can set-up a one-time payment or recurring payments through automatic debit by visiting www.azcms.com. Select the Make a Payment link on the main navigation bar. Click on Pay by Debit (First Citizens Bank) under the Automatic Debit (ACH) option. Follow the instructions on the First Citizens Bank website to enroll. If you experience difficulty setting up your payment, please contact First Citizens Bank Customer Support at 1 (866) 800-4656 (AZCMS does NOT have access to this information). **PLEASE NOTE: There is a service fee for this payment option.**

ONLINE BILL PAY (THROUGH YOUR BANKING INSTITUTION)

You can set-up a one-time payment or recurring payments through your bank's online bill pay system. All payments need to be made payable to your association and include your account number, homeowner name, lot number and/or property address. If there is a change in your assessment amount, you will need to contact your bank to change the amount being deducted. Please note, when making a payment, some banking institutions can take 2-5 business days to process the payment. To set this up, you will need to enter the 'Payee' and 'Payee Address' in the online bill pay section of your banking institution's site. Please see the information below:

Payee Name: Name of Association
Payee Address: PO Box 98167
Phoenix, AZ 85038-0167

PAYMENT BY CHECK

Please make all checks payable to the Association. **Your check MUST include the account number for your property. Your account number can be found on your assessment statement or coupon book. If you need your account number, please email Support@azcms.com or call (480) 355-1190.**

Mail to:
Name of Association
PO Box 98167
Phoenix, AZ 85038-0167

PAYMENT BY CREDIT CARD

Credit Card payments are accepted. Bank Fees will apply.

CASH

Cash payments are not accepted.

When submitting a payment, please remember that all checks are made payable to the Association and should include homeowner name, property address, lot number and/or account number. If a payment is not addressed correctly, there could be a delay in the posting of your payment.

***Sign up for E-Statements

1. Go to <https://azcms.opt-e-mail.com/signup> and enter your account information.
Account Number
Property Address Street Number: (Just street number - not the entire address)
2. Once you have filled in your email address, click on the "Create Account" Link
3. You will receive an email with a blue link to confirm your information. Once you click that link you're officially registered. You must click on the emailed link to complete registration. Be sure to check your spam/junk folder in your email if you do not receive it.
4. Now, go back to your eStatement account and click on the "Home" tab.