



**DESERT VIEWS FOUR PEAKS
PARCEL 'D' AT TROON VILLAGE
HOMEOWNERS ASSOCIATION**

2026 ANNUAL BUDGET

November 2025

Dear Homeowner,

The Board of Directors recently reviewed the current year's budget and actual expenses. All operating expenses projected for the coming year, as well as reserve contributions for future capital expenditures, were considered. Based on extensive financial analysis of historical costs and future expenditures, please find the enclosed 2026 approved budget. **The 2026 monthly assessment will increase to \$645.00. This is comprised of the \$545.00 Desert Views Four Peaks (Parcel D at Troon Village) annual assessment and \$100.00 T.V.A. assessment that is paid to Parcel D by each lot owner.**

Prompt payment of 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 make sure to adjust the assessment amount to reflect the new 2026 amount. Please include your account number which is located on your monthly 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: Ways to Pay Your Assessment
 2026 Budget

Budget Summary

Parcel "D" At Troon Village Homeowners Association

Budget 2026 Budget - 178 Homes @ \$645/Annual

INCOME	Budgeted Amount	Total
DVFP - Assessment Income	97,010.00	
TVA - Assessment Income	17,800.00	
		114,810.00
EXPENSE	Budgeted Amount	Total
1099 Preparation	150.00	
Collections	700.00	
Collections - Intent to Lien	500.00	
Community Events	503.00	
Corporate Taxes	1,600.00	
CPA Services/Tax Return	950.00	
General Administrative	250.00	
Income Taxes - State	50.00	
Insurance	5,000.00	
Legal - General	500.00	
Management Contract	16,872.00	
Meeting Expenses	1,200.00	
Postage	800.00	
Property Taxes	7.00	
Storage Fees	540.00	
Website	750.00	
Common Area Maintenance	350.00	
Exterminating	150.00	
Erosion Repair	250.00	
Landscape - Other	1,000.00	
Landscape - NAOS Firewise	2,000.00	
Tree Trimming	3,000.00	
Landscape Contract	27,720.00	
Reserve Contribution	28,668.00	
Master Assessment Fee	21,300.00	
		114,810.00
	NET INCOME	0.00

WAYS TO PAY YOUR ASSESSMENT

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

AUTOMATIC DEBIT (ACH) / E-CHECK /CREDIT CARD

You can set-up a one-time payment or recurring payments by visiting www.azcms.com. Select the Homeowner Portal link and sign into your portal to access your E-Pay options. From here, you can choose to pay via ClickPay which will fill in your owner details or you can choose to pay via First Citizens Bank (FCB). For FCB, you will need the management ID of 9289. The remainder of your account information can be found on your statement or coupon. If you experience difficulty setting up your payment, please contact ClickPay support at 800-533-7901 or First Citizens Bank support at 866-800-4656 opt. 3 (AZCMS does NOT have access to this information). **PLEASE NOTE: There is a service fee for these payment options.**

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

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.