

# ANTHEM COMMUNITY COUNCIL, INC.

## APPROVED BUDGET YEAR ENDING DECEMBER 31, 2027

| Acct. No. | Description                                     | 2026 Approved Budget   | 2027 Annual Approved   | 2027 Monthly         |
|-----------|-------------------------------------------------|------------------------|------------------------|----------------------|
|           | <u>Operating Income</u>                         | \$158.00/Home          | \$140.00/Home          |                      |
| 6310      | Assessment Income - HOAs                        | \$ 2,151,960.00        | \$ 1,906,800.00        | \$ 158,900.00        |
| 6320      | Assessment Income - Commercial                  | \$ 46,716.48           | \$ 46,716.48           | \$ -                 |
| 6325      | Operating Interest                              | \$ 16,000.00           | \$ 11,500.00           | \$ 958.33            |
| 6340      | Late Fees                                       | \$ 800.00              | \$ -                   | \$ -                 |
| 6350      | Collection Fees                                 | \$ -                   | \$ -                   | \$ -                 |
| 6355      | Capital Contribution                            | \$ -                   | \$ -                   | \$ -                 |
| 6370      | Key Income                                      | \$ -                   | \$ -                   | \$ -                 |
| 6380      | Insurance Claims Income                         | \$ -                   | \$ -                   | \$ -                 |
| 6390      | Miscellaneous                                   | \$ -                   | \$ -                   | \$ -                 |
| 6400      | Violation Income                                | \$ -                   | \$ -                   | \$ -                 |
| 6445      | Bad Debt (Uncollectible Dues)                   | \$ -                   | \$ -                   | \$ -                 |
|           | <b>TOTAL INCOME</b>                             | <b>\$ 2,215,476.48</b> | <b>\$ 1,965,016.48</b> | <b>\$ 163,751.37</b> |
|           | <u>Operating Expenses</u>                       |                        |                        |                      |
| 7000      | Bank Charges                                    | \$ 450.00              | \$ 450.00              | \$ 37.50             |
| 7010      | Management Fees                                 | \$ 39,540.00           | \$ 39,540.00           | \$ 3,295.00          |
| 7015      | Management Other                                | \$ -                   | \$ -                   | \$ -                 |
| 7016      | Consulting/Professional Fees                    | \$ 3,000.00            | \$ 3,000.00            | \$ 250.00            |
| 7020      | Postage/Mail                                    | \$ -                   | \$ -                   | \$ -                 |
| 7025      | Copies/Printing                                 | \$ 1,700.00            | \$ 1,700.00            | \$ 141.67            |
| 7040      | Insurance                                       | \$ 30,000.00           | \$ 30,000.00           | \$ 2,500.00          |
| 7065      | Website Domain                                  | \$ 350.00              | \$ 350.00              | \$ 29.17             |
| 7070      | Legal                                           | \$ 12,000.00           | \$ 5,875.23            | \$ 489.60            |
| 7095      | Licenses/Permits                                | \$ 1,200.00            | \$ 10,000.00           | \$ 833.33            |
| 7100      | Filing Fees                                     | \$ -                   | \$ 51.25               | \$ 4.27              |
| 7145      | IRS Taxes                                       | \$ 30,189.30           | \$ 26,000.00           | \$ 2,166.67          |
| 7140      | Auditing/Tax Preparation                        | \$ 3,500.00            | \$ 3,500.00            | \$ 291.67            |
| 7320      | Sidewalk Bench Repairs                          | \$ -                   | \$ -                   | \$ -                 |
| 7350      | ArcGIS Building & Maintenance                   | \$ 3,500.00            | \$ 3,500.00            | \$ 291.67            |
| 7450      | General/Misc. Repairs                           | \$ 1,000.00            | \$ 1,500.00            | \$ 125.00            |
| 7460      | Vandalism & Auto Accidents                      | \$ 1,000.00            | \$ 1,000.00            | \$ 83.33             |
| 7470      | Sign Maintenance                                | \$ 500.00              | \$ 4,500.00            | \$ 375.00            |
| 7480      | Backflow/Hydrant Maintenance                    | \$ 2,500.00            | \$ 3,500.00            | \$ 291.67            |
| 8000      | Landscaping: Contract                           | \$ 450,000.00          | \$ 460,000.00          | \$ 38,333.33         |
| 8010      | Landscaping: Non Contract Labor (moved to 8050) | \$ 450.00              | \$ -                   | \$ -                 |
| 8050      | Landscaping: Repairs & Maintenance              | \$ 2,500.00            | \$ 5,500.00            | \$ 458.33            |
| 8055      | Irrigation - Timers/Controllers                 | \$ 9,000.00            | \$ 9,000.00            | \$ 750.00            |
| 8056      | Irrigation (moved to 8050)                      | \$ 2,500.00            | \$ -                   | \$ -                 |
| 8070      | Tree Maintenance                                | \$ 4,000.00            | \$ 4,000.00            | \$ 333.33            |
| 8080      | Water Feature Service & Cleaning                | \$ 38,400.00           | \$ 38,400.00           | \$ 3,200.00          |
| 8085      | Fountain/Pond/Lake Repairs                      | \$ 3,000.00            | \$ 6,000.00            | \$ 500.00            |
| 8200      | Lighting Contract                               | \$ 8,000.00            | \$ 8,000.00            | \$ 666.67            |
| 8250      | Lighting: Other                                 | \$ 2,000.00            | \$ 5,000.00            | \$ 416.67            |
| 8210      | Lighting: Holiday Lights                        | \$ 3,500.00            | \$ 4,650.00            | \$ 387.50            |
| 8300      | Extermination                                   | \$ 1,000.00            | \$ 1,000.00            | \$ 83.33             |
| 8400      | Contingency (Operating Account Build)           | \$ 225,697.18          | \$ -                   | \$ -                 |
| 9000      | Power                                           | \$ 39,000.00           | \$ 39,000.00           | \$ 3,250.00          |
| 9100      | Water                                           | \$ 270,000.00          | \$ 290,000.00          | \$ 24,166.67         |
| 9110      | Water Fines                                     | \$ -                   | \$ -                   | \$ -                 |
|           | <b>TOTAL OPERATING EXPENSES</b>                 | <b>\$ 1,189,476.48</b> | <b>\$ 1,005,016.48</b> | <b>\$ 83,751.37</b>  |
| 9900      | Transfer To Reserves                            | \$ 1,026,000.00        | \$ 960,000.00          | \$ 80,000.00         |
|           | <b>EXCESS REVENUES OR EXPENSES</b>              | <b>\$ -</b>            | <b>\$ -</b>            | <b>\$ -</b>          |

# ANTHEM COMMUNITY COUNCIL, INC.

## 2027 RESERVE BUDGET

|                                                 |                |
|-------------------------------------------------|----------------|
| Projected Ending Balance as of 12/31/26:        | \$3,157,459.00 |
| Recommended Reserve Study Balance for 12/31/26: | \$3,813,791.00 |
| Recommended Expenditures                        | \$1,203,238.00 |
| 2027 Reserve Contribution                       | \$960,000.00   |
| Estimated 2027 Reserve Interest:                | \$115,704.00   |
| Projected Reserve Balance for 12/31/27:         | \$3,029,925.00 |
| Recommended Reserve Study Balance for 12/31/27: | \$3,471,546.00 |

The Reserve Fund is estimated to be 87% funded in accordance with the reserve study by the end of 2027.

### **2027 Recommended Expenditures**

|                                                              |                |
|--------------------------------------------------------------|----------------|
| Street Light Poles/Fixtures - Contingency based on accidents | \$50,000.00    |
| Tree Trimming - 1/3 of trees annually                        | \$67,500.00    |
| Landscaping/Irrigation Major Renovation (Phase III)          | \$1,000,000.00 |
| Light Pole Head Painting                                     | \$85,738.00    |