

CAT MOUNTAIN HOMEOWNERS ASSOCIATION
2009 BUDGET

	2004 Actual	2005 Actual	2006 Actual	2007 Actual	2008 Actual	2009 Budget
Ordinary Income/Expense						
Income						
Ad Revenue	0	417	459	492	216	1,200
Architect Review Fees	0	75	0	240	0	150
Clubhouse Use Fees	1,160	1,320	1,825	2,725	2,100	2,050
Homeowner's Dues	175,485	175,485	171,126	182,664	182,836	182,793
Late Fees	603	827	248	220	220	250
Legal Reimbursement	0	739	240	939	575	550
Pool Key Deposits	0	0	0	70	90	90
Transfer Fees and Other	2,790	4,115	6,359	4,943	3,650	3,500
Total Income	180,038	182,978	180,257	192,292	189,687	190,583
Expense						
General & Administrative						
Accounting & Audit Fees	11,890	7,715	8,141	6,320	9,825	6,592
Architectural Review	0	75	0	2,106	0	150
Association Functions	251	1,368	1,749	2,952	3,436	4,120
Provision Against A/R	55	(15)	0	89	0	0
Bank Service Charges	1,084	252	130	1,814	2,443	2,678
Dues & Subscriptions	0	0	70	35	0	0
Gas Reimbursement Expense	0	0	280	0	55	72
Office Supplies	2,219	2,290	1,581	1,595	2,943	4,500
Consultants	0	0	0	0	0	0
Postage and Copies	1,069	2,622	2,349	1,389	1,950	1,751
General Expense	1,743	1,069	52	0	93	0
Telephone	2,797	3,219	2,192	2,150	1,982	2,112
Total General & Administrative	21,108	18,595	16,544	18,448	22,727	21,975
General Repairs & Maintenance						
Bldg & Grounds-Mat & Supplies	618	110	1,548	77	1,650	1,030
Building & Grounds-General	15	2,821	2,080	864	199	515
Clubhouse Maintenance	528	697	4,807	1,299	798	1,030
Pool Repairs & Supplies	1,523	1,701	999	2,992	1,721	2,060
Signage	0	677	357	160	179	400
Tennis Courts-Repairs & Equip	16	487	987	403	79	258
Total General Repairs & Maintenance	2,700	6,493	10,778	5,794	4,626	5,293
Insurance						
	12,401	12,468	12,552	10,673	11,986	12,360
Landscaping Expense						
Landscaping Contract	36,372	35,787	23,217	25,560	25,560	26,574
Landscaping Expense-Other	0	0	0	669	418	618
Landscaping Upgrades	1,077	13,948	3,129	0	4,257	4,120
Lawn Supplies & Equipment	30	0	0	0	772	824
Total Landscaping Expense	37,479	49,735	26,346	26,229	31,007	32,136
Legal & Professional Fees						
Legal - Collections	15	1,050	960	240	940	773
Legal - Other	3,099	2,677	1,886	10,847	6,181	3,090
Total Legal & Professional Fees	3,114	3,727	2,846	11,087	7,121	3,863
Miscellaneous Expense						
	0	0	6,249	5	0	0
Payroll Expenses						
Payroll Tax Expense	3,886	3,819	5,056	4,356	2,673	4,160
Salaries & Wages	49,276	48,505	48,481	49,886	51,125	52,690
Total Payroll Expenses	53,162	52,324	53,537	54,243	53,798	56,850
Property Tax and Fees						
	214	15	23	14	29	14
Utilities						
Electricity	4,313	6,144	4,533	7,016	5,315	6,180
Water & Wastewater	2,916	4,332	6,082	3,321	4,721	4,944
Total Utilities	7,229	10,476	10,615	10,337	10,036	11,124
Total Expense	137,407	153,833	139,490	136,831	141,330	143,615
Net Operating Margin	42,631	29,145	40,767	55,462	48,357	46,968

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	2004 Actual	2005 Actual	2006 Actual	2007 Actual	2008 Actual	2009 Budget
Other Expense						
Depreciation & Amortization						
Deprec-Building Improvements	8,212	7,182	6,436	4,869	2,787	2,876
Deprec-Capital Improvements	21,518	26,740	31,009	31,821	28,963	20,293
Deprec-Equipment & Fixtures	3,802	4,020	3,884	2,999	2,634	881
Total Depreciation & Amortization	33,532	37,942	41,329	39,689	34,384	24,050
Adj. for 2004-2007 depreciation					(1,019)	
Other Expense (non-depreciation)	0	0	0	0	0	0
Total Other Expense	33,532	37,942	41,329	39,689	33,365	24,050
Other Income						
Interest Income	432	2,520	5,450	9,195	8,043	4,600
Miscellaneous Income	0	0	0	1,754	0	0
Total Other Income	432	2,520	5,450	10,949	8,043	4,600
Federal Income Tax	(150)	0	96	2,295	1,936	1,400
Net Change in Members' Equity	9,681	(6,277)	4,792	24,426	21,099	26,118
Capital Expenditures:						
Building Repairs	0	0	4,152	9,055	7,874	0
Road Repair	85,369	0	0	0	0	10,000
Retaining Wall Repair	0	0	0	27,616	0	0
Equipment and Other	0	3,284	1,939	0	9,706	7,000
Pool Repair	0	6,608	0	741	0	0
Total	85,369	9,892	6,091	37,412	17,580	17,000