

Moose Hollow Homeowners Association

2022 Annual Meeting Agenda

March 26, 2022 - 5:30 pm

Zoom Virtual Meeting

1. Opening Remarks – Alan Stanley
2. Approval of 2021 Annual Meeting Minutes - Alan Stanley
3. Election Results
4. Financials - Brandi Lierd
5. Maintenance Items – Alan Stanley/Kyler Lewis
 - Update on Water Supply Lines
 - Creating homeowner committee for replacement of log railings
6. Maintenance Update – Kyler Lewis
7. Insurance Update – Joe Buchanan
8. Review of HOA Dues – Joe Buchanan
9. Homeowner Forum

Dear Homeowners,

I want to take this opportunity to welcome everyone to our annual meeting. I am going to be discussing several important expenditures which will become necessary now and over the next 5-10 years. Before delving into these necessary significant expenditures, I wanted to take this opportunity to reflect upon what has been accomplished during the past year by the Board and Peak2Peak to improve MH. These include the following:

1. We increased the internet speed from 7mbps to close to 100 mbps at no cost to owners. This expense was in excess of \$100k and was paid for entirely by Century Link.

2. All of the decks in the condos have now been replaced with Trex. This project was completed gradually over several years in order to avoid either a monthly dues increase or a special assessment.

3. All of the entry doors in the condos have been replaced as the original doors were deteriorating and “unsightly”.

4. With the exception of less than 5 condos and townhomes all water lines in MH have been replaced by owners with non burst steel braided tubing as a preventative measure. This will substantially reduce water damage claims.

As we look to the future, the first completed buildings are now 20 years old. The average life of roofs in our harsh climate is about 30 years. In order to be prudent, the Board is projecting that our reserves will have to be substantially increased in order to hopefully avoid exorbitant special assessments. This item will be more fully discussed during the annual meeting.

The other significant expenditure anticipated in the next several years is the replacement of the wood spindles in the railings of the decks in the condos. Unfortunately, it has become increasingly difficult and expensive to replace the spindles as the spindles are “falling apart”. Although this necessary expenditure will be discussed in more detail during the annual meeting, I want to ask that homeowners become involved in making suggestions as to alternatives. If you are willing to become involved in this project please email me with your contact information over the next two weeks. My contact information is below.

As we look forward to the remainder of 2022 and beyond I believe that our future looks bright. Real estate values in the Valley (and specifically MH) have increased and MH remains a luxury condo development which is attracting visitors year round.

I hope all owners will participate in the zoom meeting on Saturday, March 26th at 5:30 MDT.

Very truly yours,

S. Alan Stanley,

astanley02@gmail.com



Budget vs. Actuals

Accrual basis

Prepared By: Peak 2 Peak
Management Co.
3605 N Huntsman Path
P O Box 1169
Eden, UT 84310

Moose Hollow HOA - 2021 Moose Hollow Budget

Account	1/1/2021 - 12/31/2021			
	Actual	Budget	Over Budget	% of Budget
Income				
Association Fee Income	672,883.20	671,846.40	1,036.80	100.15 %
Clubhouse Income	1,930.00	0.00	1,930.00	--
Convenience Fee	1,745.13	0.00	1,745.13	--
Dish Network Income	49,032.00	49,248.00	(216.00)	99.56 %
Fines & Damages	340.00	0.00	340.00	--
Interest Income	637.24	0.00	637.24	--
Internet Income	54,213.00	46,656.00	7,557.00	116.20 %
Late Fee Income	100.00	0.00	100.00	--
Other Income	270.00	0.00	270.00	--
Reimb Water Fees	151,125.00	151,200.00	(75.00)	99.95 %
Reinvestment Fee Income	3,400.00	0.00	3,400.00	--
Rent Income	3,600.00	3,600.00	0.00	100.00 %
Total for Income	\$939,275.57	\$922,550.40	\$16,725.17	101.81 %
Expense				
Audit/Tax Preparation	358.00	300.00	58.00	119.33 %
Building Maintenance				
Annual Backflow and Fire Test	10,583.00	2,100.00	8,483.00	503.95 %
Building Maintenance - Other	25,580.94	30,000.00	(4,419.06)	85.27 %
Carpet	9,000.00	6,500.00	2,500.00	138.46 %
Equipment Breakdown Insurance	0.00	767.00	(767.00)	0.00 %
Fire Suppression System Repair	8,630.00	28,000.00	(19,370.00)	30.82 %
Log Deck/Rail Maintenance	35,275.00	35,000.00	275.00	100.79 %
Pest Control	3,245.00	1,800.00	1,445.00	180.28 %
Rain Gutter Cleanout	6,800.00	7,000.00	(200.00)	97.14 %
Water-Fire Sprinkler Damages	12,650.00	30,000.00	(17,350.00)	42.17 %
Total for Building Maintenance	\$111,763.94	\$141,167.00	(\$29,403.06)	79.17 %
Cleaning				
Carpet Cleaning	3,415.00	2,800.00	615.00	121.96 %
Cleaning - Other	35,990.00	35,000.00	990.00	102.83 %
Janitorial Supply	365.45	700.00	(334.55)	52.21 %
Window Cleaning	10,950.00	11,000.00	(50.00)	99.55 %
Total for Cleaning	\$50,720.45	\$49,500.00	\$1,220.45	102.47 %
Clubhouse Building Maintenance	15.00	600.00	(585.00)	2.50 %
Concrete & Asphalt Repair	6,020.52	4,000.00	2,020.52	150.51 %



Budget vs. Actuals

Accrual basis

Prepared By: Peak 2 Peak
 Management Co.
 3605 N Huntsman Path
 P O Box 1169
 Eden, UT 84310

Account	1/1/2021 - 12/31/2021			
	Actual	Budget	Over Budget	% of Budget
Fitness Room Maintenance	1,000.00	1,000.00	0.00	100.00 %
Insurance				
D & O Insurance	2,095.00	2,423.00	(328.00)	86.46 %
Fidelity Bond Insurance	1,800.00	651.00	1,149.00	276.50 %
General Liability Insurance	63,164.72	62,901.00	263.72	100.42 %
Insurance Deductible	13,770.00	50,000.00	(36,230.00)	27.54 %
Umbrella Insurance	316.09	2,292.00	(1,975.91)	13.79 %
Total for Insurance	\$81,145.81	\$118,267.00	(\$37,121.19)	68.61 %
Landscaping/Grounds Maintenance				
Aerating and Fertilization	3,125.00	3,600.00	(475.00)	86.81 %
Christmas Lighting	3,268.00	3,000.00	268.00	108.93 %
Landscaping Bark	3,432.00	5,000.00	(1,568.00)	68.64 %
Landscaping/Grounds Maintenance - Other	43,359.41	44,000.00	(640.59)	98.54 %
Weeding-Fall Clean-up Labor	5,500.00	6,176.40	(676.40)	89.05 %
Total for Landscaping/Grounds Maintenance	\$58,684.41	\$61,776.40	(\$3,091.99)	94.99 %
Legal and Professional Fees	450.00	1,000.00	(550.00)	45.00 %
Maintenance Labor	47,172.00	48,000.00	(828.00)	98.28 %
Maintenance Supplies	673.35	700.00	(26.65)	96.19 %
Management Fees	54,000.00	54,000.00	0.00	100.00 %
Office Expenses	3,700.28	2,500.00	1,200.28	148.01 %
Painting/Staining	22,157.56	20,000.00	2,157.56	110.79 %
Pool/Spa Maintenance				
Boiler Inspections	0.00	240.00	(240.00)	0.00 %
Health Dept Inspections	2,000.00	2,000.00	0.00	100.00 %
Pool Repairs	9,531.56	6,000.00	3,531.56	158.86 %
Pool/Spa Maintenance - Other	5,600.00	7,800.00	(2,200.00)	71.79 %
Pool/Spa Supplies	7,636.75	5,500.00	2,136.75	138.85 %
Total for Pool/Spa Maintenance	\$24,768.31	\$21,540.00	\$3,228.31	114.99 %
Security/Alarms				
Security/Alarms - Other	13,964.94	14,000.00	(35.06)	99.75 %
Total for Security/Alarms	\$13,964.94	\$14,000.00	(\$35.06)	99.75 %
Snow Removal	50,283.45	55,000.00	(4,716.55)	91.42 %
Utilities				
Electric	21,290.91	23,000.00	(1,709.09)	92.57 %
Gas Expenses	6,731.41	9,000.00	(2,268.59)	74.79 %
Internet - Century Link	56,242.39	47,500.00	8,742.39	118.41 %
Satellite-Dish Network	46,394.88	46,000.00	394.88	100.86 %



Budget vs. Actuals

Accrual basis

Prepared By: Peak 2 Peak
Management Co.
3605 N Huntsman Path
P O Box 1169
Eden, UT 84310

Account	1/1/2021 - 12/31/2021			
	Actual	Budget	Over Budget	% of Budget
Trash Removal	17,886.76	16,000.00	1,886.76	111.79 %
Total for Utilities	\$148,546.35	\$141,500.00	\$7,046.35	104.98 %
Water & Sanitation				
Clubhouse Water	996.00	900.00	96.00	110.67 %
Irrigation	28,541.37	32,000.00	(3,458.63)	89.19 %
Pool Water	2,179.44	1,800.00	379.44	121.08 %
Water & Sanitation - Other	170,920.66	153,000.00	17,920.66	111.71 %
Total for Water & Sanitation	\$202,637.47	\$187,700.00	\$14,937.47	107.96 %
Total for Expense	\$878,061.84	\$922,550.40	(\$44,488.56)	95.18 %
Net Operating Income	\$61,213.73	\$0.00	\$61,213.73	0.00 %
Non-operating Income				
Prior Year Adjustments	5,102.07	0.00	5,102.07	--
Reserve Income	74,678.40	74,649.60	28.80	100.04 %
Special Assessment-Entry Doors	172,800.00	0.00	172,800.00	--
Total for Non-operating Income	\$252,580.47	\$74,649.60	\$177,930.87	338.35 %
Non-operating Expense				
Reserve Expense				
Reserve Expense - Asphalt	4,900.00	0.00	4,900.00	--
Reserve Expense - Damaged Logs	74,375.00	0.00	74,375.00	--
Reserve Expense - Other	17,550.00	0.00	17,550.00	--
Reserve Expense - Painting	5,875.00	0.00	5,875.00	--
Reserve Expense - Repairs to pool/hot tub area	21,222.92	0.00	21,222.92	--
Reserve Expense - Roof	58,261.00	0.00	58,261.00	--
Reserve Expense - Sprinkler/Mainline Repair	55,945.52	0.00	55,945.52	--
Reserve Expense - Trex Deck Replacement	36,075.00	0.00	36,075.00	--
Special Assessment - Door Replacement 2021	168,000.00	0.00	168,000.00	--
Total for Reserve Expense	\$442,204.44	\$0.00	\$442,204.44	0.00 %
Total for Non-operating Expense	\$442,204.44	\$0.00	\$442,204.44	0.00 %
Net Non-operating Income	(\$189,623.97)	\$74,649.60	(\$264,273.57)	-254.02 %
Net Income	(\$128,410.24)	\$74,649.60	(\$203,059.84)	-172.02 %



2022 Moose Hollow Budget | Moose Hollow HOA | FY2022

As of 2/22/2022

Prepared By: Peak 2 Peak Management Co.
 3605 N Huntsman Path
 P O Box 1169
 Eden, UT 84310

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2022
Income													
Association Fee Income	56,073.60	56,073.60	56,073.60	56,073.60	56,073.60	56,073.60	56,073.60	56,073.60	56,073.60	56,073.60	56,073.60	56,073.60	\$672,883.20
Dish Network Income	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	\$49,032.00
Internet Income	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	\$64,500.00
Reimb Water Fees	12,593.75	12,593.75	12,593.75	12,593.75	12,593.75	12,593.75	12,593.75	12,593.75	12,593.75	12,593.75	12,593.75	12,593.75	\$151,125.00
Rent Income	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	\$3,600.00
Total for Income	78,428.35	78,428.35	78,428.35	78,428.35	78,428.35	78,428.35	78,428.35	78,428.35	78,428.35	78,428.35	78,428.35	78,428.35	\$941,140.20
Expenses													
Audit/Tax Preparation	0.00	0.00	0.00	358.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$358.00
Building Maintenance													
Annual Backflow and Fire Test	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	\$6,000.00
Building Maintenance - Other	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$30,000.00
Carpet	0.00	0.00	0.00	0.00	7,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$7,750.00
Fire Suppression System Repair	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	\$20,000.00
Log Deck/Rail Maintenance	2,929.94	2,929.94	2,929.94	2,929.94	2,929.94	2,929.94	2,929.94	2,929.94	2,929.94	2,929.94	2,929.94	2,929.94	\$35,159.32
Pest Control	0.00	0.00	0.00	0.00	1,500.00	900.00	800.00	0.00	0.00	0.00	0.00	0.00	\$3,200.00
Rain Gutter Cleanout	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	\$7,000.00
Subtotal for Building Maintenance	7,679.94	7,679.94	7,679.94	7,679.94	16,929.94	8,579.94	8,479.94	7,679.94	13,679.94	7,679.94	7,679.94	7,679.94	\$109,109.32
Cleaning													
Carpet Cleaning	0.00	0.00	0.00	1,750.00	0.00	0.00	0.00	0.00	1,750.00	0.00	0.00	0.00	\$3,500.00
Cleaning - Other	2,241.67	2,241.67	2,241.67	2,241.67	2,241.67	2,241.67	2,241.67	2,241.67	2,241.67	2,241.67	2,241.67	2,241.67	\$26,900.00
Janitorial Supply	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	\$500.00
Window Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	11,500.00	0.00	0.00	0.00	0.00	0.00	\$11,500.00
Subtotal for Cleaning	2,283.33	2,283.33	2,283.33	4,033.33	2,283.33	2,283.33	13,783.33	2,283.33	4,033.33	2,283.33	2,283.33	2,283.33	\$42,400.00
Clubhouse Building Maintenance	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00
Concrete & Asphalt Repair	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00	\$10,000.00
Fitness Room Maintenance	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	\$1,000.00
Insurance													
D & O Insurance	174.58	174.58	174.58	174.58	174.58	174.58	174.58	174.58	174.58	174.58	174.58	174.58	\$2,095.00
Fidelity Bond Insurance	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	\$1,800.00
General Liability Insurance	7,371.25	7,371.25	7,371.25	7,371.25	7,371.25	7,371.25	7,371.25	7,371.25	7,371.25	7,371.25	7,371.25	7,371.25	\$88,455.00
Insurance Deductible	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	\$50,000.00
Umbrella Insurance	316.08	316.08	316.08	316.08	316.08	316.08	316.08	316.08	316.08	316.08	316.08	316.08	\$3,793.00
Subtotal for Insurance	12,178.58	12,178.58	12,178.58	12,178.58	12,178.58	12,178.58	12,178.58	12,178.58	12,178.58	12,178.58	12,178.58	12,178.58	\$146,143.00



2022 Moose Hollow Budget | Moose Hollow HOA | FY2022

As of 2/22/2022

Prepared By: Peak 2 Peak Management Co.
 3605 N Huntsman Path
 P O Box 1169
 Eden, UT 84310

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2022
Landscaping/Grounds Maintenance													
Aerating and Fertilization	0.00	0.00	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	\$4,000.00
Christmas Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	\$4,000.00
Landscaping Bark	0.00	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$3,500.00
Landscaping/Grounds Maintenance - Other	0.00	0.00	0.00	3,666.66	7,333.33	7,333.33	7,333.33	7,333.35	7,333.33	3,666.67	0.00	0.00	\$44,000.00
Weeding-Fall Clean-up Labor	0.00	0.00	0.00	0.00	1,750.00	1,750.00	1,750.00	1,750.00	0.00	0.00	0.00	0.00	\$7,000.00
Subtotal for Landscaping/Grounds Maintenance	0.00	0.00	0.00	4,666.66	13,583.33	9,083.33	10,083.33	10,083.35	7,333.33	3,666.67	4,000.00	0.00	\$62,500.00
Legal and Professional Fees	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	\$1,000.00
Maintenance Labor	4,400.00	4,400.00	4,400.00	4,400.00	4,400.00	4,400.00	4,400.00	4,400.00	4,400.00	4,400.00	4,400.00	4,400.00	\$52,800.00
Maintenance Supplies	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	\$1,400.00
Management Fees	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	\$57,240.00
Office Expenses	261.41	261.41	261.41	261.41	261.41	261.41	261.41	261.41	261.41	261.41	261.41	261.41	\$3,136.88
Painting/Staining	0.00	0.00	0.00	0.00	12,500.00	12,500.00	0.00	0.00	0.00	0.00	0.00	0.00	\$25,000.00
Pool/Spa Maintenance													
Health Dept Inspections	0.00	0.00	0.00	2,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2,300.00
Pool Repairs	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00	\$6,000.00
Pool/Spa Maintenance - Other	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	\$8,700.00
Pool/Spa Supplies	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	\$6,500.00
Subtotal for Pool/Spa Maintenance	1,266.67	1,266.67	1,266.67	3,566.67	1,266.67	3,266.67	3,266.67	3,266.67	1,266.67	1,266.67	1,266.67	1,266.67	\$23,500.00
Security/Alarms - Other	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	\$14,000.00
Snow Removal	14,000.00	10,000.00	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	10,000.00	\$50,000.00
Utilities													
Electric	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	\$20,400.00
Gas Expenses	529.17	529.17	529.17	529.17	529.17	529.17	529.17	529.17	529.17	529.17	529.17	529.17	\$6,350.00
Internet - Century Link	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	\$64,800.00
Satellite-Dish Network	3,541.50	3,541.50	3,541.50	3,541.50	3,541.50	3,541.50	3,541.50	3,541.50	3,541.50	3,541.50	3,541.50	3,541.50	\$42,498.00
Trash Removal	1,491.67	1,491.67	1,491.67	1,491.67	1,491.67	1,491.67	1,491.67	1,491.67	1,491.67	1,491.67	1,491.67	1,491.67	\$17,900.00
Subtotal for Utilities	12,662.33	12,662.33	12,662.33	12,662.33	12,662.33	12,662.33	12,662.33	12,662.33	12,662.33	12,662.33	12,662.33	12,662.33	\$151,948.00
Water & Sanitation													
Clubhouse Water	75.42	75.42	75.42	75.42	75.42	75.42	75.42	75.42	75.42	75.42	75.42	75.42	\$905.00
Irrigation	0.00	0.00	0.00	0.00	4,833.33	4,833.33	4,833.33	4,833.33	4,833.35	4,833.33	0.00	0.00	\$29,000.00
Pool Water	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	\$2,100.00
Water & Sanitation - Other	13,083.33	13,083.33	13,083.33	13,083.33	13,083.33	13,083.33	13,083.33	13,083.33	13,083.33	13,083.33	13,083.33	13,083.33	\$157,000.00
Subtotal for Water & Sanitation	13,333.75	13,333.75	13,333.75	13,333.75	18,167.08	18,167.08	18,167.08	18,167.08	18,167.10	18,167.08	13,333.75	13,333.75	\$189,005.00
Total for Expenses	74,336.02	70,336.02	68,336.02	69,410.68	100,502.68	94,652.68	94,552.68	77,252.70	80,252.70	68,836.02	72,336.02	70,336.02	\$941,140.20



2022 Moose Hollow Budget | Moose Hollow HOA | FY2022

As of 2/22/2022

Prepared By: Peak 2 Peak Management Co.
 3605 N Huntsman Path
 P O Box 1169
 Eden, UT 84310

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2022
Net Operating Income	4,092.33	8,092.33	10,092.33	9,017.67	-22,074.33	-16,224.33	-16,124.33	1,175.65	-1,824.35	9,592.33	6,092.33	8,092.33	\$0.00
Non-operating Income													
Reserve Income	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	\$74,304.00
Total for Non-operating Income	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	\$74,304.00
Non-operating Expenses													
Total for Non-operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Non-operating Income	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	6,192.00	\$74,304.00
Net Income	10,284.33	14,284.33	16,284.33	15,209.67	-15,882.33	-10,032.33	-9,932.33	7,367.65	4,367.65	15,784.33	12,284.33	14,284.33	\$74,304.00



Balance Sheet

As of 12/31/2021, Accrual Basis

Prepared By: Peak 2 Peak
Management Co.
3605 N Huntsman Path
P O Box 1169
Eden, UT 84310

Moose Hollow HOA

Assets

Current Asset

Accounts Receivable	(2,653.35)
MH GoldenWest CU 12 month flex CD	250,482.09
Moose Hollow Operating Acct	69,294.14
Moose Hollow Operating Acct - Pending EFTs	1,478.00
Moose Hollow Reserves	266,174.55
Undeposited Funds	407.00
Total Current Asset	\$585,182.43

Total Assets

\$585,182.43

Liabilities

Current Liability

Accounts Payable	160,353.16
Accounts Payable - Accounts Payable-other	349.00
Prepaid Revenue	21,030.88
Total Current Liability	\$181,733.04

Total Liabilities

\$181,733.04

Equity

Opening Balance Equity	272,366.94
Retained Earnings - Accumulated Surplus	(83,104.00)
Retained Earnings	342,596.69
Net Income	(128,410.24)
Total Equity	\$403,449.39

Total Liabilities & Equity

\$585,182.43

Moose Hollow Reserve Account Analysis 2021 & 2022

2021 Beginning Balance- Zions Savings	\$ 212,936.36
Reserve Income-10% of Dues	\$ 74,649.60
Wells Fargo Xfer into Zions Acct (Cash & CD's)	\$ 345,748.54
Less Service Fee	\$ (15.00)
Transfers from Reserves to Checking 2021	\$ (367,265.18)
2021 Interest Income	\$ 120.23
Zions Bank Reserve Acct Balance as of 12/31/2021:	\$ 266,174.55
Goldenwest CD	\$ 250,482.09
Total In Reserves - Zions & Golden West CD as of 12/31/2021:	\$ 516,656.64
Transfers to be made to true reserve account	
Due to Operating for Golden West new CD (never xfered)	\$ (250,000.00)
Special Assessment Income for Doors from Operating	\$ 172,800.00
	\$ (77,200.00)
2021 Reserve Expenses	
Trex Bldgs 12 & 13	\$ 36,075.00
Asphalt Bldg 4	\$ 4,900.00
Log Repairs	\$ 74,375.00
Other (Concrete Bldg 4, Casc 5 Window Well, Treadmill)	\$ 17,550.00
Painting	\$ 5,875.00
Hot Tub/Pool Repairs (lower plastering, fence,new lock)	\$ 21,222.92
Casc 8 New Roof	\$ 58,261.00
Mainline Sprinkler Repair	\$ 55,945.52
Condo Entry Door Replacement	\$ 168,000.00
Total 2021 Reserve Expenses	\$ 442,204.44
2022 High Priority Repairs from Reserves	
Fire Suppression Relief Valve	\$ 3,500.00
Pool Repair, perimeter stone replacement	\$ 20,000.00
Concrete Walkways	\$ 8,000.00
Asphalt Replacement-Cascades?	\$ 10,000.00
Heat Tape Replacement - where?	\$ 4,000.00
Bldg 4 Entryway, Bldg 6 Entry lift & footing	\$ 3,000.00
Landscaping Behind Bldg 5	\$ 3,000.00
Patio Replacement C302	\$ 5,000.00
Patio mud jacking (3-4 on Bldg 7 & others)	\$ 7,000.00
Total High Priority:	\$63,500.00
Medium Priority	
Entryway Glass 1305-1308	\$ 2,000.00
Rock Repairs Bldg 7, 8 and others	\$ 3,000.00
Extensive pruning 8 buildings	\$ 10,000.00
Hot Tub Replaster (upper)	\$ 12,000.00
Total Medium Priority	\$27,000.00
Total Proposed Repairs from Reserve	\$90,500.00

Completed 2021 Projects

1. New Entryway Doors installed on Moose Hollow Condo Entrances
2. Extensive Rain Gutter, soffit and Fascia repair/replacement around property
3. Trex Replacement Buildings Front of 12 and 13 as well as all of Bldg 14
4. Painting – MH 12, 13 back doors, Casc South Facing Garage Doors
5. Lower Jacuzzi New fencing and gate installed.
6. Lower Jacuzzi Resurfaced.
7. 100 cubic yards of bark installed
8. Area at top of Fox Run, above building 4, re-landscaped and barked
9. Cascades Bldg 8 Roof Replaced and new heat tape reinstalled.
10. Entryway Carpet Replaced in all of MH Bldg 4 and 109-112 and 609-612
11. Concrete walkway replacement on needed areas of Bldg 1, 12, 13 and 3
12. Heat Tape Replacement on 3 Cascades units prior to Winter
13. Majority of lower section secondary main replaced.
14. Extensive Log Maintenance
15. Snow storm count 2020: 21 storms (average snow amount was below normal)
16. 3 Entryways had new thresholds put in January. Two in bldg 4 and one in bldg 1
17. Annual Rain Gutters and Downspouts Cleaned Out
18. Annual Window Washing around property
19. Annual Fire Riser inspections
20. Annual Backflow inspections
21. Annual Carpet Cleaning of Entryways done in the Spring after ski season

Moose Hollow 2022 Tentative Projects

1. Smart Switches for MH Entryway Lights
2. C503 Back Patio replacement, already torn out
3. C302 Back Patio replacement
4. 711 Back Patio Repair
5. Asphalt Replacement in Cascades Main Areas
6. Bldg 4,5 and 6 Entries footings to be added
7. Log Pole Caps
8. Carpet Replacement: Currently Proposed is Bldg 3, 2 entries in Bldg 13 and one in Bldg 12
9. Needed Heat Tape Repair
10. 100 more yards of bark and working towards xeriscaping certain areas