

Moose Hollow Homeowners Association

2023 Annual Meeting Agenda

March 25, 2022 - 5:00 pm

Clubhouse & Zoom Virtual Meeting

1. Opening Remarks – Alan Stanley
2. Approval of 2022 Annual Meeting Minutes - Alan Stanley
3. Election Results
4. Financials ~ 2022 Budget vs Actuals & 2023 Budget - Brandi Lierd
5. Maintenance Items – Alan Stanley/Kyler Lewis
6. Maintenance & Replacement of Log Rails Update – Kyler Lewis
7. Homeowner Forum

March 22, 2023

Dear Moose Hollow Homeowner,

On behalf of the Board of Directors I want to welcome you to to the annual meeting of the Moose Hollow HOA. This is the first in person annual meeting we have had since 2019. I also want to congratulate Joe Buchanan, Taylor Collings, and Babette Hansen who were re-elected to three year terms on the Board.

During 2022 we completed the replacement of all of the exterior doors in the condos. Not only do the new doors improve the exterior appearance of the Moose Hollow condos, but hopefully the new doors will last for many years.

Financially, the Board is making a very important concerted effort to increase our Reserves. As has been discussed in the past, the oldest MH buildings are now more than 20 years old. Within the next ten years the roofs on the oldest buildings will, in all probability, start needing to be replaced. By increasing our reserves we will be in a stronger financial position to bear these costs.

As will be discussed by Kyler in his annual report notable completed projects which have been completed during 2022 include the replacement of the entry carpet in 4 condo buildings, replacement of approximately 75 deck railings and 12 main posts in the condos, upgrading fire alarm panels to 5G, replacement of the Lower Jacuzzi heater, the main Jacuzzi has been resurfaced, retiled and sealed, the replacement of several patios in the Cascades and the removal of several large dying trees. In addition, 2022 saw the completion of all the MH deck floors replaced with Treks.

Finally, a committee homeowners has been created to make recommendations for the replacement of all of the log spindles in the condos. I am forward to seeing many of our homeowners in person at the annual meeting!

Best regards,

**Alan Stanley, President
Moosehollow HOA**



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 - 2022 Moose Hollow Budget

Account	1/1/2022 - 12/31/2022			
	Actual	Budget	Over Budget	% of Budget
Income				
Association Fee Income				
Association Fee Income - Other	672,345.60	672,883.20	(537.60)	99.92 %
Total for Association Fee Income	\$672,345.60	\$672,883.20	(\$537.60)	99.92 %
Clubhouse Income	3,070.00	0.00	3,070.00	--
Dish Network Income	49,032.00	49,032.00	0.00	100.00 %
Fines & Damages	50.00	0.00	50.00	--
Interest Income	800.26	0.00	800.26	--
Internet Income	64,502.00	64,500.00	2.00	100.00 %
Late Fee Income	500.00	0.00	500.00	--
Other Income	750.00	0.00	750.00	--
Reimb Water & Sewer Fees	151,056.00	151,125.00	(69.00)	99.95 %
Reinvestment Fee Income	14,494.00	0.00	14,494.00	--
Rent Income	3,600.00	3,600.00	0.00	100.00 %
Total for Income	\$960,199.86	\$941,140.20	\$19,059.66	102.03 %
Expense				
Audit/Tax Preparation	503.57	358.00	145.57	140.66 %
Building Maintenance				
Annual Backflow and Fire Test	5,735.00	6,000.00	(265.00)	95.58 %
Building Maintenance - Other	27,788.00	30,000.00	(2,212.00)	92.63 %
Carpet	7,600.00	7,750.00	(150.00)	98.06 %
Fire Suppression System Repair	22,373.00	20,000.00	2,373.00	111.87 %
Log Deck/Rail Maintenance	46,800.00	35,159.32	11,640.68	133.11 %
Pest Control	2,947.00	3,200.00	(253.00)	92.09 %
Rain Gutter Cleanout	6,800.00	7,000.00	(200.00)	97.14 %
Total for Building Maintenance	\$120,043.00	\$109,109.32	\$10,933.68	110.02 %
Cleaning				
Carpet Cleaning	3,366.00	3,500.00	(134.00)	96.17 %
Cleaning - Other	36,112.50	26,900.00	9,212.50	134.25 %
Janitorial Supply	462.02	500.00	(37.98)	92.40 %
Window Cleaning	11,860.00	11,500.00	360.00	103.13 %
Total for Cleaning	\$51,800.52	\$42,400.00	\$9,400.52	122.17 %
Clubhouse Building Maintenance	247.88	600.00	(352.12)	41.31 %
Concrete & Asphalt Repair	19,200.00	10,000.00	9,200.00	192.00 %
Fitness Room Maintenance	2,536.67	1,000.00	1,536.67	253.67 %



Budget vs. Actuals

Accrual basis

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

Account	1/1/2022 - 12/31/2022			
	Actual	Budget	Over Budget	% of Budget
Insurance				
D & O Insurance	2,095.00	2,095.00	0.00	100.00 %
Fidelity Bond Insurance	1,800.00	1,800.00	0.00	100.00 %
General Liability Insurance	81,153.75	88,455.00	(7,301.25)	91.75 %
Insurance Deductible	0.00	50,000.00	(50,000.00)	0.00 %
Umbrella Insurance	4,411.91	3,793.00	618.91	116.32 %
Total for Insurance	\$89,460.66	\$146,143.00	(\$56,682.34)	61.21 %
Landscaping/Grounds Maintenance				
Aerating and Fertilization	3,450.00	4,000.00	(550.00)	86.25 %
Christmas Lighting	4,264.00	4,000.00	264.00	106.60 %
Landscaping Bark	3,536.00	3,500.00	36.00	101.03 %
Landscaping/Grounds Maintenance - Other	45,713.22	44,000.00	1,713.22	103.89 %
Weeding-Fall Clean-up Labor	6,827.23	7,000.00	(172.77)	97.53 %
Total for Landscaping/Grounds Maintenance	\$63,790.45	\$62,500.00	\$1,290.45	102.06 %
Legal and Professional Fees	2,868.45	1,000.00	1,868.45	286.85 %
Maintenance Labor	53,700.00	52,800.00	900.00	101.70 %
Maintenance Supplies	1,254.43	1,400.00	(145.57)	89.60 %
Management Fees	54,000.00	57,240.00	(3,240.00)	94.34 %
Office Expenses	2,317.30	3,136.88	(819.58)	73.87 %
Painting/Staining	25,241.59	25,000.00	241.59	100.97 %
Pool/Spa CPO				
Health Dept Inspections	2,200.00	2,300.00	(100.00)	95.65 %
Pool Repairs	18,122.31	6,000.00	12,122.31	302.04 %
Pool/Spa Chemicals	8,991.24	6,500.00	2,491.24	138.33 %
Pool/Spa CPO - Other	6,600.00	8,700.00	(2,100.00)	75.86 %
Total for Pool/Spa CPO	\$35,913.55	\$23,500.00	\$12,413.55	152.82 %
Security/Alarms				
Security/Alarms - Other	14,259.58	14,000.00	259.58	101.85 %
Total for Security/Alarms	\$14,259.58	\$14,000.00	\$259.58	101.85 %
Snow Removal	64,944.39	50,000.00	14,944.39	129.89 %
Utilities				
Electric	27,803.86	20,400.00	7,403.86	136.29 %
Gas Expenses	10,867.57	6,350.00	4,517.57	171.14 %
Internet - Century Link	71,228.29	64,800.00	6,428.29	109.92 %
Satellite-Dish Network	43,072.01	42,498.00	574.01	101.35 %
Trash Removal	21,731.28	17,900.00	3,831.28	121.40 %
Total for Utilities	\$174,703.01	\$151,948.00	\$22,755.01	114.98 %



Budget vs. Actuals

Accrual basis

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

Account	1/1/2022 - 12/31/2022			
	Actual	Budget	Over Budget	% of Budget
Water & Sanitation				
Clubhouse Water	913.00	905.00	8.00	100.88 %
Irrigation	28,485.88	29,000.00	(514.12)	98.23 %
Pool Water	2,253.95	2,100.00	153.95	107.33 %
Water & Sanitation - Other	159,723.92	157,000.00	2,723.92	101.73 %
Total for Water & Sanitation	\$191,376.75	\$189,005.00	\$2,371.75	101.25 %
Total for Expense	\$968,161.80	\$941,140.20	\$27,021.60	102.87 %
Net Operating Income	(\$7,961.94)	\$0.00	(\$7,961.94)	0.00 %
Non-operating Income				
Reserve Income	143,643.20	74,304.00	69,339.20	193.32 %
Total for Non-operating Income	\$143,643.20	\$74,304.00	\$69,339.20	193.32 %
Non-operating Expense				
Reserve Expense				
Reserve Expense - Asphalt	5,660.93	0.00	5,660.93	--
Reserve Expense - Damaged Logs	28,425.00	0.00	28,425.00	--
Reserve Expense - Other	3,550.00	0.00	3,550.00	--
Reserve Expense - Repairs to pool/hot tub area	29,924.47	0.00	29,924.47	--
Special Assessment - Door Replacement 2021	12,500.00	0.00	12,500.00	--
Total for Reserve Expense	\$80,060.40	\$0.00	\$80,060.40	0.00 %
Total for Non-operating Expense	\$80,060.40	\$0.00	\$80,060.40	0.00 %
Net Non-operating Income	\$63,582.80	\$74,304.00	(\$10,721.20)	85.57 %
Net Income	\$55,620.86	\$74,304.00	(\$18,683.14)	74.86 %



Balance Sheet

As of 12/31/2022, 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	10,622.05
MH GoldenWest CU 12 month flex CD	251,021.54
Moose Hollow Operating Acct	(302.32)
Moose Hollow Operating Acct - Pending EFTs	2,704.19
Moose Hollow Reserves	262,180.56
Undeposited Funds	936.00
Total Current Asset	\$527,162.02

Total Assets

\$527,162.02

Liabilities

Current Liability

Accounts Payable	39,211.89
Accounts Payable - Accounts Payable-other	349.00
Prepaid Revenue	21,030.88
Total Current Liability	\$60,591.77

Total Liabilities

\$60,591.77

Equity

Opening Balance Equity	272,366.94
Retained Earnings - Accumulated Surplus	(83,104.00)
Retained Earnings	221,686.45
Net Income	55,620.86
Total Equity	\$466,570.25

Total Liabilities & Equity

\$527,162.02

Moose Hollow Reserve Account Analysis 2022 & 2023

2022 Beginning Balance- Zions Savings	\$ 198,674.55	
Reserve Income-10% of Dues	\$ 74,649.60	
Reserve Income - \$40/mo x 216 units May-Dec	\$ 68,993.60	
2022 Interest Income	\$ 120.23	
Total:	\$ 342,437.98	Approx
Less 2022 Reserve Expenses	\$ 80,060.40	
Zions Bank Reserve Acct Balance as of 12/31/2022:	\$ 262,377.58	
Goldenwest CD	\$ 251,328.00	Approx
Total In Reserves - Zions & Golden West CD as of 12/31/2022:	\$ 513,705.58	
2022 Reserve Expenses		
Damaged Logs	\$ 28,425.00	
Other - Repair Landscape	\$ 3,550.00	
Asphalt/Concrete Repairs	\$ 5,660.93	
Pool/Hot Tub Repairs	\$ 29,924.47	
Finish the trim on Door Replacement 2021	\$ 12,500.00	
Total 2022 Reserve Expenses	\$ 80,060.40	
2023 Reserve Income	\$ 178,329.00	
2023 Proposed Repairs from Reserves		
Bldg 4 Entry - Trex		
Concrete work - sidewalks, MH 711 patio	\$ 15,000.00	
Painting of a Building if needed? Waiting for Kyler update	\$ 20,000.00	
Log Rail Repairs	\$ 60,000.00	
Pool tiles	\$ 10,000.00	
Total High Priority:	\$105,000.00	
2023 Reserve Income after Expenses:	\$ 73,329.00	



2023 Proposed Moose Hollow Budget | Moose Hollow HOA | FY2023

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

As of 3/2/2023

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2023
Income													
Association Fee Income - Other	64,713.60	64,713.60	64,713.60	64,713.60	64,713.60	64,713.60	64,713.60	64,713.60	64,713.60	64,713.60	64,713.60	64,713.60	\$776,563.20
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	5,411.00	5,411.00	5,411.00	5,411.00	5,411.00	5,411.00	5,411.00	5,411.00	5,411.00	5,411.00	5,411.00	5,411.00	\$64,932.00
Reimb Water & Sewer Fees	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	\$187,488.00
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	90,134.60	90,134.60	90,134.60	90,134.60	90,134.60	90,134.60	90,134.60	90,134.60	90,134.60	90,134.60	90,134.60	90,134.60	\$1,081,615.20
Expenses													
Audit/Tax Preparation	533.33	533.33	533.33	533.33	533.33	533.33	533.33	533.33	533.33	533.33	533.33	533.33	\$6,400.00
Building Maintenance													
Annual Backflow and Fire Test	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	\$5,500.00
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	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	\$8,000.00
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	3,708.33	3,708.33	3,708.33	3,708.33	3,708.33	3,708.33	3,708.33	3,708.33	3,708.33	3,708.33	3,708.33	3,708.33	\$44,500.00
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	9,583.33	9,583.33	9,583.33	9,583.33	11,083.33	10,483.33	10,383.33	9,583.33	9,583.33	9,583.33	9,583.33	9,583.33	\$118,200.00
Cleaning													
Carpet Cleaning	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	\$4,000.00
Cleaning - Other	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	\$43,200.00
Janitorial Supply	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	\$400.00
Window Cleaning	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$12,000.00
Subtotal for Cleaning	4,966.67	4,966.67	4,966.67	4,966.67	4,966.67	4,966.67	4,966.67	4,966.67	4,966.67	4,966.67	4,966.67	4,966.67	\$59,600.00
Clubhouse Building Maintenance	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	\$400.00
Concrete & Asphalt 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
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	8,325.67	8,325.67	8,325.67	8,325.67	8,325.67	8,325.67	8,325.67	8,325.67	8,325.67	8,325.67	8,325.67	8,325.67	\$99,908.00
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	311.67	311.67	311.67	311.67	311.67	311.67	311.67	311.67	311.67	311.67	311.67	311.67	\$3,740.00
Subtotal for Insurance	13,128.58	13,128.58	13,128.58	13,128.58	13,128.58	13,128.58	13,128.58	13,128.58	13,128.58	13,128.58	13,128.58	13,128.58	\$157,543.00



2023 Proposed Moose Hollow Budget | Moose Hollow HOA | FY2023

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

As of 3/2/2023

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2023
Landscaping/Grounds Maintenance													
Aerating and Fertilization	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	\$4,000.00
Christmas Lighting	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	\$4,500.00
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	4,083.33	4,083.33	4,083.33	4,083.33	4,083.33	4,083.33	4,083.33	4,083.33	4,083.33	4,083.33	4,083.33	4,083.33	\$49,000.00
Weeding-Fall Clean-up Labor	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.67	\$7,700.00
Subtotal for Landscaping/Grounds Maintenance	5,433.33	5,433.33	5,433.33	5,433.33	8,933.33	5,433.33	5,433.33	5,433.33	5,433.33	5,433.33	5,433.33	5,433.33	\$68,700.00
Legal and Professional Fees													
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													
Maintenance Labor	4,840.00	4,840.00	4,840.00	4,840.00	4,840.00	4,840.00	4,840.00	4,840.00	4,840.00	4,840.00	4,840.00	4,840.00	\$59,080.00
Maintenance Supplies													
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													
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													
Office Expenses	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,400.00
Painting/Staining													
Painting/Staining	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
Pool/Spa CPO													
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	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$6,000.00
Pool/Spa Chemicals	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	\$8,900.00
Pool/Spa CPO - Other	440.00	440.00	440.00	440.00	640.00	880.00	880.00	880.00	640.00	440.00	440.00	440.00	\$7,000.00
Subtotal for Pool/Spa CPO	1,681.67	1,681.67	1,681.67	3,981.67	1,881.67	2,121.67	2,121.67	2,121.67	1,881.67	1,681.67	1,681.67	1,681.67	\$24,200.00
Security/Alarms - Other													
Security/Alarms - Other	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	\$14,500.00
Snow Removal													
Snow Removal	6,000.00	5,500.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	\$61,500.00
Utilities													
Electric	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	\$28,000.00
Gas Expenses	891.67	891.67	891.67	891.67	891.67	891.67	891.67	891.67	891.67	891.67	891.67	891.67	\$10,700.00
Internet - Century Link	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	\$70,000.00
Satellite-Dish Network	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	\$43,000.00
Trash Removal	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	\$22,000.00
Subtotal for Utilities	14,475.00	14,475.00	14,475.00	14,475.00	14,475.00	14,475.00	14,475.00	14,475.00	14,475.00	14,475.00	14,475.00	14,475.00	\$173,700.00
Water & Sanitation													
Clubhouse Water	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
Irrigation	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	\$34,000.00
Pool Water	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	\$2,200.00
Water & Sanitation - Other	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	15,624.00	\$187,488.00
Subtotal for Water & Sanitation	18,724.00	18,724.00	18,724.00	18,724.00	18,724.00	18,724.00	18,724.00	18,724.00	18,724.00	18,724.00	18,724.00	18,724.00	\$224,688.00



2023 Proposed Moose Hollow Budget | Moose Hollow HOA | FY2023

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

As of 3/2/2023

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2023
Total for Expenses	90,027.58	89,527.58	89,027.58	91,327.58	94,227.58	90,367.58	90,267.58	89,467.58	89,227.58	89,027.58	89,027.58	90,027.58	\$1,081,551.00
Net Operating Income	107.02	607.02	1,107.02	-1,192.98	-4,092.98	-232.98	-132.98	667.02	907.02	1,107.02	1,107.02	107.02	\$64.20
Non-operating Income													
Reserve Income	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	\$178,329.00
Total for Non-operating Income	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	\$178,329.00
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	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	14,860.75	\$178,329.00
Net Income	14,967.77	15,467.77	15,967.77	13,667.77	10,767.77	14,627.77	14,727.77	15,527.77	15,767.77	15,967.77	15,967.77	14,967.77	\$178,393.20

Moose Hollow 2022 Project Recap

Prepared by: Kyler Lewis

Notable Annuals:

- 1) Fire Suppression Systems checked and properly adjusted
- 2) Backflow systems around property inspected and repaired where needed
- 3) 4 seasonal applications of pest control and bait boxes filled
- 4) Rain Gutter cleanout
- 5) Entry Carpets Cleaned in Spring
- 6) Exterior of Windows cleaned around property
- 7) Yearly aeration and fertilization of turf around property
- 8) Pool and Kiddie Pool Startup and Winterization
- 9) Sprinkler startup and Winterization

Notable Completed Projects:

- 1) Replaced Pressure Relief Valves and added catch containers to alleviate potential leaks and catch excess Glycerin
- 2) Entry carpet replaced in 301-304, 305-308, 1209-1212, 1301-1304
- 3) Re-routed power to Cascade Entry Lights
- 4) 609-612 added concrete footer to support entry landing
- 5) Repaired stucco from golf ball damage on mainly Cascades Building 2 and 4, over 120 damaged points
- 6) Several areas in Cascades asphalt replaced as well as area in front of Building 12
- 7) C503 and C302 Patios replaced
- 8) One treadmill in fitness room replaced
- 9) 100 cubic yards of landscape bark replaced around the property
- 10) Cascade Clubhouse Timbers stained
- 11) Logs and railings painted on Bldg 9
- 12) Front of Building 12 and 13 deck doors painted
- 13) Pool tile replaced around interior perimeter as well as deck indicator tiles as well as end cap replaced
- 14) Main jacuzzi resurfaced/retilled and sealed
- 15) Lower Jacuzzi heater replaced
- 16) Fire alarm panels upgraded to 5G panels
- 17) C404 garage cap seal and foundation drain for C404 and C406 added
- 18) Several large and dying trees including large cottonwood in pool area removed
- 19) Approximately 75 deck railings custom built and replaced as well as approximately 12 main posts replaced

2023 Planned maintenance projects requiring warmer weather or snowpack melt

- 1) Foundation and garage cap seals for 4 Cascade units
- 2) Roof/Stucco junctions for 3 Cascade units with leaks
- 3) Asphalt Repair around property. Record breaking winter has left a lot to be replaced and repaired
- 4) Approximately 4 large deck support logs and about 8 deck railings are ready to repair once the snowpack allows for it. We will continue to process these as usual and we would like homeowners to know if they have an issue we need to address
- 5) Heat tape on a handful of Cascades units to be replaced as well as 6 areas on condo buildings needing new heat tape
- 6) The HOA will be running power to the soffit of the back of Building 14 for heat tape.