

# Moose Hollow Homeowners Association

## 2024 Annual Meeting Agenda

March 9, 2024 - 5:30 pm

### Clubhouse & Zoom Virtual Meeting

1. Opening Remarks – Joe Buchanan
2. Approval of 2023 Annual Meeting Minutes - Joe Buchanan
3. Financials 2023 Budget vs Actuals & 2024 Budget - Brandi Lierd
4. Maintenance Items – Kyler Lewis
5. No Elections 2024 – Joe Buchanan
6. Homeowner Forum

March 1, 2024

Dear Moose Hollow Homeowners,

On behalf of the Board of Directors, we want to welcome you to the annual meeting of the Moose Hollow HOA on Saturday, March 9, 2024, At 5:30 PM Mountain Time.

As you are probably aware, the mountain climate is particularly harsh on buildings. The winter of 22 – 23 was a record-setting year for snow and rain. So far this winter, while it is not a record-setting, we are running about 20% ahead of normal which is great for skiing but not great for our buildings.

As will be discussed by Kyler Lewis in his annual report, notable completed projects during the past year include: sealing five Cascade garage slab; replacing stucco on Cascade units in buildings 2 and 5; new entry carpets for MH buildings 2,3 and 5; heat tapes on five Cascade buildings and building 14; replaced a record number of deck rails and posts; record snow removal year; and upgrade fire alarm Cellcom.

## ROOFS

In last year's letter we reminded you that the oldest of the MH buildings was completed in 1999 with the rest to follow through 2008 (with MH 14 in 2012 – 13). We have been mindful that we would have to start replacing roofs prior to the 30-year mark.

Unfortunately, the last two harsh winters have taken a toll on the roofs. Therefore, we have decided to replace the roofs this summer on MH buildings 1 and 2 and Cascades building 1. This will cost about \$130,000 – \$140,000. At this time our plan is to continue replacing two MH buildings and one Cascades building each summer over the next seven years until all building roofs have been replaced. Total cost of replacing all 22 roofs should be approximately \$1.1 million plus inflation. Fortunately, we have approximately \$650,000 in current reserves and we are presently adding approximately \$178,000 each year. It should be noted that a portion of the annual reserve contribution is spent on other projects as well. Currently, we do not anticipate the need for a special assessment for this project.

## LOG REPLACEMENT

The harsh Mountain climate has taken its toll on the MH balconies and stair railings resulting in an adverse effect on both visual aesthetics and safety. Over the last several years log replacement expenditures by the HOA have ranged between \$57,000 and \$113,000 per year with an average of approximately \$80,000 annually. The board is also concerned that while we believe we have spotted and replaced deteriorating railings, there is always a chance we could miss one and a railing collapse could result in serious injury. Because of this the HOA board made the decision two years ago to evaluate alternative railings. A homeowners committee was formed. It was decided to utilize the railings which were installed in the Cascade units. It should be noted that the

balcony railings in the Cascade units, the oldest of which is 22 years old, have never required any additional maintenance.

We have received two bids which are in the \$1.3 million range. Your HOA board has evaluated and considered two alternative ways of paying for this significant project. The first is a dues hike which would involve an increase of approximately \$300 per month for at least the next two years. This is over a 60% increase from the current dues. We have been advised that this would make Moose Hollow's HOA dues significantly higher than other Wolf Creek HOA's and would have a dramatic adverse effect on resales. In fact, the phrase used was resales would be "crushed."

The other alternative is to do a special assessment in the amount of \$6000. The board approved the special assessment which would be spread out over two years as follows: 2024 June invoice \$1500 followed by a September invoice of \$1500 and 2025 June invoice \$1500 followed by a final September invoice of \$1500.

While both methods raise the same amount of money, special assessments particularly for large projects such as new roofs or railings are more palatable to potential buyers than a large uncompetitive increase in monthly HOA dues.

Based on the above the board voted to approve the project and to finance it through a special assessment. Finally, because the special assessment exceeds the 5% limit board authorization, we will need majority approval of the homeowners. Voting is now done online, and you will receive a separate email providing detailed instructions. Voting on the financing of the rail replacement will begin Thursday, March 14 at 8 AM and end Thursday, March 21 at 5 PM. The vote will be run online through "simplyvoting.com" and can be accessed from the phone or computer. Management has utilized this service for numerous other previous votes and had no issues. The process is easy, secure, and confidential. Each voter ID is based on the unit number and each unit can only vote once. For those who would prefer a paper ballot we can also offer that as well. In addition, with the system, we can only see the total vote count and cannot see how each homeowner voted.

While we are asking for a large fiscal commitment, there is a partial offset inasmuch as the replacement of the railings will significantly reduce, if not totally eliminate the \$50,000-\$100,000 we would be expending annually on log maintenance and replacement.

We look forward to seeing many of the homeowners either in person or on zoom at the annual meeting.

Best regards,

Joe Buchanan, VP on behalf of Alan Stanley Pres. and the Board of Moose Hollow 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 - 2023 Moose Hollow Budget

Account	1/1/2023 - 12/31/2023			
	Actual	Budget	Over Budget	% of Budget
<b>Income</b>				
Association Fee Income				
Association Fee Income - Other	775,526.40	775,526.40	0.00	100.00 %
<b>Total for Association Fee Income</b>	<b>\$775,526.40</b>	<b>\$775,526.40</b>	<b>\$0.00</b>	<b>100.00 %</b>
Clubhouse Income	5,150.00	0.00	5,150.00	--
Dish Network Income	49,039.00	49,032.00	7.00	100.01 %
Fines & Damages	350.00	0.00	350.00	--
Interest Income	7,034.69	0.00	7,034.69	--
Internet Income	70,011.00	64,932.00	5,079.00	107.82 %
Late Fee Income	125.00	0.00	125.00	--
Other Income	490.00	0.00	490.00	--
Reimb Water & Sewer Fees	187,473.00	187,488.00	(15.00)	99.99 %
Reinvestment Fee Income	62,067.50	0.00	62,067.50	--
Rent Income	3,600.00	3,600.00	0.00	100.00 %
<b>Total for Income</b>	<b>\$1,160,866.59</b>	<b>\$1,080,578.40</b>	<b>\$80,288.19</b>	<b>107.43 %</b>
<b>Expense</b>				
Audit/Tax Preparation	652.16	6,400.00	(5,747.84)	10.19 %
Bank Fees	1,158.32	0.00	1,158.32	--
Building Maintenance				
Annual Backflow and Fire Test	4,840.00	5,500.00	(660.00)	88.00 %
Building Maintenance - Other	56,653.96	30,000.00	26,653.96	188.85 %
Carpet	9,000.00	8,000.00	1,000.00	112.50 %
Fire Suppression System Repair	32,437.00	20,000.00	12,437.00	162.19 %
Heat Cables	5,465.00	0.00	5,465.00	--
Log Deck/Rail Maintenance	47,714.91	44,500.00	3,214.91	107.22 %
Pest Control	4,022.42	3,200.00	822.42	125.70 %
Rain Gutter Cleanout	6,800.00	7,000.00	(200.00)	97.14 %
<b>Total for Building Maintenance</b>	<b>\$166,933.29</b>	<b>\$118,200.00</b>	<b>\$48,733.29</b>	<b>141.23 %</b>
Cleaning				
Carpet Cleaning	3,795.00	4,000.00	(205.00)	94.88 %
Cleaning - Other	44,246.00	43,200.00	1,046.00	102.42 %
Janitorial Supply	504.99	400.00	104.99	126.25 %
Window Cleaning	12,570.00	12,000.00	570.00	104.75 %
<b>Total for Cleaning</b>	<b>\$61,115.99</b>	<b>\$59,600.00</b>	<b>\$1,515.99</b>	<b>102.54 %</b>
Clubhouse Building Maintenance	3,363.49	400.00	2,963.49	840.87 %



# Budget vs. Actuals

Accrual basis

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

Account	1/1/2023 - 12/31/2023			
	Actual	Budget	Over Budget	% of Budget
Concrete & Asphalt Repair	26,250.00	20,000.00	6,250.00	131.25 %
Fitness Room Maintenance	665.28	1,000.00	(334.72)	66.53 %
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	99,143.00	99,908.00	(765.00)	99.23 %
Insurance Deductible	0.00	50,000.00	(50,000.00)	0.00 %
Umbrella Insurance	3,740.00	3,740.00	0.00	100.00 %
<b>Total for Insurance</b>	<b>\$106,778.00</b>	<b>\$157,543.00</b>	<b>(\$50,765.00)</b>	<b>67.78 %</b>
Landscaping/Grounds Maintenance				
Aerating and Fertilization	4,375.00	4,000.00	375.00	109.38 %
Christmas Lighting	6,153.00	4,500.00	1,653.00	136.73 %
Landscaping - Sprinkler Parts & Repairs	10,950.30	0.00	10,950.30	--
Landscaping Bark	1,440.00	3,500.00	(2,060.00)	41.14 %
Landscaping/Grounds Maintenance - Other	55,749.73	49,000.00	6,749.73	113.77 %
Weeding-Fall Clean-up Labor	3,362.00	7,700.00	(4,338.00)	43.66 %
<b>Total for Landscaping/Grounds Maintenance</b>	<b>\$82,030.03</b>	<b>\$68,700.00</b>	<b>\$13,330.03</b>	<b>119.40 %</b>
Legal and Professional Fees	3,750.00	1,000.00	2,750.00	375.00 %
Maintenance Labor	58,980.00	59,080.00	(100.00)	99.83 %
Maintenance Supplies	0.00	1,400.00	(1,400.00)	0.00 %
Management Fees	57,240.00	57,240.00	0.00	100.00 %
Office Expenses	623.59	2,400.00	(1,776.41)	25.98 %
Painting/Staining	21,750.00	30,000.00	(8,250.00)	72.50 %
Pool/Spa CPO				
Health Dept Inspections	2,420.00	2,300.00	120.00	105.22 %
Pool Repairs	5,179.57	6,000.00	(820.43)	86.33 %
Pool/Spa Chemicals	9,035.57	8,900.00	135.57	101.52 %
Pool/Spa CPO - Other	7,480.00	7,000.00	480.00	106.86 %
<b>Total for Pool/Spa CPO</b>	<b>\$24,115.14</b>	<b>\$24,200.00</b>	<b>(\$84.86)</b>	<b>99.65 %</b>
Security/Alarms				
Security/Alarms - Other	13,650.00	14,500.00	(850.00)	94.14 %
<b>Total for Security/Alarms</b>	<b>\$13,650.00</b>	<b>\$14,500.00</b>	<b>(\$850.00)</b>	<b>94.14 %</b>
Snow Removal				
Snow Removal - Other	109,162.82	61,500.00	47,662.82	177.50 %
<b>Total for Snow Removal</b>	<b>\$109,162.82</b>	<b>\$61,500.00</b>	<b>\$47,662.82</b>	<b>177.50 %</b>
Utilities				
Electric	26,586.68	28,000.00	(1,413.32)	94.95 %



# Budget vs. Actuals

Accrual basis

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

Account	1/1/2023 - 12/31/2023			
	Actual	Budget	Over Budget	% of Budget
Gas Expenses	17,780.41	10,700.00	7,080.41	166.17 %
Internet - Century Link	67,262.40	69,027.40	(1,765.00)	97.44 %
Satellite-Dish Network	45,768.16	43,000.00	2,768.16	106.44 %
Trash Removal	27,701.65	22,000.00	5,701.65	125.92 %
<b>Total for Utilities</b>	<b>\$185,099.30</b>	<b>\$172,727.40</b>	<b>\$12,371.90</b>	<b>107.16 %</b>
Water & Sanitation				
Clubhouse Water	1,538.98	1,000.00	538.98	153.90 %
Irrigation	42,421.66	34,000.00	8,421.66	124.77 %
Pool Water	1,855.48	2,200.00	(344.52)	84.34 %
Water & Sanitation - Other	187,488.00	187,488.00	0.00	100.00 %
<b>Total for Water &amp; Sanitation</b>	<b>\$233,304.12</b>	<b>\$224,688.00</b>	<b>\$8,616.12</b>	<b>103.83 %</b>
<b>Total for Expense</b>	<b>\$1,156,621.53</b>	<b>\$1,080,578.40</b>	<b>\$76,043.13</b>	<b>107.04 %</b>
<b>Net Operating Income</b>	<b>\$4,245.06</b>	<b>\$0.00</b>	<b>\$4,245.06</b>	<b>0.00 %</b>
<b>Non-operating Income</b>				
Reserve Income	178,398.40	178,329.00	69.40	100.04 %
<b>Total for Non-operating Income</b>	<b>\$178,398.40</b>	<b>\$178,329.00</b>	<b>\$69.40</b>	<b>100.04 %</b>
<b>Non-operating Expense</b>				
Reserve Expense				
Reserve Expense - Damaged Logs	9,600.00	0.00	9,600.00	--
Reserve Expense - Other	37,261.40	0.00	37,261.40	--
<b>Total for Reserve Expense</b>	<b>\$46,861.40</b>	<b>\$0.00</b>	<b>\$46,861.40</b>	<b>0.00 %</b>
<b>Total for Non-operating Expense</b>	<b>\$46,861.40</b>	<b>\$0.00</b>	<b>\$46,861.40</b>	<b>0.00 %</b>
<b>Net Non-operating Income</b>	<b>\$131,537.00</b>	<b>\$178,329.00</b>	<b>(\$46,792.00)</b>	<b>73.76 %</b>
<b>Net Income</b>	<b>\$135,782.06</b>	<b>\$178,329.00</b>	<b>(\$42,546.94)</b>	<b>76.14 %</b>



# Balance Sheet

As of 12/31/2023, 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	6,948.85
MH GoldenWest CU 12 month flex CD	257,436.89
Moose Hollow Operating Acct	9,097.37
Moose Hollow Operating Acct - Pending EFTs	9,183.16
Moose Hollow Reserves	387,642.50

**Total Current Asset** **\$670,308.77**

**Total Assets** **\$670,308.77**

### Liabilities

#### Current Liability

Accounts Payable	50,542.31
Accounts Payable - Accounts Payable-other	349.00
Prepaid Revenue	21,030.88

**Total Current Liability** **\$71,922.19**

**Total Liabilities** **\$71,922.19**

### Equity

Opening Balance Equity	272,366.94
Retained Earnings - Accumulated Surplus	(83,104.00)
Retained Earnings	273,341.58
Net Income	135,782.06

**Total Equity** **\$598,386.58**

**Total Liabilities & Equity** **\$670,308.77**



# 2024 Moose Hollow Budget | Moose Hollow HOA | FY2024

As of 2/21/2024

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 2024
<b>Income</b>													
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
<b>Total for Income</b>	<b>90,134.60</b>	<b>90,134.60</b>	<b>90,134.60</b>	<b>90,134.60</b>	<b>90,134.60</b>	<b>90,134.60</b>	<b>90,134.60</b>	<b>90,134.60</b>	<b>90,134.60</b>	<b>90,134.60</b>	<b>90,134.60</b>	<b>90,134.60</b>	<b>\$1,081,615.20</b>
<b>Expenses</b>													
Audit/Tax Preparation	0.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$700.00
<b>Building Maintenance</b>													
Annual Backflow and Fire Test	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,900.00	0.00	0.00	0.00	\$4,900.00
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	0.00	0.00	4,500.00	4,500.00	0.00	0.00	0.00	0.00	\$9,000.00
Fire Suppression System Repair	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00	0.00	0.00	\$20,000.00
Log Deck/Rail Maintenance	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	\$42,000.00
Pest Control	0.00	0.00	0.00	0.00	2,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	\$4,000.00
Rain Gutter Cleanout	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	0.00	0.00	\$7,000.00
<b>Subtotal for Building Maintenance</b>	<b>6,000.00</b>	<b>6,000.00</b>	<b>6,000.00</b>	<b>6,000.00</b>	<b>8,000.00</b>	<b>7,000.00</b>	<b>21,500.00</b>	<b>10,500.00</b>	<b>10,900.00</b>	<b>23,000.00</b>	<b>6,000.00</b>	<b>6,000.00</b>	<b>\$116,900.00</b>
<b>Cleaning</b>													
Carpet Cleaning	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	\$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	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00	0.00	0.00	0.00	0.00	0.00	\$12,500.00
<b>Subtotal for Cleaning</b>	<b>3,633.33</b>	<b>3,633.33</b>	<b>3,633.33</b>	<b>3,633.33</b>	<b>5,633.33</b>	<b>3,633.33</b>	<b>16,133.33</b>	<b>3,633.33</b>	<b>3,633.33</b>	<b>5,633.33</b>	<b>3,633.33</b>	<b>3,633.33</b>	<b>\$60,100.00</b>
Clubhouse Building Maintenance	0.00	1,500.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,900.00
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
<b>Insurance</b>													
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	9,674.67	9,674.67	9,674.67	9,674.67	9,674.67	9,674.67	9,674.67	9,674.67	9,674.67	9,674.67	9,674.67	9,674.67	\$116,096.00
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	322.75	322.75	322.75	322.75	322.75	322.75	322.75	322.75	322.75	322.75	322.75	322.75	\$3,873.00
<b>Subtotal for Insurance</b>	<b>14,488.67</b>	<b>14,488.67</b>	<b>14,488.67</b>	<b>14,488.67</b>	<b>14,488.67</b>	<b>14,488.67</b>	<b>14,488.67</b>	<b>14,488.67</b>	<b>14,488.67</b>	<b>14,488.67</b>	<b>14,488.67</b>	<b>14,488.67</b>	<b>\$173,864.00</b>
<b>Landscaping/Grounds Maintenance</b>													
Aerating and Fertilization	0.00	0.00	0.00	4,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$4,500.00





# 2024 Moose Hollow Budget | Moose Hollow HOA | FY2024

As of 2/21/2024

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 2024
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	0.00	0.00	0.00	4,083.00	8,167.00	8,167.00	8,167.00	8,167.00	8,167.00	4,082.00	0.00	0.00	\$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
<b>Subtotal for Landscaping/Grounds Maintenance</b>	<b>1,016.67</b>	<b>1,016.67</b>	<b>1,016.67</b>	<b>9,599.67</b>	<b>12,683.67</b>	<b>9,183.67</b>	<b>9,183.67</b>	<b>9,183.67</b>	<b>9,183.67</b>	<b>5,098.67</b>	<b>1,016.67</b>	<b>1,016.67</b>	<b>\$69,200.00</b>
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	4,840.00	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	5,840.00	\$59,080.00
Maintenance Supplies	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
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	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	\$2,000.00
Painting/Staining	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
Pool/Spa CPO													
Health Dept Inspections	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
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	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	\$9,000.00
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
<b>Subtotal for Pool/Spa CPO</b>	<b>1,890.00</b>	<b>1,890.00</b>	<b>1,890.00</b>	<b>1,890.00</b>	<b>2,090.00</b>	<b>2,330.00</b>	<b>2,330.00</b>	<b>2,330.00</b>	<b>2,090.00</b>	<b>1,890.00</b>	<b>1,890.00</b>	<b>1,890.00</b>	<b>\$24,400.00</b>
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 - Other	12,000.00	12,000.00	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	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	1,253.60	1,253.60	1,253.60	1,253.60	1,253.60	1,253.60	1,253.60	1,253.60	1,253.60	1,253.60	1,253.60	1,253.60	\$15,043.20
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	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	\$25,000.00
<b>Subtotal for Utilities</b>	<b>15,086.93</b>	<b>15,086.93</b>	<b>15,086.93</b>	<b>15,086.93</b>	<b>15,086.93</b>	<b>15,086.93</b>	<b>15,086.93</b>	<b>15,086.93</b>	<b>15,086.93</b>	<b>15,086.93</b>	<b>15,086.93</b>	<b>15,086.93</b>	<b>\$181,043.20</b>
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	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	\$38,000.00
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
<b>Subtotal for Water &amp; Sanitation</b>	<b>19,057.33</b>	<b>19,057.33</b>	<b>19,057.33</b>	<b>19,057.33</b>	<b>19,057.33</b>	<b>19,057.33</b>	<b>19,057.33</b>	<b>19,057.33</b>	<b>19,057.33</b>	<b>19,057.33</b>	<b>19,057.33</b>	<b>19,057.33</b>	<b>\$228,688.00</b>
<b>Total for Expenses</b>	<b>87,657.93</b>	<b>89,157.93</b>	<b>83,657.93</b>	<b>84,240.93</b>	<b>92,224.93</b>	<b>85,664.93</b>	<b>112,264.93</b>	<b>88,764.93</b>	<b>88,924.93</b>	<b>98,739.93</b>	<b>83,657.93</b>	<b>86,657.93</b>	<b>\$1,081,615.20</b>
<b>Net Operating Income</b>	<b>2,476.67</b>	<b>976.67</b>	<b>6,476.67</b>	<b>5,893.67</b>	<b>-2,090.33</b>	<b>4,469.67</b>	<b>-22,130.33</b>	<b>1,369.67</b>	<b>1,209.67</b>	<b>-8,605.33</b>	<b>6,476.67</b>	<b>3,476.67</b>	<b>\$0.00</b>
<b>Non-operating Income</b>													



# 2024 Moose Hollow Budget | Moose Hollow HOA | FY2024

As of 2/21/2024

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 2024
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
<b>Total for Non-operating Income</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>\$178,329.00</b>
<b>Non-operating Expenses</b>													
<b>Total for Non-operating Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Net Non-operating Income</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>14,860.75</b>	<b>\$178,329.00</b>
<b>Net Income</b>	<b>17,337.42</b>	<b>15,837.42</b>	<b>21,337.42</b>	<b>20,754.42</b>	<b>12,770.42</b>	<b>19,330.42</b>	<b>-7,269.58</b>	<b>16,230.42</b>	<b>16,070.42</b>	<b>6,255.42</b>	<b>21,337.42</b>	<b>18,337.42</b>	<b>\$178,329.00</b>

## Moose Hollow Reserve Account Analysis 2023-2024

<b>2023 Beginning Balance- Zions Savings</b>	<b>\$ 262,180.56</b>
Reserve Income-19% of Dues	\$ 177,504.00
2023 Interest Income	\$ 619.34
<b>Total:</b>	<b>\$ 440,303.90</b>
Less 2023 Reserve Expenses	\$ 46,861.40
Less 2022 Negative Income Transfer to Checking	\$ 5,800.00
<b>Zions Bank Reserve Acct Balance as of 12/31/2022:</b>	<b>\$ 387,642.50</b>
Goldenwest CD (\$250k 1 yr)	\$ 257,436.89
<b>Total In Reserves - Zions &amp; Golden West CD as of 12/31/2022:</b>	<b>\$ 645,079.39</b>
<b>2023 Reserve Expenses</b>	
Damaged Logs	\$ 9,600.00
Extra Snow Removal Expenses	\$ 32,000.00
Security Cellcom Replacement	\$ 5,261.40
<b>Total 2022 Reserve Expenses</b>	<b>\$ 46,861.40</b>
<b>2024 Reserve Income</b>	
	<b>\$ 178,329.00</b>
<b>2024 Proposed Expenses from Reserves</b>	
MH Bldg 1 and 2 roofs \$43,000 each	\$ 86,000.00
Cascades Bldg 1 Roof	\$ 56,600.00
Sauna Replacement	\$ 3,000.00
Asphalt in the Cascades and spots around stop sign and fox run	\$ 30,000.00
Siding/Stucco on two units C805 and C705	\$ 12,000.00
Cascades Bldg 3 two units need slab to foundation seals	\$ 5,000.00
Pool Cover	\$ 6,500.00
Bayweb continuance	\$ 5,184.00
<b>Total High Priority:</b>	<b>\$204,284.00</b>
<b>2024 Reserve Income after Expenses:</b>	<b>\$ (25,955.00)</b>

## Moose Hollow Projects

### Completed Projects 2023

1. Cascade Garage Slabs, foundations sealed five units
2. Cascades stucco areas are replaced with siding where leaking occurs on several 2 and 5 units
3. Entry carpets replaced in Bldgs 2,3, and 7
4. Electric for heat tape for the back of Bldg 14
5. Heat Tape on five Cascade units replaced
6. Deck rails and posts replaced throughout the property, record year
7. Window exteriors cleaned in July/August
8. Rain Gutters cleaned out in late October
9. New Couch in Clubhouse
10. 65 cubic yards of bark spread throughout the property
11. Dead Tree Removal Around Property
12. Record Snow Removal year
13. Fire Alarm Cellcom Upgrade (required)

### Projects 2024

1. Remove asphalt and seal garage slab/foundation wall on two units
2. Siding/stucco replacement in Cascades
3. Sauna Replacement
4. Heat Tape in Cascades needing in several locations
5. Asphalt repair needed in Cascades and stop sign and Fox Run
6. Roof Replacements 2-3 buildings