

PROSPECTOR SQUARE

Property Owners Association

*All Documents, including this
presentation, will soon be available for
download at:*

www.prospectorsquare.com



PROSPECTOR SQUARE

Property Owners Association

Annual Meeting

July 19, 2023

4:00pm – 5:30pm

Park City Sheraton

Park City, Utah



Annual Meeting Agenda

- Welcome & Introductions
- Approval of 2022 Annual Meeting Minutes
- Fiscal Year 2022-23 Financial Review
- Overall Review of Prospector Square Projects, Looking Forward and Backward, Including Recently Passed Assessment
- Ratify Board Approved Budget and Dues Schedule for Fiscal Year 2023-24
- Election of Directors
- Any Other Business
- Solicit Member Feedback



Hand-Outs Available

- Minutes from Last Year
- Dues Schedule
- Year-End Financials
- Common Area Use Policy
- Proposed Budget

PROSPECTOR SQUARE

Prospector Square Property Owners Association

Annual Meeting

Monday, July 25, 2022

Park City Sheraton

4:00pm – 5:30pm

All documents available for download at www.prospectorsquare.com

Attendees:

- Board of Directors and Nominees: Dean Berrett (Berrett Mortgage); Steve Tassler (Astara 2041 Sidewinder); Josh Pepper (Sheraton); Katie Wilking (Commercial Realtor); Joe Cronley (Edward Jones); Rochelle Jonswald (Sun Creek); Jacque Faust (Carriage House); Helena Sideris (PC Lodging); Jay Niederhauser (Park City CPA)
- Property Owners: Paul Carpenter (PC Lock); Ron Bulkowl (Museum); Randy Scott (Museum); Peter Ricci/ Yong Hui Alin (1662 Bonanza); Chris Nangle (2030 prospector); Chance Phillips (Abode Luxury Rentals); Paul Piper (1910 Prospector); Patrick Van Horn (2064 Prospector); Loretta Haslock (New Claim); Rhonda Sideris (PC Lodging)
- Owners by Proxy: Terese Walton (Gaddis Investments); Tanner Bowman (1796, 1912, 1960, 1791, 1775); BF Sammons (1816 Prospector and 47ABC); Alan Agle/EIX LLC (1762A Prospector); Jo Gabrielson, Snowsports Industries America (1918 Prospector Ave); Gold Dust Plaza (Lot 17A); Doug Preston (22C); Scott Buchanan (3B); Jess L. Reid; Jeff Crouthamel (14A); Rob & Linda Karz (14C)
- Other Attendees: Craig Dennis, Executive Director; Troy Buford, Owner of PMA; Natalie Souza, PMA Community Manager

Dean Berrett called the meeting to order at 4:01pm.

Approval of 2021 Annual Meeting Minutes

Rochelle Jonswald made a motion to approve the 2021 annual meeting minutes as presented. Chris Nangle seconded the motion. All were in favor. Minutes were approved.

Fiscal Year 2021-2022 Financial Review

Craig Dennis presented the financial review. He gave context and history first. The Board met about seven times and the executive board met about 8 or 9 times during the past year.

Approval of Minutes

IN PACKET AVAILABLE FOR
DOWNLOAD

A look back at 2022/23

We accomplished alot

1. Membership Capital Assessment approved with 75% yes in April 2023.
2. Continued work on beautification
3. Dealt with a tough snow year
4. Our financials are in great shape;
members primarily pay on-time
5. Marketing the Square continued with great press and two events

Balance Sheet

\$627,196 Cash on Hand,
with \$410,862 Restricted

Note: Restricted Includes Phase 3 of
\$303,191 and Phase 1 of 98,671

Last Year

\$217,916 Cash on Hand
with \$150,179 restricted

As of Tuesday, Cash in
Bank of \$711,890 due to
AR Collections

Note: Goal is a rainy day
fund cash on hand of
\$275,000 (Six-months
dues)

1:08 PM

07/13/23

Accrual Basis

Prospector Square Property Owners Association

Balance Sheet

As of June 30, 2023

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
101010 · Checking-First Community 6654	528,525.08
101020 · Master Plan 1- First Com 6786	98,671.15
Total Checking/Savings	627,196.23
Accounts Receivable	
102200 · Accounts Receivable	182,093.48
Total Accounts Receivable	182,093.48
Other Current Assets	
141000 · Prepaid Insurance	928.68
Total Other Current Assets	928.68
Total Current Assets	810,218.39
Fixed Assets	
104100 · Land	76,391.00
104200 · Trash Compactor	27,998.95
104300 · ATV	12,375.59
104400 · Accumulated Depreciation	-27,916.06
Total Fixed Assets	88,849.48
TOTAL ASSETS	899,067.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	34,662.99
Total Accounts Payable	34,662.99
Other Current Liabilities	
240001 · Payroll Tax Payable	49.01
Total Other Current Liabilities	49.01
Total Current Liabilities	34,712.00
Long Term Liabilities	
203200 · Prospector Loan	156,208.12
Total Long Term Liabilities	156,208.12
Total Liabilities	190,920.12
Equity	
32000 · Retained Earnings	203,319.53
Net Income	504,828.22
Total Equity	708,147.75
TOTAL LIABILITIES & EQUITY	899,067.87

Down to
\$49,000
on
Tuesday

Berrett
Lane,
Half
Paid



Operating Results Summary

Prospector Square Property Owners Association

Budget Performance

June 2023

Accrual Basis

	Jun 23	Budget	\$ Over Budget	Jul '22 - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Operating Revenue							
300100 · Association Dues	44,781.87	44,781.92	(0.05)	537,382.53	537,383.00	(0.47)	537,383.00
300400 · Garbage Enclosure Lease	0.00	350.00	(350.00)	4,200.00	4,200.00	0.00	4,200.00
301300 · Misc Income	0.00	25.00	(25.00)	62.27	300.00	(237.73)	300.00
301600 · Interest Income	0.00	41.63	(41.63)	0.00	500.00	(500.00)	500.00
301700 · Late Fees	0.00	33.37	(33.37)	330.22	400.00	(69.78)	400.00
301800 · Compactor Income	0.00	1,791.63	(1,791.63)	16,701.39	21,500.00	(4,798.61)	21,500.00
301900 · Trash Income	(1,100.00)	2,812.50	(3,912.50)	58,491.10	33,750.00	24,741.10	33,750.00
302000 · Parking Permit Income	300.00	375.00	(75.00)	16,200.00	4,500.00	11,700.00	4,500.00
30300 · Master Plan Assessment Income	158,252.60	0.00	158,252.60	402,419.86	0.00	402,419.86	0.00
Total Operating Revenue	202,234.47	50,211.05	152,023.42	1,035,787.37	602,533.00	433,254.37	602,533.00
Total Income	202,234.47	50,211.05	152,023.42	1,035,787.37	602,533.00	433,254.37	602,533.00
Expense							
Administrative Expense							
400103 · Management Fee	7,000.00	8,755.00	(1,755.00)	97,750.00	105,060.00	(7,310.00)	105,060.00
400105 · Legal & Professional	700.00	291.63	408.37	13,491.50	3,500.00	9,991.50	3,500.00
400107 · Income Taxes	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.00
400109 · Meals & Entertainment	0.00	0.00	0.00	254.19	0.00	254.19	0.00
400200 · Office Expense	417.79	250.00	167.79	3,123.40	3,000.00	123.40	3,000.00
400203 · Property Taxes	0.00	250.00	(250.00)	2,467.69	3,000.00	(532.31)	3,000.00
400207 · Website Hosting	0.00	41.63	(41.63)	270.00	500.00	(230.00)	500.00
400208 · Office Rent	300.00	300.00	0.00	3,300.00	3,600.00	(300.00)	3,600.00
400209 · Payroll Expense	5,573.50	5,000.00	573.50	64,875.04	60,000.00	4,875.04	60,000.00
400300 · Payroll Taxes	432.88	411.87	21.01	5,217.72	4,942.00	275.72	4,942.00
400301 · Consultants	700.00	150.00	550.00	1,375.00	1,800.00	(425.00)	1,800.00
400302 · Special Events	650.00	208.37	441.63	650.00	2,500.00	(1,850.00)	2,500.00
Total Administrative Expense	15,774.17	15,758.50	15.67	192,774.54	189,102.00	3,672.54	189,102.00
Insurance							
401100 · Property Insurance	0.00	600.00	(600.00)	5,188.22	7,200.00	(2,011.78)	7,200.00
401150 · Workers Comp Insurance	116.08			464.32			
Total Insurance	116.08	600.00	(483.92)	5,652.54	7,200.00	(1,547.46)	7,200.00
Landscaping							
402100 · Landscaping/Pruning/Irrigation	2,050.00	6,000.00	(3,950.00)	21,891.25	25,000.00	(3,108.75)	25,000.00
402200 · Irrigation Repairs	1,836.00	500.00	1,336.00	9,895.48	2,500.00	7,395.48	2,500.00
Total Landscaping	3,886.00	6,500.00	(2,614.00)	31,786.73	27,500.00	4,286.73	27,500.00
Lot D							
420100 · Lot D/New Claim Expense	0.00	0.00	0.00	137.07	0.00	137.07	0.00

PROSPECTOR SQUARE Operating Results Summary

Prospector Square Property Owners Association Budget Performance

Accrual Basis

June 2023

	Jun 23	Budget	\$ Over Budget	Jul '22 - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Total Lot D	0.00	0.00	0.00	137.07	0.00	137.07	0.00
Maintenance							
406100 - Asphalt/Concrete Work	0.00	500.00	(500.00)	2,160.00	3,000.00	(840.00)	3,000.00
406102 - Asphalt Paving/Crack Seal/Paint	0.00	20,000.00	(20,000.00)	1,450.14	20,000.00	(18,549.86)	20,000.00
406304 - Maintenance & Repairs	0.00	1,250.00	(1,250.00)	6,545.05	15,000.00	(8,454.95)	15,000.00
406306 - Misc Maintenance	0.00	41.63	(41.63)	0.00	500.00	(500.00)	500.00
406400 - Sewer Line Cleaning/Repair	3,828.00	0.00	3,828.00	8,420.00	10,500.00	(2,080.00)	10,500.00
406405 - Seasonal Lighting	0.00	0.00	0.00	0.00	3,250.00	(3,250.00)	3,250.00
406406 - Parking Enforcement	0.00	1,166.63	(1,166.63)	2,632.20	14,000.00	(11,367.80)	14,000.00
406602 - Dumpster Enclosures	0.00	416.63	(416.63)	2,908.00	5,000.00	(2,092.00)	5,000.00
406606 - Signage	0.00	916.63	(916.63)	4,205.82	11,000.00	(6,794.18)	11,000.00
406608 - Vehicle Expense	0.00	150.00	(150.00)	0.00	1,800.00	(1,800.00)	1,800.00
Total Maintenance	3,828.00	24,441.52	(20,613.52)	28,321.21	84,050.00	(55,728.79)	84,050.00
Snow Removal							
403100 - Snow Removal Contract	0.00	0.00	0.00	126,750.50	123,000.00	3,750.50	123,000.00
403300 - Snow Removal/Hauling	0.00	0.00	0.00	94,798.75	40,000.00	54,798.75	40,000.00
403400 - Snow Removal-Extra Removal	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00
Total Snow Removal	0.00	0.00	0.00	221,549.25	168,000.00	53,549.25	168,000.00
Utilities							
404101 - Electricity	167.17	333.37	(166.20)	2,479.84	4,000.00	(1,520.16)	4,000.00
404103 - Compactor Expense	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)	1,500.00
404107 - Trash	10,204.00	5,000.00	5,204.00	90,205.48	60,000.00	30,205.48	60,000.00
404109 - Water	2,575.59	6,000.00	(3,424.41)	45,434.68	35,000.00	10,434.68	35,000.00
404200 - Recycling	445.69	600.00	(154.31)	5,913.67	7,200.00	(1,286.33)	7,200.00
404202 - Storm Water	1,557.22	1,750.00	(192.78)	18,686.64	21,000.00	(2,313.36)	21,000.00
Total Utilities	14,949.67	13,808.37	1,141.30	162,720.31	128,700.00	34,020.31	128,700.00
450000 - Master Plan Expenses							
451000 - Applications and Permits	850.00	0.00	850.00	1,700.00	0.00	1,700.00	0.00
451100 - Accounting Services- MP3	120.00	0.00	120.00	120.00	0.00	120.00	0.00
450000 - Master Plan Expenses - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 450000 - Master Plan Expenses	970.00	0.00	970.00	1,820.00	0.00	1,820.00	0.00
Total Expense	39,523.92	61,108.39	(21,584.47)	644,761.65	604,552.00	40,209.65	604,552.00
Net Ordinary Income	162,710.55	(10,897.34)	173,607.89	391,025.72	(2,019.00)	393,044.72	(2,019.00)
Other Income/Expense							
Other Income							
Reserve Income							
500100 - Reserve Income- Dues	13,434.56	13,434.84	(0.28)	161,214.71	161,215.00	(0.29)	161,215.00
500800 - Capital Assessment Income	0.00	0.00	0.00	50,000.00	0.00	50,000.00	0.00

PROSPECTOR SQUARE Operating Results Summary

Prospector Square Property Owners Association Budget Performance June 2023

Accrual Basis

	Jun 23	Budget	\$ Over Budget	Jul '22 - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Total Reserve Income	13,434.56	13,434.84	(0.28)	211,214.71	161,215.00	49,999.71	161,215.00
Total Other Income	13,434.56	13,434.84	(0.28)	211,214.71	161,215.00	49,999.71	161,215.00
Other Expense							
Reserve Expense							
600607 · Loan Interest	493.70	0.00	493.70	7,524.24	0.00	7,524.24	0.00
600610 · Reserve- Parking Lot Lighting	22,100.00	0.00	22,100.00	50,250.69	0.00	50,250.69	0.00
600611 · Berrett Lane Improvement Project	0.00	0.00	0.00	13,881.03	0.00	13,881.03	0.00
600615 · Reserve Project	13,656.25	0.00	13,656.25	25,756.25	0.00	25,756.25	0.00
Total Reserve Expense	36,249.95	0.00	36,249.95	97,412.21	0.00	97,412.21	0.00
Total Other Expense	36,249.95	0.00	36,249.95	97,412.21	0.00	97,412.21	0.00
Net Other Income	(22,815.39)	13,434.84	(36,250.23)	113,802.50	161,215.00	(47,412.50)	161,215.00
Net Income	<u>139,895.16</u>	<u>2,537.50</u>	<u>137,357.66</u>	<u>504,828.22</u>	<u>159,196.00</u>	<u>345,632.22</u>	<u>159,196.00</u>



Operating Results Summary

\$- 11,394 Operating Income with Capital Assessment Backed Out

\$ 97,750 Property Management

\$ 70,092 Executive Director

\$ 64,120 Water & Storm Water Fees, About \$10,000 Above Budget

\$ 31,700 Landscaping & Sprinkler Repair, which was \$9,000

Snow Removal Cost \$221,549, \$52,500 above budget

We Saved \$55,728 in maintenance costs, including no asphalt repair, low parking enforcement and misc.

Garbage appears to be up \$30,000.

A look back at 2022/23

Your executive director priorities

Board approved at Oct. 2022 meeting

1. Master Plan Next Step and How To Fund
2. Garbage
3. Parking, Enforcement, Snow Removal, Permitting
4. Common Area Use Policy
5. Website/Technology/Email
6. Working with property management company, significant improvement to the way in which PSPOA's basic infrastructure is being maintained to get the "look" desired by board members and all stake holders.

Let's Look At Those Accomplishments & Challenges

**The Biggest Decision
Passage of the
\$1.6 million Capital Assessment
with only two no votes**



Since the April 27 vote

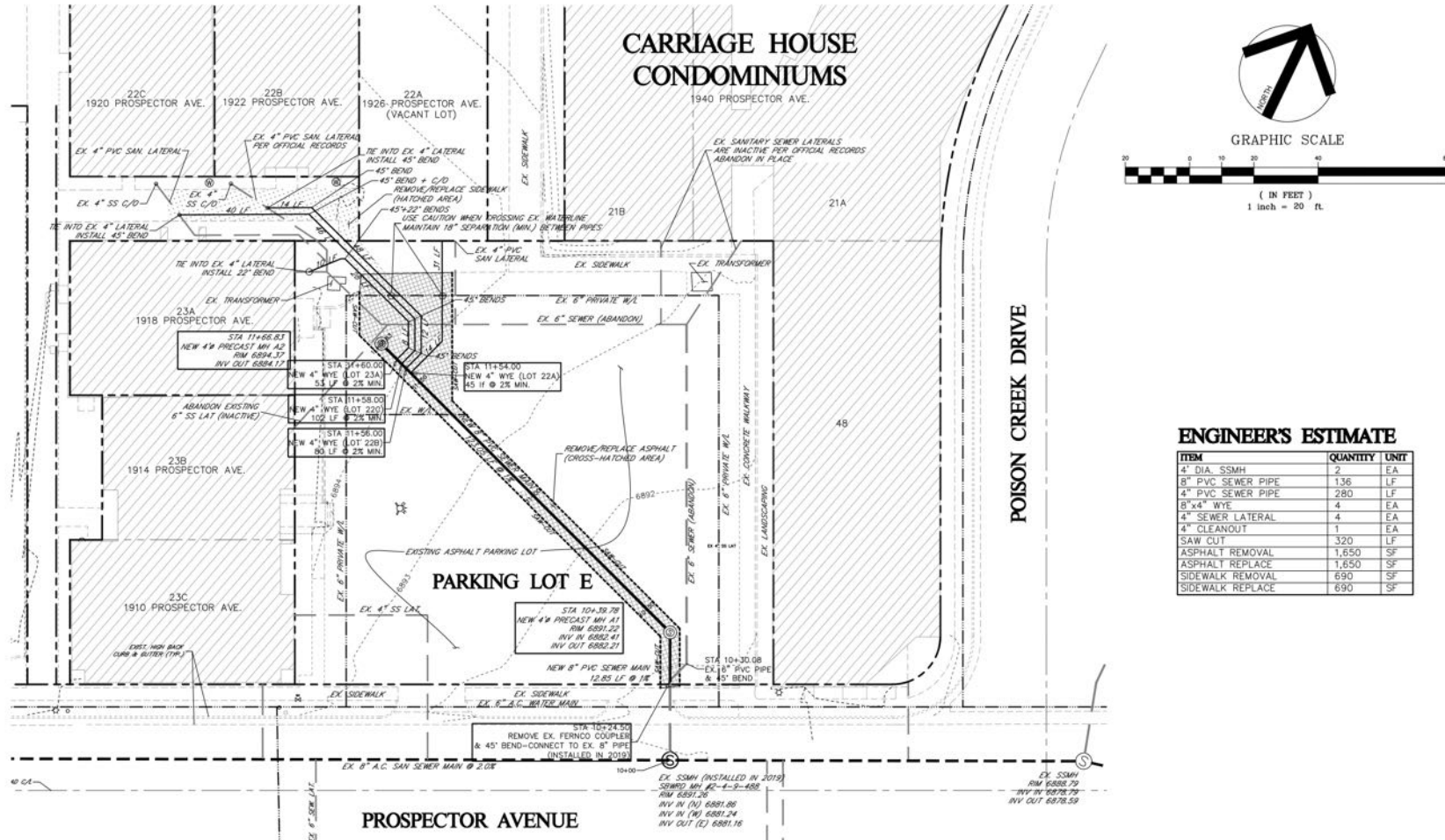
Collected \$303,770 by July 15 deadline in Full Assessment Payment From 20 Members.

A BIG THANK YOU!

Allows PSPOA to Jumpstart Construction, which starts later this week:

- Lot E (Next to Carriage House) Sewer Line Replacement, Dumpster Enclosure, Lighting, and Repaving
- Then Lot C (Fuego's Lot) Sewer Line Replacement

Example: Lot E Sewer Drawing





Our biggest challenge:

Getting Asphalt Quotes

We anticipate doing A to I in the spring
And completing everything next year

**We will do this by taking out a
Short-Term Loan**

**Note current loan paid off Dec. 2024 which will free up
funds to do other projects**

Marketing The Square & Building Community Relations

City Relations Are Good with sometimes mixed signals

Dean served on a Soils Committee

Craig serves on a Small Area Committee,
reviewing Greater Bonanza Park area

5:30 Open House tonight at Yarrow

Sidewinder will be repaved in 2024



October and June Block Parties

PROSPECTOR SQUARE

We got the press

TownLift
PARK CITY NEWS

Park City Utah News Newsletters Jobs Weather & Snow Events 2023 Election Webcams Real

Prospector Square hosts second Berrett Lane Block Party



Aimee L. Cook
Jun 5, 2023



Enjoy live music and local food at the Berrett Lane Block Party. Photo: Property Owners Association.

PARK CITY, Utah—Prospector Square's second annual block party is slated for June 10, from 4–8 p.m.

This free community event promises to be a day of live music, activities, and food like BBQ and style pizza from Este Pizzeria. If you want to try some of their friends from the neighborhood

"We recently passed a \$1.6 million assessment for Prospector Square, said Craig Dennis, Executive Director of the Prospector Square Property Owners Association. "So we would like to see what's happening there. Last year we had about 300 people. It is a great place for people to gather and some of their friends from the neighborhood

TownLift
PARK CITY NEWS

Park City Utah News Newsletters Jobs Weather & Snow Events 2023 Election Webcams Real

News

Prospector Square struggles with snow removal, illegal dumping



Ashtyn Asay
Feb 28, 2023



Photo: Photo: Courtesy PSPOA

PARK CITY, Utah — The Prospector Square neighborhood has been helped to tackle the community's snow removal and garbage issues.

With record-breaking snowfall this year, the community is over budget for snow hauling, according to a memo sent out by the association.

"Two years ago, we were \$35,000 under budget," said the manager. "Last weekend Carriage House needed to remove snow from a roof and putting it on common area, heads up. Last weekend Carriage House needed to remove snow and as a result, the west side of the Poison Creek sidewalk was closed for the month of March."

The community is also struggling to accommodate illegal dumping from local

Listen Like a Local
Park City & Heber City
Summit & Wasatch counties, Utah

KPCW
Music - Carefully curated and intentionally eclectic

Filters

Section

- ☐ 2022 Utah Legislative Session (1)
- ☐ 2022 Winter Olympics (1)
- ☐ Arts & Culture (15)
- ☐ Coronavirus (92)

Show All

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Park Record Photo Shop News Sports Entertainment Sundance Film Festival Opinion Magazines Dining Class

E-Edition | 5



TALISKER CLUB

Find Homes

EXPLORE

Association plans Berrett Lane Block Party No. 3

Community celebration open to the public

Entertainment | FOLLOW ENTERTAINMENT | Jun 4, 2023



Scott Inasaki
@scottinasaki

Twitter Facebook Email Print



The Berrett Lane Block Party, which started a year ago, is designed to attract local residents and tourists to Prospector Square. The first of two scheduled for this year will be held on Saturday, June 10. Courtesy of the Prospector Square Property Owners Association

Berrett Lane Block Party

91.7 91.9 88.1 npr
Mountain Money

Vibrancy in Prospector Square

Jan 24, 2022

Craig Dennis, Executive Director of the Prospector Square Property Owners Association talks about the investments made in the area and the emergence of a vibrant restaurant scene.

▶ LISTEN • 14:53

91.7 91.9 88.1 npr
Mountain Money

Prospector Square's \$1.6 million in improvements

Apr 3, 2023

Craig Dennis discusses Prospector Square's \$1.6 million plan before the HOA members for approval at the end of the month.

▶ LISTEN • 11:17

Prospector Square Improvements Are Just Getting Started

Aug 10, 2018

Improvements are underway at Prospector Square. They're just phase one of an improvement plan for the 40 year old neighborhood. While the city and UDOT...

▶ LISTEN • 3:02

PROSPECTOR SQUARE

Major Board Decisions

Common Area Use: Outdoor Dining and Decks Use

Policy Statement: Prospector Square Property Owner's Association (PSPOA) encourages uses that adds to the vibrancy of the Square. Common area usage can meet that need, but it is also recognized that the common area is owned in common by all owners of individual lots within the boundaries of Prospector. Use of common area can create additional revenue and income for the user while creating wear and tear on the common area. A written agreement will be required for common area usage by PSPOA property owners and their tenants. Said usage will be encouraged. Usage of common area by non-adjacent owners will be reviewed on a case-by-case basis, recognizing they must meet the requirements of the association's CC&R's and city code. Priority will be given to owners and organizations promoting events and activities that add vibrancy to the Square.

Components of a written agreement will require the following:

- Require proof of Insurance with PSPOA cited as secondary insured. Minimum \$2,000,000 in liability coverage is expected.
- For Tenants, written agreement terminates at lease end. When a tenant is the primary signatory, agreement also requires the signature of the building owner as a secondary responsible party.
- For Building/Lot Owner, runs on-going with ownership. For ownership sale or change of business operation, agreement terminates and requires new agreement. Type of business operation will be noted in original agreement.
- Seasonal, April 15 to Oct. 30. Such agreement can be shorter in scope if desired. If an agreement for longer use is desired (longer than six-months up to full year) can result in additional fees, including, but not limited to, member dues square footage calculation and lease rental costs. Building owner will be the responsible party for payment of such fees.
- The agreement will be in writing.
- PSPOA can terminate the agreement anytime with 30-days notice.
- PSPOA will have access to the property at all times and recognize that reconstruction of common area is a possibility during the agreement, causing potential non-usage of the common area during construction.

Fees: Application, \$500 non-refundable.

PROSPECTOR SQUARE

Major Board Decisions

COMMON AREA USE: CONSTRUCTION STAGING

Parking Lots, Sidewalks, Landscaping and Grass Areas

Requirements:

- The contractor and the lot owner must meet all city building permit and planning requirements
- Plans should be submitted to PSPOA before final application, including site plan that includes any use of common area for utilities and restoration of landscaping, asphalt, sidewalks and concrete. Plan shall include a statement on how repair to common area will be completed.
- PSPOA to be named Secondary Insured for the use of any common area
- Snow removal around site is responsibility of contractor and/or building area
- No use of PSPOA dumpsters for construction debris will be allowed. If the owner currently pays garbage fees to PSPOA, those fees remain in place during construction. If garbage usage commences after construction is completed, fees begin at that point in time.
- All Common Area Paving, Landscaping, Irrigation Lines, Electrical Lines & Concrete to be returned to its original state or better with a one-year warranty
- Contractor Dumpsters must be placed on plywood to protect asphalt/concrete surfaces.
- Agreement will be signed by both the owner and contractor
- Due to the uniqueness of each application, Individual agreements will be drawn for each application.
- Applicant will pay for all connections to utilities, including water, sewer, electrical and fiber.

Fees:

- Application, \$500, plus \$2,500 security deposit, refundable within 30-days of receiving an occupancy permit.
- If application requires legal review by PSPOA counsel, any legal fees above \$250 will be charged back to the applicant
- During construction, if parking stalls are needed for more than seven-days, they can be leased at:
 - First three, free; Additional \$50/month (Payable in three-month increments).

PROSPECTOR SQUARE

Major Board Decisions

**\$500 Fine for First Offense for Illegal Dumping
It Got Much Worse This Year**



PROSPECTOR SQUARE

Working with Summit County Arts Council, mural added to DABS Building



PROSPECTOR SQUARE

Simple Projects In the Works



- Signage, make sure all up
- Asphalt Repair Lots D, F, G, H, K Crack Seal and Stripe
- Lot D garage repair, clean, paint
- Plantings/Bark Dust at Grubsteak main entry
- Trees Treated
 - Concern about Kearns. Sent off to USU for testing
 - Replacement plan after test results back
- Trees/Plants at Lot J along Sidewinder.
- Lot C rocks, including in front of Grubsteak
- Add 2 benches in storage to Berrett Lane between Lots A/I
- Enclosure Repairs . . Lot H and J
- 1760 Prospector Finish Landscaping
 - Bring rock up to node/Picabo building
- Add small shrubbery, next to Suncreek, Lot G
- Grinding or Fix, Museum and Salt Box
- Grate in Lot J needs replaced
- New Claim Landscaping Issues: Bark Dust, Dead Trees

7 New Solar Lights in Lot J

PROSPECTOR
SQUARE

Making the Square Inviting



This Transformer at Bonanza and Prospector will soon have art through a city art transformer program.

PROSPECTOR SQUARE

New Signage and Lighting



**Coming Soon Due to
Assessment Passing**

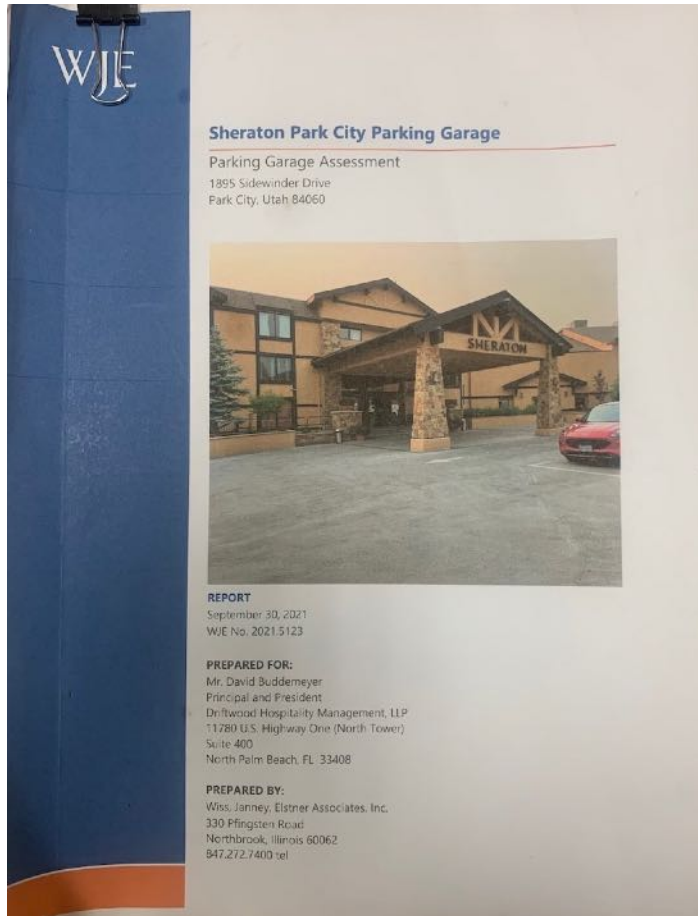
A look back at 2023/23

But there were some challenges

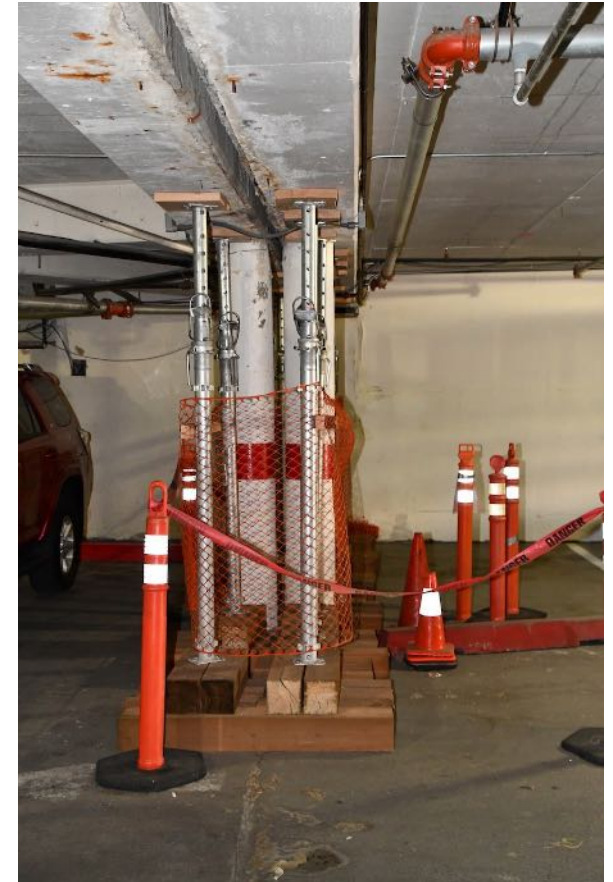
1. Record Snow Year, Putting Snow Hauling \$55,000 over budget
2. New Property Manager and Accounting Services commenced last Oct. 1
3. Garbage Bills Continue to Grow
4. Sheraton Garage Project costs grew substantially
5. Graffiti (on this list last year) an on-going problem

PROSPECTOR SQUARE

Sheraton Membrane/Garage Repair



**\$750,000 Estimate
Now at \$2 million**



PROSPECTOR
SQUARE

Garbage Bills Increased



PROSPECTOR
SQUARE

Record Snowfall



PROSPECTOR SQUARE

Lot D Garage

THE BAD:

About \$30,000
in repairs last
year

THE GOOD:

We can pay for
that with stall
rental fees
with \$40,000 in
bank



PROSPECTOR SQUARE Graffiti



Parking is being addressed

Parking Committee has met twice

Goal: Proposal to Board in Early October

Budget has \$24,000 for enforcement

Multiple Issues:

- Skier Parking
- Vehicles without passes
- Current pass is four years old
- Aspen Villa and commuter parking
- Blocking Garbage Dumpsters
- Fleet parking: Have we reached our limit (\$20,000 in revenue)

Parking: Your thoughts?

Things to consider . . .

- More time restricted areas?

- Passes for all-day parking?

- How to enforce fines?

- Should there be fines?



Financial Forecasts & Budget Proposal





Fiscal Year 2023-24 Proposed Budget

See Proposed Budget and Dues Calculations

Key Features:

Operating Dues 4 Percent Increase with corresponding increase
in Capital Reserves Collection

Capital Reserves Dedicated to Lot B Membrane and Berrett Lane
Loan Repayment (paid off Dec. 2024)

Snow Removal at: \$175,000 (This year, \$210,000)

Executive Director continues at 30 hours

**Board Approved June 14 &
Recommended Membership Approval Today**



2023/24 Budget Forecast

PROSPECTOR SQUARE (PSPOA) BUDGET PROPOSAL 2023/24

				2022/23		2022/23		2022/23		1.04	4.00%
	2022/23	2022/23	2022/23	2022/23	2022/23	2022/23	2022/23	2022/23	2022/23	2022/23	2022/23
	Jul '22 - Mar 23	YTD Budget	\$ Over Budget	Annual Budget	Forecasted Actual on June 30	Variance from Budget	Proposed Annual Budget				
Ordinary Income/Expense											
Income											
Operating Revenue											
300100 · Association Dues	403,037	403,037	0	537,383	537,383	0	558,878	NOTE Dues Increase			
300400 · Garbage Enclosure Lease	3,150	3,150	0	4,200	4,200	0	4,200	Raise \$50/month			
301300 · Misc Income	5	225	-220	300	0	-300	300				
301600 · Interest Income	0	375	-375	500	0	-500	5,000	Rates have gone up, better money management			
301700 · Late Fees	357	300	57	400	400	0	400				
301800 · Compactor Income	11,206	16,125	-4,919	21,500	15,200	-6,300	16,000				
301900 · Trash Income	43,621	25,313	18,308	33,750	52,000	18,250	52,000				
302000 · Parking Permit Income	15,900	3,375	12,525	4,500	17,000	12,500	18,000	\$50/month for excess vehicles; 30 vehicles			
Total Operating Revenue	477,276	451,900	25,376	602,533	626,183	23,650	654,778				
Total Income	477,276	451,900	25,376	602,533	626,183	23,650	654,778				
Expense											
Administrative Expense											
400103 · Management Fee	76,750	78,795	-2,045	105,060	100,750	-4,310	87,600	7,300/month to TCB			
400105 · Legal & Professional	10,792	2,625	8,166	3,500	10,792	7,292	15,700	\$900/month Lorrie Allread; \$2500 legal; \$2400 Jay			
400107 · Income Taxes	0	900	-900	1,200	0	-1,200	600				
400109 · Meals & Entertainment	254	0	254	0	300	300	300	Exec. Director, Chamber events, etc			
400200 · Office Expense	1,491	2,250	-759	3,000	2,500	-500	2,500				
400203 · Property Taxes	2,468	2,250	218	3,000	2,500	-500	2,500				
400207 · Website Hosting	0	375	-375	500	375	-125	400				
400208 · Office Rent	2,400	2,700	-300	3,600	3,600	0	3,600				
400209 · Payroll Expense	48,155	45,000	3,155	60,000	63,000	3,000	65,000				
400300 · Payroll Taxes	3,961	3,706	255	4,942	5,200	258	5,347				
401150 · Workers Comp Insurance	116				600		600				
400301 · Consultants	675	1,350	-675	1,800	1,200	-600	3,000	Assumes More Usage during construction			
400302 · Special Events	0	1,875	-1,875	2,500	1,000	-1,500	2,500				
Total Administrative Expense	147,061	141,827	5,235	189,102	191,817	2,715	189,647				
Insurance											
401100 · Property Insurance	5,188	5,400	-212	7,200	5,200	-2,000	5,500				
Total Insurance	5,188	5,400	-212	7,200	5,200	-2,000	5,500				
Landscaping											
402100 · Landscaping/Pruning/Irrigation	16,891	15,000	1,891	25,000	22,500	-2,500	25,000				
402200 · Irrigation Repairs	8,059	2,000	6,059	2,500	9,000	6,500	4,000				
Total Landscaping	24,951	17,000	7,951	27,500	31,500	4,000	29,000				
Lot D											
420100 · Lot D/New Claim Expense	137	0	137	0	0	0	0				
Total Lot D	137	0	137	0	0	0	0				
Maintenance											
406100 · Asphalt/Concrete Work	2,160	2,500	-340	3,000	2,160	-840	5,000				
406102 · Asphalt Paving/Crack Seal/Paint	0	0	0	20,000	0	-20,000	15,000				
406304 · Maintenance & Repairs	6,545	11,250	-4,705	15,000	8,000	-7,000	10,000				
406306 · Misc Maintenance	0	375	-375	500	0	-500	500				
406400 · Sewer Line Cleaning/Repair	3,887	8,500	-4,613	10,500	5,000	-5,500	10,000				
406405 · Seasonal Lighting	0	3,250	-3,250	3,250	0	-3,250	0				
406406 · Parking Enforcement	3,432	10,500	-7,068	14,000	3,500	-10,500	24,000				
406602 · Dumpster Enclosures	2,908	3,750	-842	5,000	3,000	-2,000	2,500				
406606 · Signage	4,206	8,250	-4,044	11,000	4,200	-6,800	10,000	Assumes Parking Committee Recommends			
406608 · Vehicle Expense	0	1,350	-1,350	1,800	0	-1,800	1,200	Signage Change			



2023/24 Budget Forecast

PROSPECTOR SQUARE (PSPOA) BUDGET PROPOSAL 2023/24

					Dues Increase		1.04	4.00%
	2022/23				2022/23	2022/23	2023/24	
	Jul '22 - Mar 23	YTD Budget	\$ Over Budget	Annual Budget	Forecasted Actual on June 30	Variance from Budget	Proposed Annual Budget	
Total Maintenance	23,138	49,725	-26,587	84,050	25,860	-58,190	78,200	
Snow Removal								
403100 · Snow Removal Contract	119,941	123,000	-3,060	123,000	126,000	3,000	126,000	Five percent Increase Three-Year Average
403300 · Snow Removal/Hauling	94,859	40,000	54,859	40,000	94,859	54,859	45,000	
403400 · Snow Removal-Extra Removal	0	5,000	-5,000	5,000	0	-5,000	2,500	
Total Snow Removal	214,799	168,000	46,799	168,000	220,859	52,859	173,500	
Utilities								
404101 · Electricity	1,954	3,000	-1,046	4,000	2,600	-1,400	2,750	Need to Review Uncertain Number
404103 · Compactor Expense	0	1,125	-1,125	1,500	0	-1,500	1,500	
404107 · Trash	69,854	45,000	24,854	60,000	81,000	21,000	68,000	
404109 · Water	42,859	27,000	15,859	35,000	42,859	7,859	35,000	
404200 · Recycling	4,116	5,400	-1,284	7,200	5,300	-1,900	5,500	
404202 · Storm Water	14,015	15,750	-1,735	21,000	21,000	0	21,000	
Total Utilities	132,798	97,275	35,523	128,700	152,759	24,059	133,750	
Total Expense	548,072	479,227	68,846	604,552	627,995	22,843	609,597	
Net Ordinary Income	-70,797	-27,327	-43,470	-2,019	-1,812	807	45,182	
Other Income/Expense								
Other Income								
Reserve Income								
500100 · Reserve Income- Dues	120,911	120,911	0	161,215	161,215	161,215	167,663	30% of Operating Dues
500800 · Capital Assessment Income	50,000	0	50,000	0	0	0	0	
Total Reserve Income	170,911	120,911	50,000	161,215	161,215	161,215	167,663	
Total Other Income	170,911	120,911	50,000	161,215	161,215	161,215	167,663	
Other Expense								
Reserve Expense								
600607 · Loan Interest	5,961	0	5,961	0	105,600	0	105,600	\$8800/month
600610 · Reserve- Parking Lot Lighting Sheraton Membrane	28,151	0	28,151	0	51,000	0	0	
							120,000	
600611 · Berrett Lane Improvement Projec	13,881	0	13,881	0	0	0	0	
Total Reserve Expense	47,993	0	47,993	0	156,600	0	225,600	
Total Other Expense	47,993	0	47,993	0	156,600	0	225,600	
Net Other Income	122,918	120,911	2,007	161,215	4,615	161,215	-57,937	
Net Income	52,121	93,584	-41,463	159,196	2,803	162,022	-12,755	

Cash Flow Projections

CASH FLOW FORECAST FOR RESERVES & ASSESSMENTS				
		2023/24	2024/25	2025/26
AR, MAY 1, 2023	\$71,537			
CASH IN BANK, MAY 1, 2023	328,033			
May and June Forecasted Expenses	-40,000			
Reserve, Lot B Membrane	-53,738			
Light Project, Lot J	-24,000			
Loan Payments, Berrett Lane	-17,000			
Anticipated Cash on Hand July 1, 2023	193,295			
REGUAR CAPITAL RESERVE Income	161,215	167,663	174,370	181,345
Less Berrett Lane Loan, \$8800/month		-105,600	-52,800	
Less Lot B Membrane		-53,738		
TOTAL OPERATING RESERVES AVAILABLE		8,325	121,570	181,345
SPECIAL 3-Year CAPITAL ASSESSMENT				
Prepaid, assumes 15% of assessment		228,000		
Quarterly Payments,	113,333	453,333	453,333	340,000
				Last payment billed Jan. 1, 2026
TOTAL ASSESSMENT	1,600,000			
Prepayment Assumption	15.00%			
PREPAYMENTS	228,000			
REMAINING TO BE COLLECTED QUARTERLY	1,360,000			
Quarterly Collection	113,333			
COLLECTED BY SEPT. 15, 2023	454,667			

Please Note: The membrane cost is purely an estimate.



Prospector Square

2023/24 Dues Calculations

Member	Parcel	Physical Address – All Park City, UT	Lot Sies	Building Factor	Total Factor	% of Dues	% of Voting	2023/24 Operating Dues	QUARTERLY PAYMENT	2023/24 Annual Cap Reserve	QUARTERLY PAYMENT	2023/24 Annual Dues/Cap Reserve TOTAL**	QUARTERLY PAYMENT
Resort Retailers	2A	1723 Sidewinder	6,375	2,560	8,935	0.72%	1.50%	\$ 4,032.53	\$ 1,008.13	\$ 1,209.76	\$ 302.44	\$ 5,242.29	\$ 1,310.57
PET Properties, LLC	2B	1725 Sidewinder	6,375	4,180	10,555	0.85%	1.50%	\$ 4,754.64	\$ 1,188.66	\$ 1,426.39	\$ 356.60	\$ 6,181.04	\$ 1,545.26
Robert B. Schultz	3A	1727 Sidewinder	3,150	6,180	9,330	0.75%	0.74%	\$ 4,210.80	\$ 1,052.70	\$ 1,263.24	\$ 315.81	\$ 5,474.04	\$ 1,368.51
Wallace Buchanan	3B	1729 Sidewinder	3,600	7,050	10,650	0.86%	0.85%	\$ 4,808.54	\$ 1,202.14	\$ 1,441.96	\$ 360.49	\$ 6,248.51	\$ 1,562.13
Sally Wilkinson	4A	1733 Sidewinder	3,250	4,260	7,510	0.61%	0.77%	\$ 3,589.40	\$ 847.35	\$ 1,016.82	\$ 254.21	\$ 4,606.22	\$ 1,151.56
Henderson Development LLC	5A/B	1745 Sidewinder	7,200	7,410	14,610	1.18%	1.70%	\$ 5,593.77	\$ 1,448.44	\$ 1,978.13	\$ 494.53	\$ 8,571.90	\$ 2,142.97
Abode, LLC	5C	1753 Sidewinder	3,400	6,800	10,200	0.82%	0.80%	\$ 4,603.45	\$ 1,150.86	\$ 1,381.04	\$ 345.26	\$ 5,984.49	\$ 1,496.12
Club Leapt Condo Assoc	6	1765 Sidewinder	4,550	10,890	15,240	1.23%	1.07%	\$ 6,878.10	\$ 1,719.52	\$ 2,063.43	\$ 515.86	\$ 8,941.53	\$ 2,235.38
Sidewinder Investments LLC	7A1, 7B1	1781 Sidewinder, 1787 Sidewinder	6,922	13,310	20,232	1.63%	1.63%	\$ 9,131.08	\$ 2,282.77	\$ 2,739.32	\$ 684.83	\$ 11,870.40	\$ 2,967.60
Shred Minnow Sidewinder, LLC - Bellem	7A2/B2 19BC	1960, 1944, 1976, 1992 Sidewinder	12,308	21,700	34,008	2.75%	2.90%	\$ 15,348.45	\$ 3,837.11	\$ 4,604.53	\$ 1,151.13	\$ 19,952.98	\$ 4,988.24
Alder Construction	8-1/3A1	1795-1802 Sidewinder	5,554	11,010	16,564	1.34%	1.31%	\$ 7,475.64	\$ 1,868.91	\$ 2,242.60	\$ 560.67	\$ 9,718.34	\$ 2,429.58
Turning Leaves Production	82/9A2	2024 Sidewinder	4,695	5,150	9,845	0.80%	1.11%	\$ 4,443.23	\$ 1,110.81	\$ 1,332.97	\$ 333.24	\$ 5,776.20	\$ 1,444.05
Sn Ganesh Garden, LLC	9B	1811 Sidewinder	5,182	10,360	15,542	1.26%	1.22%	\$ 7,014.40	\$ 1,753.60	\$ 2,104.32	\$ 526.08	\$ 9,118.71	\$ 2,279.68
Park Centennial HOA	9C	1821 Sidewinder	4,405	9,000	13,405	1.08%	1.04%	\$ 6,049.93	\$ 1,512.48	\$ 1,814.98	\$ 453.74	\$ 7,864.91	\$ 1,966.23
Park City Sheraton	10ABCD, 11, 12ABC	1895 Sidewinder	45,195	188,900	234,095	17.29%	10.65%	\$ 96,625.07	\$ 24,156.27	\$ 28,987.52	\$ 7,246.88	\$ 125,612.80	\$ 31,403.15
DABS	13A 13B1-2	1901 Sidewinder	11,352	10,940	22,292	1.80%	2.67%	\$ 10,080.80	\$ 2,520.20	\$ 3,018.24	\$ 754.56	\$ 13,079.04	\$ 3,269.76
Prospector Prop	14A	2001 Sidewinder	3,000	6,000	9,000	0.73%	0.71%	\$ 4,061.87	\$ 1,015.47	\$ 1,218.56	\$ 304.64	\$ 5,280.43	\$ 1,320.11
Doug Jones	14B	2015 Sidewinder	3,200	6,400	9,600	0.78%	0.75%	\$ 4,332.66	\$ 1,083.16	\$ 1,289.80	\$ 324.95	\$ 5,632.46	\$ 1,408.11
Joe Thomas	14C	2029 Sidewinder	2,800	7,250	10,050	0.81%	0.66%	\$ 4,535.76	\$ 1,133.94	\$ 1,360.73	\$ 340.18	\$ 5,896.48	\$ 1,474.12
Georgetown Building LT	15A	2041 Sidewinder	2,400	4,710	7,110	0.57%	0.57%	\$ 3,208.88	\$ 802.22	\$ 962.66	\$ 240.67	\$ 4,171.54	\$ 1,042.88
S. Scott Kinsho DDS, Inc.	15B	2053 Sidewinder	3,000	3,210	6,210	0.50%	0.71%	\$ 2,802.69	\$ 700.67	\$ 840.81	\$ 210.20	\$ 3,643.50	\$ 910.87
Park City Lock & Key	15C	2065 Sidewinder Drive, Suite 101	2,600	4,900	7,500	0.61%	0.61%	\$ 3,384.89	\$ 846.22	\$ 1,015.47	\$ 253.87	\$ 4,400.36	\$ 1,100.09
Park City Historical Society	16A	2079 Sidewinder	6,075	5,170	11,245	0.91%	1.43%	\$ 5,075.08	\$ 1,268.77	\$ 1,522.52	\$ 380.63	\$ 6,597.60	\$ 1,649.40
Queensgate Investments, LLC	16B	2093 Sidewinder	6,084	10,420	16,504	1.49%	1.90%	\$ 8,351.20	\$ 2,087.80	\$ 2,505.36	\$ 626.34	\$ 10,856.56	\$ 2,714.14
Gold Dust Plaza POA Inc	17A-17C	1887 Gold Dust	8,925	13,740	22,665	1.83%	2.10%	\$ 10,229.14	\$ 2,557.28	\$ 3,068.74	\$ 767.19	\$ 13,297.88	\$ 3,324.47
Kelly Pfaff The Prospect	17B	2078 Prospector	3,713	4,140	7,853	0.63%	0.67%	\$ 3,544.21	\$ 886.05	\$ 1,063.26	\$ 265.82	\$ 4,607.47	\$ 1,151.87
2564 Prospector	18A	2064 Prospector	6,062	8,820	14,882	1.20%	1.43%	\$ 6,716.52	\$ 1,679.13	\$ 2,014.96	\$ 503.74	\$ 8,731.48	\$ 2,182.87
Motherlode Ent	18B	2052 Prospector	3,000	6,020	9,020	0.73%	0.71%	\$ 4,070.89	\$ 1,017.72	\$ 1,221.27	\$ 305.32	\$ 5,292.16	\$ 1,323.04
2036 Prospector COA	19A	2036 Prospector	2,200	4,390	6,590	0.53%	0.52%	\$ 2,974.19	\$ 743.55	\$ 892.26	\$ 223.06	\$ 3,866.45	\$ 966.61
New Claim HOA	20A-B	2000 Prospector	17,800	54,880	72,680	5.87%	4.19%	\$ 32,801.84	\$ 8,200.46	\$ 9,840.55	\$ 2,460.14	\$ 42,642.40	\$ 10,660.60
Carriage House HOA	21AB, 48	1940 Prospector	20,964	71,510	92,474	7.47%	4.94%	\$ 41,735.24	\$ 10,433.81	\$ 12,520.67	\$ 3,130.14	\$ 54,255.82	\$ 13,563.96
Michael R. Stewart	22A	1926 Prospector	4,000	-	4,000	0.32%	0.94%	\$ 1,805.27	\$ 451.32	\$ 541.58	\$ 135.40	\$ 2,346.86	\$ 586.71
Sage Plaza LLC	22B	1922 Prospector	3,600	7,030	10,630	0.86%	0.85%	\$ 4,797.52	\$ 1,199.38	\$ 1,439.26	\$ 359.81	\$ 6,236.77	\$ 1,559.19
Prospector Prof Bldg	22C	1920 Prospector	3,200	3,970	7,170	0.58%	0.75%	\$ 3,235.96	\$ 808.99	\$ 970.79	\$ 242.70	\$ 4,206.74	\$ 1,051.69
Snowsports Industries America	23A	1918 Prospector	3,360	6,470	9,830	0.79%	0.79%	\$ 4,436.46	\$ 1,109.12	\$ 1,330.94	\$ 332.73	\$ 5,767.40	\$ 1,441.85
B&B Prospector Properties, LLC	23BC	1910/1914 Prospector	5,850	20,330	26,180	2.11%	1.38%	\$ 11,815.52	\$ 2,953.88	\$ 3,544.66	\$ 886.16	\$ 15,360.18	\$ 3,840.05
Doug Porter	24A	1901, 1907 Prospector	4,950	8,110	13,060	1.05%	1.17%	\$ 5,894.22	\$ 1,473.56	\$ 1,768.27	\$ 442.07	\$ 7,682.49	\$ 1,915.62
Doug Porter	24B	1911 Prospector	5,760	-	5,760	0.47%	1.38%	\$ 2,599.60	\$ 649.90	\$ 778.88	\$ 194.97	\$ 3,379.47	\$ 844.87
Park City Lodging	25A	1913 Prospector	4,950	9,800	14,750	1.19%	1.17%	\$ 6,556.95	\$ 1,639.24	\$ 1,997.09	\$ 499.27	\$ 8,554.04	\$ 2,133.51
Central Park HOA	25B	1915 Prospector	5,773	11,500	17,273	1.39%	1.38%	\$ 7,789.76	\$ 1,947.44	\$ 2,336.93	\$ 584.23	\$ 10,126.69	\$ 2,531.67
Sun Creek HOA	26AB, 27A	1885 Prospector	16,480	41,980	58,460	4.72%	3.88%	\$ 26,384.09	\$ 6,596.02	\$ 7,915.23	\$ 1,978.81	\$ 34,299.32	\$ 8,574.83
Rex Keeler	27B1	1881 Prospector	2,700	3,240	5,940	0.48%	0.64%	\$ 2,880.83	\$ 720.21	\$ 804.25	\$ 201.06	\$ 3,485.08	\$ 871.27
Park City Board of Realtors	27B-2	1889 Prospector	2,250	3,900	6,150	0.50%	0.53%	\$ 2,775.61	\$ 693.90	\$ 832.68	\$ 208.17	\$ 3,608.29	\$ 902.07
Buttrick Group, LLC	28A	1846 Prospector	3,600	7,150	10,750	0.87%	0.85%	\$ 4,851.68	\$ 1,212.92	\$ 1,455.50	\$ 363.88	\$ 6,307.18	\$ 1,576.79
R & P Hilbert	28B	1830 Prospector	3,150	3,990	7,140	0.58%	0.74%	\$ 3,222.42	\$ 805.60	\$ 966.72	\$ 241.68	\$ 4,189.14	\$ 1,047.29
Mountain Seas Dev	29A/B	1816 Prospector	7,340	16,220	23,560	1.90%	1.73%	\$ 10,633.07	\$ 2,658.27	\$ 3,189.92	\$ 797.48	\$ 13,822.99	\$ 3,455.75
Lavelle Klobes	30A	1800 Prospector	1,867	3,250	5,117	0.41%	0.44%	\$ 2,309.40	\$ 577.35	\$ 682.82	\$ 173.20	\$ 3,002.22	\$ 750.55
Shred Minnow Properties LLC	30B	1796 Prospector	2,258	4,020	6,278	0.51%	0.53%	\$ 2,833.38	\$ 708.34	\$ 850.01	\$ 212.50	\$ 3,683.39	\$ 920.85
Ripple PC, LLC	31A	1782 Prospector	1,575	1,490	3,065	0.25%	0.37%	\$ 1,383.29	\$ 345.82	\$ 414.99	\$ 103.75	\$ 1,798.28	\$ 449.57
Treebots, LLC	31B	1764 Prospector	2,000	1,920	3,920	0.32%	0.47%	\$ 1,769.17	\$ 442.29	\$ 530.75	\$ 132.69	\$ 2,299.92	\$ 574.98
ATI of America	32A	1760 Prospector	2,610	3,610	6,220	0.50%	0.61%	\$ 2,807.20	\$ 701.80	\$ 842.16	\$ 210.54	\$ 3,649.36	\$ 912.34
EIX, LLC	32B1	1762 Prospector	1,800	2,360	4,160	0.34%	0.42%	\$ 1,877.49	\$ 469.37	\$ 563.25	\$ 140.81	\$ 2,440.73	\$ 610.18
Thomas Peak	32B2	1762B Prospector	2,340	3,140	5,480	0.44%	0.55%	\$ 2,473.23	\$ 618.31	\$ 741.97	\$ 185.49	\$ 3,215.19	\$ 803.80
Park Regency	33,34AB,35	1710 Prospector	39,169	54,710	93,879	7.58%	9.23%	\$ 42,369.35	\$ 10,592.34	\$ 12,710.80	\$ 3,177.70	\$ 58,080.15	\$ 13,770.04
Duane Francis	36	1678 Bonanza	6,200	3,690	9,890	0.80%	1.46%	\$ 4,463.54	\$ 1,115.89	\$ 1,339.06	\$ 334.77	\$ 5,802.60	\$ 1,450.65
37 A/B OWNERS ASSOC	37AB	1670 Bonanza	5,925	11,570	17,495	1.41%	1.40%	\$ 7,890.82	\$ 1,973.96	\$ 2,368.75	\$ 592.19	\$ 10,264.57	\$ 2,566.14
RosAhn LLC	37C	1662 Bonanza	3,900	7,780	11,680	0.94%	0.92%	\$ 5,271.40	\$ 1,317.85	\$ 1,581.42	\$ 395.36	\$ 6,852.82	\$ 1,713.21
Michael LaPay	38A	1640 Bonanza	5,409	4,660	10,069	0.81%	1.27%	\$ 4,544.33	\$ 1,136.08	\$ 1,363.30	\$ 340.82	\$ 5,907.63	\$ 1,476.91
James Gaddis Investment Co. LLC	38B	1650 Bonanza	4,843	1,250	6,133	0.50%	1.15%	\$ 2,767.94	\$ 691.98	\$ 830.38	\$ 207.60	\$ 3,598.32	\$ 899.58
Aspen LLC	47ABC	1862,1876,1890 Prospector	9,855	-	9,855	0.80%	2.32%	\$ 4,447.76	\$ 1,111.94	\$ 1,334.32	\$ 333.58	\$ 5,782.07	\$ 1,445.52
SMP 1791 LLC - 1775 Prospector	48A	1775-1779 Prospector	3,825	7,590	11,415	0.92%	0.90%	\$ 5,151.80	\$ 1,287.95	\$ 1,545.54	\$ 386.39	\$ 6,697.34	\$ 1,674.34
SMP 1791 LLC - 1791 Prospector	48F	1791 Prospector	9,548	18,950	28,498	2.30%	2.25%	\$ 12,861.68	\$ 3,215.42	\$ 3,858.50	\$ 964.63	\$ 16,720.18	\$ 4,180.05
Shred Minnow Sidewinder, LLC - Bellem	49ABCD	1912 Sidewinder	12,562	21,840	34,402	2.78%	2.96%	\$ 15,526.27	\$ 3,881.57	\$ 4,657.88	\$ 1,164.47	\$ 20,184.15	\$ 5,046.04
Park City CPA Bldg, LLC	4B	1741 Sidewinder	4,500	7,250	11,750	0.95%	1.06%	\$ 5,302.99	\$ 1,325.75	\$ 1,590.90	\$ 397.72	\$ 6,893.89	\$ 1,723.47
								\$558,877.86	\$ 139,719.47	\$167,863.36	\$ 41,915.84	\$726,541.22	\$ 181,635.31
								424,525	813,810	1,238,322	100%	100.00%	



Prospector Square

Fiscal Year 2023-24 Proposed Budget

Board Approved June 14

Move for Ratification by Membership



Election of Board Members

Current Board Members Up for Election For Another Two-Year Term:

Alex Brown, Carriage House

Joe Cronley, Edward Jones

Jay Niederhauser, CPA

Josh Pepper, Sheraton

Terese Walton, Gaddis Investments

Nominated as new board members, two-year terms, bring board to 14-members

Patrick Van Horn,

Morgan Pierce, Park City Museum

Kelly Pfaff, Prospect Executive Offices

Blake Henderson, new owner of Wrona building



Feedback/Discussion

Member feedback and discussion