

PROSPECTOR SQUARE

Property Owners Association

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

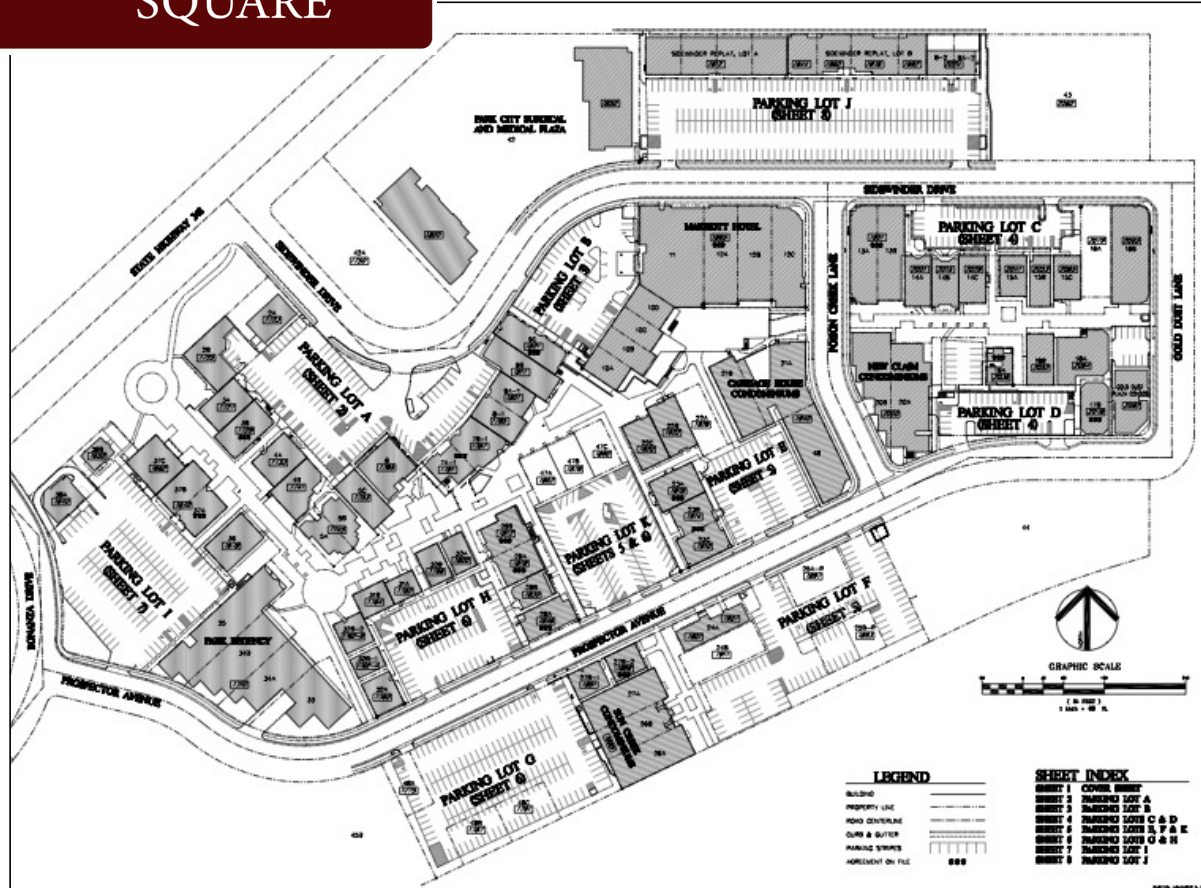
www.prospectorsquare.com

By Friday midday



PROSPECTOR SQUARE

Property Owners Association



PROSPECTOR SQUARE

Property Owners Association

Annual Meeting July 16, 2025

4:00pm – 5:30pm

Prospector Conference Center
Park City, Utah

Annual Meeting Agenda

- Welcome & Introductions
- Approval of 2024 Annual Meeting Minutes
- Fiscal Year 2024-25 Financial Review
- Overall Review of Prospector Square Projects, Looking Forward and Backward, Including Current Construction Projects
- Ratify Board Approved Budget and Dues Schedule for Fiscal Year 2025-26
- Election of Directors
- Any Other Business
- Solicit Member Feedback

Hand-Outs Available

- Minutes from Last Year
- Dues Schedule
- Year-End Financials
- Proposed Budget

Introductions

- Property Management, Chris Bullock
- Accounting, Lorrie Allen
- Bill Ciraco, City Council
- Around the Room

PROSPECTOR SQUARE

Prospector Square Property Owners Association July 17th, 2024 - 4:00pm Annual Membership Meeting Minutes

Board Members in Attendance: Dean Berrett (Berrett Mortgage), John Logan (Sun Creek), Jay Niederhauser (PC CPA), Heleena Sideris (PC Lodging), Katie Wilking (Commercial Broker), Kelly Pfaff (Prospect Executive Offices), Morgan Pierce (PC Museum), Patrick Van Horn (2064 Prospector, LLC), and Jake Hardy (1821 Sidewinder).

Also in Attendance: Craig Dennis (Executive Director), Chris Bullock (Property Manager), Luke McCartney (Central Park), Jeff Mabey (Club Lespri), Paul Carpenter (PC Lock and Key), Ryan Hill (DABS), The Dermatology House (1922 Prospector), New Claim HOA (2000 Prospector), 2036 Prospector COA, Queensgate Investments (2093 Sidewinder), Ryan Osorio (1800 Prospector), Tim Ryan (Park Regency), Abode (1753 Sidewinder), Jacqueline Faust (Carriage House), Park City Sheraton (1895 Sidewinder) and Georgetown Building LT (2041 Sidewinder).

Proxies representing 30 property owners were received in addition to those in attendance.

Meeting called to order by Dean Berrett at 4:01 p.m.

2023 Annual Meeting Minutes were unanimously approved.

Fiscal Year 2023-24 Financial Review

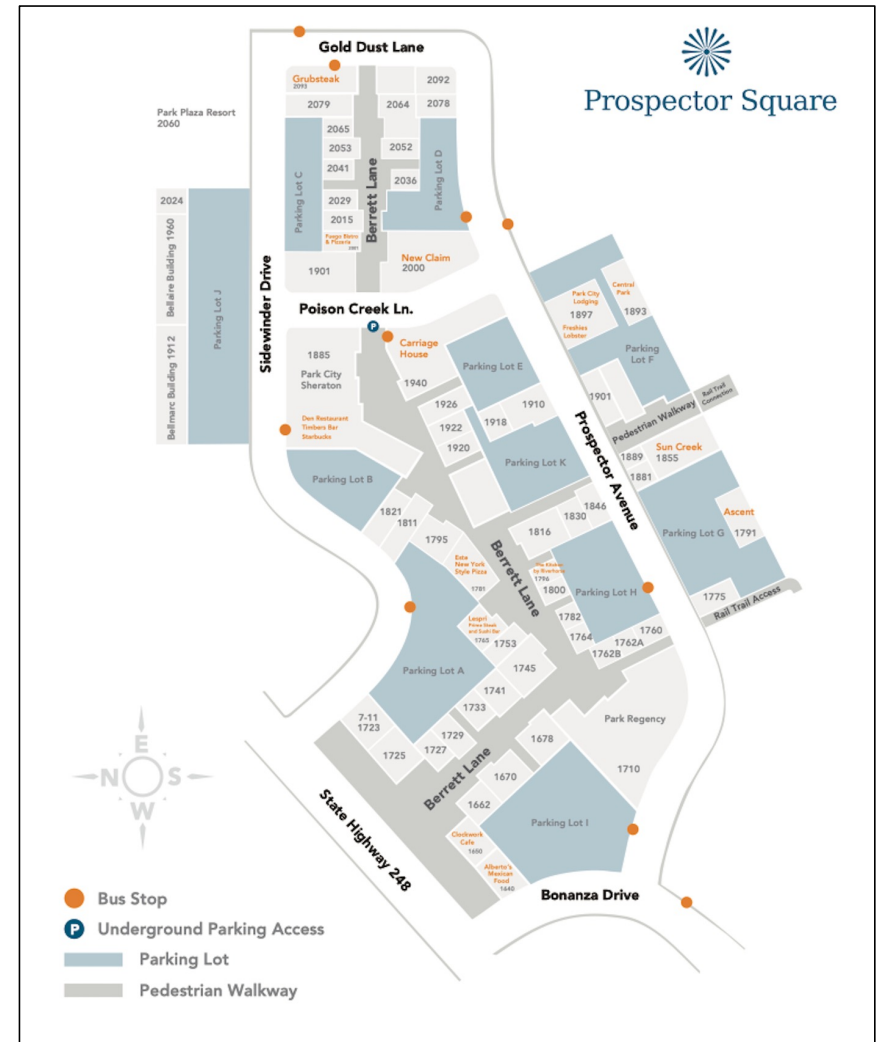
- Review of financials:
 - \$585,438 cash on hand with \$382,868 restricted.
 - Operating income resulted in \$45,181.
 - Parking revenue increased by 300% (\$31,290).
 - PSPOA earned \$13,940 in interest income by taking advantage of capital markets.
 - Irrigation costs resulted in \$14,049, only \$4,000 was budgeted.
 - One time cost of \$22,745 to change parking signage with new enforcement rules.
 - Property taxes increased by 352% (\$11,183).
 - PSPOA funded its \$140,000 requirement for the Lot B/Sheraton surface membrane.
- Executive Director Priorities
 - 50% - Master Plan Phase 3
 - 20% - Garbage and Recycling
 - 20% - Long-term Parking Plan
 - 10% - Marketing and Community Relations
- Review of assessment payments. Quarterly collections will continue until January 2026.
- Review Lot D financial summary.

Approval of Minutes

IN PACKET AVAILABLE FOR
DOWNLOAD

Prospector Square Facts

- 64 Properties of which five are undeveloped (Three are contiguous with common ownership)
- 1100 Parking Stalls
- 26 acres
- 13 parking lots
- 13 member board of directors that meets eight times/year
- Development started 1974



A look back at 2024/25

*Since we last met, Improvements continued in
Prospector Square*

1. Lot A & J Repaved
2. Sidewalk Sewer Line Phase will be completed by Aug. 1
3. New Dumpster Pad added In Lot A
4. Snow year was average, keeping snow removal \$41,931 below budget
5. Our financials are in great shape;
members primarily pay on-time

A look back at 2024/25

But there were some challenges

1. Our Sewer Line Project Progressed Much Slower than Anticipated In Lot A Last Fall
2. As a result, costs are higher than expected
3. All three manholes in our sewer project work this year were defective, failing their SBWRD vacuum test, leading to a three-week delay
4. Water Irrigation costs grew to \$64,389, \$22,389 over budget.
5. City water rates went up, especially if we use more than 400,000 gallons; we need to watch water usage

PROSPECTOR SQUARE

Balance Sheet

\$231,342 Cash on Hand,
AR at \$4,160
We Collect \$194,000 Quarterly

Last Year

\$585,438 Cash on Hand

Line of Credit

\$150,000 used of
\$600,000 limit

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

Prospector Square Property Owners Association Balance Sheet As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
101010 - Checking-First Community 6654	-47,756.14
101020 - Master Plan 1- First Com 6786	45,597.93
101030 - Master Plan 3- FCB	23.03
101040 - First Community Bank- Sweep Acc	233,486.81
Total Checking/Savings	231,341.63
Accounts Receivable	
102200 - Accounts Receivable	4,160.27
Total Accounts Receivable	4,160.27
Other Current Assets	
141000 - Prepaid Insurance	1,267.42
141500 - Prepaid Expenses	2,349.00
141550 - Estimated Taxes- Prepaid	3,800.00
Total Other Current Assets	7,416.42
Total Current Assets	242,918.32
Fixed Assets	
104100 - Land	76,391.00
104200 - Trash Compactor	27,996.95
104300 - ATV	12,375.59
104400 - Accumulated Depreciation	-27,916.06
Total Fixed Assets	88,849.48
TOTAL ASSETS	331,767.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	9,609.46
Total Accounts Payable	9,609.46
Other Current Liabilities	
203100 - Accrued Expenses	220.00
240001 - Payroll Tax Payable	36.02
Total Other Current Liabilities	256.02
Total Current Liabilities	9,865.48
Long Term Liabilities	
203150 - PSPOA LOC 3597 \$600k Limit	150,000.00
Total Long Term Liabilities	150,000.00
Total Liabilities	159,865.48
Equity	
32000 - Retained Earnings	612,035.26
Net Income	-440,132.94
Total Equity	171,902.32
TOTAL LIABILITIES & EQUITY	331,767.80

Operating Results Summary

In The
Packet

Prospector Square Property Owners Association Budget Performance June 2025							
Accrual Basis							
	Jun 25	Budget	\$ Over Budget	Jul '24 - Jun 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Operating Revenue							
300100 - Association Dues	46,573.22	46,573.17	0.05	558,878.64	558,878.00	0.64	558,878.00
300400 - Garbage Enclosure Lease	0.00	400.00	(400.00)	1,705.00	4,800.00	(3,095.00)	4,800.00
301300 - Misc Income	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00
301600 - Interest Income	652.22	416.67	235.55	7,960.65	5,000.00	2,960.65	5,000.00
301650 - Interest Income MP3	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301700 - Late Fees	(29.22)	33.33	(62.55)	749.87	400.00	349.87	400.00
301800 - Compactor Income	0.00	1,000.00	(1,000.00)	6,402.52	12,000.00	(5,597.48)	12,000.00
301900 - Trash Income	0.00	4,333.33	(4,333.33)	55,976.93	52,000.00	3,976.93	52,000.00
302000 - Parking Permit Income	0.00	5,000.00	(5,000.00)	60,945.00	60,000.00	945.00	60,000.00
Total Operating Revenue	47,196.22	57,781.50	(10,585.28)	692,618.61	693,378.00	(759.39)	693,378.00
Total Income	47,196.22	57,781.50	(10,585.28)	692,618.61	693,378.00	(759.39)	693,378.00
Expense							
Administrative Expense							
400103 - Management Fee	7,000.00	7,210.00	(210.00)	84,000.00	86,520.00	(2,520.00)	86,520.00
400105 - Legal & Professional	0.00	208.33	(208.33)	1,780.00	2,500.00	(720.00)	2,500.00
400106 - Accounting/Tax Prep	700.00	1,166.67	(466.67)	8,575.00	14,000.00	(5,425.00)	14,000.00
400107 - Income Taxes	0.00	0.00	0.00	2,398.38	1,500.00	898.38	1,500.00
400109 - Meals & Entertainment	0.00	25.00	(25.00)	480.80	300.00	180.80	300.00
400200 - Office Expense	430.00	166.67	263.33	2,138.27	2,000.00	138.27	2,000.00
400203 - Property Taxes	0.00	0.00	0.00	11,536.98	12,000.00	(463.02)	12,000.00
400207 - Website Hosting	0.00	125.00	(125.00)	300.00	1,500.00	(1,200.00)	1,500.00
400208 - Office Rent	400.00	400.00	0.00	4,800.00	4,800.00	0.00	4,800.00
400209 - Payroll Expense	6,233.16	5,862.50	370.66	75,851.57	70,350.00	5,501.57	70,350.00
400300 - Payroll Taxes	471.23	453.58	17.65	5,789.74	5,443.00	346.74	5,443.00
400301 - Consultants	0.00	250.00	(250.00)	0.00	3,000.00	(3,000.00)	3,000.00
400302 - Special Events	300.00	166.67	133.33	480.00	2,000.00	(1,520.00)	2,000.00
400305 - LOC Interest Expense	1,082.87	0.00	1,082.87	7,566.12	0.00	7,566.12	0.00
400310 - LOC Loan Fees	0.00	0.00	0.00	6,012.00	0.00	6,012.00	0.00
Administrative Expense - Other	145.00			145.00			
Total Administrative Expense	16,762.26	16,034.42	727.84	211,853.86	205,913.00	5,940.86	205,913.00
Insurance							
401100 - Property Insurance	398.21	458.33	(60.12)	5,858.98	5,500.00	358.98	5,500.00
401150 - Workers Comp Insurance	89.25	125.00	(35.75)	1,329.08	1,500.00	(170.92)	1,500.00
Total Insurance	487.46	583.33	(95.87)	7,188.06	7,000.00	188.06	7,000.00
Landscaping							
402100 - Landscaping/Pruning/Irrigation	850.00	5,000.00	(4,150.00)	21,243.58	30,000.00	(8,756.42)	30,000.00
402200 - Irrigation Repairs	0.00	1,666.67	(1,666.67)	10,664.01	10,000.00	664.01	10,000.00
Total Landscaping	850.00	6,666.67	(5,816.67)	31,907.59	40,000.00	(8,092.41)	40,000.00

PROSPECTOR SQUARE Operating Results Summary

Prospector Square Property Owners Association Budget Performance June 2025							
Accrual Basis							
	Jun 25	Budget	\$ Over Budget	Jul '24 - Jun 25	YTD Budget	\$ Over Budget	Annual Budget
Lot D							
420100 - Lot D/New Claim Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Lot D	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance							
406100 - Asphalt/Concrete Work	0.00	1,250.00	(1,250.00)	38,161.00	15,000.00	23,161.00	15,000.00
406102 - Asphalt Paving/Crack Seal/Paint	0.00	1,250.00	(1,250.00)	0.00	15,000.00	(15,000.00)	15,000.00
406304 - Maintenance & Repairs	0.00	833.33	(833.33)	15,970.60	10,000.00	5,970.60	10,000.00
406306 - Misc Maintenance	0.00	41.67	(41.67)	1,483.00	500.00	983.00	500.00
406400 - Sewer Line Cleaning/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406405 - Seasonal Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406406 - Parking Enforcement	2,349.00	2,349.00	0.00	23,825.00	28,188.00	(4,363.00)	28,188.00
406602 - Dumpster Enclosures	0.00	208.33	(208.33)	1,870.78	2,500.00	(629.22)	2,500.00
406606 - Signage	0.00	416.67	(416.67)	13,798.20	5,000.00	8,798.20	5,000.00
406608 - Vehicle Expense	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.00
Total Maintenance	2,349.00	6,449.00	(4,100.00)	95,108.58	77,388.00	17,720.58	77,388.00
Snow Removal							
403100 - Snow Removal Contract	0.00	0.00	0.00	125,937.50	132,234.00	(6,296.50)	132,234.00
403300 - Snow Removal/Hauling	0.00	0.00	0.00	16,865.00	50,000.00	(33,135.00)	50,000.00
403400 - Snow Removal-Extra Removal	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)	2,500.00
Total Snow Removal	0.00	0.00	0.00	142,802.50	184,734.00	(41,931.50)	184,734.00
Utilities							
404101 - Electricity	125.00	229.17	(104.17)	2,218.42	2,750.00	(531.58)	2,750.00
404103 - Compactor Expense	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)	1,500.00
404107 - Trash	5,044.45	4,666.67	377.78	57,849.29	56,000.00	1,849.29	56,000.00
404109 - Water	4,226.60	3,500.00	726.60	64,389.47	42,000.00	22,389.47	42,000.00
404200 - Recycling	499.71	458.33	41.38	5,772.33	5,500.00	272.33	5,500.00
404202 - Storm Water	1,652.56	1,750.00	(97.44)	19,830.72	21,000.00	(1,169.28)	21,000.00
Total Utilities	11,548.32	10,729.17	819.15	150,060.23	128,750.00	21,310.23	128,750.00
Total Expense	31,997.04	40,462.59	(8,465.55)	638,920.82	643,785.00	(4,864.18)	643,785.00
Net Ordinary Income	15,199.18	17,318.91	(2,119.73)	53,697.79	49,593.00	4,104.79	49,593.00

Operating Income of \$53,697, budget called for \$49,593



Operating Results Highlights:

- Operating Income of \$53,697
- Parking Revenue increased 25%, now at \$60,945; Two years ago was \$16,200
- Signage costs at \$13,798, a \$9,000 decrease
- Trash/Compactor Income of \$62,178; Expenses of \$63,671, down from \$75,144
- PSPOA spent \$31,907 on landscaping; with \$10,664 for irrigation repair. Old, antiquated system
- PSPOA took advantage of capital markets, earning \$7,900 in interest income.



Lot D Summary

Income . . . \$52,750
 Expenses
 Electricity . . . \$3,450
 Maintenance/Repairs
 \$8,249
 Total Expenses . . \$11,670

Operating Income . . .
 \$41,050

Current Assets . . .
 \$123,765 But that includes
 a \$39,065 deposit on a
 \$100,000 repair project
*Note: Lot D is a separate
 enterprise fund*

Prospector Square Property Owners' Assoc- Lot D Budget Performance- Quarterly June 2025

Accrual Basis	Jun 25	Budget	\$ Over Budget	Jul '24 - Jun 25	YTD ...	\$ Over Budget	Annu...
Income							
300100 - Operating Income	4,250.00	0.00	4,250.00	52,750.00	0.00	52,750.00	0.00
301600 - Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	4,250.00	0.00	4,250.00	52,750.00	0.00	52,750.00	0.00
Expense							
400200 - Office Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404101 - Electricity	289.04	0.00	289.04	3,450.77	0.00	3,450.77	0.00
406304 - Maintenance & Repairs	148.98	0.00	148.98	8,248.92	0.00	8,248.92	0.00
420100 - Lot D/New Claim Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	438.02	0.00	438.02	11,699.69	0.00	11,699.69	0.00
Net Income	3,811.98	0.00	3,811.98	41,050.31	0.00	41,050.31	0.00



A look back at 2024/25

Your executive director priorities

Board approved at October 2024 meeting

- Master Plan, 30%
- Parking, 20%
- City Relations, 20%
- Financial Planning 30%

Your executive director is a 30 hour/week employee

Dean Berrett has helped tremendously on the Master Plan



Let's Look At Those Accomplishments & Challenges

The Biggest Challenge

**Keeping the Sewer Project Moving
Forward as part of the
\$1.6 million Capital Assessment
that passed in April 2023**



Since the April 2023 vote

- Collected \$340,964 in Full Assessment Payments From 20 Members who received a five percent discount.
- An additional \$930,744 in nine quarterly installments.

A BIG THANK YOU!

**Quarterly Collections Continue
thru Jan. 2026
Another \$310,248**

Slide from Last Year's Meeting



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**We expect to
complete in 2024**

- Repaving Lots A, J and I
- Complete Sewer Line Reconstruction thru Lot I

But there is a possibility some repaving will be delayed until next year due to weather (but there will be patches)

It Didn't All Happen Why and What Got Done?

Digging In Lot A Got More Challenging Than Expected

- Utility Lines in the Way
- Trenches Needed to get Wider To Be Safe
- Resulted in More Soils to Haul Away For Disposal
- It was just tough and elected to stop at a manhole near PC Printink

*It also created additional costs,
which we will go over in a minute*



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A Summary:

Now in the final year of a \$1.6 million capital assessment of our members

This is year 3 of replacing old six-inch sewer lines with eight-inch lines so we can turn the system over SBWRD



Completed to date:

- Sewer Lines in Lot E (Carriage House Lot) and Lot C (Fuego's lot)
- Repaved those two lots
- Last year, repaved the biggest lot, Lot J, across from Sheraton
- As well as Lot A (The 7-11 lot) just a few weeks ago
- Completed sewer line replacement in Lot A, the 7-11 lot
- This year will stop just outside the Park Record building in Lot I.

We will go over the numbers in a minute, but it now looks like we will be using the annual capital reserve collection of \$175,000 to finish Lot I

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This Year's Sidewalk Project



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This Year's Sidewalk Project



A Comparison of The Special Assessment & Actual Expenses to Date

Phase 3 Master Plan . . . \$1.6 million assessment

DETAILED EXPENDITURES TO DATE

SEWER (Jan. 2023 Quote from Daley Excavating)			ACTUAL
Sewer Lots A to I (Sidewinder start	450,565	8 Lights	1,003,436 84% Completed based on lineal ft.
Sewer Lot E	140,805	2 Lights	137,069 Done
Sewer Lot C	121,301	0 Lights	167,179 Done
TOTAL Sewer	712,671		1,307,684
Replace Concrete Lot A to I	60,000		90,345
10 Parking Lot Lights for Safety	84,000		103,104
RotoTill and Pave Five Deteriorating Parking Lots			
Lot A	61,200		102,015
Lot C	25,200		41,930
Lot E	50,000		64,318
Lot I	61,920		
Lot J	98,330		123,867
Total Paving	296,650		332,130
Beautification & Physical Upgrades			
Replace Lighting on Berrett lane	50,000		
Concrete Replacement	50,000		
12 Stone Seating Areas	12,000		
Update Monument Signs	30,000		
Replace Compactor	50,000		
Replace Enclosures	60,000		29,340
TOTAL UPGRADES	252,000		
TOTAL	1,405,321		
Contingencies on Above	195,000	13.88%	
GRAND TOTAL	1,600,321		1,862,603



This year our big expense was the “sidewalk” sewer line replacement

Done in three segments, our estimate was \$449,577 with actual cost to date of \$448,669. The last leg is 90 percent complete so the cost will likely be above \$500,000



What is Next

Our goal over the next two years will complete the work up to Albertos in Lot I and repave that lot. Then out of the sewer business

Also to come this year:

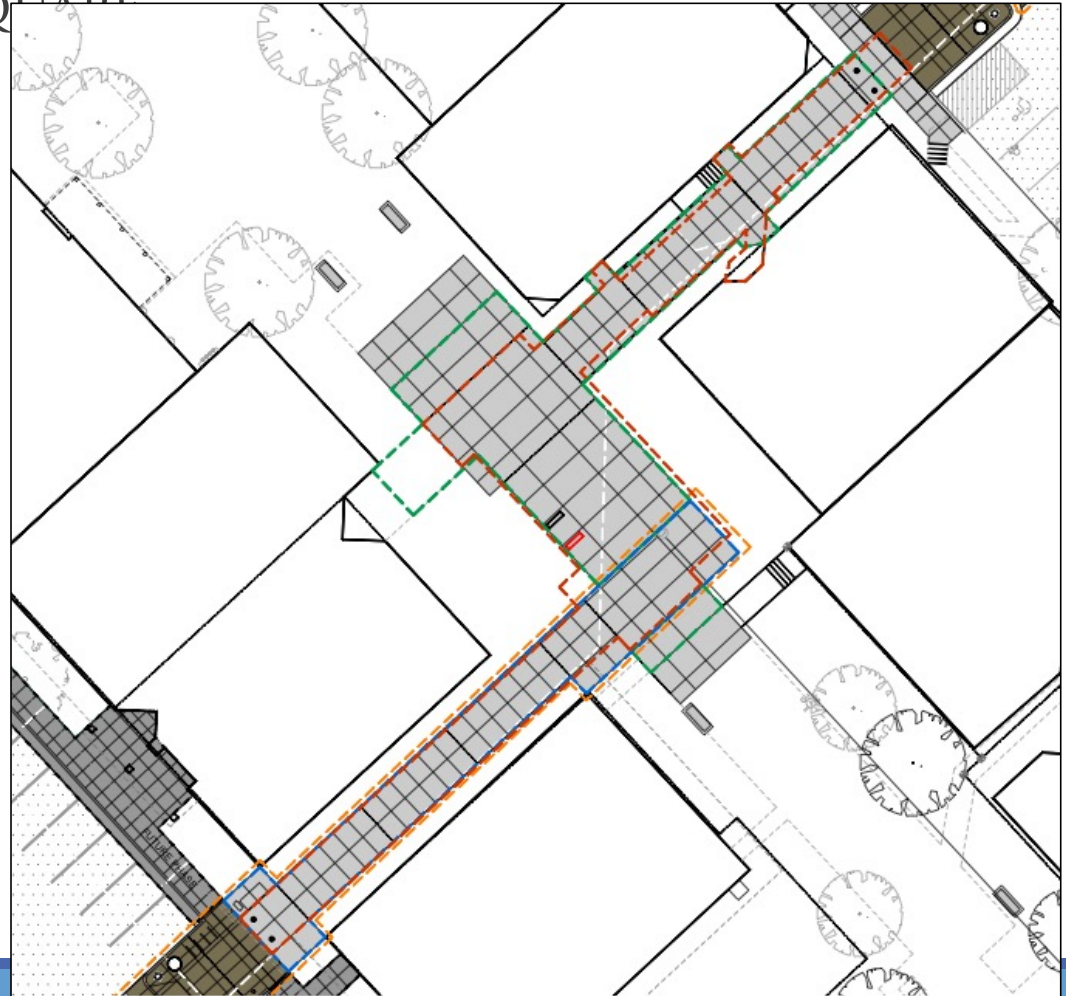
- New monument signs, but now paid out of operating funds
- Replacement lighting on the Berrett Lane walkway, estimated at \$50,000
- Concrete Replacement At This Year's Sewer Line, Done by Aug. 1.

Landscape & Concrete Work

4600 sq. ft of
concrete

This work begins
Monday

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New Signage & Lighting Still to Come



Berrett Lane Lighting and Five Monument Signs



Remaining Estimated Costs to Complete Sewer Line Replacement

Sewer Line in Lot I \$261,398

Asphalt, Lot I \$ 96,979

That will put:

Sewer Costs \$558,000 over original estimate

Asphalt \$132,000 over original estimate

Paid for by annual Capital Reserve Collections, \$175,000

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Once Lot I is Done, Then What?

- The Master Plan Calls for Upgrades to Three More Nodes
- Replace Irrigation System
- Remove some grass and move toward drip system

Develop a timetable and discussion for next ten-years.

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**Before We Move,
Any Questions on
the Sewer Project?**



Building Community Relations



- Relations With City Are Good with sometimes mixed signals
- ROW permit deposit refunded in June
- Dean served on RFP scoring committee for the five-acre Arts & Culture District
- Prospector Ave. was seal coated
- County bike share back in August
- Craig/Kelly participated in General Plan update for the neighborhood, resulting in a redrawn border
- Keeping an eye on Kearns/248 plan



City Report from City Councilman Bill Ciraco

Elected in 2023, Bill is an ex officio member of our board and helps represent us before the council

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**We kept the old sewer lines clean and
cleaning can likely be reduced**



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**As we noted earlier,
lower garbage fees
benefitted
members**

**Lot A Got a New Trash
Enclosure**

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**Illegal Dumping
Appears Down**
**We got cam quotes,
ranged from \$18,000
to \$120,000.**
**Due to sewer costs,
on hold but we did
test one camera in
Lot J.**



**Need Your
Help . . .**
Watch for illegal
dumping
Contractors and
Property Managers
are the worst



Simple Projects In the Works

- Grinding of Concrete
- Seal Coat Lots C, E & J Last Two Days
- Lot D garage repair, clean, paint . . . \$110,000
- Mulch
- Tree Removal
- Signage Updates



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Work In Lot D

- Started Last Week
- A \$100,000 project, paid for with stall revenue
- Six weeks, both on the surface and in the garage
- Stalls are available to rent in garage



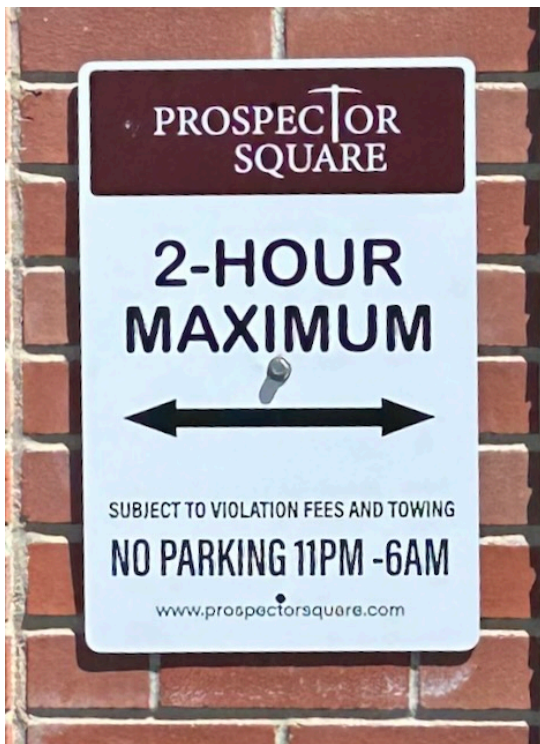


PROSPECTOR SQUARE

Making the Square Inviting

THIS TRANSFORMER AT BONANZA
AND PROSPECTOR HAS NEW
ARTWORK

Major Board Decisions

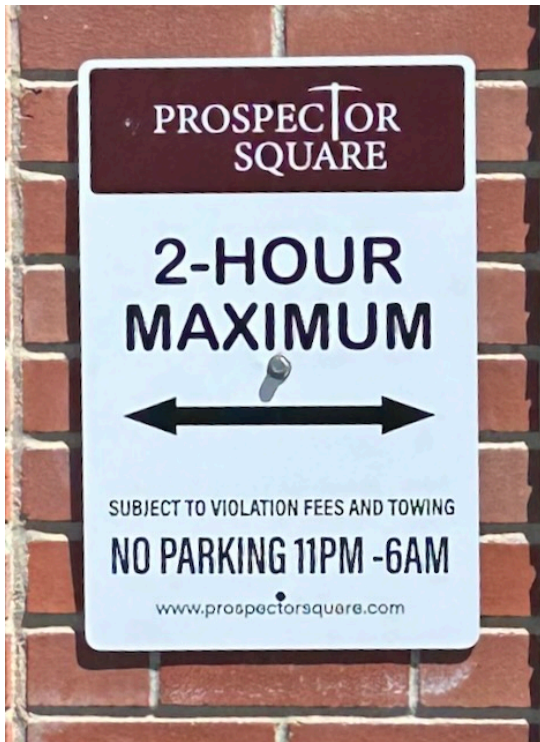


**Second Year of Parking
Contract with Interstate
Parking**

**Paid Parking in Sheraton
Garage Full
\$95/month**

Increased Fleet Parking Fees
From \$80 to \$100/month
*Storage fees in market are
\$150 and higher*

Major Board Decisions



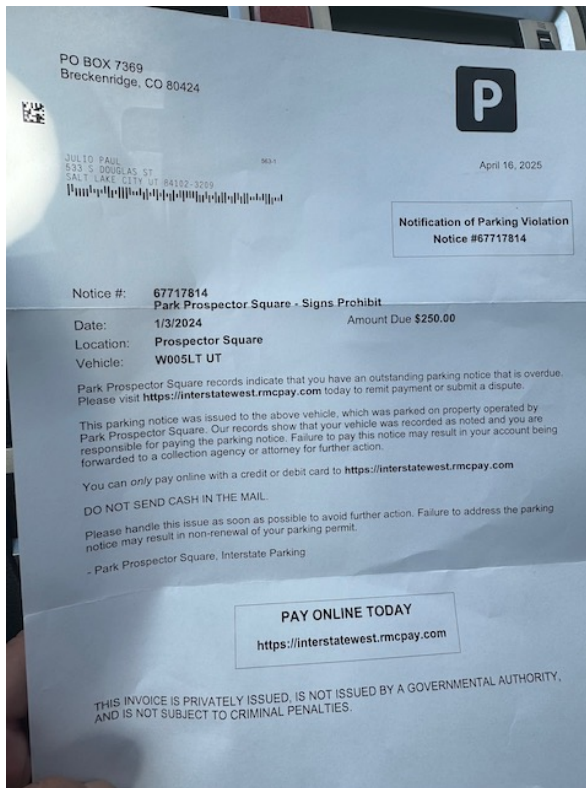
Next Year . . .

- Do we continue with Interstate
- Both Snow Removal and Property Management Contracts Next Summer. Discussions should begin in Spring.
- CC+R's Up for Review. Do we move fiscal year?

Parking Impressions: Things are better, not Perfect

Multiple Concerns:

- Skier Parking Seems Better
- Interstate is Collecting
- Craig has voided lots of tickets, sometimes too many
- Commuter parking Still an Issue
- Fleet parking: We might have reached our limit. Abode just dropped 12 vehicles.
- Bonanza Parking Construction



Parking Enforcement Stats

- Overnight full-time permits, 422
- Permits Rejected due to insufficient proof of residency, 42
- Sheraton self check-in, 8371
- Park Regency, 1944
- Independent Check-in, 2930 (likely New Claim and Carriage House)
- Total Violations, 987

PARKING TERMS AND CONDITIONS

Read these Terms and Conditions Prior to Parking.

This property is not operated by a governmental entity.

This facility provides parking only. It does not provide security to persons or property. You are responsible for your safety. We do not take custody of your vehicle. Park at your own risk. We accept no responsibility for loss, theft or damage to vehicles or contents.

By this sign, we offer space for public parking, and you accept this offer by parking on this lot. We waive all requirements of notice of acceptance. This contract requires binding arbitration on an individual basis to resolve disputes, specifically waives the right to a jury trial, class actions and class arbitrations, and also limits the remedies available to you in the event of a dispute.

No Trespassing or Loitering. Property is for parking Customers Only. Parking compliance is enforced 24 hours per day, 7 days per week. Vehicles out of compliance are subject to towing, booting, parking invoice charges and or pass/permit suspension at the owner's sole expense. Failure to register, pay in advance for parking, underpayment, overtime, improperly displayed tickets, invalid/expired tickets, and unauthorized or improperly parked vehicles are subject to parking invoice fees as stated below.

To park on this facility, you are required to register, submit identifying information, and make timely payment if required. Failure to identify yourself during registration is the same as submitting false or blank information. If you fail to register, submit accurate information, or make timely payment if required, the facility owner and its agents may obtain the registered owner information, including name and address for the vehicle you are driving, from the applicable state authority, for the purpose of preventing fraud by you, pursuing legal remedies against you, or recovering on a debt owed by you. We may also use this information in connection with any legal or arbitral proceeding, including the service of process, investigation in anticipation of litigation, and the execution or enforcement of judgments and orders, or pursuant to an order of a Federal, State, or local court.

Parking Invoice Fee, After Discount Period, Up To \$250

Automated License Plate Recognition Compliance Cameras in Operation. By parking here, you consent to receive SMS text messages, emails, and other forms of written communication for enforcement purposes. If you receive an invoice and wish to dispute it, please follow the directions on your invoice. Dispute decisions may be appealed to an independent adjudicator. For your convenience, contract terms are available at parkingcontract.com/lpc or by scanning the below QR code.



PARKPROSPECTORSQUARE.COM
INTERSTATE PARKING COMPANY



Parking: Your thoughts?

Things to consider . . .

- Fleet parking . . . Good or bad?
- Two-Hour Stalls, right amount?
- Some complaints about fines
- A parking study?
- Interstate Contract Renewal Next Year
- Long-term in Park City
 - Bonanza Park impact

Repeat Slide but Important Interesting Stat

853,040 Building Sq. Ft,
(assumes full build out of remaining lots)

**With 1098 stalls,
that is 777 sq. ft/stall**

Park City Code recommends 3.5 stalls/1,000 sq. ft. or 286 ft/stall

Building Sq. Ft./Parking Stall Varies by Lot

- Lot A 859 Sq. Ft./Stall
- Lot B 1210 Sq. Ft./Stall
- Lot C 1405 Sq. Ft./Stall
- Lot D 1150 Sq. Ft./Stall
- Lot E 1934 Sq. Ft./Stall
- Lot F 567 Sq. Ft./Stall
- Lot G 534 Sq. Ft./Stall
- Lot H 572 Sq. Ft./Stall
- Lot I 734 Sq. Ft./Stall
- Lot J 245 Sq. Ft./Stall
- Lot K 598 Sq. Ft./Stall

Potential Construction



There Are Five Vacant Lots in the Square

- Aware of One Potential Tear Down In Lot I
- One Restaurant Might Want to Go Higher in Lot H
- One Major Building Rebuilt Lot A
- Most buildings fully leased
- The Dermatology House Opened in Lot E
- One story buildings can double in size under 2.0 FAR



Financial Forecasts & Budget Proposal



Fiscal Year 2025-26 Proposed Budget

See Proposed Budget and Dues Calculations

Key Features:

- Operating Dues Five Percent Increase
- Capital Reserves Now Helping Sewer Line Costs
- Paid off our Berrett Lane Bank Loan
- Executive Director continues at 30 hours

**Board Approved June 18 &
Recommended Membership Approval Today**



2025/26 Budget Forecast

HIGHLIGHTS

\$693,000 Annual budget

- 5% dues increase, after 0% last year
- \$175,000 in snow removal
- Trash 5% increase income
- Parking 10% increase, \$65,000
- 3% increase management fee
- \$12,500 in legal for CC&R review
- Landscape/irrigation \$12k under last year
- Irrigation repair 10k (last year 13k)
- \$40k in asphalt repair, seal coat
- \$25k monument signs
- Reserve income – 30% of Op dues = \$176k
- \$1500 Operating Income

Accrual Basis

Prospector Square Property Owners Association Budget Performance March 2025

PSPOA BUDGET PERFORMANCE, for nine months ending March 31, 2025 & 2025/26 forecast

	Jul '24 - Mar 25	YTD Budget	\$ Over Budget	Annual Budget	Forecast Year-End 6/30/25	Proposed 2025/26 Budget	
Ordinary Income/Expense							
Income							
Operating Revenue							
300100 · Association Dues	419,159	419,158	0	558,878	558,878	586,822	Five percent Increase
300400 · Garbage Enclosure Lease	1,705	3,600	-1,895	4,800	2,400	0	
301300 · Misc Income	0	225	-225	300	0	300	
301600 · Interest Income	4,543	3,750	793	5,000	6,000	5,000	
301650 · Interest Income MP3	0	0	0	0	0	0	
301700 · Late Fees	408	300	108	400	400	400	
301800 · Compactor Income	5,083	9,000	-3,917	12,000	6,500	6,825	
301900 · Trash Income	41,282	39,000	2,282	52,000	55,730	58,517	Five percent Increase
302000 · Parking Permit Income	63,920	45,000	18,920	60,000	65,000	71,500	10% Increase
Total Operating Revenue	536,099	520,034	16,066	693,378	694,908	729,364	

2024/25 Budget Forecast

PSPOA BUDGET PERFORMANCE, for nine months ending March 31, 2025 & 2025/26 forecast

	Jul '24 - Mar 25	YTD Budget	\$ Over Budget	Annual Budget	Forecast Year-End 6/30/25	Proposed 2025/26 Budget	
Expense							
Administrative Expense							
400103 · Management Fee	63,000	64,890	-1,890	86,520	84,000	86,520	3% Increase
400105 · Legal & Professional	1,780	1,875	-95	2,500	2,500	12,500	CC&R Review
400106 · Accounting/Tax Prep	6,475	10,500	-4,025	14,000	9,100	9,500	
400107 · Income Taxes	1,473	0	1,473	1,500	1,500	1,500	
400109 · Meals & Entertainment	353	225	128	300	500	500	
400200 · Office Expense	1,237	1,500	-263	2,000	1,500	1,500	
400203 · Property Taxes	11,537	12,000	-463	12,000	12,000	12,000	
400207 · Website Hosting	300	1,125	-825	1,500	1,500	1,500	
400208 · Office Rent	3,600	3,600	0	4,800	4,800	4,800	
400209 · Payroll Expense	56,782	52,763	4,020	70,350	72,000	75,600	
400300 · Payroll Taxes	4,376	4,082	294	5,443	5,443	5,443	
400301 · Consultants	0	2,250	-2,250	3,000	3,000	3,000	
400302 · Special Events	180	1,500	-1,320	2,000	500	500	
400305 · LOC Interest Expense	4,352	0	4,352	0	6,700	7,000	
400310 · LOC Loan Fees	6,012	0	6,012	0	6,012	5,000	
Total Administrative Expense	161,458	156,310	5,148	205,913	211,055	226,863	
Insurance							
401100 · Property Insurance	4,664	4,125	539	5,500	4,664	5,500	
401150 · Workers Comp Insurance	792	1,125	-333	1,500	1,500	1,500	
Total Insurance	5,456	5,250	206	7,000	6,164	7,000	
Landscaping							
402100 · Landscaping/Pruning/Irrigation	16,164	15,000	1,164	30,000	42,000	30,000	Includes funds for repairs from MP3 work
402200 · Irrigation Repairs	10,664	5,000	5,664	10,000	13,000	10,000	
Total Landscaping	26,828	20,000	6,828	40,000	55,000	40,000	
Lot D							
420100 · Lot D/New Claim Expense	0	0	0	0	0	0	
Total Lot D	0	0	0	0	0	0	

2024/25 Budget Forecast

March 2025

PSPOA BUDGET PERFORMANCE, for nine months ending March 31, 2025 & 2025/26 forecast

	Jul '24 - Mar 25	YTD Budget	\$ Over Budget	Annual Budget	Forecast Year-End 6/30/25	Proposed 2025/26 Budget	
Maintenance							
406100 · Asphalt/Concrete Work	38,161	11,250	26,911	15,000	38,200	20,000	
406102 · Asphalt Paving/Crack Seal/Pai	0	11,250	-11,250	15,000	25,000	40,000	Lots C, E, J in June; Lot I in July
406304 · Maintenance & Repairs	13,366	7,500	5,866	10,000	10,000	10,000	Lot A, G Seal Coat June 26
406306 · Misc Maintenance	55	375	-320	500	500	500	
406400 · Sewer Line Cleaning/Repair	0	0	0	0	6,000	8,000	
406405 · Seasonal Lighting	0	0	0	0	0	0	
406406 · Parking Enforcement	21,476	21,141	335	28,188	28,188	28,188	
406602 · Dumpster Enclosures	1,871	1,875	-4	2,500	2,500	2,500	
406606 · Signage	13,483	3,750	9,733	5,000	14,000	25,000	New Monument Signs
406608 · Vehicle Expense	0	900	-900	1,200	1,200	1,200	
Total Maintenance	88,412	58,041	30,371	77,388	125,588	135,388	
Snow Removal							
403100 · Snow Removal Contract	125,938	132,234	-6,297	132,234	132,234	132,234	
403300 · Snow Removal/Hauling	16,865	50,000	-33,135	50,000	20,000	50,000	
403400 · Snow Removal-Extra Removal	0	2,500	-2,500	2,500	2,500	2,500	
Total Snow Removal	142,803	184,734	-41,932	184,734	154,734	184,734	
Utilities							
404101 · Electricity	1,795	2,062	-267	2,750	2,750	2,750	
404103 · Compactor Expense	0	1,125	-1,125	1,500	1,500	1,500	
404107 · Trash	46,599	42,000	4,599	56,000	60,000	63,000	
404109 · Water	60,163	31,500	28,663	42,000	63,000	40,000	
404200 · Recycling	4,276	4,125	151	5,500	5,500	5,500	
404202 · Storm Water	14,873	15,750	-877	21,000	21,000	21,000	
Total Utilities	127,706	96,562	31,143	128,750	153,750	133,750	
Total Expense	552,662	520,897	31,764	643,785	706,291	727,735	
Net Ordinary Income	-16,563	-864	-15,699	49,593	-11,383	1,629	

Other Projections

In 2025/26 PSPOA Will Be Collecting:

Operating Dues	\$586,822
Master Plan 3 Funds	\$310,248
Capital Reserve Funds	\$176,047

Capital Reserve dedications to Berrett Lane Loan and Sheraton Membrane ended Dec. 31, 2024. Now dedicated to line of credit to pay for additional sewer line costs.

2025/26 Dues Calculations

Operating/Capital Reserves Dues for PSPOA 2025/26

5% change from 2024/25										Dues Inc: 105% Operating Res. 30%				
Member	Parcel	Physical Address – All Park City, UT	Lot Size	Building Factor	Total Factor	% of Dues	% of Voting	2025/26 Operating Dues	QUARTERLY PAYMENT	2025/26 Annual Cap Reserve	QUARTERLY PAYMENT	2025/26 Annual Dues/Cap Reserve TOTAL	QUARTERLY PAYMENT	
Resort Retailers	2A	1723 Siderwinder	6,375	2,560	8,935	0.72%	1.50%	\$ 4,234.16	\$ 1,058.54	\$ 1,270.25	\$ 317.06	\$ 5,504.41	\$ 1,376.10	Commercial
PET Properties, LLC	2B	1725 Siderwinder	8,375	4,160	10,535	0.85%	1.50%	\$ 4,992.37	\$ 1,248.09	\$ 1,497.71	\$ 374.43	\$ 6,490.09	\$ 1,622.52	Commercial
Robert B. Schultz	3A	1727 Siderwinder	3,150	6,180	9,330	0.75%	0.74%	\$ 4,421.34	\$ 1,105.34	\$ 1,326.40	\$ 331.60	\$ 5,747.75	\$ 1,436.94	Commercial
Nadine Buchanan	9B	1729 Siderwinder	3,600	7,050	10,650	0.86%	0.85%	\$ 5,046.87	\$ 1,261.72	\$ 1,514.06	\$ 378.52	\$ 6,560.83	\$ 1,640.23	Commercial
Dally Wilkison	4A	1733 Siderwinder	3,250	4,260	7,510	0.61%	0.77%	\$ 3,558.87	\$ 889.72	\$ 1,067.66	\$ 266.92	\$ 4,626.54	\$ 1,156.63	Commercial
Henderson Development LLC	5A/B	1745 Siderwinder	7,200	7,410	14,610	1.18%	1.70%	\$ 6,923.45	\$ 1,730.86	\$ 2,077.04	\$ 519.26	\$ 9,000.49	\$ 2,250.12	Commercial
Alvord, LLC	5C	1753 Siderwinder	9,400	9,800	10,200	0.82%	0.80%	\$ 4,933.62	\$ 1,208.41	\$ 1,450.09	\$ 362.52	\$ 6,283.71	\$ 1,570.93	Commercial
Club Lespi Condo Assoc	6	1765 Siderwinder	4,550	10,690	15,240	1.23%	1.07%	\$ 7,222.00	\$ 1,805.50	\$ 2,166.60	\$ 541.65	\$ 9,388.60	\$ 2,347.15	Commercial
Siderwinder Investments LLC	7A1, 7B1	1781 Siderwinder, 1787 Siderwinder	8,922	13,310	20,232	1.63%	1.83%	\$ 9,587.63	\$ 2,396.91	\$ 2,876.29	\$ 719.07	\$ 12,463.92	\$ 3,115.98	Commercial
Sheward Minor Siderwinder, LLC - Belam	7A2/8A2 198C	1960, 1944, 1976, 1992 Siderwinder	12,308	21,700	34,008	2.75%	2.90%	\$ 16,115.87	\$ 4,028.97	\$ 4,834.76	\$ 1,208.69	\$ 20,950.63	\$ 5,237.66	Commercial
Aster Construction	8-19A1	1795-1802 Siderwinder	5,554	11,010	16,564	1.34%	1.31%	\$ 7,849.42	\$ 1,962.36	\$ 2,354.83	\$ 586.71	\$ 10,204.25	\$ 2,551.06	Commercial
Turning Leaves Production	82/8A2	2024 Siderwinder	4,695	5,150	9,845	0.80%	1.11%	\$ 4,665.39	\$ 1,166.35	\$ 1,399.62	\$ 349.80	\$ 6,065.01	\$ 1,516.25	Commercial
St Gernan Garden, LLC	9B	1811 Siderwinder	5,182	10,360	15,542	1.26%	1.22%	\$ 7,365.11	\$ 1,841.28	\$ 2,209.53	\$ 552.38	\$ 9,574.65	\$ 2,393.66	Commercial
Park Centennial HOA	9C	1821 Siderwinder	4,425	9,020	13,405	1.08%	1.04%	\$ 6,352.42	\$ 1,588.11	\$ 1,865.73	\$ 476.43	\$ 8,218.15	\$ 2,054.54	Commercial
Park City Shearson	10ABCD, 11, 12ABCD	1895 Siderwinder	45,195	168,900	214,095	17.29%	10.65%	\$101,456.33	\$ 25,364.08	\$ 30,436.90	\$ 7,609.22	\$131,893.23	\$ 32,973.31	Commercial
OABS	13A 13B1-2	1901 Siderwinder	11,352	10,940	22,292	1.80%	2.87%	\$ 10,563.84	\$ 2,640.96	\$ 3,169.15	\$ 792.29	\$ 13,732.99	\$ 3,433.25	Commercial
Prospector Prep	14A	2001 Siderwinder	3,000	6,000	9,000	0.73%	0.71%	\$ 4,264.96	\$ 1,066.24	\$ 1,279.49	\$ 319.87	\$ 5,544.45	\$ 1,386.11	Commercial
Drup Jones	14B	2015 Siderwinder	3,200	6,400	9,600	0.78%	0.75%	\$ 4,549.29	\$ 1,137.32	\$ 1,364.79	\$ 341.20	\$ 5,914.08	\$ 1,478.52	Commercial
Joe Thomas	14C	2029 Siderwinder	2,800	7,250	10,050	0.81%	0.66%	\$ 4,762.54	\$ 1,190.64	\$ 1,428.76	\$ 357.19	\$ 6,191.30	\$ 1,547.83	Commercial
Georgetown Building LT	15A	2041 Siderwinder	2,400	4,710	7,110	0.57%	0.57%	\$ 3,369.32	\$ 842.33	\$ 1,010.80	\$ 252.70	\$ 4,380.12	\$ 1,095.03	Commercial
S. Scott Krimm DDS, Inc.	15B	2053 Siderwinder	3,000	3,210	6,210	0.50%	0.71%	\$ 3,940.71	\$ 985.18	\$ 1,180.35	\$ 297.59	\$ 5,121.06	\$ 1,280.27	Commercial
Park City Lock & Key	15C	2065 Siderwinder Drive, Suite 101	2,800	4,900	7,700	0.61%	0.61%	\$ 3,554.13	\$ 888.53	\$ 1,066.24	\$ 266.56	\$ 4,620.38	\$ 1,155.09	Commercial
Park City Historical Society	16A	2079 Siderwinder	6,075	6,170	11,246	0.91%	1.43%	\$ 5,328.83	\$ 1,332.21	\$ 1,598.65	\$ 399.66	\$ 6,927.48	\$ 1,731.87	Commercial
Queensgate Investments LLC	16B	2093 Siderwinder	8,684	10,420	19,104	1.49%	1.90%	\$ 8,768.76	\$ 2,192.19	\$ 2,630.63	\$ 657.66	\$ 11,399.39	\$ 2,849.85	Commercial
Gold Dust Rhine POA Inc.	17A-17C	1887 Gold Dust	8,825	13,740	22,565	1.82%	2.10%	\$ 10,740.69	\$ 2,685.15	\$ 3,222.18	\$ 805.54	\$ 13,962.77	\$ 3,490.69	Commercial
Kelly Pfaff The Prospect	17B	2078 Prospector	3,713	3,140	6,853	0.63%	0.87%	\$ 3,721.42	\$ 930.35	\$ 1,116.42	\$ 279.11	\$ 4,837.84	\$ 1,209.46	Commercial
2084 Prospector, LLC	18A	2064 Prospector	6,062	8,820	14,882	1.20%	1.43%	\$ 7,052.35	\$ 1,763.09	\$ 2,115.71	\$ 528.93	\$ 9,168.06	\$ 2,292.01	Commercial
Madisonville Ent	18B	2052 Prospector	3,000	6,020	9,020	0.73%	0.71%	\$ 4,274.44	\$ 1,068.61	\$ 1,282.33	\$ 320.58	\$ 5,556.77	\$ 1,389.19	Commercial
2036 Prospector COA	19A	2036 Prospector	2,200	4,390	6,590	0.53%	0.52%	\$ 3,122.90	\$ 780.72	\$ 938.87	\$ 234.22	\$ 4,059.77	\$ 1,014.94	Commercial
New Claim HOA	20A-B	2000 Prospector	17,800	54,880	72,680	5.87%	4.19%	\$ 34,441.93	\$ 8,610.48	\$ 10,332.58	\$ 2,583.15	\$ 44,774.51	\$ 11,193.63	Commercial
Carriage House HOA	21AB, 4B	1940 Prospector	20,864	71,510	92,474	7.47%	4.94%	\$ 43,822.01	\$ 10,955.50	\$ 13,146.69	\$ 3,286.65	\$ 56,968.61	\$ 14,242.15	Commercial
Michael R. Stewart	22A	1926 Prospector	4,000	7,000	11,000	0.92%	0.94%	\$ 1,895.54	\$ 473.88	\$ 568.66	\$ 142.17	\$ 2,464.20	\$ 616.05	Commercial
Sage Plaza LLC	22B	1922 Prospector	3,600	7,030	10,630	0.86%	0.85%	\$ 5,037.39	\$ 1,259.35	\$ 1,511.22	\$ 377.80	\$ 6,548.61	\$ 1,637.15	Commercial
Prospector Prof Bldg	22C	1920 Prospector	3,200	3,970	7,170	0.58%	0.75%	\$ 3,397.75	\$ 849.44	\$ 1,019.33	\$ 254.83	\$ 4,417.08	\$ 1,104.27	Commercial
Snowsports Industries America	23A	1918 Prospector	3,360	6,470	9,830	0.79%	0.79%	\$ 4,656.29	\$ 1,164.57	\$ 1,397.49	\$ 349.37	\$ 6,053.77	\$ 1,513.94	Commercial
B&B Prospector Properties, LLC	23BC	1910/1914 Prospector	5,800	29,330	35,130	2.11%	1.38%	\$ 12,460.30	\$ 3,101.57	\$ 3,711.89	\$ 930.47	\$ 16,103.19	\$ 4,025.05	Commercial
Doug Porter	24A	1901, 1907 Prospector	4,850	8,110	13,060	1.05%	1.17%	\$ 6,188.93	\$ 1,547.23	\$ 1,856.68	\$ 464.17	\$ 8,045.61	\$ 2,011.40	Commercial
Doug Porter	24B	1911 Prospector	5,760	5,760	5,760	0.47%	1.36%	\$ 2,729.58	\$ 682.39	\$ 818.87	\$ 204.72	\$ 3,548.45	\$ 887.11	Commercial
Park City Lodging	25A	1913 Prospector	4,490	8,800	14,290	1.18%	1.17%	\$ 6,989.80	\$ 1,747.45	\$ 2,096.94	\$ 524.23	\$ 9,086.74	\$ 2,271.68	Commercial
Central Park HOA	25B	1915 Prospector	5,773	11,500	17,260	1.38%	1.36%	\$ 8,179.25	\$ 2,044.81	\$ 2,453.77	\$ 613.44	\$ 10,633.02	\$ 2,658.26	Commercial
Sun Creek HOA	26AB, 27A	1885 Prospector	16,480	41,880	58,460	4.72%	3.88%	\$ 27,703.30	\$ 6,925.82	\$ 8,310.99	\$ 2,077.75	\$ 36,014.28	\$ 9,003.57	Commercial
Rex Kester	27B1	1881 Prospector	2,720	3,240	5,940	0.48%	0.64%	\$ 2,814.87	\$ 703.72	\$ 844.46	\$ 211.12	\$ 3,659.34	\$ 914.83	Commercial
Park City Board of Realtors	27B-2	1889 Prospector	2,250	3,900	6,150	0.50%	0.53%	\$ 2,914.39	\$ 728.60	\$ 874.32	\$ 218.58	\$ 3,788.71	\$ 947.18	Commercial
Burbridge Group, LLC	28A	1846 Prospector	3,600	7,150	10,750	0.87%	0.85%	\$ 5,094.26	\$ 1,273.56	\$ 1,528.28	\$ 382.07	\$ 6,622.54	\$ 1,655.63	Commercial
R & P Hilbert	28B	1830 Prospector	3,150	3,990	7,140	0.58%	0.74%	\$ 3,383.54	\$ 845.88	\$ 1,015.06	\$ 253.77	\$ 4,398.60	\$ 1,099.65	Commercial
Mountain Seas Dev	29A/B	1816 Prospector	7,340	10,220	23,560	1.90%	1.73%	\$ 11,164.72	\$ 2,791.18	\$ 3,349.42	\$ 837.35	\$ 15,514.14	\$ 3,878.53	Commercial
Laville Kitchens	30A	1800 Prospector	1,867	3,250	5,117	0.41%	0.44%	\$ 2,424.87	\$ 606.22	\$ 727.46	\$ 181.87	\$ 3,152.33	\$ 788.08	Commercial
Sheward Minor Properties LLC	30B	1796 Prospector	2,258	4,020	6,278	0.51%	0.53%	\$ 2,975.05	\$ 743.76	\$ 892.51	\$ 223.13	\$ 3,867.56	\$ 966.89	Commercial
Rippie PC, LLC	31A	1782 Prospector	1,575	1,490	3,065	0.25%	0.37%	\$ 1,452.46	\$ 363.11	\$ 435.74	\$ 108.93	\$ 1,888.19	\$ 472.05	Commercial
Treestaps, LLC	31B	1764 Prospector	2,000	1,920	3,920	0.32%	0.47%	\$ 1,867.63	\$ 464.41	\$ 557.29	\$ 139.32	\$ 2,414.92	\$ 603.73	Commercial
ATI of America	32A	1760 Prospector	2,610	3,610	6,220	0.50%	0.61%	\$ 2,947.56	\$ 736.89	\$ 884.27	\$ 221.07	\$ 3,831.83	\$ 957.96	Commercial
RIX, LLC	32B1	1762 Prospector	1,800	2,360	4,160	0.34%	0.42%	\$ 1,971.36	\$ 492.84	\$ 591.41	\$ 147.85	\$ 2,562.77	\$ 640.69	Commercial
Thomas Peak	32B2	1762B Prospector	1,140	1,460	2,600	0.44%	0.55%	\$ 2,598.99	\$ 649.22	\$ 779.07	\$ 194.77	\$ 3,375.65	\$ 843.66	Commercial
Park Registry	33 34AB, 35	1750 Prospector	39,169	54,710	93,879	7.68%	5.23%	\$ 44,487.81	\$ 11,121.95	\$ 13,346.49	\$ 3,336.59	\$ 78,964.16	\$ 19,458.54	Commercial
Duane Francis	36	1678 Bonanza	6,200	3,690	9,890	0.80%	1.46%	\$ 4,686.72	\$ 1,171.68	\$ 1,406.02	\$ 351.50	\$ 6,092.73	\$ 1,523.18	Commercial
ST AB OWNERS ASSOC	37AB	1670 Bonanza	5,525	11,570	17,495	1.41%	1.40%	\$ 8,290.61	\$ 2,072.65	\$ 2,487.18	\$ 621.80	\$ 10,777.79	\$ 2,694.45	Commercial
Ricolino, LLC	38A	1662 Bonanza	5,540	7,780	13,320	1.08%	1.27%	\$ 5,540.97	\$ 1,385.74	\$ 1,660.24	\$ 415.12	\$ 7,195.84	\$ 1,798.87	Commercial
Michael LaPey	38A	1640 Bonanza	5,409	4,660	10,069	0.81%	1.27%	\$ 4,771.54	\$ 1,192.89	\$ 1,431.46	\$ 357.87	\$ 6,203.01	\$ 1,550.75	Commercial
James Gaddis Investment Co, LLC	38B	1650 Bonanza	4,883	1,250	6,133	0.50%	1.15%	\$ 2,908.33	\$ 726.58	\$ 871.90	\$ 217.98	\$ 3,778.23	\$ 944.56	Commercial
Adgep LLC	47AB/C	1605, 1676, 1680 Prospector	9,855	1,140	10,995	0.88%	0.22%	\$ 4,670.13	\$ 1,167.53	\$ 1,401.04	\$ 350.26	\$ 6,071.17	\$ 1,517.79	Commercial
SMP 1791, LLC - 1775 Prospector	48A	1775 Prospector	3,825	7,590	11,415	0.92%	0.90%	\$ 4,409.39	\$ 1,102.35	\$ 1,622.92	\$ 405.70	\$ 7,032.21	\$ 1,756.05	Commercial
SMP 1791 LLC - 1781 Prospector	48F	1791 Prospector	9,548	18,950	28,498	2.30%	2.25%	\$ 13,504.76	\$ 3,376.19	\$ 4,051.43	\$ 1,012.86	\$ 17,556.19	\$ 4,389.05	Commercial
Sheward Minor Siderwinder, LLC - Belam	48ABCD	1912 Siderwinder	12,862	21,840	34,402	2.78%	2.96%	\$ 16,302.58	\$ 4,075.64	\$ 4,889.77	\$ 1,222.69	\$ 21,193.05	\$ 5,298.34	Commercial
Park City CPA Bldg, LLC	4B	1741 Siderwinder	4,500	7,250	11,750	0.95%	0.96%	\$ 5,568.14	\$ 1,392.04	\$ 1,670.26	\$ 417.61	\$ 7,238.40	\$ 1,809.65	Commercial
424,525 813,810 1,238,332 100%									\$566,821.76	\$146,705.44	\$176,046.53	\$ 44,011.63	\$762,668.28	\$190,717.07

Fiscal Year 2025-26 Proposed Budget

Board Approved June 18

Move for Ratification by Membership

Election of Board Members

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

Alex Brown, Carriage House

Jay Niederhauser, CPA

Terese Walton, Gaddis Investments

Patrick Van Horn, Owner, 2064 Prospector

Morgan Pierce, Park City Museum

Kelly Pfaff, Prospect Executive Offices

Blake Henderson, Regus building

Thomas McCann, Park City Sheraton

ALL HAVE AGREED TO SERVE AGAIN

The executive committee also recommends nominating:

Ryan Osario, 1800 Prospector

Questions your Board will be considering in the coming months

- Cash management with line of credit
- Continuous review of parking policy
- Construction Phasing & Finish Sewer Project
- ACH payments?
- CC&R review
- With that review, consider fiscal year change to October to September
- Possible review/update of common area policies
- Priorities for beautification with Capital Reserve funds
 - Long-term master plan funding, sewer costs uncertainty ending
 - Sidewinder Sidewalk at Lot J
 - Three nodes to rebuild
 - Irrigation Rebuild/Less grass?

Bringing Vitality to the Square

The Future . . .

A Business Improvement District, Your Thoughts

Would you like:

- Annual trash/clean up, weed pulling
- Annual block party and art gallery stroll coordinated with Main Street
- Monthly summer restaurant stroll
- Monthly festivals (mini ones) arts/crafts/cultural/farmers

Encourage you
to look at our
website
www.prospectorsquare.com



Feedback/Discussion

Member feedback and discussion

Next Board Meeting

Wednesday, August 6, 4 p.m.

Park City Lodging

Election of Officers at Meeting