PROSPECTOR SQUARE

Property Owners Association

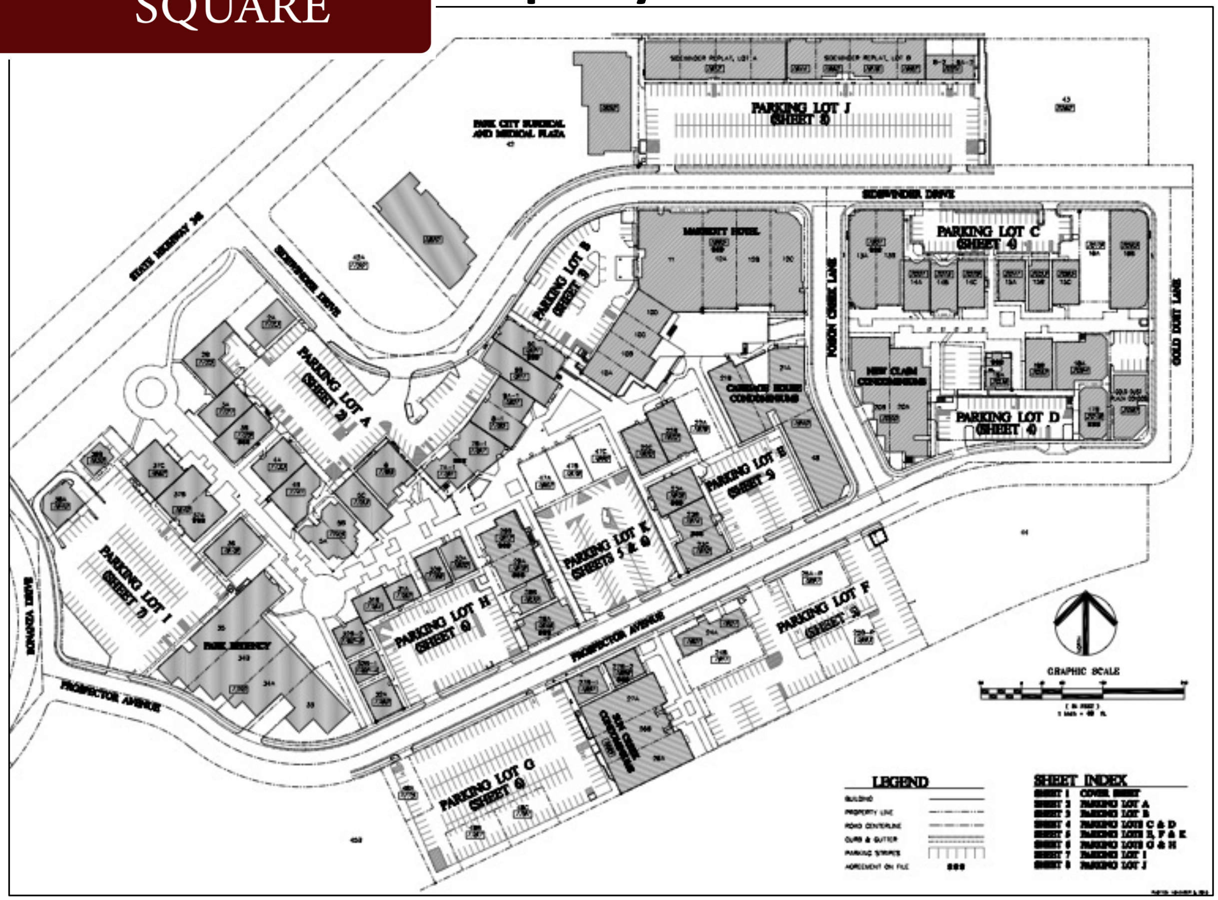
All Documents, including this presentation, will be available for download at:

www.prospectorsquare.com

By Friday midday

PROSPECTOR SQUARE

Property Owners Association



PROSPECTOR SQUARE

Property Owners Association

Annual Meeting
July 15, 2026

4:00pm – 5:30pm
Park City Sheraton
Park City, Utah

PROSPECTOR SQUARE

Annual Meeting Agenda

- Introductions and Meeting Packet Hand-Out, President Katie Wilking
- Approval of 2025 Annual Meeting Minutes, President Katie Wilking
- Fiscal Year 2025-26 Financial Review, Treasurer John Logan
- Upcoming CC&R and Potential Changes/Discussion, President Katie Wilking
- Election of Directors, Board Recommendations and Floor Nomination(s), President Katie Wilking with assistance from TCB Property Management
- Overall Review of Prospector Square Projects, Looking Forward and Backward, including current construction projects, Exec. Dir. Craig Dennis with help from Vice-President Dean Berrett and others
- Ratify Board Approved Budget and Dues Schedule for Fiscal Year 2026-27, President Katie Wilking
  - Proposed Operating Budget Recommends 5% Dues Increase
- Announcement of Board Election, Property Manager Chris Bullock
- Feedback & Any Other Business

PROSPECTOR SQUARE

Hand-Outs Available

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

PROSPECTOR SQUARE

Introductions

Around the Room

If you are on the board, please mention

PROSPECTOR SQUARE

Prospector Square Property Owners Association

July 16th, 2025 - 4:00pm

Annual Membership Meeting Minutes

Meeting Presentation and Agenda available at
www.prospectorsquare.com

Board Members in Attendance: Katie Wilking (Commercial Broker), Dean Berrett (Berrett Mortgage), John Logan (Sun Creek), Jay Niederhauser (PC CPA), Kelly Pfaff (Prospect Executive Offices), Terese Walton (Gaddis Investments), Thomas McCann (Sheraton), Alex Brown (Carriage House), Blake Henderson (Regus), Morgan Pierce (PC Museum)

Also in Attendance: Craig Dennis (Executive Director), Chris Bullock (Property Manager), Abby Kimball (Property Manager Assistant), Lorrie Allen (Accountant), Bill Ciraco (City Council Liaison), Thomas Peek (1762B Prospector), RicciAhn LLC (1662 Bonanza), Robert B. Shultz (1727 Sidewinder), Abode, LLC (1753 Sidewinder), DABS (1901 Sidewinder), Georgetown Building LT (2041 Sidewinder), Park City Lock & Key (2065 Sidewinder), 2036 Prospector COA, Doug Porter (1901, 1907, 1911 Prospector), Central Park HOA (1915 Prospector) and Burbridge Group, LLC (1846 Prospector)

Proxies: Shrewd Minnow Properties LLC (1796 Prospector and 1960, 1944, 1976, 1992, 1912 Sidewinder), Ripple PC, LLC (1782 Prospector), Treetops, LLC (1764 Prospector), ATI of America (1760 Prospector), EIX, LLC (1762 Prospector), Cory Francis (1678 Bonanza), 37 A/B Owners Association (1670 Bonanza), Aspen LLC (1862, 1876, 1890 Prospector), SMP 1791 LLC (1775-1779, 1791 Prospector), Wallace Buchanan (1729 Sidewinder), Sally Wilkinson (1733 Sidewinder), Sidewinder Investments (1781, 1787 Sidewinder), Alder Construction (1795-1802 Sidewinder), Park Centennial HOA (1821 Sidewinder), Prospector Prop (2001 Sidewinder), Joe Thomas (2029 Sidewinder), Gold Dust Plaza POA Inc (1887 Gold Dust), North Eagle Pavillon, LLC (2052 Prospector), New Claim HOA (2000 Prospector), The Dermatology House (1922 Prospector), B&B Prospector Properties, LLC (1910, 1914 Prospector), Park City Lodging (1913 Prospector), Rex Keeler (1881 Prospector) and Mountain Sea Dev (1816 Prospector).

Meeting called to order by Katie Wilking at 4:03PM.

2024 Annual Meeting Minutes were unanimously approved.

Fiscal Year 2024-25 Financial Review
-$231,342 cash on hand vs $585,438 last year.
-$150,000 line of credit to keep the Master Plan Phase 3 project going.
-Operating Results Highlights:
    -Operating Income at $53,697 vs $49,593 budgeted.
    -Parking revenue increased 25% for a total of $60,945.

Approval of Minutes

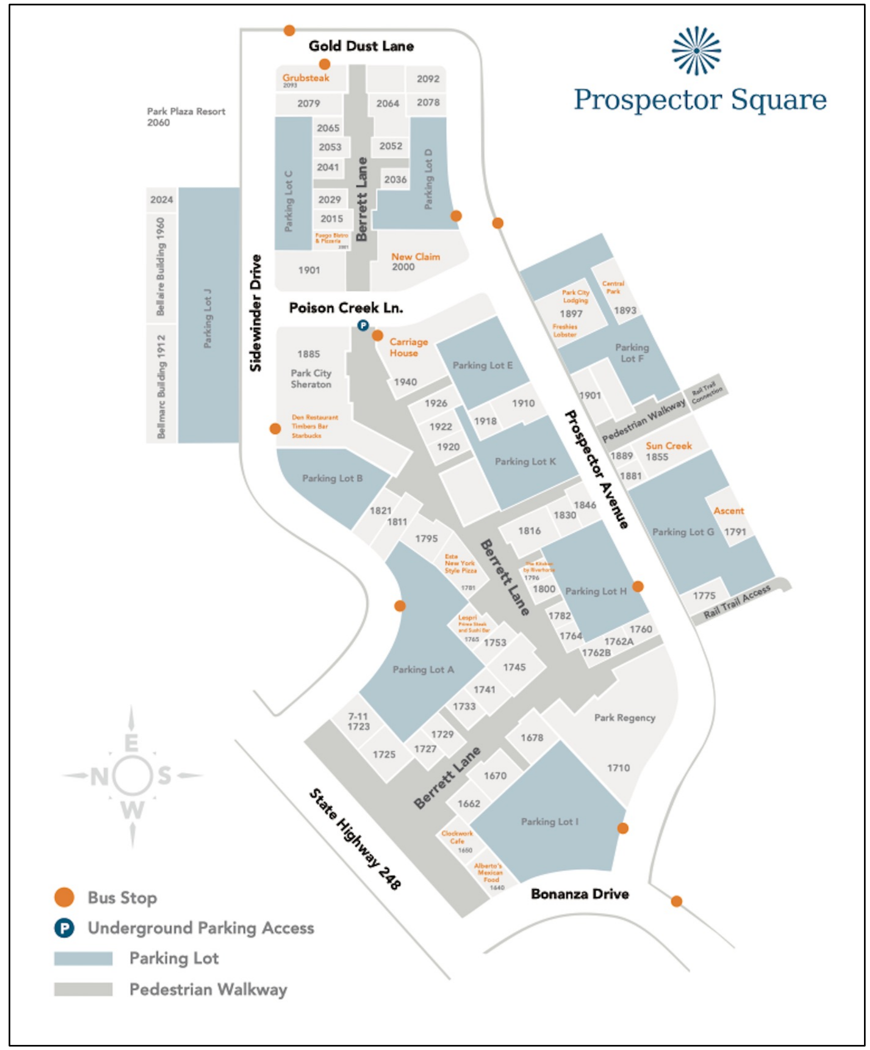
IN PACKET AVAILABLE FOR DOWNLOAD

PROSPECTOR SQUARE

Property Owners Association

Prospector Square Facts

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



A look back at 2025/26

Since we last met, Improvements continued in Prospector Square

KEY HIGHLIGHTS WE WILL FOCUS ON:

1. Snow year was not great again, keeping snow removal $38,000 below budget – second year in a row
2. Our financials are in great shape; members primarily pay on-time with Zero AR
3. Sewer Project Completed (Thanks Dean!) , Another Lot Paved
4. Operating $49,250; $66,068 better than budget

PROSPECTOR SQUARE

A look back at 2025/26

1. Sewer Line Project Completed in Lot I, the Park Record lot
2. Cost Came In Lower Than Expected
3. Lot I was repaved
4. Water Irrigation costs kept in check
5. New Concrete Laid Over Sewer Line in Berrett Lane
6. New Monument Signs Installed
7. New Lighting on Berrett Lane
8. ACH introduced; 22 members participating

PROSPECTOR SQUARE

Balance Sheet

$274,684 Cash on Hand,
$43,000 Higher than Last Year
AR at zero
We Collect $194,000 Quarterly

Line of Credit

$325,000 used of $400,000 limit
Will go to $350,000
Pay back Less Than 3-Years

Note: Goal is a rainy day fund cash on hand of $305,000 (Six-months of operating dues).

Balance Sheet

PSPOA

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
101010 · Checking-First Community 6654	-$123,424
101020 · Master Plan 1- First Com 6786 R	$14,782
101030 · Master Plan 3- FCB Res	$23
101040 · First Community Bank- Sweep Account	$383,303
Total Checking/Savings	$274,684
Other Current Assets	
141000 · Prepaid Insurance	$3,276
141500 · Prepaid Expenses	$2,349
141550 · Estimated Taxes- Prepaid	$3,800
Total Other Current Assets	$9,425
Total Current Assets	$284,109
Fixed Assets	
104100 · Land	$76,391
104200 · Trash Compactor	$27,999
104300 · ATV	$12,376
104400 · Accumulated Depreciation	-$27,916
Total Fixed Assets	$88,849
TOTAL ASSETS	**$372,959**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	$16,962
Total Accounts Payable	$16,962
Other Current Liabilities	
202200 · Prepaid Dues	$3,521
Total Other Current Liabilities	$3,521
Total Current Liabilities	$20,484
Long Term Liabilities	
203200 · Prospector Loan	$310,210
204150 · Reserve Fund	$14,782
Total Long Term Liabilities	$324,992
Total Liabilities	$345,475
Equity	
32000 · Retained Earnings	$285,808
Net Income	-$258,325
Total Equity	$27,484
TOTAL LIABILITIES & EQUITY	**$372,959**

PROSPECTOR SQUARE

In The Packet

PSPOA 2025/26 YEAR-END RESULTS

	Jun 26	Budget	$ Over Budget	Jul '25 - June 26	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Operating Revenue							
300100 · Association Dues	$48,902	$48,902	$0	$586,822	$586,822	$0	$586,822
300400 · Garbage Enclosure Lease	$0	$0	$0	$0	$0	$0	$0
301300 · Misc Income	$0	$25	-$25	$0	$300	-$300	$300
301600 · Interest Income	$434	$417	$18	$4,331	$5,000	-$669	$5,000
301650 · Interest Income MP3	$0	$0	$0	$0	$0	$0	$0
301700 · Late Fees	-$53	$33	-$86	$755	$400	$355	$400
301800 · Compactor Income	$0	$0	$0	$5,634	$6,825	-$1,191	$6,825
301900 · Trash Income	$0	$0	$0	$56,341	$58,517	-$2,176	$58,517
302000 · Parking Permit Income	$0	$2,650	-$2,650	$56,510	$71,500	-$14,990	$71,500
Total Operating Revenue	$49,283	$52,027	-$2,743	$710,393	$729,364	-$18,971	$729,364
Total Income	$49,283	$52,027	-$2,743	$710,393	$729,364	-$18,971	$729,364
Expense							
Administrative Expense							
400103 · Management Fee	$7,000	$7,210	-$210	$84,000	$86,520	-$2,520	$86,520
400105 · Legal & Professional	$23	$1,042	-$1,019	$2,055	$12,500	-$10,445	$12,500
400106 · Accounting/Tax Prep	$700	$792	-$92	$10,450	$9,500	$950	$9,500
400107 · Income Taxes	$0	$375	-$375	$100	$1,500	-$1,400	$1,500
400109 · Meals & Entertainment	$38	$42	-$4	$438	$500	-$62	$500
400200 · Office Expense	$282	$125	$157	$6,024	$1,500	$4,524	$1,500
400203 · Property Taxes	$0	$0	$0	$10,989	$12,000	-$1,011	$12,000
400207 · Website Hosting	$0	$125	-$125	$600	$1,500	-$900	$1,500
400208 · Office Rent	$400	$400	$0	$4,800	$4,800	$0	$4,800
400209 · Payroll Expense	$6,183	$6,300	-$117	$78,978	$75,600	$3,378	$75,600
400300 · Payroll Taxes	$479	$454	$26	$5,920	$5,443	$477	$5,443
400301 · Consultants	$0	$250	-$250	$300	$3,000	-$2,700	$3,000
400302 · Special Events	$4,000	$42	$3,958	$4,000	$500	$3,500	$500
400305 · LOC Interest Expense	$0	$583	-$583	$7,674	$7,000	$674	$7,000
400310 · LOC Loan Fees	$0	$417	-$417	$4,012	$5,000	-$988	$5,000
Total Administrative Expense	$19,106	$18,155	$950	$220,341	$226,863	-$6,522	$226,863
Insurance							
401100 · Property Insurance	$1,371	$458	$913	$14,860	$5,500	$9,360	$5,500
401150 · Workers Comp Insurance	$113	$125	-$12	$1,284	$1,500	-$216	$1,500
Total Insurance	$1,484	$583	$901	$16,144	$7,000	$9,144	$7,000

PROSPECTOR SQUARE

PSPOA 2025/26 YEAR-END RESULTS

	Jun 26	Budget	$ Over Budget	Jul '25 - June 26	YTD Budget	$ Over Budget	Annual Budget
Landscaping							
402100 · Landscaping/Pruning/Irrigation	$850	$2,500	-$1,650	$58,548	$30,000	$28,548	$30,000
402200 · Irrigation Repairs	$422	$2,000	-$1,578	$10,472	$10,000	$472	$10,000
Total Landscaping	$1,272	$4,500	-$3,228	$69,020	$40,000	$29,020	$40,000
Maintenance							
406100 · Concrete Work	$0	$14,000	-$14,000	$5,344	$20,000	-$14,656	$20,000
406102 · Asphalt Paving/Crack Seal/Pair	$0	$20,000	-$1,691	$22,432	$40,000	-$17,568	$40,000
406304 · Maintenance & Repairs	$45	$833	-$788	$20,195	$10,000	$10,195	$10,000
406306 · Misc Maintenance	$0	$42	-$42	$260	$500	-$240	$500
406400 · Sewer Line Cleaning/Repair	$0	$2,204	-$2,204	$2,687	$26,447	-$23,760	$26,447
406405 · Seasonal Lighting	$0	$0	$0	$0	$0	$0	$0
406406 · Parking Enforcement	$2,349	$2,349	$0	$28,253	$28,188	$65	$28,188
406602 · Dumpster Enclosures	$0	$208	-$208	$619	$2,500	-$1,881	$2,500
406606 · Signage	$4,918	$0	$4,918	$19,880	$25,000	-$5,120	$25,000
406608 · Vehicle Expense	$0	$100	-$100	$0	$1,200	-$1,200	$1,200
Total Maintenance	$7,312	$39,736	-$14,115	$99,670	$153,835	-$35,856	$153,835
Snow Removal							
403100 · Snow Removal Contract	$0	$0	$0	$132,230	$132,234	-$4	$132,234
403300 · Snow Removal/Hauling	$0	$0	$0	$11,995	$50,000	-$38,005	$50,000
403400 · Snow Removal-Extra Removal	$0	$0	$0	$0	$2,500	-$2,500	$2,500
Total Snow Removal	$0	$0	$0	$144,225	$184,734	-$40,509	$184,734
Utilities							
404101 · Electricity	$187	$229	-$42	$3,230	$2,750	$480	$2,750
404103 · Compactor Expense	$0	$125	-$125	$0	$1,500	-$1,500	$1,500
404107 · Trash	$4,129	$0	$4,129	$65,610	$63,000	$2,610	$63,000
404109 · Water	$696	$5,000	-$4,304	$16,671	$40,000	-$23,329	$40,000
404200 · Recycling	$0	$0	$0	$5,802	$5,500	$302	$5,500
404202 · Storm Water	$1,703	$1,750	-$48	$20,430	$21,000	-$570	$21,000
Total Utilities	$6,714	$7,104	-$390	$111,743	$133,750	-$22,007	$133,750
Total Expense	$35,888	$70,079	-$15,882	$661,143	$746,182	-$66,730	$746,182
Net Ordinary Income	$13,396	-$18,052	$13,139	$49,250	-$16,818	$47,759	-$16,818

Operating Income of $49,250 budget called for -$16,818

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Operating Results Highlights:

- **Operating Income of $49,250, $66,000 better than budget**
- **Parking revenue down $14,990; reduced fleet parking**
- **Cost Savings:**
  - Snow Hauling, $38,005
  - Concrete Repair, $14,656
  - Water, $23,239
  - Sewer Line Cleaning, $23,760
  - Asphalt Repair, $17,000
- **Higher Costs**
  - Landscaping, Lot A, $25,548
  - Maintenance, $10,195
  - Insurance, $9,360

PROSPECTOR SQUARE

Lot D Summary

	Jun 26	Jul '25 - Jun 26
Income		
300100 · Operating Income	$4,320	$77,980
301600 · Interest Income	$0	$0
Total Income	$4,320	$77,980
Expense		
400200 · Office Expense	$0	$0
404101 · Electricity	$381	$3,533
406304 · Maintenance & Repairs	-$1,073	$112,910
406305 · Consulting	$0	$920
420100 · Lot D/New Claim Expense	$0	$0
Total Expense	-$691	$117,363
Net Income	**$5,011**	**-$39,383**

Note: Lot D is a separate enterprise fund

Substantial Repair Done Around Ramp Entrances, $50,000 more Planned This Spring

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
101010 · Checking	$40,659
Total Checking/Savings	$40,659
Accounts Receivable	
102200 · Accounts Receivable	$16,560
Total Accounts Receivable	$16,560
Other Current Assets	
1275 · Refundable Const Deposit	$2,000
Total Other Current Assets	$2,000
Total Current Assets	$59,219
TOTAL ASSETS	**$59,219**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	$324
Total Accounts Payable	$324
Total Current Liabilities	$324
Total Liabilities	$324
Equity	
800200 · Retained Earnings	$98,277
Net Income	($39,383)
Total Equity	$58,894
TOTAL LIABILITIES & EQUITY	**$59,219**

PROSPECTOR
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CC&R Updates Coming

Last Update 30-Years Ago

Hired Local Attorney Matt Hutchinson to Lead This Effort.

Has already recommended a 9-member board with three-year terms (currently two-year terms)

Goal: Bring more clarity, consistency with state law and update to current practices (i.e. the ability to have meetings electronically if necessary and allow for email communications).

AMENDED AND RESTATED DECLARATION OF

COVENANTS, CONDITIONS, AND RESTRICTIONS

OF PROSPECTOR SQUARE SUBDIVISION

A PLANNED COMMERCIAL DEVELOPMENT

PARK CITY, SUMMIT COUNTY, UTAH

This Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Prospector Square Subdivision is adopted by the members of the Prospector Square Owners Association, effective this 1st day of June, 1996.

Recitals:

Whereas the Original Declaration of Covenants, Conditions, and Restrictions was recorded in the office of the Summit County Recorder as Entry Number 123717 on July 5, 1974, in Book M58 beginning at Page 1; and

Whereas amendments to that original declaration have been adopted from time to time by the members of the Owners Association, specifically an amendment dated March 10, 1977, which is recorded in the office of the Summit County Recorder as Entry Number 138572 in Book M95 at Page 763; and an amendment dated September 11, 1978 which was recorded as Entry Number 165756 in Book M156 at Page 74; and an Amendment dated October 22, 1980 which was recorded as Entry Number 1731184 in Book M172 at Page 551; and an Amendment dated January, 1986 recorded as Entry Number 246993 in Book 374 at Page 814; and

Whereas there are additional amendments that have been approved by the Association, and other matters of record that affect the property that should be **referenced in the Covenants; and**

Whereas, the Association desires to restate all of the Covenants in a single **document for ease of reference;**

Now therefore, pursuant to a vote of the requisite percentage of the Association at a meeting duly noticed and held for that purpose, the Association hereby adopts the following Amended and Restated Declaration of Covenants, Conditions and Restrictions of Prospector Square Subdivision:

Election of Board Members

Prospector Square

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

ALL HAVE AGREED TO SERVE AGAIN
Katie Wilking, current president/commercial broker
Dean Berrett, vice-president
John Logan, treasurer, retired CPA/Suncreek
Sam Shepherd, Kensington Investments

Board Also Recommends Staying at 12-members while CC&R under review

Open Nominations From the Floor

PROSPECTOR SQUARE

A look back at 2025/26

Your executive director priorities

Board approved at October 2025 meeting

- Master Plan Funding/Oversight, 40%
  - Develop Five-Year Capital Reserve Plan
- Financial and Contract Management, 30%
  - Three Contracts Up For Renewal
- Government & Community Relations, 20%
- Common Area Use Policy 10%

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 -- Finishing the Sewer Project in Lot I
It Got Done & Under Budget

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Let's Look At Those Accomplishments & Challenges

Lot I Got Repaved

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Let's Look At Those Accomplishments & Challenges

New Monument Signs

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Let's Look At Those Accomplishments & Challenges

New Concrete on Berrett Lane

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Let's Look At Those Accomplishments

31 New Light Heads on Berrett Lane

PROSPECTOR SQUARE

Since the 2023 Master Plan vote

- Collected $340,964 in 2023 in Full Assessment Payments From 20 Members who received a five percent discount.
- An additional $1,240,992 in 12 quarterly installments.

The Last Quarterly Assessment was Jan. 2026
No Other Assessment Anticipated but that always can change.
It is hoped Capital Reserves Can Pay for
Future Improvements

PROSPECTOR SQUARE

Master Plan Logan Simpson Original Estimate $6.1 Million

Those Costs Much Higher Today

CATEGORY	Item Description	Est. Qty.	Units	Unit Price	Total
Demolition	Concrete Sidewalk Removal Allowance	58,000	S.F.	$ 4.25	$ 246,500.00
	Remove Road base and subgrade Soil	148	CY	$ 20.00	$ 2,960.00
	Clearing and Grubbing (Misc.)	10,000	S.F.	$ 0.50	$ 5,000.00
				Subtotal	**$ 254,460.00**
Hardscape	Parking Lot Resurfacing & Striping	316,000	S.F.	$ 2.25	$ 711,000.00
	Custom Parking Lot Markings	20,000	L.F.	$ 7.50	$ 150,000.00
	Conc. Sidewalk (6") Allowance	58,000	S.F.	$ 6.50	$ 377,000.00
	Plaza Space #1 Allowance	1,500	S.F.	$ 10.00	$ 15,000.00
	Plaza Space #1 - Interactive Feature	1	E.A.	$ 400,000.00	$ 400,000.00
	Accent Paving in Corridor	3,600	S.F.	$ 8.00	$ 28,800.00
	Planter Boxes at Marriott Plaza	8	E.A.	$ 3,000.00	$ 24,000.00
	Site Furnishings - Planter Pots	60	E.A.	$ 400.00	$ 24,000.00
	Site Furnishings - Table and Movable Chairs	10	Sets	$ 2,500.00	$ 25,000.00
	Site Furnishings - Trash Receptacles	14	E.A.	$ 1,200.00	$ 16,800.00
	Site Furnishings - Bike Racks	8	E.A.	$ 1,200.00	$ 9,600.00
	Site Furnishings - Timber Benches	25	E.A.	$ 1,500.00	$ 37,500.00
	Trash Enclosure Improvements	8	E.A.	$ 21,000.00	$ 168,000.00
				Subtotal	**$ 1,986,700.00**
Sewer	Replace existing lines with 8" line	3,500	L.F.		$ 860,000.00
				Subtotal	**$ 860,000.00**
Wayfinding	Large Monument Sign	3	E.A.	15,000	$ 45,000.00
	Medium Monument Sign	6	E.A.	6,000	$ 36,000.00
	Small Wayfinding Sign	30	E.A.	1,500	$ 45,000.00
				Subtotal	**$ 126,000.00**
Landscape	Landscape (shrubs & groundcover beds)	152,000	S.F.	$ 2.00	$ 304,000.00
	2" Cal. Trees (Landscape)	58	E.A.	$ 350.00	$ 20,300.00
	Irrigation	152,000	L.F.	$ 1.20	$ 182,400.00
				Subtotal	**$ 506,700.00**
Gathering Areas	Kearns Node Improvements	7,500	S.F.	$ 15.00	$ 112,500.00
	Evergreen Node Improvements	1,500	S.F.	$ 15.00	$ 22,500.00
	Central Node Improvements	3,200	S.F.	$ 15.00	$ 48,000.00
	Marriott Node Improvements	8,100	S.F.	$ 10.00	$ 81,000.00
	Fuego Node Improvements	2,500	S.F.	$ 15.00	$ 37,500.00
				Subtotal	**$ 301,500.00**
Lighting	Brass Lanterns	160	E.A.	$ 200.00	$ 32,000.00
	48' Suspended String Light	100	E.A.	$ 100.00	$ 10,000.00
	LED Pathway Lighting	30	E.A.	$ 1,200.00	$ 36,000.00
	Parking Lot Light Fixture	23	E.A.	$ 7,000.00	$ 161,000.00
	Galvanized Steel Cable	15,000	L.F.	$ 0.50	$ 7,500.00
	Outdoor Sound System	2	E.A.	$ 20,000.00	$ 40,000.00
	I-Beam Support Column	160	E.A.	$ 400.00	$ 64,000.00
	Temporary Power Distribution Point	4	E.A.	$ 10,000.00	$ 40,000.00
				Subtotal	**$ 390,500.00**

*Utility infrastructure has not been evaluated, nor is it shown in the above costs.

Total Construction Costs	**$ 4,425,860**
Contractor Mobilization (5%)	$ 221,293
8% A&E Cost	$ 424,883
Survey	$ 35,000
20% Contingency	$ 885,172
Project Manager	$ 116,179
Grand Total	**$ 6,108,386.39**

PROSPECTOR
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Here is what has been spent

- Master Plan 1 . . . $1.1 Million
- Master Plan 2A . . $ .2 Million, Lot G
- Master Plan 2B . .$ .4 Million, Berrett Lane
- Master Plan 3 . . . $1.975 Million
- Master Plan 4 . . . $ .4 Million

Total $4,075,000

PROSPECTOR SQUARE

A Summary:

Over four-years replaced old six-inch sewer lines installed in 1974 with eight-inch lines so PSPOA can turn the system over To SBWRD

Completed to date:

- Sewer Lines in Lot E (Carriage House Lot), Lot H (Salt Box) and Lot C (Fuego's lot)
- Repaved those three lots
- Lot D (New Claim) got new sidewalks and pavement
- Lot J, our biggest lot across from Sheraton, was repaved
- Completed sewer line replacement in Lot A, the 7-11 lot, and thru to Lot I
- And Lot A & I got repaved
- New lighting throughout the Square . . . Both in parking lots and walkways
- Signage and dumpster enclosures upgraded

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	
!0 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 Ugrades				
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	

PROSPECTOR SQUARE

Last Year We Showed This Expenditure $1,862,603

About $250,000 Over MP 3. Paid with Capital Reserves and Operating Funds

PROSPECTOR SQUARE

This Year's Lot I Master Plan 4 Project Cost

What is Missing

- SBWRD One-Year Bond Requirement, $30,885
- Closing off old line, $2,000

		Project Overall Expenses	
Soils Disposal			
	April	$33,037	
	May	$8,989	
	June	599	
	Sub-total/Summit County	$42,625	
Miller Paving			
	Asphalt Patch	$10,605	Actual
	Concrete Work	$7,704	Actual
	Collaring	$5,000	Estimate
	Striping	$2,418	Actual
	Repave, 2" Overlay	$95,608	Actual
	Sub-total/Miller	$121,335	
Daley Excavating			
	Sewer Line Replacement		
	4/21 Invoice	$44,038	
	4/27 Invoice Grease Inter.	$14,288	
	5/04 Trench box/plates	$13,456	
	Storm Drain	$17,326	
	5/15 Two-Weeks	$17,819	
	6/4 Final Bill	$42,196	
	Sub-total/Daley	$149,123	
Other Costs			
	Car Repair	$2,726	
	TCB Lot Prep	$180	
TOTAL		**$315,989**	
Budgeted for Phase 4/Loan		$400,000	
DIFFERENCE		**$84,011**	

PROSPECTOR
SQUARE

After last yea’s meeting, PSPOA spent $70,000 on Concrete Replacement in Berrett Lane & $45,000 on Berrett Lane Lighting

In a few minutes you will see we had a great year with operating income that helped cover these extra expenditures

PROSPECTOR
SQUARE

Coming Up This year

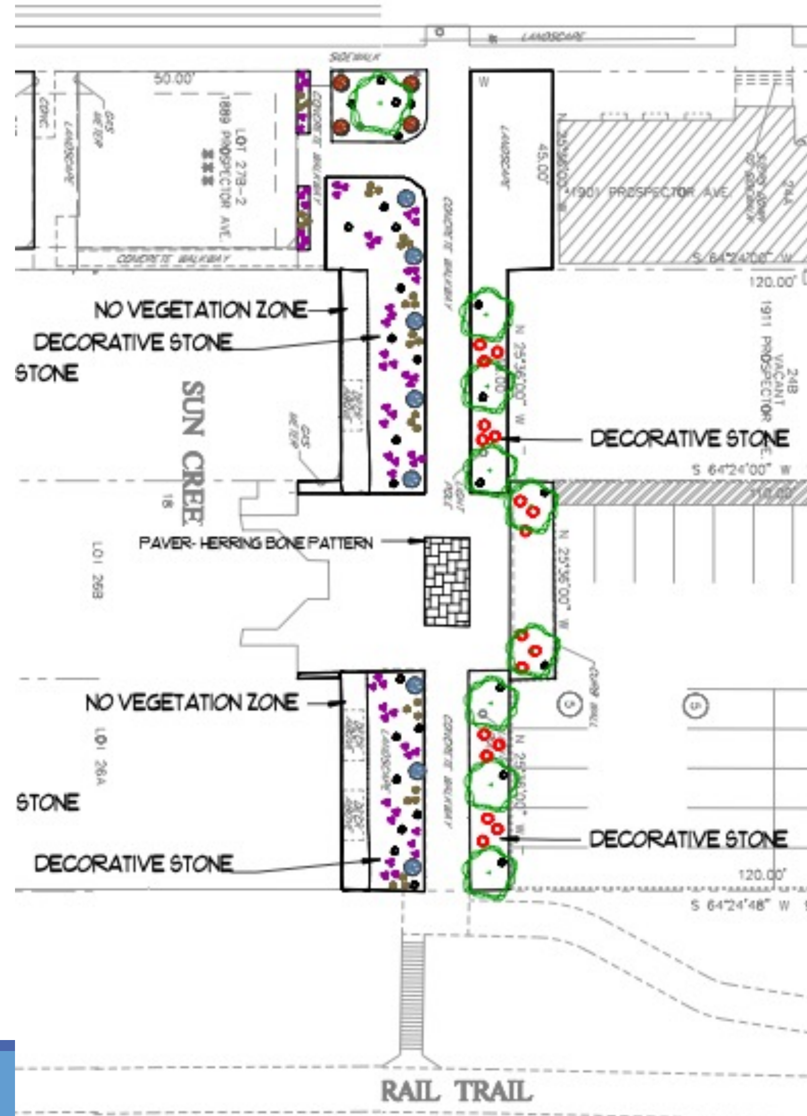
Landscaping Improvements
- Lot A Berm Near 7-11
- Sun Creek East Side

Three Map Signs
Mulch Throughout Square
Lot K Rebuild
Storm Drain, Lot J
Lot A Seal Coat

PROSPECTOR SQUARE

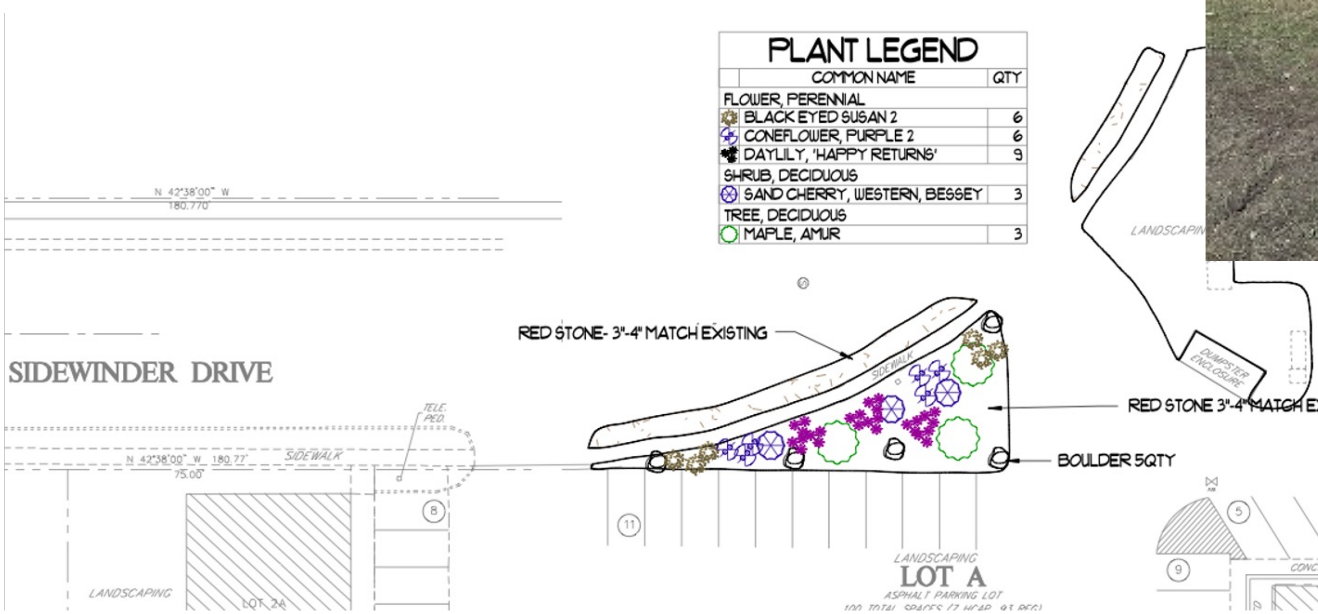
Sun Creek East Side

- 6,000 Square Feet of Grass
- \$3/Ft. City Grass Rebate Program
- Pine Trees Creating Fire Risk
- Cost to Square, About \$6,000 for a \$24,000 project



PROSPECTOR SQUARE

Lot A Berm



Using City Grass Rebate

PROSPECTOR SQUARE

New Signage on Berret Lane

PROSPECTOR SQUARE

New Bus Stops Coming

- Two Stops Along Sidewinder and Poison Creek
- PSPOA receives $19,000 in construction easement funds
- Will likely use those funds to eliminate all grass on Sidewinder
- Includes new crosswalks at Sidewinder and Poison Creek

Rock Along Sidewalk Being Extended to End

PROSPECTOR
SQUARE

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

PROSPECTOR SQUARE

Remaining Possibilities

- **Design and Rebuild 3 Nodes**
- **Upgrade Irrigation System**
- **Provide Activation Elements to Encourage Community Use of Square**

This is Node 1

PROSPECTOR SQUARE

Before We Move, Any Questions on the Master Plan 3 & 4 Projects

PROSPECTOR SQUARE

Building Community Relations

- Relations With City Are Good
- Molly Miller is our assigned council liaison
- County bike share back
- Keeping an eye on Kearns/248 plan Rapid Bus Plan
- Bonanza Park
    - Our Position . . . Get something done, connectivity, and watch out for Lot I parking issues

PROSPECTOR SQUARE

Turning the sewer lines over to Snyderville Next Step $30,885 One-Year Warranty

This Photo shows work being completed in Lot I

PROSPECTOR
SQUARE

Waste Reduction

New City Ordinance Requires:

- Food Waste Reduction
- Separation of Glass
- Cardboard Separation

Note: Compactor is More Than 20-Years Old

Should We Combine Lot C with Lot J For Collection Purposes?

Expect to Hear More About This Issue

Park City Waste Ordinance Business Overview

What do businesses need to do?

1. Provide info on waste and recycling haulers/plans with business license application or renewal
    - All businesses required to have trash and recycling accounts
    - If part of a shared waste program with a master association, proof required
    - If businesses self-haul recycling, they must register as a hauler and provide metrics
    - Find self-hauler application form and authorized hauler list and more information at www.parkcity.gov/waste-reduction

Timeline

City Council waste ordinance vote	Authorized hauler list available	Self-hauler tracking tool available	Business license waste & recycling accounts/plans due	Hauler reports due
May 21	July 1	Aug 1	Sept/Oct	Mar 1

Business Food Waste Incentive

PARK CITY COMMUNITY FOUNDATION COVERS THE FIRST	YOUR BUSINESS COMMITS TO
9 months	**18 months**
of FREE food waste pickup	of food waste diversion total

WHAT'S COVERED

- **Nine months of free pickup.** Service and the $35 setup fee, covered.
- **Startup costs & bins.** Everything you need to get going.
- **Right-sized service.** The right bins and pickup frequency for you.
- **Hands-on staff training.** Momentum trains your team on-site.
- **Cost & diversion reports.** So you can budget for months 10–18.

HOW THE 18 MONTHS WORK

Months 1–9	Months 10–18
Park City Community Foundation covers Free pickup, right-sizing, training, and reporting.	**Business covers** You continue at a frequency you've already budgeted for.

ZERO FOOD WASTE
PARK CITY COMMUNITY FOUNDATION

PROSPECTOR
SQUARE

A Note on Garbage Rates

Depending on parking lot:

- Republic Rates went up 2 to 7 percent
- Ace Rates went up 17 to 19%

What happened with Ace?

Ace serves Lots A (7-11 Lot) and Lot I (Park Record lot)
Appears to have a much higher diesel surcharge

Expect to Hear More About This Issue

PROSPECTOR SQUARE

Need Your Help . . .

Watch for illegal dumping Contractors and Property Managers are the worst

PROSPECTOR SQUARE

Work In Lot D

- Starting First Week of August
- A $55,000 project, paid for with stall revenue
- Water Proofing on South Wall
- Stalls are available to rent in garage

PROSPECTOR SQUARE

Parking Observations

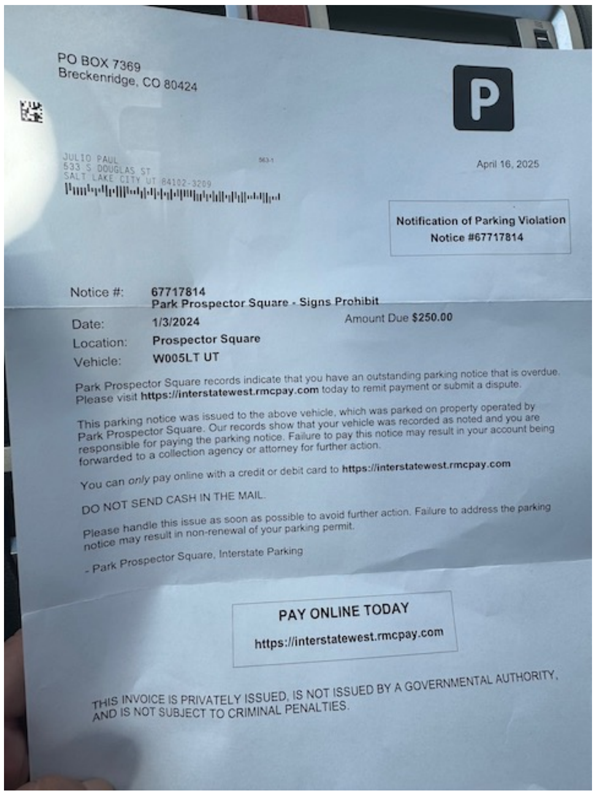
Third Year of Parking Contract with Interstate Parking, Up for Renewal in November

Paid Parking in Sheraton Garage Full
$100/month

Increased Fleet Parking Fees
From $100 to $110/month
Storage fees in market are $150 and higher

PROSPECTOR SQUARE

Parking Impressions: Things are better, not Perfect



PO BOX 7369
Breckenridge, CO 80424

P

JULIO PAUL
533 S DOUGLAS ST
SALT LAKE CITY UT 84102-3209

April 16, 2025

Notification of Parking Violation
Notice #67717814

Notice #: **67717814**
Park Prospector Square - Signs Prohibit
Date: **1/3/2024** Amount Due **$250.00**
Location: **Prospector Square**
Vehicle: **W005LT UT**

Park Prospector Square records indicate that you have an outstanding parking notice that is overdue. Please visit **https://interstatewest.rmcpay.com** today to remit payment or submit a dispute.

This parking notice was issued to the above vehicle, which was parked on property operated by Park Prospector Square. Our records show that your vehicle was recorded as noted and you are responsible for paying the parking notice. Failure to pay this notice may result in your account being forwarded to a collection agency or attorney for further action.

You can *only* pay online with a credit or debit card to **https://interstatewest.rmcpay.com**

DO NOT SEND CASH IN THE MAIL.

Please handle this issue as soon as possible to avoid further action. Failure to address the parking notice may result in non-renewal of your parking permit.

- Park Prospector Square, Interstate Parking

PAY ONLINE TODAY
https://interstatewest.rmcpay.com

THIS INVOICE IS PRIVATELY ISSUED, IS NOT ISSUED BY A GOVERNMENTAL AUTHORITY, AND IS NOT SUBJECT TO CRIMINAL PENALTIES.

Multiple Concerns:

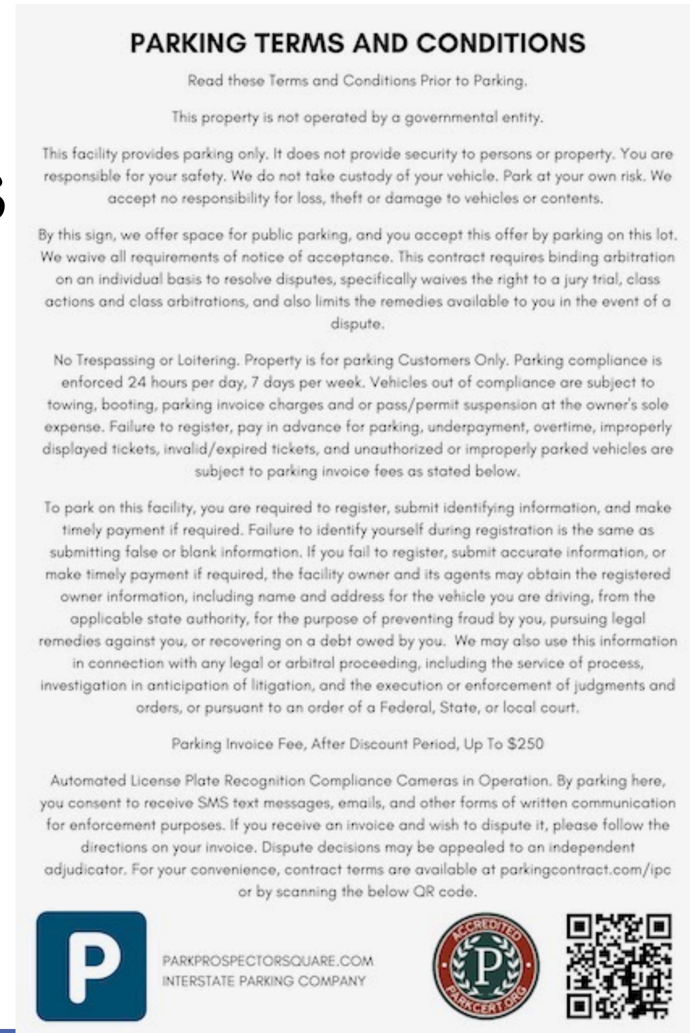
- Skier Parking Seems Better
- Interstate is Collecting
- Craig voided a lot fewer tickets this year
- Commuter parking Still an Issue
- Fleet parking: We might have reached our limit. Abode just dropped 12 vehicles.
- Bonanza Parking Construction
- Board believes it should get a cut of fine revenue

PROSPECTOR
SQUARE

Parking Enforcement Stats

IN LAST 12-MONTHS

- 24 Permit Applications Rejected
- 487 Overnight Residential Permits, 90 Issued Last Year
- 17,815 Short-Term Permits Issued of which 11,080 from Sheraton
- 102 Fleet Permits
- 656 Overnight Violations Issued
- 261 Short-term, Daytime Violations Issued


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/ipc 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 This Year
- Long-term in Park City
  - Bonanza Park impact

PROSPECTOR
SQUARE

Other Issues

Homeless

If you see it, report it

Graffiti

Again if you see it, report it

Call the Park City Police Department Non-Emergency Line

PROSPECTOR SQUARE Property Owners Association

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

PROSPECTOR SQUARE Property Owners Association

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

PROSPECTOR SQUARE Property Owners Association

Potential Construction

There Are Five Vacant Lots in the Square

- Aware of One Potential Tear Down In Lot I
- Most buildings fully leased
- One story buildings can double in size under 2.0 FAR

PROSPECTOR SQUARE

Financial Forecasts & Budget Proposal

PROSPECTOR SQUARE

Fiscal Year 2026-27 Proposed Budget

See Proposed Budget and Dues Calculations

Key Features:

- **Cover 15-Months for Fiscal Year Change**
- Operating Dues Five Percent Increase, but across 15-months, actually 3.75%
- Capital Reserves Paying Lot I/Phase 4 Loan
- More Funds Dedicated Toward Landscaping
- Executive Director continues at 30 hours

Board Approved June 10 &
Recommended Membership Approval Today

PROSPECTOR
SQUARE

HIGHLIGHTS
NOTE: Budget Covers 15-Months

$693,000 Annual budget

- 5% dues increase
- $190,000 in snow removal, a $15,000 increase
- Trash 5% increase income
- Parking Just $2,200 Higher
- Management fee Decreases
- $9,000 in legal for CC&R review
- Landscape/irrigation $60,320 for further enhancements
- Irrigation repair 10k (last year 13k)
- $40k in asphalt repair, seal coat
- $17,500 for Signage
- Reserve income – 30% of Op dues = $184,000
- $23,983 Operating Income, Building Back Operating Reserves

BUDGET ANALYSIS AND PROPOSAL FOR 2026/27

Proposed Budget	2025/26 Annual Budget	2025/26 Full-Year Forecasted	2025/26 Forecasted from Budget (4.00%)	2026/27 Proposed Annual Budget (5.00%)	2026/27 Change from 2025/26	
Ordinary Income/Expense						
Income						
Operating Revenue						
300100 · Association Dues	586,822	586,822	0	616,163	29,341	5% Increase
300400 · Garbage Enclosure Lease	0	0	0	0	0	
301300 · Misc Income	300	0	-300	0	0	
301600 · Interest Income	5,000	4,000	-1,000	4,160	160	
301650 · Interest Income MP3	0	0	0	0	0	
301700 · Late Fees	400	400	0	416	16	
301800 · Compactor Income	6,825	6,760	-65	7,031	270	
301900 · Trash Income	58,517	67,610	9,093	70,314	2,704	
302000 · Parking Permit Income	71,500	57,000	-14,500	59,280	2,280	
Total Operating Revenue	729,364	722,592	-6,772	757,364	34,772	
Total Income	729,364	722,592	-6,772	757,364	34,772	
Expense						
Administrative Expense						
400103 · Management Fee	86,520	84,000	-2,520	79,200	-4,800	
400105 · Legal & Professional	12,500	3,000	-9,500	9,000	6,000	
400106 · Accounting/Tax Prep	9,500	10,860	1,360	11,294	434	
400107 · Income Taxes	1,500	100	-1,400	104	4	
400109 · Meals & Entertainment	500	500	0	520	20	
400200 · Office Expense	1,500	6,000	4,500	6,240	240	
400203 · Property Taxes	12,000	10,989	-1,011	11,429	440	
400207 · Website Hosting	1,500	600	-900	624	24	
400208 · Office Rent	4,800	4,800	0	4,992	192	
400209 · Payroll Expense	75,600	76,500	900	79,560	3,060	
400300 · Payroll Taxes	5,443	6,000	557	6,240	240	
400301 · Consultants	3,000	400	-2,600	416	16	
400302 · Special Events	500	50	-450	52	2	
400305 · LOC Interest Expense	7,000	7,500	500	0	-7,500	
400310 · LOC Loan Fees	5,000	4,000	-1,000	4,000	0	
Miscellaneous Admin Expense			0	0	0	
Total Administrative Expense	226,863	215,299	-11,564	213,671	-1,628	
Insurance						
401100 · Property Insurance	5,500	9,100	3,600	7,000	-2,100	
401125 · Director's Insurance		0		3,000	3,000	
401150 · Workers Comp Insurance	1,500	1,250	-250	1,300	50	
Total Insurance	7,000	10,350	3,350	8,300	-2,050	
Landscaping						
402100 · Landscaping/Pruning/Irrigation	30,000	58,000	28,000	60,320	2,320	
402200 · Irrigation Repairs	10,000	12,000	2,000	12,480	480	
Total Landscaping	40,000	70,000	30,000	72,800	2,800	

PROSPECTOR SQUARE

Note: Forecasted was done in mid-May. Actual year-end numbers might be different. Example: Year-End Operating Income Ended at $49,250

BUDGET ANALYSIS AND PROPOSAL FOR 2026/27

Proposed Budget			4.00%	5.00%		
	2025/26 Annual Budget	2025/26 Full-Year Forecasted	2025/26 Forecasted from Budget	2026/27 Proposed Annual Budget	2026/27 Change from 2025/26	
Lot D						
420100 · Lot D/New Claim Expense	0	0	0		0	
Total Lot D	0	0	0	0	0	
Maintenance						
406100 · Concrete Work	20,000	6,000	-14,000	20,000	14,000	
406102 · Asphalt Paving/Crack Seal/Paint	40,000	22,500	-17,500	35,000	12,500	Lot A seal Coat
406304 · Maintenance & Repairs	10,000	21,000	11,000	15,000	-6,000	Next Year, G & I
406306 · Misc Maintenance	500	0	-500	0	0	
406400 · Sewer Line Cleaning/Repair	26,447	3,000	-23,447	0	-3,000	
406405 · Seasonal Lighting	0	0	0	0	0	
406406 · Parking Enforcement	28,188	28,200	12	30,000	1,800	
406602 · Dumpster Enclosures	2,500	300	-2,200	312	12	
406606 · Signage	25,000	15,000	-10,000	17,500	2,500	
406608 · Vehicle Expense	1,200	0	-1,200	0	0	
Total Maintenance	153,835	96,000	-57,835	117,812	21,812	
Snow Removal						
403100 · Snow Removal Contract	132,234	132,234	0	137,523	5,289	4% Increase
403300 · Snow Removal/Hauling	50,000	11,995	-38,005	50,000	38,005	
403400 · Snow Removal-Extra Removal	2,500	0	-2,500	2,500	2,500	
Total Snow Removal	184,734	144,229	-40,505	190,023	45,794	
Utilities						
404101 · Electricity	2,750	3,250	500	3,380	130	
404103 · Compactor Expense	1,500	0	-1,500	0	0	
404107 · Trash	63,000	67,218	4,218	69,907	2,689	
404109 · Water	40,000	17,500	-22,500	30,000	12,500	
404200 · Recycling	5,500	6,000	500	6,240	240	
404202 · Storm Water	21,000	20,430	-570	21,247	817	
Total Utilities	133,750	114,398	-19,352	130,774	16,376	
Total Expense	746,182	650,276	-95,906	733,381	83,104	
Net Ordinary Income	-16,818	72,316	89,134	23,983	-48,332	

PROSPECTOR SQUARE

FISCAL YEAR CHANGE

October to September

Why?

Keep Summer Expenditures in the Same Fiscal Year

THREE-MONTH BUDGET

Proposed Budget

Fiscal Year Change

	Three-Month Budget		
	Jul - Sep 25 Actual	2025 YTD Budget	2026 July to Sept Budget
Ordinary Income/Expense			
Income			
Operating Revenue			
300100 · Association Dues	146,705	146,706	154,041
300400 · Garbage Enclosure Lease	0	0	0
301300 · Misc Income	0	75	0
301600 · Interest Income	922	1,250	1,000
301650 · Interest Income MP3	0	0	
301700 · Late Fees	152	100	0
301800 · Compactor Income	1,396	1,706	1,758
301900 · Trash Income	13,960	14,629	17,578
302000 · Parking Permit Income	-5,500	300	1,000
Total Operating Revenue	157,635	164,766	175,377
Total Income	157,635	164,766	175,377
Expense			
Administrative Expense			
400103 · Management Fee	21,000	21,630	19,800
400105 · Legal & Professional	0	3,125	2,250
400106 · Accounting/Tax Prep	2,225	2,375	2,824
400107 · Income Taxes	0	375	26
400109 · Meals & Entertainment	91	125	130
400200 · Office Expense	172	375	150
400203 · Property Taxes	0	0	0
400207 · Website Hosting	600	375	0
400208 · Office Rent	1,200	1,200	1,248
400209 · Payroll Expense	18,039	18,900	19,890
400300 · Payroll Taxes	1,403	1,361	0
400301 · Consultants	0	750	104
400302 · Special Events	0	125	13
400305 · LOC Interest Expense	3,214	1,750	0
400310 · LOC Loan Fees	0	1,250	1,000
Miscellaneous Admin Expense			
Total Administrative Expense	47,945	53,716	47,435
Insurance			
401100 · Property Insurance	2,167	1,375	7,000
401125 · Director's Insurance			3,000
401150 · Workers Comp Insurance	327	375	0
Total Insurance	2,494	1,750	7,000
Landscaping			
402100 · Landscaping/Pruning/Irrigation	52,903	25,000	30,000
402200 · Irrigation Repairs	9,566	4,000	2,400
Total Landscaping	62,469	29,000	32,400

PROSPECTOR SQUARE

FISCAL YEAR CHANGE

Page 2

October to September

Why?

Keep Summer Expenditures in the Same Fiscal Year

THREE-MONTH BUDGET

Proposed Budget

Fiscal Year Change

	Three-Month Budget		
	Jul - Sep 25 Actual	2025 YTD Budget	2026 July to Sept Budget
Lot D			
420100 · Lot D/New Claim Expense	0	0	0
Total Lot D	0	0	0
Maintenance			
406100 · Concrete Work	3,149	6,000	20,000
406102 · Asphalt Paving/Crack Seal/Paint	22,432	20,000	40,000
406304 · Maintenance & Repairs	5,635	2,500	4,000
406306 · Misc Maintenance	0	125	0
406400 · Sewer Line Cleaning/Repair	0	6,612	0
406405 · Seasonal Lighting	0	0	0
406406 · Parking Enforcement	7,047	7,047	7,500
406602 · Dumpster Enclosures	0	625	78
406606 · Signage	145	25,000	2,000
406608 · Vehicle Expense	0	300	0
Total Maintenance	38,408	68,209	73,578
Snow Removal			
403100 · Snow Removal Contract	0	0	0
403300 · Snow Removal/Hauling	0	0	0
403400 · Snow Removal-Extra Removal	0	0	0
Total Snow Removal	0	0	0
Utilities			
404101 · Electricity	570	687	845
404103 · Compactor Expense	0	375	0
404107 · Trash	19,175	15,750	17,477
404109 · Water	8,336	30,000	20,000
404200 · Recycling	1,519	1,375	1,560
404202 · Storm Water	5,108	5,250	5,312
Total Utilities	34,707	53,437	45,194
Total Expense	186,023	206,112	205,606
Net Ordinary Income	-28,388	-41,346	-30,229

PROSPECTOR SQUARE

Other Projections

In 2026/27 PSPOA Will Be Collecting:

Operating Dues	$616,163
Master Plan 3 Funds	$ 0
Capital Reserve Funds	$184,849

Capital Reserve dedications to Berrett Lane Loan and Sheraton Membrane ended Dec. 31, 2024. Used in 2025 and early 2026 to Pay MP3 Extra Costs. As of July 1, dedicated to line of credit to pay for additional sewer line costs as well as future capital projects.

Prospector Square

2026/27 Dues Calculations

Operating/Capital Reserves Dues for PSPOA 2026/27

5% change from 2025/26, Avg. 3.33%/Year Change Over Three-Years Dues Inc: 105% Operating Res. 30%

Member	Parcel	Physical Address -- All Park City, UT	Lot Size	Building Factor	Total Factor	% of Dues	% of Voting	2026/27 Operating Dues	QUARTERLY PAYMENT	2026/27 Annual Cap Reserve	QUARTERLY PAYMENT	2026/27 Annual Dues/Cap Reserve TOTAL	QUARTERLY PAYMENT	
Resort Retailers	2A	1723 Sidewinder	6,375	2,560	8,935	0.72%	1.50%	$ 4,445.87	$ 1,111.47	$ 1,333.76	$ 333.44	$ 5,779.63	$ 1,444.91	Commercial
PET Properties, LLC	2B	1725 Sidewinder	6,375	4,160	10,535	0.85%	1.50%	$ 5,241.99	$ 1,310.50	$ 1,572.60	$ 393.15	$ 6,814.59	$ 1,703.65	Commercial
Robert B. Schultz	3A	1727 Sidewinder	3,150	6,180	9,330	0.75%	0.74%	$ 4,642.41	$ 1,160.60	$ 1,392.72	$ 348.18	$ 6,035.13	$ 1,508.78	Commercial
Wallace Buchanan	3B	1729 Sidewinder	3,600	7,050	10,650	0.86%	0.85%	$ 5,299.21	$ 1,324.80	$ 1,589.76	$ 397.44	$ 6,888.98	$ 1,722.24	Commercial
Sally Wilkinson	4A	1733 Sidewinder	3,250	4,260	7,510	0.61%	0.77%	$ 3,736.82	$ 934.20	$ 1,121.05	$ 280.26	$ 4,857.86	$ 1,214.47	Commercial
Henderson Development LLC	5A/B	1745 Sidewinder	7,200	7,410	14,610	1.18%	1.70%	$ 7,269.63	$ 1,817.41	$ 2,180.89	$ 545.22	$ 9,450.52	$ 2,362.63	Commercial
Abode, LLC	5C	1753 Sidewinder	3,400	6,800	10,200	0.82%	0.80%	$ 5,075.30	$ 1,268.83	$ 1,522.59	$ 380.65	$ 6,597.90	$ 1,649.47	Commercial
Club Lespri Condo Assoc	6	1765 Sidewinder	4,550	10,690	15,240	1.23%	1.07%	$ 7,583.10	$ 1,895.78	$ 2,274.93	$ 568.73	$ 9,858.03	$ 2,464.51	Commercial
Sidewinder Investments LLC	7A1, 7B1	1781 Sidewinder; 1787 Sidewinder	6,922	13,310	20,232	1.63%	1.63%	$ 10,067.02	$ 2,516.75	$ 3,020.10	$ 755.03	$ 13,087.12	$ 3,271.78	Commercial
Shrewd Minnow Sidewinder, LLC - Bellaire	7A2/B2 19BC	1960, 1944, 1976, 1992 Sidewinder	12,308	21,700	34,008	2.75%	2.90%	$ 16,921.66	$ 4,230.42	$ 5,076.50	$ 1,269.12	$ 21,998.16	$ 5,499.54	Commercial
Alder Construction	8-1/9A1	1795-1802 Sidewinder	5,554	11,010	16,564	1.34%	1.31%	$ 8,241.90	$ 2,060.47	$ 2,472.57	$ 618.14	$ 10,714.47	$ 2,678.62	Commercial
Turning Leaves Production	82/9A2	2024 Sidewinder	4,695	5,150	9,845	0.80%	1.11%	$ 4,898.66	$ 1,224.67	$ 1,469.60	$ 367.40	$ 6,368.26	$ 1,592.07	Commercial
Sri Ganesh Garden, LLC	9B	1811 Sidewinder	5,182	10,360	15,542	1.26%	1.22%	$ 7,733.37	$ 1,933.34	$ 2,320.01	$ 580.00	$ 10,053.38	$ 2,513.35	Commercial
Park Centennial HOA	9C	1821 Sidewinder	4,405	9,000	13,405	1.08%	1.04%	$ 6,670.04	$ 1,667.51	$ 2,001.01	$ 500.25	$ 8,671.06	$ 2,167.76	Commercial
Park City Sheraton	10ABCD, 11, 12ABC	1895 Sidewinder	45,195	168,900	214,095	17.29%	10.65%	$ 106,529.15	$ 26,632.29	$ 31,958.74	$ 7,989.69	$ 138,487.89	$ 34,621.97	Commercial
DABS	13A 13B1-2	1901 Sidewinder	11,352	10,940	22,292	1.80%	2.67%	$ 11,092.03	$ 2,773.01	$ 3,327.61	$ 831.90	$ 14,419.64	$ 3,604.91	Commercial
Prospector Prop	14A	2001 Sidewinder	3,000	6,000	9,000	0.73%	0.71%	$ 4,478.21	$ 1,119.55	$ 1,343.46	$ 335.87	$ 5,821.67	$ 1,455.42	Commercial
Doug Jones	14B	2015 Sidewinder	3,200	6,400	9,600	0.78%	0.75%	$ 4,776.76	$ 1,194.19	$ 1,433.03	$ 358.26	$ 6,209.78	$ 1,552.45	Commercial
Intermountain Rentals	14C	2029 Sidewinder	2,800	7,250	10,050	0.81%	0.66%	$ 5,000.67	$ 1,250.17	$ 1,500.20	$ 375.05	$ 6,500.87	$ 1,625.22	Commercial
Georgetown Building LT	15A	2041 Sidewinder	2,400	4,710	7,110	0.57%	0.57%	$ 3,537.79	$ 884.45	$ 1,061.34	$ 265.33	$ 4,599.12	$ 1,149.78	Commercial
S. Scott Kimche DDS, Inc.	15B	2053 Sidewinder	3,000	3,210	6,210	0.50%	0.71%	$ 3,089.96	$ 772.49	$ 926.99	$ 231.75	$ 4,016.95	$ 1,004.24	Commercial
Park City Lock & Key	15C	2065 Sidewinder Drive, Suite 101	2,600	4,900	7,500	0.61%	0.61%	$ 3,731.84	$ 932.96	$ 1,119.55	$ 279.89	$ 4,851.39	$ 1,212.85	Commercial
Park City Historical Society	16A	2079 Sidewinder	6,075	5,170	11,245	0.91%	1.43%	$ 5,595.27	$ 1,398.82	$ 1,678.58	$ 419.65	$ 7,273.86	$ 1,818.46	Commercial
Queensgate Investments, LLC	16B	2093 Sidewinder	8,084	10,420	18,504	1.49%	1.90%	$ 9,207.20	$ 2,301.80	$ 2,762.16	$ 690.54	$ 11,969.36	$ 2,992.34	Commercial
Gold Dust Plaza POA Inc	17A-17C	1887 Gold Dust	8,925	13,740	22,665	1.83%	2.10%	$ 11,277.62	$ 2,819.41	$ 3,383.29	$ 845.82	$ 14,660.91	$ 3,665.23	Commercial
Kelly Pfaff | The Prospect	17B	2078 Prospector	3,713	4,140	7,853	0.63%	0.87%	$ 3,907.49	$ 976.87	$ 1,172.25	$ 293.06	$ 5,079.73	$ 1,269.93	Commercial
2064 Prospector, LLC	18A	2064 Prospector	6,062	8,820	14,882	1.20%	1.43%	$ 7,404.97	$ 1,851.24	$ 2,221.49	$ 555.37	$ 9,626.46	$ 2,406.61	Commercial
2052 Prospector Square LLC	18B	2052 Prospector	3,000	6,020	9,020	0.73%	0.71%	$ 4,488.16	$ 1,122.04	$ 1,346.45	$ 336.61	$ 5,834.61	$ 1,458.65	Commercial
2036 Prospector COA	19A	2036 Prospector	2,200	4,390	6,590	0.53%	0.52%	$ 3,279.04	$ 819.76	$ 983.71	$ 245.93	$ 4,262.76	$ 1,065.69	Commercial
New Claim HOA	20A-B	2000 Prospector	17,800	54,880	72,680	5.87%	4.19%	$ 36,164.03	$ 9,041.01	$ 10,849.21	$ 2,712.30	$ 47,013.24	$ 11,753.31	Commercial
Carriage House HOA	21AB, 48	1940 Prospector	20,964	71,510	92,474	7.47%	4.94%	$ 46,013.11	$ 11,503.28	$ 13,803.93	$ 3,450.98	$ 59,817.04	$ 14,954.26	Commercial
Michael R. Stewart	22A	1926 Prospector	4,000	-	4,000	0.32%	0.94%	$ 1,990.32	$ 497.58	$ 597.09	$ 149.27	$ 2,587.41	$ 646.85	Commercial
Sage Plaza LLC	22B	1922 Prospector	3,600	7,030	10,630	0.86%	0.85%	$ 5,289.26	$ 1,322.32	$ 1,586.78	$ 396.69	$ 6,876.04	$ 1,719.01	Commercial
Prospector Prof Bldg	22C	1920 Prospector	3,200	3,970	7,170	0.58%	0.75%	$ 3,567.64	$ 891.91	$ 1,070.29	$ 267.57	$ 4,637.93	$ 1,159.48	Commercial
Snowsports Industries America	23A	1918 Prospector	3,360	6,470	9,830	0.79%	0.79%	$ 4,891.20	$ 1,222.80	$ 1,467.36	$ 366.84	$ 6,358.56	$ 1,589.64	Commercial
B&B Prospector Properties, LLC	23BC	1910/1914 Propsector	5,850	20,330	26,180	2.11%	1.38%	$ 13,026.61	$ 3,256.65	$ 3,907.98	$ 977.00	$ 16,934.60	$ 4,233.65	Commercial
Doug Porter	24A	1901, 1907 Prospector	4,950	8,110	13,060	1.05%	1.17%	$ 6,498.38	$ 1,624.59	$ 1,949.51	$ 487.38	$ 8,447.89	$ 2,111.97	Commercial
Doug Porter	24B	1911 Prospector	5,760	-	5,760	0.47%	1.36%	$ 2,866.05	$ 716.51	$ 859.82	$ 214.95	$ 3,725.87	$ 931.47	Commercial
Park City Lodging	25A	1913 Prospector	4,950	9,800	14,750	1.19%	1.17%	$ 7,339.29	$ 1,834.82	$ 2,201.79	$ 550.45	$ 9,541.07	$ 2,385.27	Commercial
Central Park HOA	25B	1915 Prospector	5,773	11,500	17,260	1.39%	1.36%	$ 8,588.21	$ 2,147.05	$ 2,576.46	$ 644.12	$ 11,164.67	$ 2,791.17	Commercial
Sun Creek HOA	26AB, 27A	1885 Prospector	16,480	41,980	58,460	4.72%	3.88%	$ 29,088.46	$ 7,272.11	$ 8,726.54	$ 2,181.63	$ 37,815.00	$ 9,453.75	Commercial
Rex Keeler	27B1	1881 Prospector	2,700	3,240	5,940	0.48%	0.64%	$ 2,955.62	$ 738.90	$ 886.69	$ 221.67	$ 3,842.30	$ 960.58	Commercial
Park City Board of Realtors	27B-2	1889 Prospector	2,250	3,900	6,150	0.50%	0.53%	$ 3,060.11	$ 765.03	$ 918.03	$ 229.51	$ 3,978.14	$ 994.54	Commercial
Burbridge Group, LLC	28A	1846 Prospector	3,600	7,150	10,750	0.87%	0.85%	$ 5,348.97	$ 1,337.24	$ 1,604.69	$ 401.17	$ 6,953.66	$ 1,738.42	Commercial
R & P Hilbert	28B	1830 Prospector	3,150	3,990	7,140	0.58%	0.74%	$ 3,552.71	$ 888.18	$ 1,065.81	$ 266.45	$ 4,618.53	$ 1,154.63	Commercial
Mountain Seas Dev	29A/B	1816 Prospector	7,340	16,220	23,560	1.90%	1.73%	$ 11,722.96	$ 2,930.74	$ 3,516.89	$ 879.22	$ 15,239.85	$ 3,809.96	Commercial
Bluebird Day Holdings LLC	30A	1800 Prospector	1,867	3,250	5,117	0.41%	0.44%	$ 2,546.11	$ 636.53	$ 763.83	$ 190.96	$ 3,309.94	$ 827.49	Commercial
Shrewd Minnow Properties LLC	30B	1796 Prospector	2,258	4,020	6,278	0.51%	0.53%	$ 3,123.80	$ 780.95	$ 937.14	$ 234.29	$ 4,060.94	$ 1,015.24	Commercial
Ripple PC, LLC	31A	1782 Prospector	1,575	1,490	3,065	0.25%	0.37%	$ 1,525.08	$ 381.27	$ 457.52	$ 114.38	$ 1,982.60	$ 495.65	Commercial
Treetops, LLC	31B	1764 Prospector	2,000	1,920	3,920	0.32%	0.47%	$ 1,950.51	$ 487.63	$ 585.15	$ 146.29	$ 2,535.66	$ 633.92	Commercial
ATI of America	32A	1760 Prospector	2,610	3,610	6,220	0.50%	0.61%	$ 3,094.94	$ 773.74	$ 928.48	$ 232.12	$ 4,023.42	$ 1,005.86	Commercial
EIX, LLC	32B1	1762 Prospector	1,800	2,360	4,160	0.34%	0.42%	$ 2,069.93	$ 517.48	$ 620.98	$ 155.24	$ 2,690.91	$ 672.73	Commercial
Thomas Peek	32B2	1762B Prospector	2,340	3,140	5,480	0.44%	0.55%	$ 2,726.73	$ 681.68	$ 818.02	$ 204.50	$ 3,544.75	$ 886.19	Commercial
Park Regency	33,34AB,35	1710 Prospector	39,169	54,710	93,879	7.58%	9.23%	$ 46,712.21	$ 11,678.05	$ 14,013.66	$ 3,503.42	$ 60,725.87	$ 15,181.47	Commercial
Duane Francis	36	1678 Bonanza	6,200	3,690	9,890	0.80%	1.46%	$ 4,921.05	$ 1,230.26	$ 1,476.32	$ 369.08	$ 6,397.37	$ 1,599.34	Commercial
37 A/B OWNERS ASSOC	37AB	1670 Bonanza	5,925	11,570	17,495	1.41%	1.40%	$ 8,705.14	$ 2,176.29	$ 2,611.54	$ 652.89	$ 11,316.68	$ 2,829.17	Commercial
RicciAhn LLC	37C	1662 Bonanza	3,900	7,780	11,680	0.94%	0.92%	$ 5,811.72	$ 1,452.93	$ 1,743.52	$ 435.88	$ 7,555.24	$ 1,888.81	Commercial
Michaell LaPay	38A	1640 Bonanza	5,409	4,660	10,069	0.81%	1.27%	$ 5,010.12	$ 1,252.53	$ 1,503.04	$ 375.76	$ 6,513.16	$ 1,628.29	Commercial
James Gaddis Investment Co, LLC	38B	1650 Bonanza	4,883	1,250	6,133	0.50%	1.15%	$ 3,051.65	$ 762.91	$ 915.50	$ 228.87	$ 3,967.15	$ 991.79	Commercial
Aspen LLC	47ABC	1862,1876,1890 Prospector	9,855	-	9,855	0.80%	2.32%	$ 4,903.64	$ 1,225.91	$ 1,471.09	$ 367.77	$ 6,374.73	$ 1,593.68	Commercial
SMP 1791 LLC - 1775 Prospector	48A	1775-1779 Prospector	3,825	7,590	11,415	0.92%	0.90%	$ 5,679.86	$ 1,419.97	$ 1,703.96	$ 425.99	$ 7,383.82	$ 1,845.96	Commercial
SMP 1791 LLC - 1791 Prospector	48F	1791 Prospector	9,548	18,950	28,498	2.30%	2.25%	$ 14,180.00	$ 3,545.00	$ 4,254.00	$ 1,063.50	$ 18,434.00	$ 4,608.50	Commercial
Shrewd Minnow Sidewinder, LLC - Bellem	49ABCD	1912 Sidewinder	12,562	21,840	34,402	2.78%	2.96%	$ 17,117.71	$ 4,279.43	$ 5,135.31	$ 1,283.83	$ 22,253.02	$ 5,563.26	Commercial
Park City CPA Bldg, LLC	4B	1741 Sidewinder	4,500	7,250	11,750	0.95%	1.06%	$ 5,846.55	$ 1,461.64	$ 1,753.97	$ 438.49	$ 7,600.52	$ 1,900.13	Commercial
			424,525	813,810	1,238,322	100%	100.00%	$616,162.84	$154,040.71	$184,848.85	$46,212.21	$801,011.70	$200,252.92	

Fiscal Year 2026-27 Proposed Budget

Board Approved June 10

Move for Ratification by Membership

PROSPECTOR SQUARE

Questions your Board will be considering in the coming months

-- CC&R Updates
-- Continuous review of parking policy and contract renewal
-- Long-term capital projects
-- Review of Landscaping and Irrigation Projects
    Take advantage of city's grass rebate program
-- Moving fiscal year change to October to September
-- Priorities for beautification with Capital Reserve funds
    - Sidewinder Sidewalk at Lot J
    - Three nodes to rebuild

Making the Square Inviting

WE BOUGHT A CABRIOLET

NOW IT NEEDS SOME ART

PROSPECTOR SQUARE

Bringing Vitality to the Square

The Future . . .

Activating the Square . . . How?

Partnering

Would you like:

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

Prospector Square

Encourage you to look at our website

www.prospectorsquare.com

REMINDER: This presentation posted by Friday

PROSPECTOR SQUARE

Election of Board Members Announcement

Prospector Square

Feedback/Discussion

Member feedback and discussion

Next Board Meeting

Wednesday, August 12, 4 p.m.

Park City Sheraton

Election of Officers at Meeting