PROSPECTOR SQUARE

AGENDA
Membership Annual Meeting
Wednesday, July 15, 2026

Park City Sheraton

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, Executive Director 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

NOTE:

Officers will be elected at the next Board of Directors Meeting
Wednesday, August 12, 4 p.m., at the Park City Sheraton

PROSPECTOR
SQUARE

ASSIGNMENT OF PROXY

I, ___________________, owner of Lot(s) #__________, will be unable to attend the Annual Meeting of the Prospector Square Property Owners Association to be held on Wednesday, July 15, 2026.

I hereby assign my proxy as follows:

_____ To the Association Board of Directors

_____ Designated Representative:

Name: ____

Address: ____

Please note that only members in good standing are eligible to vote at the Annual Meeting. All owners are encouraged to attend.

Signed ______________________________ this _____ day of _____________ 2026

Printed or typed name of owner: ______________________________

Phone Number: ____________________________

E-mail: ____________________________

PLEASE NOTE: You may e-mail your proxy to cdennis@prospectorsquare.com . Please contact Craig Dennis with any questions at 801.368.4303.

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.

-$7,900 interest income earned through capital markets.
-Lot D Summary:
  -Operating Income at $52,750
  -Total Expenses at $11,670
  -Lot D operates as a separate enterprise fund.
-Reviewed special assessment projections vs actual expenses.

Overall Review of Prospector Square Projects/Items
-Executive Director Priorities:
  -Master Plan 30%, Parking 20%, City Relations 20%, Financial Planning 30%
-Challenges This Year:
  -Utility lines were interference at Lot A.
  -Wider trenching required for safety added additional soil haul-off costs.
  -All three manholes in this year's sewer project failed the SBWRD vacuum test, causing a three week delay.
-Current Projects in the Works:
  -Grinding concrete, adding mulch, tree removal, and signage updates.
  -Seal Coating in Lots C, E, and J.
  -Lot D Garage Repair:
    -There is a leak getting inside causing damage to the garage. The project is being paid for with parking stall revenue. Stalls are available to rent!
-Projects completed:
  -Repaving of Lots A and J.
  -New dumpster pad in Lot A.
  -Sidewalk Sewer Line Phase to be completed by August 1st, 2025.
  -Sewer lines and repaving work completed in Lot C and E.
-Next Projects:
  -Finish sewer line and asphalt in Lot I over the next two years.
  -New monument signs that will be paid with operating funds.
  -Replacement of lighting on Berrett Lane walkway.
-Projects to consider over the next ten years:
  -Upgrading three more nodes.
  -Replacing aging irrigation systems.
  -Remove grass and move toward drip systems.
-Garbage:
  -Lower garbage fees have benefitted members.
  -Illegal dumping has decreased.
    -Please report any illegal dumping.
  -PSPOA has obtained camera quotes. This is on hold due to sewer project costs.
-Major Board Decisions:
  -Second year contract with Interstate Parking
  -Sheraton Garage = $95/month
  -Fleet Parking Increase = $100/month
  -CC&R review and consideration of moving to a fiscal year.
  -Upcoming Snow Removal and Property Management contracts for discussion.
-Parking:

-Commuter parking remains a concern.
-Interstate Parking collects all fines.
-Discussion if PSPOA should get a percentage of fines.
-Review of parking enforcement stats. 987 total violations.
-Review of building sq ft/parking stall as it varies by lot.

City Council Report by Bill Ciraco
-There is no delay in the Bonanza Park development. A final design and package for contractor bids expected to be complete within six months.
-Public invited to join the City Council Meeting on August 26th, 2025 at 2:00PM.

Building Community Relations
-Relationship with the City remains good but occasionally inconsistent.
-Right of way permit deposit was refunded in June 2025.
-County bike share will be back in August 2025.
-Proposal of hosting an annual community trash cleanup day.
-Starting a 'Business Improvement District'.

Fiscal Year 2025-26 Budget
-Budget Highlights:
-5% dues increase
-3% management fee increase
-5% trash income increase
-$12,500 for CC&R review
-$25,000 for monument signs
-Utility costs are rising with the cost of living.
-Being more conscious of water and irrigation use.
-Efforts underway to reduce interest and loan fee expenses.
-The Board approved the budget on June 18th, 2025.
-Katie Wilking motioned for ratification of the 2025–2026 budget, which was unanimously approved.
-Central Park Condos voted against dues increase due to low-income housing status.
-2025/26 PSPOA Collections Overview:
-Operating Dues = $586,822
-Master Plan 3 Funds = $310,248
-Capital Reserve Funds = $176,047

Election of Directors
-Up for Election for another two -year term: Alex Brown (Carriage House), Jay Niederhauser (CPA), Terese Walton (Gaddis Investments), Patrick Van Horn (2064 Prospector), Morgan Pierce (PC Museum), Kelly Pfaff (Prospect Executive Offices). Blake Henderson (Regus), and Thomas McCann (PC Sheraton).
-New recommended committee member: Ryan Osario (1800 Prospector)
-Katie Wilking motioned to approve the current board members and add Ryan Osario to the board. Alex Brown seconded. The motion was approved unanimously.

Other Business/Feedback/Discussion
-Potential construction in Lot I to tear down a building, Lot H building might go higher, Lot A building to rebuild.
    -One story buildings can double in size under 2.0 FAR.
-Lot D vehicles observed unmoved for multiple days, Interstate Parking needs to patrol better in that area.
-Sticker permits are no longer used and can be removed if you still have them.
-Water irrigation costs grew to $64,389, resulting in $22,389 over budget.
-Check the PSPOA website: https://prospectorsquare.com/
-Concern of the city streets increased traffic and speeding issues - Craig Dennis to reach out to City Council to find potential solutions. Idea of stop signs on Sidewinder and Gold Dust - make it a 3 way stop.
-Crosswalk visibility issues near Pretty Bird-suggestion for additional lighting.
-The board to discuss with the executive community of sharing contact information of all owners in Prospector Square.
-Idea of installing a welcoming archway to make the community more inviting.
-Recycle Utah's next event is September 13th, 2025 from 9:30AM-12:00PM. Link: Justserve.org

Meeting adjourned by Katie Wilking at 5:16PM.

PROSPECTOR
SQUARE
PROPERTY OWNERS ASSOCIATION

Election of Board Members

Current Board Members Up for Election
For A Two-Year Term:
Katie Wilking, current president/commercial broker
Dean Berrett, vice-president
John Logan, treasurer, retired CPA/Suncreek
Sam Shepard, Kensington Investments

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

Nominations Will Be Accepted From the Floor

Office: 1670 Bonanza, Suite 205, Park City, UT 84060
Mail: PO Box 680344, Park City, UT 84068

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**

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

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

MASTER PLAN PHASE 4 COSTS

	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**	

NOTE: SBWRD Will Likely Require a $30,000 Bond

NOTE:

The attached budget proposal Is for 15-months as the PSPOA Board of Directors is recommending a fiscal year change to October to September to better Recognize season expenses

BUDGET ANALYSIS AND PROPOSAL FOR 2026/27

Proposed Budget

	2025/26 Annual Budget	2025/26 Full-Year Forecasted	4.00% 2025/26 Forecasted from Budget	5.00% 2026/27 Proposed Annual Budget	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	

BUDGET ANALYSIS AND PROPOSAL FOR 2026/27

Proposed Budget	2025/26 Annual Budget	2025/26 Full-Year Forecasted	4.00% 2025/26 Forecasted from Budget	5.00% 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	

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

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

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	