PROSPEC OR SQUARE

Notice of Annual Meeting Wednesday, July 19, 2023 at 4:00pm

DATE:June 26, 2023TO:All Association Members in Good StandingFROM:Board of DirectorsRE:NOTICE OF ANNUAL MEETING

The annual meeting of the Prospector Square Property Owners Association will be held:

Date:	Wednesday, July 19, 2023
Time:	4:00 pm to 5:30 pm
Location:	Park City Sheraton, 1895 Sidewinder Drive, Park City, UT

The agenda for the meeting includes:

- Approval of 2022 Annual Meeting Minutes
- Fiscal Year 2022-23 Financial Review
- Overall Review of Prospector Square Projects, Looking Forward and Backward, including recently passed Master Plan Phase 3 Assessment
- Ratify Board Approved Budget and Dues Schedule for Fiscal Year 2023-24
 - Proposed Operating Budget Recommends Four Percent Dues Increase
- Election of Directors
- \circ Any Other Business

Enclosed is a proxy if you are unable to attend. Your board recommends approval. We will send this notice and proxy via regular mail and by email. Additional material will be sent via email to owners in the coming weeks and posted at <u>www.prospectorsquare.com</u>.

IF YOU CAN'T Attend, WE NEED YOUR PROXY.

We will distribute a meeting packet in the coming weeks via email.



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 19, 2023. 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 ______ 2023 Printed or typed name of owner: _______ Phone Number: _______

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

PROSPECTOR SQUARE PROPERTY OWNERS ASSOCIATION PO Box 680344 | Park City, UT 84068 <u>cdennis@prospectorsquare.com</u> | (801) 368-4303



PROSPECTOR SQUARE PROPERTY OWNERS ASSOCIATION

Mission Statement:

PSPOA's mission is to provide and promote an inviting residential and commercial environment that encourages business development, furthers investment and draws visitors to linger and explore the area all while efficiently and effectively using our resources to benefit our tenants and property owners.

ANNUAL MEETING AGENDA 4 p.m. Wednesday, July 19, 2023 – Park City Sheraton

Opening and Introduction Approval of 2022 Annual Meeting Minutes Fiscal Year 2022-23 Financial Review Overall Review of Prospector Square Projects, Looking Forward and Backward, including recently passed Master Plan Phase 3 Assessment Ratify Board Approved Budget and Dues Schedule for Fiscal Year 2023-24 Proposed Operating Budget Recommends Four Percent Dues Increase Election of Directors Any Other Business/Open Comments

Prospector Square Property Owners Association

Annual Meeting

Monday, July 25, 2022 Park City Sheraton 4:00pm – 5:30pm All documents available for download at <u>www.prospectorsquare.com</u>

Attendees:

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

Dean Berrett called the meeting to order at 4:01pm. Approval of 2021 Annual Meeting Minutes

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

Fiscal Year 2021-2022 Financial Review

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

Accomplishments for Prospector Square in the last year include:

- Berrett Lane rebuilt from Gold Dust to Poison Creek a \$410,00 project funded by operating cash and a \$300,000/three-year loan being back out of capital reserves collections.
- Continued work on beautification
- Rail trail connection completed
- Financials in good shape; members pay on time
- Marketing square and building community relations

Challenges:

- PMA sub-contracted accounting and PSPOA wants to bring that back to Summit County
- Parking enforcement has been inconsistent
- Lot D garage needs more repairs; but there is a silver lining.
- Garbage Bills have gone up; busier
- Sheraton Garage
- Graffiti

Craig described pertinent overages or under-spending within each line between the budget and the actual numbers. He described the accomplishments and challenges over the year. One priority was to make the square inviting with seating areas, and other gathering spaces. The Association spent about \$10,000 on mulch this spring. Landscapers installed red rock in Lot K and Carriage House where there wasn't irrigation for plants.

Sheraton garage repairs are extensive. There was an engineering report completed by the parent company of Sheraton based out of Florida. The estimate for the repairs is \$750,000. PSPOA's share of the cost is \$60,000 to cover half the cost of the membrane on Lot B.

Garbage continues to be a challenge. Education with our tenants and owners is needed. There is an overflowing issue, especially around holidays and busy times.

Lot D garage has been a challenge. There is an issue on the south side wall. Already this year, there are about \$30,000 in repairs to fix leaks and concrete. The silver lining is that the costs should be able to be paid by Lot D stall fees.

Graffiti is another challenge. Recently, the Benson building got hit with "OSLO" Central Park condos got hit on Tuesday. Graffiti was reported near their roof. The Park City Police say they have some teenage suspects.

2021/2022 goals for executive director were:

• Master plan implementation

- Improving look of the square including garbage/sustainability
- Parking enforcement, snow removal, permitting
- Governance/ communications
- Enhance city and community relations
- Parking enforcement

Paul Carpenter, Katie Wilking and Rochelle Jonswald offered suggestions for parking lot enforcement. Suggestions ranged from paper tags or tags for any visitors to have a pass on the dashboard.

Craig described the surveys of members that took place over the year. The community survey had 65% representation or 38 responses.

Upgrading the sewer system was the most important in the survey, followed by enhanced landscaping.

According to the surveys, the greatest long-term concern is to keep infrastructure up to date, followed by managing parking and snow removal.

MGB & A has been contracted since 2017 to update cost estimates in terms of master planning. The updated costs for the entire project adds up to about \$7 million. The project is broken into nodes for potential phasing. Four nodes are on Berrett Lane and then six nodes are parking lots. Five of those parking lots have sewer lines in them.

One owner asked about mine tailings, which are present and need to be properly mitigated. Sewer upgrade costs is estimated to be 1.1 million dollars. Craig discussed payment options from a loan with several varied options, allowing work to be done in around five years, to a staged construction using a capital reserve funds. Staged construction with reserve funding only would take the project fifteen years or twenty years to be completed.

Craig reviewed the board-approved operating budget, highlighting that the dues will increase an overall 12.67%. Snow removal remains at \$165,000 and Executive Director stays at 30 hours a week. This includes the cost of the membrane for Lot D that needs to be repaired quickly. He reviewed the dues and proposed budget.

Dean Berrett said the executive committee puts together a budget based on Craigs recommendations. It's revised several times with discussion that the Board approves. The members ratify the already-approved budget. Asking for now is a motion to ratify the board-approved budget.

Rochelle Jonswald made a motion to approve the board-ratified budget for 2022-2023 as presented; Chris Nangle seconded the motion. Dean Berrett asked for further discussion. There was none. Ratified unanimously.

Election of Board Members:

Current Board Members up for Election for another Two-Year Term

- Dean Berrett, board President
- Steve Tassler, Arastra
- Jake Hardy, Ski Butler

Nominated to Serve the balance of Alex Brown's Term, One-Year

• Jacque Faust, Carriage House

Nominated as New Board Members, Two Year Terms

- Helena Sideris, Park City Lodging
- Katie Wilking, Commercial Broker
- John Logan, Sun Creek

Rochelle Jonswald made the motion to approve the slate of directors as presented, Chris Nangle seconded. All approved unanimously.

Feedback/Discussion. Dean Berrett asked for feedback about garbage, parking, priorities for executive director. Dean believes Prospector Square Property Association made significant progress on all of last year's priorities. He asked the membership to keep in mind that a Master Plan meeting will be in September for the membership. The scope of upgrades for the Master Plan is overwhelming. The members unanimously supported the upgrade of infrastructure. In 2017, the cost was estimated to be was around \$3 million. Today, that number is closer to \$7 million.

Helena Sideris provided feedback on parking. Parking enforcement is a good idea. It's becoming harder to park in any of the lots. Patrolling was started. Dean Be. rrett added that this issue has been on the member survey always # 2 or #3 in terms of priority importance. It's an issue and it's not going away. Dean reminded the membership that there is not a silver bullet. Helena said Patrolling it like PMA is starting this week to do is a good start.

Dean Berrett asked if people will volunteer to help with committees on parking and other priority issues. The Association needs volunteers. Paul Carpenter thinks the committee volunteer approach is a great idea. He would prefer something like a ticket on a car rather than a confrontation. If drivers see something official, even if it's a threat, they might think about it twice. Craig will be contacting people for four or five areas.

Loretta Haslock asked if the block parties could be a revenue stream. Park Silly Market on Main Street is a revenue stream for the municipality. Dean Berrett said the goal for the events were successful. We've learned a great deal. They were designed to accomplish two different things. Does the marketing of the square want revenue? Notoriety to the square? Dean discussed encroaching on the common area, for various businesses who want to add to their venues. Rhonda asked if it would help to implement a reinvestment fee. Dean said that there was a transfer fee at many other areas. But maybe there should be in those other master associations. Or like the CVMA, everyone pays into a marketing fee.

Dean asked if they think we're spending the \$700,000 of annual budget monies wisely. Dean asked if we're wasteful or reasonable. Paul said that we're doing a great job. Rhonda said the square looks great over the past few years. Dean said he could tell a difference. It used to be embarrassing and it looks good. There are areas where it needs some attention.

Rochelle said that speaking to the budget & master plan – the hard part is so much is infrastructure. It's the stuff you don't see unless it's broken. Even the parking lots, you don't really see. But yet, that's a good chunk of the costs. Beautification would be nice to show people what it could look like. That's the challenge is there's so much money to spend that people won't see. Needs\ to consider that during the September meeting – the longer we wait, that number goes higher. Sun creek project recently, some costs tripled in a year's time.

Paul said it is important to look at the numbers – infrastructure is the most important thing. Why not do a two-time assessment and have that be done quickly and not do a 20- or 30-year timeframe. Costs only go up. I know it's a tough one to take. It's a big number, but what if that sewer line fails? Then that's even more impactful.

Dean reminded property owners to investigate their own insurances to ensure sewer is covered while this is sorted out. Need to solve underground storm drain / sewer before beautification. Also, it's important to understand the constraints of contaminated soils.

The Association is gathering knowledge of the history of the Square. Only Dean knows about cost-sharing in Sheraton, and why the Association owns Lot D, among other oddities.

Joe Cronley stated that the Board and Executive Committee spent a lot of time on the master plan. One option is to keep moving forward and take care of sewer upgrades as we go, kind of like we did in Berrett lane just to keep momentum going. Paul Carpenter said the Association should go full steam ahead. Is there anyone who has an opinion on keeping momentum going if it's in smaller pieces? Dean says the answer is yes. There are pay options to pay as you go or alternatives for loans.

Rochelle said a pay as you go that is concerning is that there are three years of payments before you can start the next phase. Dean clarified that the dues that contribute to the reserves are increasing.

Rochelle made motion to adjourn. Chris seconded. Meeting adjourned at 5:08pm.

Prospector Square Property Owners Association Balance Sheet As of June 30, 2023

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings 101010 · Checking-First Community 6654	529 525 O
101020 · Master Plan 1- First Community 6654	528,525.08 98,671.1
Total Checking/Savings	627,196.23
	027,130.23
Accounts Receivable	400.000.4
102200 · Accounts Receivable	182,093.48
Total Accounts Receivable	182,093.48
Other Current Assets	
141000 · Prepaid Insurance	928.68
Total Other Current Assets	928.68
Total Current Assets	810,218.3
Fixed Assets	
104100 · Land	76,391.0
104200 · Trash Compactor	27,998.9
104300 · ATV	12,375.5
104400 · Accumulated Depreciation	-27,916.0
Total Fixed Assets	88,849.4
OTAL ASSETS	899,067.8
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	34,662.9
Total Accounts Payable	
Total Accounts Payable Other Current Liabilities	
Total Accounts Payable	34,662.99
Total Accounts Payable Other Current Liabilities	34,662.99
Total Accounts Payable Other Current Liabilities 240001 · Payroll Tax Payable	34,662.99 49.0 49.0
Total Accounts Payable Other Current Liabilities 240001 · Payroll Tax Payable Total Other Current Liabilities	34,662.99 49.0 49.0
Total Accounts Payable Other Current Liabilities 240001 · Payroll Tax Payable Total Other Current Liabilities Total Current Liabilities	34,662.99 34,662.99 49.07 34,712.00 156,208.12
Total Accounts Payable Other Current Liabilities 240001 · Payroll Tax Payable Total Other Current Liabilities Total Current Liabilities Long Term Liabilities	34,662.99 49.0 49.0 34,712.00
Total Accounts Payable Other Current Liabilities 240001 · Payroll Tax Payable Total Other Current Liabilities Total Current Liabilities Long Term Liabilities 203200 · Prospector Loan	34,662.99 49.0 49.0 34,712.00 156,208.12
Total Accounts Payable Other Current Liabilities 240001 · Payroll Tax Payable Total Other Current Liabilities Total Current Liabilities Long Term Liabilities 203200 · Prospector Loan Total Long Term Liabilities	34,662.99 49.0 49.0 34,712.00 156,208.12 156,208.12
Total Accounts Payable Other Current Liabilities 240001 · Payroll Tax Payable Total Other Current Liabilities Total Current Liabilities Long Term Liabilities 203200 · Prospector Loan Total Long Term Liabilities Total Liabilities	34,662.99 49.0 49.0 34,712.00 156,208.11 156,208.11 190,920.11
Total Accounts Payable Other Current Liabilities 240001 · Payroll Tax Payable Total Other Current Liabilities Total Current Liabilities Long Term Liabilities 203200 · Prospector Loan Total Long Term Liabilities Total Liabilities Equity	34,662.93 49.0 49.0 34,712.00 156,208.13 156,208.13 190,920.13 203,319.53
Total Accounts Payable Other Current Liabilities 240001 · Payroll Tax Payable Total Other Current Liabilities Total Current Liabilities Long Term Liabilities 203200 · Prospector Loan Total Long Term Liabilities Total Liabilities Equity 32000 · Retained Earnings	34,662.99 49.0 49.0 34,712.00 156,208.12 156,208.12

Prospector Square Property Owners Association Budget Performance

crual Basis		June 2	023				
	Jun 23	Budget	\$ Over Budget	Jul '22 - Jun 23	YTD Budget	\$ Over Budget	Annual Budg
Ordinary Income/Expense							
Income							
Operating Revenue							
300100 · Association Dues	44,781.87	44,781.92	(0.05)	537,382.53	537,383.00	(0.47)	537,383.00
300400 · Garbage Enclosure Lease	0.00	350.00	(350.00)	4,200.00	4,200.00	0.00	4,200.0
301300 · Misc Income	0.00	25.00	(25.00)	62.27	300.00	(237.73)	300.0
301600 · Interest Income	0.00	41.63	(41.63)	0.00	500.00	(500.00)	500.0
301700 · Late Fees	0.00	33.37	(33.37)	330.22	400.00	(69.78)	400.0
301800 · Compactor Income	0.00	1,791.63	(1,791.63)	16,701.39	21,500.00	(4,798.61)	21,500.0
301900 · Trash Income	(1,100.00)	2,812.50	(3,912.50)	58,491.10	33,750.00	24,741.10	33,750.0
302000 · Parking Permit Income	300.00	375.00	(75.00)	16,200.00	4,500.00	11,700.00	4,500.0
30300 · Master Plan Assessment Income	158,252.60	0.00	158,252.60	402,419.86	0.00	402,419.86	0.0
Total Operating Revenue	202,234.47	50,211.05	152,023.42	1,035,787.37	602,533.00	433,254.37	602,533
Total Income	202,234.47	50,211.05	152,023.42	1,035,787.37	602,533.00	433,254.37	602,533
Expense							
Administrative Expense							
400103 · Management Fee	7,000.00	8,755.00	(1,755.00)	97,750.00	105,060.00	(7,310.00)	105,060.0
400105 · Legal & Professional	700.00	291.63	408.37	13,491.50	3,500.00	9,991.50	3,500.0
400107 · Income Taxes	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.0
400109 · Meals & Entertainment	0.00	0.00	0.00	254.19	0.00	254.19	0.0
400200 · Office Expense	417.79	250.00	167.79	3,123.40	3,000.00	123.40	3,000.0
400203 · Property Taxes	0.00	250.00	(250.00)	2,467.69	3,000.00	(532.31)	3,000.0
400207 · Website Hosting	0.00	41.63	(41.63)	270.00	500.00	(230.00)	500.0
400208 · Office Rent	300.00	300.00	0.00	3,300.00	3,600.00	(300.00)	3,600.0
400209 · Payroll Expense	5.573.50	5,000.00	573.50	64,875.04	60.000.00	4.875.04	60.000.0
400209 · Payroll Taxes	432.88	411.87	21.01	5,217.72	4,942.00	275.72	4,942.0
400300 · Payroll Taxes 400301 · Consultants	700.00	150.00	550.00	1,375.00	1,800.00	(425.00)	1,800.0
400301 · Consultants 400302 · Special Events	650.00	208.37	441.63	650.00	2,500.00	. ,	2,500.0
-					·	(1,850.00)	
Total Administrative Expense	15,774.17	15,758.50	15.67	192,774.54	189,102.00	3,672.54	189,10
Insurance 401100 · Property Insurance	0.00	600.00	(600.00)	5,188.22	7,200.00	(2,011.78)	7,200.0
401150 · Workers Comp Insurance	116.08		(000.00)	464.32		(2,011.70)	
Total Insurance	116.08	600.00	(483.92)	5,652.54	7,200.00	(1,547.46)	7,20
Landscaping							
402100 · Landscaping/Pruning/Irrigation	2,050.00	6,000.00	(3,950.00)	21,891.25	25,000.00	(3,108.75)	25,000.0
402200 · Irrigation Repairs	1,836.00	500.00	1,336.00	9,895.48	2,500.00	7,395.48	2,500.0
Total Landscaping	3,886.00	6,500.00	(2,614.00)	31,786.73	27,500.00	4,286.73	27,500
Lot D				407.07	2 2 2	40- 0-	
420100 · Lot D/New Claim Expense	0.00	0.00	0.00	137.07	0.00	137.07	0.00

Prospector Square Property Owners Association Budget Performance June 2023

Accrual Basis

	Jun 23	Budget	\$ Over Budget	Jul '22 - Jun 23	YTD Budget	\$ Over Budget	Annual Budge
Total Lot D	0.00	0.00	0.00	137.07	0.00	137.07	0.00
Maintenance							
406100 · Asphalt/Concrete Work	0.00	500.00	(500.00)	2,160.00	3,000.00	(840.00)	3,000.00
406102 · Asphalt Paving/Crack Seal/Paint	0.00	20,000.00	(20,000.00)	1,450.14	20,000.00	(18,549.86)	20,000.00
406304 Maintenance & Repairs	0.00	1,250.00	(1,250.00)	6,545.05	15,000.00	(8,454.95)	15,000.00
406306 · Misc Maintenance	0.00	41.63	(41.63)	0.00	500.00	(500.00)	500.00
406400 · Sewer Line Cleaning/Repair	3,828.00	0.00	3,828.00	8,420.00	10,500.00	(2,080.00)	10,500.00
406405 · Seasonal Lighting	0.00	0.00	0.00	0.00	3,250.00	(3,250.00)	3,250.00
406406 · Parking Enforcement	0.00	1,166.63	(1,166.63)	2,632.20	14,000.00	(11,367.80)	14,000.00
406602 · Dumpster Enclosures	0.00	416.63	(416.63)	2,908.00	5,000.00	(2,092.00)	5,000.00
406606 · Signage	0.00	916.63	(916.63)	4,205.82	11,000.00	(6,794.18)	11,000.00
406608 · Vehicle Expense	0.00	150.00	(150.00)	0.00	1,800.00	(1,800.00)	1,800.00
Total Maintenance	3,828.00	24,441.52	(20,613.52)	28,321.21	84,050.00	(55,728.79)	84,050.0
Snow Removal				,			,
403100 · Snow Removal Contract	0.00	0.00	0.00	126.750.50	123.000.00	3.750.50	123.000.00
403300 · Snow Removal Contract	0.00	0.00	0.00	94,798.75	40,000.00	54,798.75	40,000.00
403300 · Snow Removal-Extra Removal	0.00	0.00	0.00	0.00	5.000.00	(5,000.00)	5.000.00
403400 · Snow Removal-Extra Removal				0.00	5,000.00	(5,000.00)	5,000.00
Total Snow Removal	0.00	0.00	0.00	221,549.25	168,000.00	53,549.25	168,000.0
Utilities	407.47	000.07	(400.00)	0.470.04	1 000 00	(4 500 40)	4 000 00
404101 · Electricity	167.17	333.37	(166.20)	2,479.84	4,000.00	(1,520.16)	4,000.00
404103 · Compactor Expense	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)	1,500.00
404107 · Trash	10,204.00	5,000.00	5,204.00	90,205.48	60,000.00	30,205.48	60,000.00
404109 · Water	2,575.59	6,000.00	(3,424.41)	45,434.68	35,000.00	10,434.68	35,000.00
404200 · Recycling	445.69	600.00	(154.31)	5,913.67	7,200.00	(1,286.33)	7,200.00
404202 · Storm Water	1,557.22	1,750.00	(192.78)	18,686.64	21,000.00	(2,313.36)	21,000.00
Total Utilities	14,949.67	13,808.37	1,141.30	162,720.31	128,700.00	34,020.31	128,700.0
450000 · Master Plan Expenses							
451000 · Applications and Permits	850.00	0.00	850.00	1,700.00	0.00	1,700.00	0.00
451100 · Accounting Services- MP3	120.00	0.00	120.00	120.00	0.00	120.00	0.00
450000 · Master Plan Expenses - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 450000 · Master Plan Expenses	970.00	0.00	970.00	1,820.00	0.00	1,820.00	0.0
otal Expense	39,523.92	61,108.39	(21,584.47)	644,761.65	604,552.00	40,209.65	604,552.0
Ordinary Income	162,710.55	(10,897.34)	173,607.89	391,025.72	(2,019.00)	393,044.72	(2,019.0
er Income/Expense ther Income							
Reserve Income 500100 · Reserve Income- Dues	13,434.56	13.434.84	(0.28)	161,214.71	161,215.00	(0.29)	161.215.00
500800 · Capital Assessment Income	0.00	0.00	0.00	50.000.00	0.00	(0.29) 50.000.00	0.00
Subou - Capital Assessment income	0.00	0.00	0.00	50,000.00	0.00	50,000.00	0.00

Prospector Square Property Owners Association Budget Performance

June 2023 Accrual Basis YTD Budget Jun 23 Budget \$ Over Budget Jul '22 - Jun 23 \$ Over Budget Annual Budget 13,434.56 13,434.84 (0.28) 49,999.71 **Total Reserve Income** 211,214.71 161,215.00 161,215.00 **Total Other Income** 13,434.56 13,434.84 (0.28) 49,999.71 211,214.71 161,215.00 161,215.00 Other Expense Reserve Expense 493.70 0.00 493.70 7,524.24 0.00 7,524.24 0.00 600607 · Loan Interest 600610 · Reserve- Parking Lot Lighting 22,100.00 0.00 22,100.00 50,250.69 0.00 50,250.69 0.00 0.00 0.00 13,881.03 0.00 600611 · Berrett Lane Improvement Projec 0.00 0.00 13,881.03 600615 · Reserve Project 13,656.25 0.00 13,656.25 25,756.25 0.00 25,756.25 0.00 **Total Reserve Expense** 36,249.95 0.00 36,249.95 97,412.21 0.00 97,412.21 0.00 **Total Other Expense** 36,249.95 0.00 36,249.95 97,412.21 0.00 97,412.21 0.00 (22, 815.39)13,434.84 (36, 250. 23)161,215.00 Net Other Income 113,802.50 (47, 412.50)161,215.00 345,632.22 Net Income 139,895.16 2,537.50 137,357.66 504,828.22 159,196.00 159,196.00

PROSPECTOR SQUARE (PSPOA) BUDGET PROPOSAL 2023/24

						Dues Increase	1.04	4.00%
				2022/23	2022/23	2022/23	2023/24	
					Forecasted		Proposed	
	Jul '22 -	YTD	\$ Over	Annual	Actual on	Variance	Annual	
	Mar 23	Budget	Budget	Budget	June 30	from Budget	Budget	
Ordinary Income/Expense								
Income								
Operating Revenue								
300100 · Association Dues	403,037	403,037	0	537,383	537,383	0	558,878	NOTE Dues Increase
300400 · Garbage Enclosure Lease	3,150	3,150	0	4,200	4,200	0	4,200	Raise \$50/month
301300 · Misc Income	5	225	-220	300	0	-300	300	
301600 · Interest Income	0	375	-375	500	0	-500	5,000	Rates have gone up, better money management
301700 · Late Fees	357	300	57	400	400	0	400	
301800 · Compactor Income	11,206	16,125	-4,919	21,500	15,200	-6,300	16,000	
301900 · Trash Income	43,621	25,313	18,308	33,750	52,000	18,250	52,000	
302000 · Parking Permit Income	15,900	3,375	12,525	4,500	17,000	12,500	18,000	\$50/month for excess vehicles; 30 vehicles
Total Operating Revenue	477,276	451,900	25,376	602,533	626,183	23,650	654,778	
Total Income	477,276	451,900	25,376	602,533	626,183	23,650	654,778	
Expense								
Administrative Expense								
400103 · Management Fee	76,750	78,795	-2,045	105,060	100,750	-4,310	87,600	7,300/month to TCB
400105 · Legal & Professional	10,792	2,625	8,166	3,500	10,792	7,292	15,700	\$900/month Lorrie Allread; \$2500 legal; \$2400 Jay
400107 · Income Taxes	0	900	-900	1,200	0	-1,200	600	
400109 · Meals & Entertainment	254	0	254	0	300	300	300	Exec. Director, Chamber events, etc
400200 · Office Expense	1,491	2,250	-759	3,000	2,500	-500	2,500	
400203 · Property Taxes	2,468	2,250	218	3,000	2,500	-500	2,500	
400207 · Website Hosting 400208 · Office Rent	0 2,400	375 2,700	-375 -300	500 3,600	375 3,600	-125 0	400 3,600	
400208 · Onice Rent 400209 · Payroll Expense	48,155	45,000	-300 3,155	3,600 60,000	3,600 63,000	3,000	5,600 65,000	
400209 · Payroll Expense	3,961	3,706	255	4,942	5,200	258	5,347	
400300 · Payfoll Taxes 401150 · Workers Comp Insurance	116	3,700	200	4,542	600	200	600	
400301 · Consultants	675	1,350	-675	1,800	1,200	-600	3,000	Assumes More Usage during construction
400302 · Special Events	0,0	1,875	-1,875	2,500	1,000	-1,500	2,500	Assumes more usage during construction
Total Administrative Expense	147,061	141,827	5,235	189,102	191,817	2,115	189,647	
Insurance	147,001	141,027	0,200	100,102	101,017	2,110	100,047	
401100 · Property Insurance	5,188	5,400	-212	7,200	5,200	-2,000	5,500	
Total Insurance	5,188	5,400	-212	7,200	5,200	-2,000	5,500	
Landscaping	-,	-,		- ,	-,	_,	-,	
402100 · Landscaping/Pruning/Irrigation	16,891	15,000	1,891	25,000	22,500	-2,500	25,000	
402200 · Irrigation Repairs	8,059	2,000	6,059	2,500	9,000	6,500	4,000	
Total Landscaping	24,951	17,000	7,951	27,500	31,500	4,000	29,000	
Lot D								
420100 · Lot D/New Claim Expense	137	0	137	0	0	0	0	
Total Lot D	137	0	137	0	0	0	0	
Maintenance								
406100 · Asphalt/Concrete Work	2,160	2,500	-340	3,000	2,160	-840	5,000	
406102 · Asphalt Paving/Crack Seal/Paint	0	0	0	20,000	0	-20,000	15,000	
406304 · Maintenance & Repairs	6,545	11,250	-4,705	15,000	8,000	-7,000	10,000	
406306 · Misc Maintenance	0	375	-375	500	0	-500	500	
406400 · Sewer Line Cleaning/Repair	3,887	8,500	-4,613	10,500	5,000	-5,500	10,000	
406405 · Seasonal Lighting	0	3,250	-3,250	3,250	0	-3,250	0	
406406 · Parking Enforcement	3,432	10,500	-7,068	14,000	3,500	-10,500	24,000	
406602 · Dumpster Enclosures	2,908 4,206	3,750	-842	5,000	3,000	-2,000	2,500	Assumes Parking Committee Decommends
406606 · Signage	4,206	8,250	-4,044	11,000	4,200 0	-6,800 -1,800	10,000	Assumes Parking Committee Recommends
406608 · Vehicle Expense	U	1,350	-1,350	1,800	0	-1,000	1,200	Signage Change

PROSPECTOR SQUARE (PSPOA) BUDGET PROPOSAL 2023/24

Total Maintenance	Jul '22 - Mar 23 23,138	YTD Budget 49,725	\$ Over Budget -26,587	2022/23 Annual Budget 84,050	2022/23 Forecasted Actual on June 30 25.860	Dues Increase 2022/23 Variance from Budget -58,190	1.04 2023/24 Proposed Annual Budget 78,200	4.00%
Snow Removal	23,130	49,725	-20,307	64,050	25,000	-56,190	78,200	
403100 · Snow Removal Contract	119,941	123.000	-3.060	123,000	126.000	3.000	126.000	Five percent Increase
403300 · Snow Removal/Hauling	94,859	40,000	54,859	40,000	94,859	54,859	45,000	Three-Year Average
403400 · Snow Removal-Extra Removal	0,000	5,000	-5,000	5,000	0,009	-5,000	2,500	Thee real Average
Total Snow Removal	214,799	168.000	46.799	168.000	220.859	52.859	173,500	
Utilities	214,700	100,000	40,700	100,000	220,000	02,000	170,000	
404101 · Electricity	1,954	3,000	-1,046	4,000	2,600	-1,400	2,750	
404103 · Compactor Expense	0	1,125	-1,125	1,500	2,000	-1,500	1,500	
404107 · Trash	69,854	45,000	24,854	60,000	81,000	21,000	68,000	Need to Review
404109 · Water	42,859	27,000	15,859	35,000	42,859	7.859	35.000	Uncertain Number
404200 · Recycling	4,116	5,400	-1,284	7,200	5,300	-1,900	5,500	
404202 · Storm Water	14,015	15,750	-1,735	21,000	21,000	0	21,000	
Total Utilities	132,798	97,275	35,523	128,700	152,759	24,059	133,750	
Total Expense	548,072	479,227	68,846	604,552	627,995	22,843	609,597	
Net Ordinary Income	-70,797	-27,327	-43,470	-2,019	-1,812	807	45,182	
Other Income/Expense								
Other Income								
Reserve Income								
500100 · Reserve Income- Dues	120,911	120,911	0	161,215	161,215	161,215	167,663	30% of Operating Dues
500800 · Capital Assessment Income	50,000	0	50,000	0	0	0	0	
Total Reserve Income	170,911	120,911	50,000	161,215	161,215	161,215	167,663	
Total Other Income	170,911	120,911	50,000	161,215	161,215	161,215	167,663	
Other Expense								
Reserve Expense								
600607 · Loan Interest	5,961	0	5,961	0	105,600	0	105,600	\$8800/month
600610 · Reserve- Parking Lot Lighting	28,151	0	28,151	0	51,000	0	0	
Sheraton Membrane							120,000	
600611 · Berrett Lane Improvement Projec	13,881	0	13,881	0	0	0	0	
Total Reserve Expense	47,993	0	47,993	0	156,600	0	225,600	
Total Other Expense	47,993	0	47,993	0	156,600	0	225,600	
Net Other Income	122,918	120,911	2,007	161,215	4,615	161,215	-57,937	
Net Income	52,121	93,584	-41,463	159,196	2,803	162,022	-12,755	

Operating Dues for PSPOA 2023/24

b b<			Operatin	IY DI	162 1		DF O		Dues Increase	4.00%	Сар	ital Reserve %	30.00%						
CTI Marcel 11. Dia Constrained 12. Constrained 12. <thconstrained 12.<="" th=""> <thconstrained 12.<="" th=""></thconstrained></thconstrained>	Member	Parcel	Physical Address – All Park City, UT	Lot Size		Total Factor		<u>% of</u> Voting	Operating	GORACIENCE	Annual Cap	donatienter	Annual Dues/Cap Reserve	GOVERNET	Assessment over Three-		Discount/ Paid in Full by	Savings if Paid in Full	Paid In Full by July 15, 2023
Name bandMDTStabS	Resort Retailers	2A	1723 Sidewinder	6,375	2,560	8,935	0.72%	1.50%	\$ 4,032.53	\$ 1,008.13	\$ 1,209.76	\$ 302.44	\$ 5,242.29	\$ 1,310.57				\$ 577.23	
NomeNomeNomeNomeNomeNomeNomeNo	PET Properties, LLC			-,	.,		0.0070		\$ 4,754.64	\$ 1,188.66	\$ 1,426.39	\$ 356.60	\$ 6,181.04	\$ 1,545.26					
Simple 		3A			- /		0.75%		• .,=	• .,••=•	+ .,===.	+	÷ =,	+ .,====.	1 ,	1 7	1 7 5		
NameN		3B		0,000	1,000	10,000	0.86%		• .,•••••	• .,=••.	+ .,	• •••••	+ -,=	+ .,	+	+ -,	+,		\$ 13,072.53
Name. Let100 <td></td> <td></td> <td></td> <td></td> <td>.,====</td> <td></td> <td></td> <td></td> <td>+ -,</td> <td>• • • • • • •</td> <td>+ .,</td> <td>+</td> <td>• .,</td> <td>+ .,</td> <td></td> <td></td> <td></td> <td></td> <td></td>					.,====				+ -,	• • • • • • •	+ .,	+	• .,	+ .,					
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Since of control Number of control		50		-,	-,	,=			. ,				• •,•••						
Binard Marcelander Markelander		7A1.7B1		4,550					+ -,			• • • • • • • •	• •,• • • • •	+ =,======					
Sing Concented Instant Unit Unit <thunit< th=""> Unit Unit</thunit<>				12,308	21,700			2.90%	,	\$ 3,837.11			\$ 19,952.98						
Sinale data	Alder Construction	8-1/9A1		5,554	11,010	16,564	1.34%	1.31%	\$ 7,475.64	\$ 1,868.91	\$ 2,242.69	\$ 560.67	\$ 9,718.34	\$ 2,429.58		\$ 1,783.49		\$ 1,070.09	\$ 20,331.77
Back Selection Back Selection Back Selection Back Sele	Furning Leaves Production	82/9A2	2024 Sidewinder	4,695	5,150	9,845	0.80%	1.11%	\$ 4,443.23	\$ 1,110.81	\$ 1,332.97	\$ 333.24	\$ 5,776.20	\$ 1,444.05	\$ 12,720.44	\$ 1,060.04	\$ 12,084.42	\$ 636.02	
Such () Landie () <thlandie ()<="" th=""> <thlandie ()<="" th=""> <thlan< td=""><td>Sri Ganesh Garden, LLC</td><td>9B</td><td>1811 Sidewinder</td><td>5,182</td><td>10,360</td><td></td><td>1.26%</td><td></td><td>\$ 7,014.40</td><td>\$ 1,753.60</td><td>\$ 2,104.32</td><td>\$ 526.08</td><td>\$ 9,118.71</td><td>\$ 2,279.68</td><td>\$ 20,081.37</td><td>\$ 1,673.45</td><td>\$ 19,077.30</td><td>\$ 1,004.07</td><td></td></thlan<></thlandie></thlandie>	Sri Ganesh Garden, LLC	9B	1811 Sidewinder	5,182	10,360		1.26%		\$ 7,014.40	\$ 1,753.60	\$ 2,104.32	\$ 526.08	\$ 9,118.71	\$ 2,279.68	\$ 20,081.37	\$ 1,673.45	\$ 19,077.30	\$ 1,004.07	
Dists M1 Sile M1 Sile M1 Sile M1 Sile M2 Mass	Park Centennial HOA	9C		1,100	9,000	10,100	1.08%		+ -,	* .,•.=	+ .,=	• · • • • •	• • • • • • • • •	+ .,	+	÷ 1,110.00	\$ 10,151.20	\$ 866.01	\$ 16,454.20
Description 14.4 2001 Selection 3.200 6.00 8.078 6.783 6.785 6.785					,	1			+	+ = .,	+ ==,===	+ .,=	+ -==,= -===		+ =:=;=====			+ ==)=====	
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Imma 16 202 Suburder 200 0 0.0		14A		3,000	6,000	9,000	0.73%					• •••••	+ -,=	+ .,===	+ ==,===				\$ 11,783.69
Concentre 15A 2441 Speemder 2442 Speemder 2441 Speemder 24441 Speemder 2441 Speemder		140		3,200	7 250	9,000	0.70%		. ,			+					+		ο 11,765.09
Singer Table 2003 3000 3.200 5.200 5 2.200.0 0 0.400.10.0 0 0.400.10.0 0 0.400.00 0 0 0.400.00 0 0.400.00 0 0.400.00 0 0.400.00 0 0.400.00 0 0.400.00 0 0.400.00 0 0.400.00 0 0.400.00 0				_,				0.0070	• .,•••••	• 1,100.01	• .,•••••			÷ .,=					
Date Discriptions Date Discriptions Date Discriptions Date Discriptions Discriptions <thdiscriptions< th=""> Discriptions</thdiscriptions<>				2,100	1,110		0.01 /0	0.01 /0	,		\$ 002.00	¢ 210.01	• 1,111.01	¢ 1,012.00					
Part Of Michael Joong Part Of Johnson Part			2065 Sidewinder Drive, Suite 101	2,600			0.61%	0.61%	\$ 3,384.89	\$ 846.22	\$ 1,015.47	\$ 253.87	\$ 4,400.36	\$ 1,100.09					
Call Date March Name TA-TC B87 Gold Date TA-TC B87 Gold Date TA-TC B127.4 B	Park City Historical Society	16A		6,075	5,170	11,245	0.91%	1.43%	\$ 5,075.08	\$ 1,268.77	\$ 1,522.52	\$ 380.63	\$ 6,597.60	\$ 1,649.40	\$ 14,529.34	\$ 1,210.78	\$ 13,802.87	\$ 726.47	
Sung-Pair Ine Progeed 778 Atta 27.3 4.10 7.85 0.8 5.842.1 880.6 5 0.032.8 2 0.024.8 5 0.032.8 0.032.8 0.034.8 0.71.8 0.11.8 0.05 0.032.8 0.034.8 0.014.8 0.11.8 0.022.8 0.13.8 0.034.8 0.014.8 0.014.8 0.014.8 0.012.8 0.022.8 0.034.8 0.014.8 0.014.8 0.012.	Queensgate Investments, LLC	16B	2093 Sidewinder	8,084	10,420	18,504	1.49%	1.90%	\$ 8,351.20	\$ 2,087.80	\$ 2,505.36	\$ 626.34	\$ 10,856.56	\$ 2,714.14	\$ 23,908.48	\$ 1,992.37	\$ 22,713.06	\$ 1,195.42	
2024 Frequency LLC 15A 2034 Prospector 60.02 8.00 4.050 5 10.71.7 5 21.01.7.1 5 21.02.8.0 5 10.62.8.0 5 11.02.8.	Gold Dust Plaza POA Inc	17A-17C	1887 Gold Dust	8,925	13,740	22,665	1.83%	2.10%	\$ 10,229.14	\$ 2,557.28	\$ 3,068.74	\$ 767.19	\$ 13,297.88	\$ 3,324.47	\$ 29,284.79	\$ 2,440.40	\$ 27,820.55	\$ 1,464.24	
Name 100 0.02					1 -				,.				. ,						
S208 Progetor 14A 2080 Progetor 7200 8.800 5 9.70.2 9 9.80.40 9 8.80.70 9 70.85 9.80.801 9 8.800 1 8.8000 1 8.8000 1 8.8000 1 8.8000 1 8.8000 1 8.8000 1 8.8000 1 8.8000 1 8.8000 1 8.8000 1 8.8000 1 8.8000 1 8.8000 1 8.8000 1 8.8000 8.8000 1 8.8000 1 1.8000 1 8.8000 1 8.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1 1.8000 1.80000 1.80000				-,	-,	1			+ +,=	• .,•.•	,	• ••••				,		+	
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Camule Modent Stands 2 ADA 1994 Prospector 2 0.044 1,10.0 0 2.774 0 470 1,173.24 <td></td> <td></td> <td></td> <td>2,200</td> <td></td> <td></td> <td>0.53%</td> <td></td> <td>÷ =,••••••</td> <td>• • • • • • • •</td> <td>• •••=••</td> <td>+</td> <td>\$ 0,000.10</td> <td>• •••••</td> <td></td> <td></td> <td></td> <td></td> <td>\$ 8,089.01</td>				2,200			0.53%		÷ =,••••••	• • • • • • • •	• •••=••	+	\$ 0,000.10	• •••••					\$ 8,089.01
Machael R Sewart 2A Monge Trans. LO 228 1922 Prospector 3.00 5 4.000 5 1.000 5 1.000 0 0.000 6 0 0 0 0 1.000 0 0 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>• •=,••</td> <td>• •,=••••</td> <td>+ -,</td> <td>+ _,</td> <td>+ .=,= .=</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									• •=,••	• •,=••••	+ -,	+ _,	+ .=,= .=						
Sage Pare LLC 228 1922 Prospector 3.00 7.00 10.00 0.0050 0.0055 5 1.973.2 5 1.551.0 5 1.273.2 5 1.414.6 5 1.414.6 5 1.414.6 5 1.414.6 5 1.414.6 5 1.414.6 5 1.424.6 5 1.414.6 5 1.414.6 5 1.414.6 5 1.414.6 5 1.424.6 5 1.414.6 5 1.424.6 5 1.414.6 5 1.414.6 5 1.414.6 5 1.414.6 5 1.414.6 5 1.414.6 5 1.414.6 5 1.414.6 5 1.414.6 1.41	v	21AD, 40			71,510		0.32%		•	• ••••		,	+,==	•					\$ 4,909.87
Parspector 320 370 7.70 0.5% 0.75% 5 3.235.8 5 9.00.90 5 4.207.1 5 4.207.1 5 9.264.15 5 7.70.1 5 8.00.91 5 9.264.15 5 7.70.1 5 8.00.91 5 7.70.1 5 9.264.15 5 7.70.1 5 9.264.15 5 7.70.1 5 1.80.00 6 5 3.80.01 5 3.82.84 5 1.80.01 5 3.80.01 5 3.82.84 5 1.80.01 5 3.82.84 5 1.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3.80.01 5 3	Hondorre Otomate	22B		1,000	7.030	1,000	0.86%		. ,			• •••••	+ _,	• ••••	+ -)		+ .)		-,505.07
Snowsports Industanse American 23A 92A 92A 92A 92A 92				3,200	3,970	7,170	0.58%		\$ 3.235.96	\$ 808.99	\$ 970.79	\$ 242.70	\$ 4,206,74	\$ 1.051.69				\$ 463.21	
Doug Perter 24A 1901 Prospector 450 8.110 1056 1.172 5 584.22 1.478.62 1.478.7 5 7.682.43 5 7.682.43 5 7.682.43 5 7.682.43 5 7.682.43 5 7.682.43 5 7.682.43 5 7.682.43 5 7.682.43 5 7.682.43 5 7.682.43 5 7.682.44 5 7.682.43 7.	Snowsports Industries America	23A		3,360	6,470		0.79%			\$ 1,109.12			\$ 5,767.40	\$ 1,441.85				\$ 635.05	
Dang Penter 248 111 Prospectror 5.760 0.478 1.387 5 2.698.0 5 749.0 5 0.679.0 0.773 0.770.2 5 0.670.0 0.970.0 5 0.670.0 0.970.0 5 0.670.0 0.970.0 5 0.670.0 0.970.0 5 0.670.0 5 0.670.0 5 0.970.0 5 0.670.0 5 0.970.0 5 0.670.0 5 0.970.0 5 0.770.0 5 0.970.0 5 0.970.0 5 0.970.0 5 0.970.0 5 0.970.0 5 0.970.0 5 0.970.0 5 0.970.0 5 0.970.0 5 0.970.0 5 0.970.0 5 0.970.0 5 0.970.0 5 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 0.970.0 <th< td=""><td>3&B Prospector Properties, LLC</td><td>23BC</td><td>1910/1914 Propsector</td><td>5,850</td><td>20,330</td><td>26,180</td><td>2.11%</td><td>1.38%</td><td>\$ 11,815.52</td><td>\$ 2,953.88</td><td>\$ 3,544.66</td><td>\$ 886.16</td><td>\$ 15,360.18</td><td>\$ 3,840.05</td><td>\$ 33,826.42</td><td>\$ 2,818.87</td><td>\$ 32,135.10</td><td>\$ 1,691.32</td><td>\$ 32,135.10</td></th<>	3&B Prospector Properties, LLC	23BC	1910/1914 Propsector	5,850	20,330	26,180	2.11%	1.38%	\$ 11,815.52	\$ 2,953.88	\$ 3,544.66	\$ 886.16	\$ 15,360.18	\$ 3,840.05	\$ 33,826.42	\$ 2,818.87	\$ 32,135.10	\$ 1,691.32	\$ 32,135.10
Park Opple damp ZAA Hi33 Prospector 4.950 9.00 1.772 1.95 1.642.4 1.964.2 8.497.0	Doug Porter		1901, 1907 Prospector		8,110				\$ 5,894.22	\$ 1,473.56	\$ 1,768.27	\$ 442.07	\$ 7,662.49	\$ 1,915.62					
Cantang Ang 258 1915 Prospector 5,77 11,50 17,20 13,995									. ,				• • • • •						
Sin Crask HDA 28AB_27A 1885 Prospector 16.480 41.980 58.480 4.728 3.889 5 2.594.09 5 5.990.27 5 3.776 5 3.776 5 3.776 5 3.776 5 3.776 5 3.776 5 5.990.2 5 7.593.47 5 2.264.15 5 7.1757 5 3.776 Park Carly Board Reation 2.700 3.240 5.940 0.483 6.2776.11 5 80.455.08 5 902.07 7.946.24 662.19 7.746.93 5 6.577.95 5 3.885.08 677.175 5 3.882.98 5 7.577.95 5 3.776.91 5 3.885.08 6.977.18 5 8.677.12 5 6.627.15 7.578.48 5 7.577.95 5 3.776.91 5 3.882.99 5 1.577.48 5 3.976.57 5 3.982.75 5 3.982.75 5 3.982.75 5 3.982.75 5 3.982.75 5 3.9				.,						• .,••			• •,•••					+	
Park Greeder 2701 1881 Prospector 2.200 5.940 0.44% 5 2.680.8.3 6.70.21 6.942.6 5.901.01 5.346.06 5.91.02 5.97.02 5.77.49.01 5.93.68.2 5.91.01 5.346.08 5.91.02 5.77.64.04 5.69.21.9 5.72.84.83 5.337.3 3.97.21 5.93.68.2 5.92.01.6 5.34.85.08 5.92.01.7 5.30.60.29 5.92.02.7 5.77.44.04 5.69.19 5.72.84.83 5.337.8 5.72.11.6 5.33.88 5.60.7.18 5.1.57.67.9 5.1.388.7.6 5.1.57.8 5.30.88.7 5.30.80.29 9.22.53.83 5.768.78 5.87.67.42 <		200			11,000				+ .,	• .,•	,	+	•	,					15 050 04
Park Cg board of Realtors 279-2 1889 Prospector 2.250 3.900 6.150 0.50% 0.53% s 2.776.1 6.839.0 s 3.82.8 s 2.81.7 S 3.600.7.16 5 7.964.24 5 6.21.9 S 7.464.3 5 6.93.0 5 3.81.7 S 3.60.7.16 5 1.31.95.2.8 5 6.93.0 5 3.63.7 S 3.88.7 6 9.02.7.7 S 7.964.24 S 6.63.1.3 5 1.57.7 S 1.31.95.2.8 5 6.93.0 8 1.61.7.7 S 1.03.07 S 2.41.86 S 1.101.7.7 S 3.04.11 S 2.35.7 S 2.25.9 3.36.7 S 2.36.7 S 2.83.7 S 2.25.9 3.36.7 S 2.36.7 S 2.83.7 S 2.83.3.8 S 0.63.7 S 2.36.7 S 2.36.7 S 2.36.7 S 3.86.7 S 3.86.7 S 3.8									+ ==,==	• •,••••=	+ .,	.,	+,==	+ -,				1 17 1	45,852.34
Barchadge Group, LLC 28A 1464 Prospector 3.600 7.150 10.750 0.87% 0.85% 5 4.86.18.8 5 1.472.0 5 1.457.0 5 1.57.48 5									-,	• • • • • • • • • • • • • • • • • • • •	• ••••=•	+		÷ •••••••			+ .)=====		
R & P Hilbert 28B 1830 Prospector 3,150 3,990 7,140 0,58% 0,74% \$ 3,063,07 \$ 2,4168 \$ 4,189,14 \$ 1,104,29 \$ 9,225,39 \$ 7,68,78 \$ 8,76,12 \$ 4,152 Mountan Seas Dev 23A/B 3160 Prospector 1,867 3,250 5,117 0,41% \$ 0,033,07 \$ 2,039,47 \$ 3,180,292 \$ 7,045,57 \$ 3,04,41,19 \$ 2,536,77 \$ 2,939,47 \$ 3,030,292 \$ 7,055,55 \$ 6,11,13 \$ 5,050,55 \$ 6,280,95 3,300,37 \$ 2,383,48 7,03,41 \$ 49,07 \$ 3,083,29 \$ 3,083,29 \$ 3,041,19 \$ 5,050,59 \$ 6,11,35 \$ 5,064,12 \$ 4,01,15 \$ 5,064,12 \$ 4,01,15 \$ 5,064,12 \$ 4,01,15 \$ 5,064,12 \$ 4,01,15 \$ 5,064,12 \$ 4,02,13 \$ 1,060,13 \$ 5,02,01 \$,					. ,			+	• • • • • •						
Mountain Sease Dav 29A/B 1816 Prospector 7.340 16.220 2.3560 1.978 1.878 1.89.9.2 7.74.8 8 1.8.9.9.2 7.74.8 8 1.8.9.2.9 8 3.455.7 5 3.04.1.9 5 2.536.77 5 2.9.9.19.1 5 1.522 Lawelle Klobes 30A 1300 Prospector 2.256 4.020 6.173 0.41% 0.43% 5 2.69.27 5 1.69.01 2 2.12.0 5 3.68.0.2 5 6.11.3 5 50.96 5 6.28.9 3.00 2 3.08.0.2 5 6.11.3 5 5.09.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 5 3.08.02 <th< td=""><td></td><td></td><td></td><td>-,</td><td></td><td></td><td></td><td>0.00.00</td><td></td><td>+ .,=.=.=</td><td></td><td></td><td>,</td><td>+ .,=</td><td></td><td></td><td></td><td></td><td></td></th<>				-,				0.00.00		+ .,=.=.=			,	+ .,=					
Shrewd Manow Properties LLC 30B 1796 Prospector 2.258 4.00 6.278 0.51% 0.53% \$ 2.83.38 \$ 7.08.34 \$ 8.01.1 2 2.10.5 \$ 3.88.3.9 \$ 9.28.5 \$ 8.11.6.2 \$ 6.70.6.4 \$ 4.05.5 Reple PC, LLC 31A 1764 Prospector 2.000 1.920 3.828 \$ 1.83.29 \$ 3.46.25 \$ 1.07.97.5 \$ 3.90.02 \$ 3.70.6.4 \$ 4.95.7 \$ 3.96.02.0 \$ 3.90.02 \$ 3.70.6.4 \$ 4.95.7 \$ 1.07.97.5 \$ 4.21.6 \$ 2.205.4 \$ 3.64.9.3 \$ 9.10.37.5 \$ 4.41.7 \$ 4.93.7 \$ 5.84.2.16 \$ 9.10.9 \$ 4.41.7 \$ 4.93.7 \$ 5.84.2.6 \$ 1.07.9 \$ 8.01.6.8 \$ 9.01.9 \$ 4.81.6.2 \$ 7.06.0.4 \$ 9.05 \$		29A/B		7,340			1.90%	1.73%	\$ 10,633.07	\$ 2,658.27	\$ 3,189.92		\$ 13,822.99	\$ 3,455.75		\$ 2,536.77			
Reple PC, LLC 31A 1722 Prospector 1,575 1,490 3,065 0,25% 0,37% 5 1,49.9 3,45.2 5 1,49.9 3,45.2 5 1,37.6 5 1,79.2.8 5 1,79.2.8 5 3,960.20 5 3,761.0 5 3,960.20 5 3,761.0 5 1,78.2.8		30A					0.41%	0.44%											
Treetops, LLC 31B 1764 Prospector 2,000 1,920 3,920 0.32% 0.47% \$ 1769,17 \$ 442.29 \$ 5,015,5 \$ 2,209,92 \$ 5,064.92 \$ 4,210,7 \$ 5,064.92 \$ 4,220,8 \$ 4,210,7 \$ 2,209,92 \$ 5,064.92 \$ 4,210,7 \$ 2,209,92 \$ 5,064.92 \$ 4,210,8 \$ 2,209,92 \$ 5,064.92 \$ 4,811,67 \$ 2,532,52 1,008,15 \$ 3,040,35 \$ 1,200 3,340,35 1,710 \$ 442,29 \$ 5,017,17 \$ 8 442,16 \$ 2,200,17 \$ 1,80,17 \$ 442,29 \$ 5,017,17 \$ 8 442,16 \$ 2,440,81 \$ 447,17 \$ 1,80,17 \$ 1,80,17 \$ 1,80,17 \$ 1,80,17 \$ 1,80,18 1,171,17 \$ 1,80,18 1,171,17 \$ 1,8	Shrewd Minnow Properties LLC	30B	1796 Prospector	2,258	4,020	6,278	0.51%	0.53%	\$ 2,833.38	\$ 708.34	\$ 850.01	\$ 212.50	\$ 3,683.39	\$ 920.85	\$ 8,111.62	\$ 675.97	\$ 7,706.04	\$ 405.58	
ATI of America 32A 1760 Prospector 2,610 3,610 6,220 0.50% 0.61% \$ 2,007.20 \$ 10,08 \$ 3,049.36 \$ 912.34 \$ 8,036.68 \$ 669.72 \$ 7,634.85 \$ 401. EX, LLC 32B1 1762 Prospector 2,340 3,406 5,480 0.43% 0.43% 0.43% 5,480 5,525 5 10.81 \$ 5,375.02 \$ 47.92 \$ 5,616.45 \$ 5,375.02 \$ 47.92 \$ 5,616.45 \$ 2,440.73 \$ 610.18 \$ 5,375.02 \$ 47.92 \$ 610.18 \$ 5,375.02 \$ 47.92 \$ 610.81 \$ 7,685.35 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$ 1.887.47 \$<				.,	.,			0.0.70						• • • • • • • • •	+ -/			+	
EIX, LLC 32B1 1762 Prospector 1,800 2,360 4,160 0.34% 0.42% \$ 187,49 \$ 69.37 \$ 56.32.5 \$ 140.81 \$ 2,440.73 \$ 610.18 \$ 5,375.02 \$ 447.92 \$ 5,082.5 \$ 5,082.5 \$ 140.81 \$ 2,440.73 \$ 610.18 \$ 5,375.02 \$ 447.92 \$ 5,082.5 \$ 5,082.5 \$ 140.81 \$ 2,440.73 \$ 610.18 \$ 5,375.02 \$ 447.92 \$ 5,082.5 \$ 5,083.02 \$ 1,083.03 \$ 7,080.55 \$ 5,082.5 \$ 5,075.02 \$ 447.92 \$ 5,082.60 \$ 1,470.83 \$ 1,170.83 \$ 3,170.70 \$ 5,083.01 \$ 1,283.44 \$ 1,128.34 \$ 1,128.34 \$ 1,233.42 \$ 3,380.01 \$ 1,474.93 \$ 1,470.85 3,171.70 \$ 5,080.60 \$ 1,478.45 1,130.03 \$ 1,470.85 1,130.717.05 <td></td> <td></td> <td></td> <td>_,</td> <td>.,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>+ -/</td> <td></td> <td></td> <td>+</td> <td></td>				_,	.,										+ -/			+	
Thorase Peek 3282 1762 Prospector 2.340 5.40 6.44% 0.54% 5 2.47.3 2 % 6.18.3 % 7.419 7 % 185.4 % 5 3.215.1 % 5 0.030.6 % 5 7.080.5 % 5 5.00.6 % 5 6.36.4 % 5 7.419 7 % 185.4 % 5 3.215.1 % 5 0.030.6 % 5 0.050.6 % 6 0.050.6 % 6 0.050.6 % 6 0.050.6 % 6 0.050.6 % 6 0.050.6 % 6 0.050.6 % 6 0.050.6 % 1.050.6 % 1.050.6 % 1.050.6 % 1.050.6 % 1.050.6 % 1.050.6 % 1.050.8 % 1.050.6 % 1.050.6 % 1.050.8 % 1.050.8 % 1.050.6 % 1.050.6 % 1.050.8 %				_,	2,212					• • • • • • • •			• •,• ••• •						
Park Regency 33,34AB,35 1710 Prospector 39,169 54,710 93,879 7.58% 9.23% \$ 42,369.35 \$ 10,70.8 \$ 3,177.0 \$ 55,080.15 \$ 13,770.4 \$ 121,298.34 \$ 10,108.19 \$ 115,233.42 \$ 6,064. Duane Francis 36 1678 Bonaraz 6,200 3,680 9,890 0.80% 1.44% \$ 4,863.54 \$ 1,15.89 \$ 1,370.06 \$ 1,450.65 \$ 12,778.85 1,068.48 \$ 1,21,398.45 \$ 6,064. 37 AB OWNERS ASSOC 37AB 1662 Bonaraz 5,925 11,570 11,44% 14% 14% \$ 7,88.62 1,973.96 \$ 2,368.75 \$ 5,002.05 \$ 1,450.65 \$ 1,274.85 \$ 1,048.48 \$ 1,130.68 \$ 1,130.08 \$ 1,320.98.62 \$ 1,973.96 \$ 2,368.75 \$ 5,002.05 \$ 1,450.65 \$ 1,313.68 \$ 1,310.88 \$ 1,300.98.65 \$ 1,302.98.65 \$ 1,302.98.65 \$ 5,207.60 \$ 1,476.91 \$ 1,293.42 \$ 1,433.64.85 \$ 1,310.98.85 \$ 1,680.17.87 \$ 1,119.45 \$ 1,333.30 \$ 3,48.25 \$ 3,508.52 \$ 1,713.21 \$ 1,299.43.85 \$ 1,436.45 <td></td> <td></td> <td></td> <td>.,</td> <td></td> <td></td> <td>0.34%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>. ,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$ 6.726.52</td>				.,			0.34%						. ,						\$ 6.726.52
Duane Frands 36 1678 Bonanza 6,200 3,690 9,890 0.80% 1.46% \$ 4,463.54 \$ 1,115.89 \$ 1,339.06 \$ 334.77 \$ 5,802.60 \$ 1,4706.55 \$ 1,2778.58 \$ 1,064.88 \$ 1,2139.65 \$ 6,383. 37 AB OWNERS ASSOC 37 AB 1670 Bonanza 3,900 7,780 1,47% 1,40% \$ 7,895.62 5,92.19 \$ 1,024.57 \$ 2,260.47.85 \$ 1,837.35 \$ 1,474.45 \$ 1,137.85 \$ 1,177.85 \$ 5,210.85 \$ 1,2778.58 \$ 1,436.82 \$ 2,368.75 \$ 5,22.19 \$ 1,177.85 \$ 1,2778.58 \$ 1,283.73 \$ 2,260.47.85 \$ 1,436.82 \$ 73.48 Micclahn LLC 37 38.4 1640 Bonanza 5,409 4,660 10,069 0.81% 1.277.85 \$ 1,436.30 \$ 1,436.30 \$ 1,436.30 \$ 1,436.30 \$ 1,436.30 \$ 1,436.30 \$ 1,436.30 \$ 1,436.30 \$ 1,436.30 \$ 1,476.91 \$ 1,309.86 \$ 1,436.30 \$ 7,50 \$ 1,436.30 \$ 1,476.91 \$ 1,309.86 \$ 1,083.16 \$ 1,363.30 \$ 5,762.07 \$ 1,447.50 \$ 1,476.91		OLDE		2,010	0,110	0,100	0.44%	0.0070	• =,==	• • • • • • •	• • • • • • • •	• •••••	• •,=••••	• •••••					\$ 6,726.52
37 AB 1670 Bonanza 5,925 11,570 17,495 1,41% 1,40% \$ 7,895.82 \$ 1,973.96 \$ 2,368.75 \$ 592.19 \$ 10,264.57 \$ 2,566.14 \$ 2,2604.78 \$ 1,883.73 \$ 21,474.54 \$ 1,130. RicciAln LLC 37C 1662 Bonanza 3,900 7,780 11,680 0.94% 0.92% \$ 5,714.0 \$ 1,317.85 \$ 1,514.2 \$ 395.36 \$ 6,852.82 \$ 1,713.21 \$ 1,509.139 \$ 1,275.62 \$ 1,41,34.82 \$ 7,892.82 \$ 1,713.21 \$ 1,509.139 \$ 1,275.62 \$ 1,413.82 \$ 390.67 \$ 5,872.47 \$ 1,509.139 \$ 1,275.62 \$ 1,413.82 \$ 30.60 \$ 1,610.81 \$ 1,276.91 \$ 6,973.48 \$ 1,476.91 \$ 1,309.98 \$ 1,235.93.7 \$ 663.62 \$ 1,713.21 \$ 1,089.16 \$ 1,235.93.7 \$ 650.33 \$ 1,081.16 \$ 1,235.93.7 \$ 650.33 \$ 1,418.01 \$ 1,276.91 \$ 6,976.34 \$ 1,976.91 \$ 1,981.91.91 \$ 1,309.98 \$ 1,309.98 \$ 1,273.36 \$ 1,061.11 \$ 1,235.93.7 \$ 630.33 \$ 1,418.91 \$ 1,326.77.91 \$ 1,418.91 \$ 1,418.91 \$ 1,418.91 \$ 1,418.91 \$ 1,418.91 \$ 1,418.91 \$ 1,418.91		33,34AB,35		00,100					+,	¢ 10,002.01	+,	÷ •,•		• •••••					
Anscolute One Openanza Openanza <th< td=""><td></td><td>37AB</td><td></td><td>-,</td><td></td><td></td><td>1.41%</td><td></td><td>• .,</td><td>. ,</td><td>.,</td><td></td><td>+ -,</td><td>• .,</td><td></td><td></td><td></td><td></td><td>\$ 21,474.54</td></th<>		37AB		-,			1.41%		• .,	. ,	.,		+ -,	• .,					\$ 21,474.54
Michael LaPay 36A 1640 Bonanza 5,409 4,660 10,069 0.81% 1.27% * \$ 4,63.30 \$ 1,06.08 \$ 1,08.08 \$ 1,06.08 \$ 1,08.08 \$ 1,08.08 \$ 1,08.08 \$ 1,08.08 \$ 1,08.08 \$ 1,08.08 \$ <th< td=""><td>RicciAhn LLC</td><td></td><td></td><td>3.900</td><td>7.780</td><td>11.680</td><td>0.94%</td><td>1.1070</td><td></td><td></td><td></td><td></td><td>,</td><td></td><td>+/</td><td>ý <u>1</u>,005.75</td><td>ý <u>L</u>1,171.51</td><td></td><td>+</td></th<>	RicciAhn LLC			3.900	7.780	11.680	0.94%	1.1070					,		+/	ý <u>1</u> ,005.75	ý <u>L</u> 1,171.51		+
James Gaddis Investment Co, LLC 38B 1650 Bonanza 4.88 1.250 6.133 0.50% 1.15% \$ 2,767.94 691.98 8 30.38 207.60 \$ 3,598.32 8 995.85 \$ 7,924.27 \$ 660.36 \$ 7,528.06 \$ 3,966.35 396.32 \$ 1,445.25 \$ 1,733.36 \$ 1,011.16 \$ 1,2096.65 396.32 \$ 1,445.25 \$ 1,273.36 \$ 1,011.16 \$ 1,2096.65 396.36 \$ 3,724.75 \$ 1,445.25 \$ 1,744.55 \$ 1,744.55 \$ 1,744.55 \$ 1,744.55 \$ 1,474.95 \$ 1,229.08 \$ 1,209.66 \$ 3,986.37 \$ 1,647.34 \$ 1,674.34 \$ 1,474.99 \$ 1,229.08 \$ 1,401.15 \$ 3,088.45 \$ 1,647.45 \$ 1,674.34 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>, .</td> <td></td> <td></td> <td></td> <td>,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									, .				,						
Aspen LLC 47ABC 1862,1876,1890 Prospector 9,855 . 1,11.9 9,232 3,33.58 5,782.07 1,445.52 \$ 1,27,33.36 \$ 1,061.11 \$ 1,20,96.69 \$ 636. SMP 1791 LLC - 1775 Prospector 487 1791 Prospector 9,648 18,950 28,498 2.328% \$ 1,861.8 3,216.45 \$ 1,64.47 \$ 1,64.47 \$ 2,084.04 \$ 4,249.83 \$ 3,704.15 \$ 4,227.34 \$ 2,227.34 \$ 2,227.34 \$ 2,227.34 \$				4,883	1,250		0.50%		\$ 2,767.94									\$ 396.21	\$ 7,528.06
SMP 1791 LLC - 1791 Prospector 48F 1791 Prospector 9.548 18.950 28.498 2.30% 2.25% \$ 12,861.68 3.215.42 \$ 3,858.50 964.63 \$ 16,720.18 \$ 4,180.05 \$ 36,821.44 \$ 3,068.45 \$ 34,980.37 \$ 1,841. Shrewd Minnow Sidewinder, LLC - Bellem 49ABCD 1912 Sidewinder 12,562 21,840 34,402 2.78% 2.96% \$ 15,526.27 \$ 3,881.57 \$ 4,657.88 \$ 1,164.47 \$ 20,184.15 \$ 5,046.04 \$ 44,449.83 \$ 3,704.15 \$ 42,227.34 \$ 2,222.	Aspen LLC	47ABC		9,855	-		0.80%	2.32%	\$ 4,447.75	\$ 1,111.94	\$ 1,334.32	\$ 333.58	\$ 5,782.07	\$ 1,445.52	\$ 12,733.36	\$ 1,061.11	\$ 12,096.69	\$ 636.67	\$ 12,096.69
Shrewd Mnnow Sidewinder, LLC - Bellem 49ABCD 1912 Sidewinder 12,562 21,840 34,402 2.78% 2.96% \$ 15,526.27 \$ 3,881.57 \$ 4,657.88 \$ 1,164.47 \$ 20,184.15 \$ 5,046.04 \$ 44,449.83 \$ 3,704.15 \$ 42,227.34 \$ 2,222.				-,	.,			0.00.00	+ -,		+ .,=	• •••••	• •,••••	• .,••		+ -)		+	
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Park City CPA Bldg, LLC 4B 1741 Sidewinder 4,500 7,250 11,750 0.95% 1.06% \$ 5,302.99 1,325.75 \$ 1,590.90 3 397.72 \$ 6,893.89 \$ 1,723.47 \$ 15,181.83 \$ 1,265.15 \$ 14,422.74 \$ 759. 424,525 813.810 1,238,322 100% 100.00% \$\$558,877.86 \$ 139,719.47 \$ 167,663.36 \$ 41,915.84 \$ 726,541.22 \$ 181,635.31 \$ 1,600,000.00 \$ 129,302.94	Park City CPA Bldg, LLC	4B	1/41 Sidewinder	1	1								,	. , .	,		\$ 14,422.74	\$ 759.09	\$ 200,454.33

* Will be at meeting, no ballot received prior, promised YES VOTE

-- Will be at meeting, vote uncertain

TOTAL BUILDINGS

61

Board Member Nominations:

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

Alex Brown, Carriage House Joe Cronley, Edward Jones Jay Niederhauser, Yes Josh Pepper, Sheraton Terese Walton, Gaddis Investments

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

Patrick Van Horn, Owner, 2064 Prospector Morgan Pierce, Park City Museum Kelly Pfaff, Prospect Executive Offices Blake Henderson, new owner of Wrona building

This list is subject to change and additions up to the annual meeting on July 19, 2023.