Powder House Pass
Board Meeting
October 8, 2026



POWDER HOUSE PASS

AGENDA

POWDER HOUSE PASS BOARD OF SUPERVISORS' MEETING
COMMUNITY IMPROVEMENT DISTRICT
9:30 AM MST, October 8, 2026
Powder House Pass Community Building
11283 Powderhouse Trail, Lead, SD 57754

A. ROLL CALL/CALL TO ORDER

B. APPROVE MINUTES

a. Approve Minutes of September 24, 2026, Special Meeting

C. Engineering Firm Interviews

a. HDR – 9:30 am
b. DGR – 10:00 am
c. Renner Associates – 10:30 am

D. LEGAL

E. FINANCE

a. 2025 Audit Approval – Ketel Thorstenson, LLP
b. September Finances / Bill List

F. STREETS AND UTILITIES

G. ITEMS FROM VISITORS

H. ITEMS FROM THE BOARD

I. MEETING AND ANNOUNCEMENTS

a. CID BOARD MEETING: November 12, 2026, 9:30 AM MST (10:30 AM CST) PHP Community Building. Regular Meeting

J. Executive Session

a. SDCL 1-25-2 (3): Consulting with legal counsel or reviewing communications from legal counsel about proposed or pending litigation or contractual matters

K. Adjourn

The public can participate in the meeting of the Board of Supervisors of the Powder House Pass Community Improvement District by attending in person at the PHP Community Building at 11283 Powderhouse Trail, Lead, SD.

The public may also attend via the Teams Meeting Platform or by phone. Please see website (phpcid.org) and go to Home Page/Announcements for Teams Link and Call-In number.

Engineering Firm Interviews

Interview Times

- HDR Incorporated - 9:30am
- DGR Engineering - 10:00 am
- Renner Associates, LLC - 10:30am

Financial Summary – 2025 Financial Audit

2025 Audit Approval

- Ketel Thorstenson, LLP – Shane Brooks

Financial Summary – September 2026 Financial Summary

General & Administrative

- Regular Ad Valorem and Opt Out taxes from August - $12,551
  - 2nd half will be paid in October
- $1,767 in General Services Fees
- Paid $91,481 to Sacrison Paving and $17,428 to AE2S for Road project.
- Paid $14K to Hauck Electric for Shop Building ATS and Generator.
- Purchased CanAm for $10K from BH Development.
- 2026 YTD Expenses at **87%** of Budget
- Net Monthly Revenue & Exp of **($147,829)**
- Total General Fund Balance of **$148,197**
  - Road Maintenance Fund balance is now used up.

Water

- Monthly usage overages charges of $14,627 and Base Fees of $1,339
  - Overage usage charges at 74% of budget YTD.
- Sold 2 Water Meters
- Core & Main – purchased 6 water meters/readers.
- Filtrek – purchase of filters for $8,554.
- All other expenses in September were recurring.
- YTD Expenses are at 66% of Budget.
- Net Revenue & Exp for the month were **($2,397)**
- Total Water Fund Balance of **$150,639**

Financial Summary – September 2026 Financial Summary

Wastewater

- Monthly usage overages charges of $10,589 and base fees of $612.
  - Sewer overage charges at 70% of YTD budget
  - Tap Fees at 0% of YTD budget
- All expenses in Sept were regular recurring bills.
- YTD Expenses are at 74% of Budget.
- Net Revenue & Exp of ($3,958)
- Total Wastewater Fund Balance of ($113,682)

SRF Loans/Project

- Received monthly SRF Loan payments of $4,902 through assessment process
- Funds will continue to build up until next annual SRF Loan payments in July 2027.

Y-o-Y Comparison

	2026 YTD	2025 YTD	Change	
General	711,918.08	267,967.63	165.67%	$50K Capital Project Payment; $400K Road Maintenance
Water	164,395.90	192,455.38	-14.58%	
Wastewater	169,290.21	259,432.24	-34.75%	
Total	1,045,604.18	719,855.25	45.25%	

Financial Summary – September 2026 Financial Summary

Expenses Over 75% of Budget YTD

September 2026 | Strictly greater than 75% | General: 12 • Water: 7 • Wastewater: 8

CID General — 12 line items

Account	Expense Line Item	YTD Actu	Budg	% of Budg	Notes
4130	Retirement (1/3)	$2,666.35	$3,520.05	75.7%	1/3 of Retirement
4210	Insurance (Prop/Liability)	$14,418.28	$14,000.00	103.0%	Full year premium paid in June
4240	Audit	$24,205.00	$25,000.00	96.8%	KTT Audit - billing should be almost completed
42523	Maintenance - Maint Bldg	$17,528.71	$14,000.00	125.2%	Hauck Electric - Shop ATS and Generator
42531	Maintenance (Vehicles)	$6,623.45	$7,500.00	88.3%	Misc maintenance items
4261	Office Expense/Supplies/Misc	$3,593.68	$3,500.00	102.7%	misc supplies
4262	Fuel for CID Equipment	$5,647.13	$6,000.00	94.1%	
43702	Road Maintenance	$400,756.91	$400,000.00	100.2%	Sacrison Paving/AE2S
4282	Electricity (all Buildings)	$7,318.51	$8,500.00	86.1%	Comm Bldg/Shop Bldg
4283	Gas (all Buildings)	$9,355.68	$12,000.00	78.0%	Comm Bldg/Shop Bldg
4286	Dues & Memberships	$3,052.06	$1,000.00	305.2%	Includes BLM contract and Exam fee
43801	Snow Loader Payment	$24,344.20	$24,344.00	100.0%	

CID Water — 7 line items

Account	Expense Line Item	YTD Actu	Budg	% of Budg	Notes
4130	Retirement (1/3)	$2,666.35	$3,520.05	75.7%	1/3 of Retirement
4210	Insurance - Property	$3,840.00	$4,000.00	96.0%	Full year premium paid in June
4221	Lic Contract Operator/Maintenance	$11,394.25	$12,000.00	95.0%	
4240	Utilities Consultant (Clearwater Con	$11,570.91	$13,500.00	85.7%	
	Water Meters	$8,329.51	$4,500.00	185.1%	Purchase of Water Meters
4253	Maintenance/Repairs (General)	$12,858.18	$12,000.00	107.2%	misc supplies
4282	Electricity	$9,057.17	$12,000.00	75.5%	Booster Station Power

CID Wastewater — 8 line items

Account	Expense Line Item	YTD Actu	Budg	% of Budg	Notes
4130	Retirement (1/3)	$2,666.35	$3,520.05	75.7%	1/3 of Retirement
4210	Insurance - WWTP and Lift Station	$21,502.00	$20,000.00	107.5%	Full year premium paid in June
4220	Sampling	$12,971.16	$15,000.00	86.5%	
4240	Sludge/Sewage Pumping	$6,532.00	$6,000.00	108.9%	
42402	Contract - Dakota Pump	$2,821.75	$2,500.00	112.9%	
42532	Chemicals	$6,940.56	$8,000.00	86.8%	
4282	WWTP Power - Black Hills Energy	$31,904.61	$42,000.00	76.0%	WWTP
4283	WWTP Gas- MDU	$6,626.94	$4,500.00	147.3%	Generators for WWTP (Englewood, OP, Ruby's

Financials – September 2026 General Fund Revenues

		Sep-26	2026 Actual	2026 Budget	% of Budget	Notes
	Beginning Total Fund Balance Estimate	296,026.36				
	Revenue & Sources:					
31110	Ad Valorem Tax Revenue	8,017.44	194,958.74	309,632.00	63%	Aug Payments
31113	Bank Franchise Tax		-	1,000.00	0%	
31190	Opt Out Taxes	4,533.13	112,013.12	175,000.00	64%	Aug Payments
31111	General Services Fee	1,767.19	209,841.22	211,569.13	99%	Portion of CSF to General Services
31112	Garbage Service Fee	189.54	1,722.79	2,200.00	78%	
34340	PHP CID Road Maintenance		-	1,350.00	0%	
34930	Key Fobs		300.00	500.00	60%	
34610	Community Center Rental/Interest/Lumen		2,550.00	3,000.00	85%	
	Total Revenue & Sources	**14,507.30**	**521,385.87**	**704,251.13**	**74%**	
	CID G&A					
4111	Payroll Wages (1/3)	4,136.90	38,854.22	58,667.57	66%	1/3 of payroll
4120	OASI (1/3)	295.84	2,841.02	4,488.07	63%	1/3 of OASI
4130	Retirement (1/3)	-	2,666.35	3,520.05	76%	1/3 of Retirement
4140	Workers Comp		(9.67)	900.00	-1%	
4150	Benefits (1/3)	(384.30)	7,539.73	11,050.00	68%	1/3 of Benefits
4210	Insurance (Prop/Liability)		14,418.28	14,000.00	103%	Full year premium paid in June
4220	Accounting Fees	3,000.00	27,000.00	36,000.00	75%	Monthly Accounting
42201	Legal Fees	1,284.43	12,105.38	25,000.00	48%	
4221	Engineering Services		3,759.50	10,000.00	38%	
42210	Property Taxes (Community Building)		5,114.85	10,000.00	51%	
4240	Audit	4,635.00	24,205.00	25,000.00	97%	KTT Audit - billing should be almost completed
42401	Contract Labor		-	-	#DIV/0!	
	Garbage Services (net)	7,827.95	9,073.91	-	#DIV/0!	Timing of Garbage payment collections vs. payment to RSI
42521	Maintenance - Comm Bldg	840.17	7,124.43	12,000.00	59%	Cleaning, misc supplies
42522	Maintenance - Pool	1,598.47	6,234.32	9,600.00	65%	
42523	Maintenance - Maint Bldg	14,578.92	17,528.71	14,000.00	125%	Hauck Electric - Shop ATS and Generator
4253	Maintenance and Repairs (General)		27.99	7,000.00	0%	
42531	Maintenance (Vehicles)		6,623.45	7,500.00	88%	
4260	Web Page/Hosting	200.00	1,263.60	2,000.00	63%	
42601	IT Support	1,481.15	4,202.63	6,000.00	70%	AllNet Communications
4261	Office Expense/Supplies/Misc	101.69	3,593.68	3,500.00	103%	misc supplies
4262	Fuel for CID Equipment	1,362.35	5,647.13	6,000.00	94%	
4265	Supplies/Tools (General)	197.57	2,073.29	3,000.00	69%	
43701	Street Signs		-	1,500.00	0%	
43702	Road Maintenance	108,998.67	400,756.91	400,000.00	100%	Sacrison Paving/AE2S
43703	Snow Removal/Sanding		3,012.96	7,000.00	43%	
4281	Cable/Internet/Phone	79.46	1,324.61	2,500.00	53%	Cell Phone
4282	Electricity (all Buildings)	1,063.06	7,318.51	8,500.00	86%	Comm Bldg/Shop Bldg
4283	Gas *(all Buildings)*	1,039.17	9,355.68	12,000.00	78%	Comm Bldg/Shop Bldg
4286	Dues & Memberships		3,052.06	1,000.00	305%	Includes BLM contract and Exam fee
4380	Vehicle Purhcases	10,000.00	10,000.00	15,000.00	67%	CanAm Purchase
43801	Snow Loader Payment		24,344.20	24,344.00	100%	
	Capital Reserves		50,865.34	80,000.00	64%	
	Subtotal CID G&A	**162,336.50**	**711,918.08**	**821,069.69**	**87%**	
	Transfer (To)/From General Reserves			0.00		
	Transfer (To)/From Capital Reserves			(80,000.00)		
	Transfer (To)/From Road Maint Reserves			200,000.00		
	Net Revenue & Expenditures	**(147,829.20)**	**(190,532.21)**	**3,181.44**		
	Ending Total General Fund Balance	**148,197.16**				

Financials – September 2026 Water Fund

		Sep-26	2026 Actual	2026 Budget	% of Budget	Notes
	Beginning Total Fund Balance Estimate	**153,036.14**				
	Revenue & Sources:					
38110	Water Base Fee	1,339.75	160,117.59	165,302.76	97%	Water Portion of CSF
38150	Water Tap Fees		7,000.00	42,000.00	17%	1 lot sale
38111	Water Overage Fees	14,626.87	64,873.55	88,000.00	74%	Monthly overages - will increas in Sept/Oct
38130	Water Meter Sales	1,038.00	3,522.00	5,000.00	70%	
	Total Revenue & Sources	**17,004.62**	**235,513.14**	**300,302.76**	**78%**	
	Water System					
4111	Payroll Wages (1/3)	4,136.90	38,854.22	58,667.57	66%	1/3 of payroll
4120	OASI (1/3)	295.84	2,841.02	4,488.07	63%	1/3 of OASI
4130	Retirement (1/3)	-	2,666.35	3,520.05	76%	1/3 of Retirement
4140	Workers Comp	-	(9.67)	900.00	-1%	
4150	Benefits (1/3)	(384.30)	7,539.73	11,050.00	68%	1/3 of Benefits
4210	Insurance - Property		3,840.00	4,000.00	96%	Full year premium paid in June
4220	Sampling		126.00	500.00	25%	
4221	Lic Contract Operator/Maintenance		11,394.25	12,000.00	95%	
4240	Utilities Consultant (Clearwater Consulting)	1,864.45	11,570.91	13,500.00	86%	
42401	Contract Labor		-	-	#DIV/0!	
42402	Contract (Dakota Pump)		941.00	1,500.00	63%	
	Water Meters	2,848.97	8,329.51	4,500.00	185%	Purchase of Water Meters
4253	Maintenance/Repairs (General)	183.22	12,858.18	12,000.00	107%	misc supplies
42531	Filters	8,554.00	34,867.55	60,000.00	58%	Filtrek
42532	Chemicals	773.03	2,145.22	6,000.00	36%	
42533	Generator		-		#DIV/0!	
4282	Electricity	1,129.53	9,057.17	12,000.00	75%	Booster Station Power
4283	Natural Gas		-	1,000.00	0%	
4285	Purchased Water - *Lead Sanitary Disctrict*		17,244.45	44,000.00	39%	
4286	Membership/Dues		130.00	-	#DIV/0!	
	Subtotal Water	**19,401.64**	**164,395.90**	**249,625.70**	**66%**	
	Transfer (To) Waste Water			(43,655.67)		
	Net Revenue & Expenditures	**(2,397.02)**	**71,117.24**	**7,021.39**		
	Ending Total Water Fund Balance	**150,639.11**				

Financials – September 2026 Wastewater Fund

		Sep-26	2026 Actual	2026 Budget	% of Budget	Notes
	Beginning Total Fund Balance Estimate	(109,724.20)				
	Revenue & Sources:					
38310	Sewer Base Fee	612.46	73,192.90	75,570.03	97%	Wastewater Portion of CSF
38320	Sewer Tap Fees		-	42,000.00	0%	
38311	Sewer Overage Fees	10,589.32	47,319.48	68,000.00	70%	Monthly overages - will increas in Sept/Oct
	Total Revenue & Sources	**11,201.78**	**120,512.38**	**185,570.03**	**65%**	
	Waste Water					
4111	Payroll Wages (1/3)	4,136.90	38,854.22	58,667.57	66%	1/3 of payroll
4120	OASI (1/3)	295.84	2,841.02	4,488.07	63%	1/3 of OASI
4130	Retirement (1/3)	-	2,666.35	3,520.05	76%	1/3 of Retirement
4140	Workers Comp	-	(9.67)	900.00	-1%	
4150	Benefits (1/3)	(384.30)	7,539.73	11,050.00	68%	1/3 of Benefits
4210	Insurance - WWTP and Lift Station		21,502.00	20,000.00	108%	Full year premium paid in June
4220	Sampling	2,726.57	12,971.16	15,000.00	86%	
4221	Licensed Contract Operator/Maintenance		16,185.85	24,000.00	67%	
4240	Sludge/Sewage Pumping	1,588.00	6,532.00	6,000.00	109%	
42401	Contract Labor		-	-	#DIV/0!	
	Fines & Penalties		-	-	#DIV/0!	
42402	Contract - Dakota Pump		2,821.75	2,500.00	113%	
4253	Maintenance & Repairs (General)	516.26	6,494.18	20,000.00	32%	misc supplies
42531	Filters		-	-	#DIV/0!	
42532	Chemicals	1,567.80	6,940.56	8,000.00	87%	
4282	WWTP Power - *Black Hills Energy*	3,287.13	31,904.61	42,000.00	76%	WWTP
42821	Embers Way Electricity	155.26	1,410.13	2,800.00	50%	Lift Station
42822	Outlaw Pass Electricity	290.75	2,015.52	3,000.00	67%	Lift Station
42823	Eastwind Electricity	125.25	1,105.50	1,800.00	61%	Lift Station
4283	WWTP Gas- *MDU*	711.33	6,626.94	4,500.00	147%	Generators for WWTP (Englewood, OP, Ruby's Way)
42831	Lift Station Gas - *MDU*	83.16	708.35	1,000.00	71%	Eastwind Ct/Embers Way
4286	Membership/Dues	60.00	180.00	-	#DIV/0!	Certification Exam
	Subtotal Waste Water Treatment	**15,159.95**	**169,290.21**	**229,225.70**	**74%**	
	Transfer from Water			43,655.67		
	Transfer from SRF Loan Fund					
	Net Operating Revenue & Expenditures	**(3,958.17)**	**(48,777.83)**	**0.00**		
	Ending Total Waste Water Fund Balance	(113,682.38)				

Financials – September 2026 Fund Balance Report

GENERAL & ENTERPRISE FUNDS	BEGINNING FUND CASH BALANCE 1-Sep-26	DEPOSITS	MONTHLY ACTIVITY TRANSFERS IN	TRANSFERS OUT	PAYMENTS	ENDING FUND CASH BALANCE 30-Sep-26
General Fund (incl. Road Maintenance)	$296,026.34	$14,507.30			$162,336.48	$148,197.16
Water Fund	$153,036.14	$17,004.62			$19,401.65	$150,639.11
Sewer Fund	($109,724.23)	$11,201.78			$15,159.93	($113,682.38)
SRF Project/Loan Fund	$17,735.32	$4,902.77		$7,826.53		$14,811.56
Capital Reserves						
TOTAL	$357,073.57	$47,616.47		$7,826.53	$196,898.06	$199,965.45
RESTRICTED FUNDS						
SRF Loan 1/2 Fund Reserve	$293,777.23	$14.38	$2,510.00			$296,301.61
SRF Loan 3 Fund Reserve*	$902,771.77	$3,970.08	$3,699.84			$910,441.69
SRF Loan 4 Reserve	$204,476.08		$1,616.69			$206,092.77
Construction Deposits	$65,000.00					$65,000.00
Grinder Pump Reserve	$77,162.97				$21,470.20	$55,692.77
TOTAL	$1,543,188.05	$3,984.46	$7,826.53		$21,470.20	$1,533,528.84
TOTAL - ALL FUNDS	$1,900,261.62	$51,600.93	$7,826.53	$7,826.53	$218,368.26	$1,733,494.29

HELD IN THE FOLLOWING ACCOUNTS:	Ending Balance
CHECKING	
First Interstate Bank	$ 284,147.95
TOTAL CHECKING	$ 284,147.95
SAVINGS	
First Interstate Bank Savings (General Funds/Op Reserves)	$ -
First Interstate Bank (SRF Reserves Acct)	$ 7,825.91
Fidelity (SRF Reserve Acct)	$ 1,441,520.43
TOTAL SAVINGS	$ 1,449,346.34
TOTAL BALANCE	$ 1,733,494.29

Financials – September 2026 Vendor Transactions

Vendor	Memo	Credit
Ace Hardware of Lead	Misc Supplies	171.62
AE2S	Road Maintenance Project	17,427.55
All Net Connections	IT Support	1,481.15
Aquafix Inc	Wastew ater Chemicals	677.24
Black Hills Electric Cooperative*AUTO	Monthly Electric Autopay	1,129.53
Black Hills Energy-AUTO	CID Electric Service	4,921.45
Black Hills Pioneer	Publishing Notices 278	111.98
CBH Co-op	Fuel for CID Equip	1,362.35
Clearwater Consulting & Water Mgmt, LLC	Invoicing and Admin Services	1,864.45
Core & Main LP	Purchase of Water meters	2,848.97
DANR	Fees for Tony Merkel for Operator Cert Exam	60.00
Delta Dental of SD-AUTO	2026 Premiums	242.78
Fil-Trek Corporation	Drinking Water Cartridge Filters	8,554.00
First Interstate Bank	Credit Card Payment	2,038.86
Greg or Jennifer Kaschmitter	Portion of Can Am Purchase	5,500.00
Hauck Electric and Controls, Inc.	Electrical Installation for Small Pool & Maint Building	14,578.92
Hawkins Inc.	Water and Wastew ater Chemicals	2,155.59
Joe Dirt Septic & Drain, LLC	Sludge Pumping	1,588.00
Johnson & Richter Creative	Website Updates	200.00
Ketel Thorstenson, LLP	CID Audit Progress Billing	4,635.00
Lynn, Jackson, Shultz & Lebrun	PHP/CID General matters 14483.007	1,172.45
Midcontinent Testing Labortories, Inc	Water & Wastew ater State Testing	2,564.25
Midwest Pump Works	Grinder Pump Systems (2)	21,470.20
Montana-Dakota Utilities*AUTO PAY	Gas	1,833.66
Refuse Solutions, Inc.	Garbage Servcies	13,806.30
RMB Associates LLC	Admin Fees	3,000.00
Rob Broin Living Trust	Portion of Can Am Purchase	4,500.00
Sacrison Paving, Inc.	Project PH Trail & Ruby's Way Paving	91,481.46
South Dakota 811	Messages	10.50
Sparkling Clean	Monthly cleaning services AUG 2026	442.85
Verizon*Auto	742516316-00001	79.46
Vessco Inc	Water Turbidity ans Chlorine Monitoring System Parts	356.12
VSP Insurance Co.*AUTO	Vision Insurance	35.21
Western Peaks Logistics	Sampling Delivery	162.32
	Total	212,464.22

Streets and Utilities

Items from Visitors

Items from the Board

Meeting and Announcements

Executive Session

Adjourn

POWDER HOUSE PASS

AGENDA

POWDER HOUSE PASS BOARD OF SUPERVISORS' MEETING
COMMUNITY IMPROVEMENT DISTRICT
9:30 AM MST, October 8, 2026
Powder House Pass Community Building
11283 Powderhouse Trail, Lead, SD 57754

A. ROLL CALL/CALL TO ORDER
B. APPROVE MINUTES
  a. Approve Minutes of September 24, 2026, Special Meeting
C. Engineering Firm Interviews
  a. HDR – 9:30 am
  b. DGR – 10:00 am
  c. Renner Associates – 10:30 am
D. LEGAL
E. FINANCE
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J. Executive Session
  a. SDCL 1-25-2 (3): Consulting with legal counsel or reviewing communications from legal counsel about proposed or pending litigation or contractual matters
K. Adjourn

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