

Annual Payments for Powder House Pass Property Owners

	Assessments #1 & #2 Total	Assessment #3	Community Service Fee	Total Annual Costs
Phase 1	\$ 625.68		\$ 1,166.00	\$ 1,791.68
Dancing Skies	\$ 409.73	\$ 924.96	\$ 1,166.00	\$ 2,500.69
South of Trailside	\$ 451.42	\$ 924.96	\$ 1,166.00	\$ 2,542.38
Phase 2	\$ 343.25	\$ 924.96	\$ 1,166.00	\$ 2,434.21
Phase 3	\$ 286.06	\$ 924.96	\$ 1,166.00	\$ 2,377.02
Phase 4	\$ 286.06	\$ 924.96	\$ 1,166.00	\$ 2,377.02
Phase 6			\$ 1,166.00	\$ 1,166.00

2024 PHP CID Property Taxes Mil Levy = 1.85

Infrastructure Assessments

- Assessment #1: 2014 Sewer Initial Treatment Plant Construction & Sanitary Sewer Collection
- Assessment #2: 2018 Sewer Treatment Plant Completion (Phase 1) and Add'l Sanitary Sewer Collection
- Assessment #3: 2023-24 Expansion of Sanitary Sewer Plant (Final Phase)

Community Service Fee Detail

\$97.17/mo (\$1,166 annual) Shown on first tax statement from county
Pays for water, sewer, streets, snow removal, management of CID properties

Water/Wastewater Base Rates (collected thru Community Service Fee)

Water hooked up: \$35/mo (\$420 annually) to water department from fee (incl 1st 2,000 gal)
Sewer hooked up: \$16/mo (\$192 annually) to sewer department from fee (incl 1st 2,000 gal)
Note: No wastewater fees to Phase 6, all septic systems

Remainder: \$1,166-\$420-\$192 = \$554 to streets, snow, management--annually

Water/Wastewater Usage Rates (Billed Monthly)

Water: After initial 2,000 gallons, use rate = \$15/1,000 gallons
Wastewater: After initial 2,000 gallons, use rates:
2,001-6,000 gallons, use rate = \$10/1,000 gallons
6,001-10,000 gallons, use rate = \$12.50/1,000 gallons
10,001 + over, use rate = \$15/1,000 gallons

Garbage (Billed Monthly w Utility Bill)

\$23.71/month (first bin); \$14.04/month (per add'l bin(s))

Water & Wastewater Tap Fees

\$3,500 each, water and wastewater (\$7,000 total) Except South Ridge Estates
South Ridge Estates: \$3,500, water only

Property Taxes (Billed by Lawrence County)

Property Taxes: may be referred to as "ad valorem"
Changes annually based on property values and needs of CID

Note: Developer pays all of these assessments, fees & taxes on all of their properties
All fees, rates and assessments are subject to change