

**Bennor Estates Improvement & Service District
Budget Hearing & Regular Meeting
MINUTES**

Tuesday, July 15, 2025, 12:00 p.m., 400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Katie Balamut, Jason Snyder
BOARD MEMBERS NOT PRESENT: Lynne Gray
OTHERS PRESENT: Helenanne Cathey

BUDGET HEARING

Katie Balamut called the budget hearing to order at 12:00 p.m. The budget was reviewed. There was an opportunity for public comment. There were no public comments. Katie Balamut adjourned the budget hearing at 12:03 p.m.

REGULAR MEETING

Katie Balamut called the meeting to order at 12:03 p.m.

- I. Budget** – Jason Snyder moved to adopt the budget for 7/1/25 – 6/30/26 for \$154,210 and adopt the resolution to assess and submit assessments to the County as approved in the budget. Katie Balamut seconded. Motion carried unanimously.
- II. Water System Review** – The water system information, billing and receivables balances were reviewed.
- III. Minutes / Treasurer’s Report** – The minutes and financial information and reports were reviewed. Katie Balamut moved to approve the minutes for the regular meeting on June 17, 2025, accept the Treasurer’s report, pay bills, and transfer \$6,000.00 from the savings to the checking account. Jason Snyder seconded. Motion passed by consensus.

Account balances:		
Reserve Fund (Balance from Last Meeting Minutes):		\$119,618.82
06/30/25 Interest	\$103.28	
Reserve Fund Balance:		\$119,722.10
Savings Account (Balance from Last Meeting Minutes):		\$87,203.37
6/30/25 Deposit – Water	\$158.92	
6/30/25 Interest	\$69.75	
Savings Balance:		\$87,432.04*
07/15/25 Ck# 1227 Transfer to Checking	\$6,000.00	
Savings Balance End of Meeting:		\$81,432.04*
<i>*Includes deposits through the end of the prior month but not since that date to the current date, except for the Xpress bill pay monthly deposit.</i>		
Checking Account (Balance from Last Meeting Minutes):		\$3,555.51
Checking Balance Prior to Meeting:		\$3,555.51
Bills Paid at Current Meeting:		
AUTO City of Gillette – Inv. 2094045 Water 6/2-7/1/25 558,000 gal.		\$2,076.72
AUTO Powder River En. – Acct 9650701-6/1-7/1/25 electricity		\$437.47
Ck# 1774 Cathey Consulting – Inv. 8166 – June Adm./Books		\$472.50
Ck# 1775 Gillette News-Record – Inv. 40538 – Budget hearing legal ad		\$106.60
Ck# 1776 Rock Solid Solutions & Serv. – Inv. 303 – Blade/reshape roads		\$1,615.00
Ck# 1777 Water Guy – Inv. 2025-651 – June Water/Billing		\$1,117.30
TOTAL BILLS:		\$5,825.59
Transfer from Savings	\$6,000.00	
Checking Account Balance at End of Meeting:		\$3,729.92

IV. Unfinished Business

- a) Backup Generator / County grant – No update.
- b) Road Work for 2025 –
 - 1) Add up to \$5,000 of crushed concrete/asphalt for thin spots / blade all of the roads / add dust control (project estimate \$20,492.26).
 - 2) County grant approved for \$5,532.91 (County increased the grant request amount to 33% instead of 25% for work on Jocelynn due to the traffic on that road that comes from a subdivision outside of the District)
- c) Meetings for August through December were scheduled.

V. New Business

- a) A Public Records Notice was signed to submit to the County stating that the District’s records are stored at the offices of Cathey Consulting and Water Guy.
- b) Jason Snyder moved to designate First National Bank as the official depository for 7/1/25 – 6/30/26. Katie Balamut seconded. Motion carried unanimously.

There was an opportunity for public comment. There were no additional public comments.

Katie Balamut adjourned the meeting at 12:16 p.m.

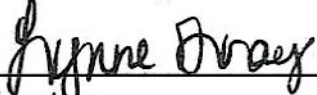
Next Meeting: Tuesday, August 12, 2025, 12:00 p.m. at the office of Cathey Consulting.

2025 Meetings:


- Tues., August 12, 2025, 12:00 p.m. / Tues., September 9, 2025, 12:00 p.m.
- Tues., October 7, 2025, 12:00 p.m. / Tues., November 4, 2025, 12:00 p.m.
- Tues., December 2, 2025, 12:00 p.m.

MEETINGS ARE HELD MONTHLY, GENERALLY ON A TUESDAY, AT THE OFFICE OF CATHEY CONSULTING, 400 SOUTH GILLETTE AVENUE, SUITE 106 (K2 TECHNOLOGIES BUILDING) – ENTRANCE IS ON 4TH STREET, GILLETTE.

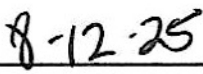
Respectfully submitted,
Helenanne Cathey, Assistant to the Board




 Signature



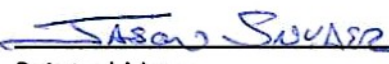
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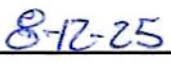
 Date



 Signature



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 Date

Lynne Gray, President / Jason Snyder, Vice President / Katie Balamut, Secretary/Treasurer

Budget - Bennor Estates ISD - 7/1/25 - 6/30/26

Budget Hearing: Tuesday, July 15, 2025, 12:00 p.m. at the office of Cathey Consulting / PO Box 2544, Gillette, WY 82717

	Actual (F32) 7/1/23 - 6/30/24	Budget 7/1/24 - 6/30/25	Actual (EST) 7/1/24 - 6/30/25	Budget 7/1/25 - 6/30/26
CASH CARRYOVER (Actual YTD & next yr. budget - no reserves)	162,025	53,314	69,942	69,437
Revenue				
Assessments	72,705	74,977	74,526	74,977
Assessments - Interest	0	120	80	120
Customer and other Billing	3,288	2,643	7,281	2,643
Grants - County	3,139	4,684	5,533	5,533
Interest from Bank	1,584	100	1,765	1,500
Transfer from reserves				
Other revenue (capital credits)				
TOTAL REVENUE	80,716	82,524	89,185	84,773
TOTAL REVENUE PLUS CASH CARRYOVER	242,741	135,838	159,127	154,210
Expenditures				
Capital Expenditures				
Administrative	5,954	7,120	7,000	7,120
Operations	52,136	115,761	60,000	133,883
Indirect	1,537	1,550	1,713	1,800
To Reserves	0	11,407	11,407	11,407
TOTAL EXPENDITURES	59,627	135,838	80,120	154,210
Receivables Start of FY	10,088		5,009	
Payables Balance Start of FY	13,099		2,005	
	6/30/2023	6/30/24 (EST)	6/30/2024	6/30/25 (EST)
BEGINNING OF FISCAL YEAR BALANCES				
GENERAL FUNDS	67,283	53,314	69,942	69,437
RESERVES BALANCES	94,742	107,000	107,147	119,721
TOTAL FUNDS BEGINNING OF YEAR	162,025	160,314	177,089	189,158
Receivables Balance End of FY	5,009			
Payables Balance End of FY	2,005			
Undeposited Funds (Xpress)	10			
End of Year Bank Balance	177,089	107,000	189,158	119,721
Net per year (Revenue minus Expenses)		0	9,065	0
Reserves start of year	94,742	107,000	107,147	119,721
Deposits to reserves	12,405	11,407	11,407	11,407
Transfers out of reserves				
Reserves end of year	107,147	118,407	118,554	131,128

Budget Message: Bennor Estates ISD manages the water system and roads. No rate changes are anticipated for this fiscal year. If the City raises regional water usage (per 1,000 gallon) rates, those increases will be passed on to customers with water meter reading billing.

Board Member Signature _____ Board Member Signature _____

Directors: Lynne Gray (Pres.) & Katie Balamut (Sec./Treas.) terms end Nov., 2026 / Jason Snyder, Vice Pres. term ends Nov., 2028
 Meetings are generally on a Tuesday and are scheduled at least a month in advance for 12:00 p.m. or in the evening at 400 S Gillette Ave., Suite 106, Gillette.
 Records are stored at 400 S Gillette Ave, Suite 106, Gillette.

Bennor Roads	feet	miles
Austin Dr	2950	0.56
Danielle Ave	2690	0.51
David Ave	1450	0.27
Jocelynn Ave	1250	0.24
Total	8340	1.58

(County will reimburse 33% for Cty. Grants)