

January 31, 2023

VIA U.S. POSTAL SERVICE CERTIFIED MAIL

Missouri Department of Economic Development
Attn: CID Annual Report
301 W. High Street
P.O. Box 118
Jefferson City, Missouri 65102

City of Kansas City, Missouri
Attn: City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, Missouri 64106

**Re: Edgewood Farms Community Improvement District
Annual Budget for Fiscal Year Ending April 30, 2024**

Dear Clerk and Department of Economic Development:

On behalf of the Edgewood Farms Community Improvement District (the "District"), enclosed please find the District's Annual Budget for the Fiscal Year ending April 30, 2024, as required by R.S.Mo. § 67.1471.2.

Should you have any questions, please do not hesitate to contact the undersigned as the District's legal counsel at 816-875-3313.

Best regards,


Spencer R. Thomson, Esq.

EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT

BUDGET – FISCAL YEAR 2023-24

(May 1, 2023-April 30, 2024)

| | | |
|---|--------------|--------------|
| ESTIMATED BEGINNING BALANCE | | \$5,000.00 |
| | | |
| ESTIMATED REVENUES: | | |
| | | |
| 1% Sales & Use Tax | \$135,000.00 | |
| | | |
| TOTAL FUNDS | | \$140,000.00 |
| | | |
| ESTIMATED EXPENDITURES:¹ | | |
| | | |
| Professional Fees | \$4,000.00 | |
| Developer Reimbursement-Construction Interest | \$131,000.00 | |
| | | |
| TOTAL EXPENDITURES | \$135,000.00 | |
| | | |
| ESTIMATED ENDING BALANCE | | \$5,000.00 |

¹ The Edgewood Farms Community Improvement District has entered into a Reimbursement Agreement with the Developer named in the CID Petition, whereunder the Developer will finance the actual expenditures of the CID and the CID will reimburse the Developer for such expenditures as the CID receives revenue. The CID began reimbursing the Developer starting in 2018.

January 30, 2023

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414 E. 12th Street
Kansas City, Missouri 64106

**Re: Edgewood Farms Community Improvement District
Annual Report for Fiscal Year Ending April 30, 2022**

Dear Clerk and Department of Economic Development:

On behalf of the Edgewood Farms Community Improvement District (the "District"), enclosed please find the District's Annual Report for the Fiscal Year ending April 30, 2022, as required by R.S.Mo. § 67.1471.4 ("Annual Report"). The Annual Report was previously provided to both the City and State via certified mail on December 16, 2022. Subsequently it was discovered that there were some typos in the Annual Report, e-mail addresses for District board members were not included, a more detailed explanation of certain property management expenses/reserves was appropriate and copies of certain of the District Resolutions had the Annual Report and Financial Report for the wrong fiscal year mistakenly attached. The enclosed Annual Report and copies of District Resolutions addresses all of these errors and should be considered as replacing the prior filings.

I am sincerely sorry for any confusion caused by these errors. Should you have any questions, please do not hesitate to contact the undersigned as the District's legal counsel at 816-875-3313.

Best regards,


Spencer R. Thomson, Esq.

Annual Report
Edgewood Farms Community Improvement District
Fiscal Year Ended April 30, 2022

Section I: General Information

1. Name of CID (“District”): Edgewood Farms Community Improvement District
2. Date of Submission: December 16, 2022 via USPS Certified Mail
3. Report Period: May 1, 2021 – April 30, 2022
4. Contact Information:
 - a. District Chairman: Gregory D. Thomson
10010 Freedom Circle
Liberty, Missouri 64068
816.476.7103
gthomson@thomsonaffinity.com
 - b. District Legal Counsel: Thomson , LLC
4700 Belleview Avenue, Suite 404
Kansas City, Missouri 64112
816.875.3313
sthomson@thomsonkc.com
5. Political Subdivision or Not For Profit: Political Subdivision
6. Date of and Ordinance No: January 14, 2016 / Ordinance No. 151076

Section II: Purpose of CID and Services Performed during Fiscal Year 2021-2022

The District is intended to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of any and all public improvements associated therewith (the “Project”). The Project envisioned by the District plan entailed the creation, construction, reconstruction, installation of: (a) Public road improvements to Roanridge Road, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and improvements to the public street infrastructure at the intersection of Roanridge Road and Barry Road; (b) Public road improvements to the intersection of Barry Road and Barrybrooke Drive, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) Public road improvements to Barrybrooke Drive to extend the road throughout the proposed development, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) Drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (e) Site improvements including rock

removal, soil grading and reinforcement necessary to construct public improvements; (f) Lawns, trees, landscaping and monument signage to improve aesthetic appearance; (g) Installation of fire hydrants and other public health, safety and welfare improvements or benefits; (h) Any other useful, necessary, or desired improvement to be built and arranged in a manner consistent with neighboring properties and as may be allowed by the Community Improvement District Act under Sections 67.1401 to 67.1571, RSMo, including as desirable or appropriate the acquisition of all types of real estate interests, including but not limited to easements, licenses, leases and fee simple title; (i) Costs associated with undertaking the "Purposes" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Edgewood Farms Community Improvement District; and (j) Costs associated with undertaking the "Services" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Edgewood Farms Community Improvement District

The District completed the following improvements and services in Fiscal Year 2021-2022 or in prior fiscal years: all infrastructure improvements (roads, sidewalks, and stop lights), the detention basin, all utility lines, and a major portion of site work on all lots. Some additional site work on Lots 3 and 4 remains to be completed once users for those lots are determined.

Section III: Board Members/Directors

As of the date of the most recent meeting of the Board (March 31, 2022), the Officers and Directors of the Board are as follows:

| | |
|--------------------|--|
| Gregory D. Thomson | Chairman |
| E-Mail Address: | gthomson@thomsonaffinity.com |
| Clayton M. Thomson | Vice-Chairman |
| E-Mail Address: | cthomson@thomsonaffinity.com |
| Nicole Bechard | Secretary |
| E-Mail Address: | nicole@whrlawfirm.com |
| Matthew D. Thomson | Treasurer |
| E-Mail Address: | mthomson@thomsonaffinity.com |
| Steven Warger | Director |
| E-Mail Address: | stevewarger@gmail.com |

Section IV: Revenues and Expenses/Financial Statement

Four businesses are open within the District as follows: Main Event Entertainment, Texas Roadhouse Restaurant, Freddy's Custard and Steakburgers and Discount Tire. The revenue generated during the Fiscal Year 2021-2022 totaled \$132,343.63 and was enough to continue reimbursement under the Reimbursement Agreement in the amount of \$100,000.00. The District expended a total of \$112,700.00 in Fiscal Year 2021-2022. The District continued to incur liability for future reimbursement under the Reimbursement Agreement. The District is under contract with Turn Key Realty, LLC to manage the District owned real property (i.e., roadway, detention and green space) which contract includes the responsibility for the property

manager to bill all property owners within the District their prorated share of maintenance and management expenses. Because of the lag time between incurring expenses and billing and receiving reimbursements from the various property owners the District agreed to provide an initial reserve fund with the property manager to fund expenses until such time as owner reimbursements are received. In Fiscal Year 2021-2022 the District funded \$10,000 to such property management reserve.

| | | |
|---------------------------------|---------------------|---------------------|
| INCOME | | |
| a) Interest earned on Bank Acct | | \$ 17.60 |
| b) Sales and Use Tax Income | | \$132,326.03 |
| TOTAL INCOME | | \$132,343.63 |
| EXPENSES¹ | | |
| a) Legal Fees | \$ 2,700.00 | |
| b) Reimbursement to Developer | \$100,000.00 | |
| c) Property Management Reserve | \$ 10,000.00 | |
| TOTAL EXPENSES | \$112,700.00 | |
| INCOME LESS EXPENSES | | \$19,643.63 |

Section V: Resolutions Adopted

The below is a list of all Resolutions adopted by the Board during Fiscal Year 2021-2022 (the Resolutions referenced below are also attached to this Annual Report):

1. Resolution 2022-01: Adoption of 2020-2021 Annual Report
2. Resolution 2022-02: Adoption of 2020-2021 Financial Statement
3. Resolution 2022-03: Adoption of 2022-2023 Annual Budget

¹ The expenses detailed indicate those expenses actually paid out of the District's bank account, but do not detail all of those expenses incurred by the Developer for the District under the Reimbursement Agreement since only a portion of those expenses have been paid by the District.

THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ADOPTING THE ANNUAL REPORT FOR FISCAL YEAR ENDED APRIL 30, 2021

WHEREAS, the fiscal year (the "Fiscal Year") of the District is the same as the City of Kansas City, Missouri, which begins May 1st of the present calendar year and ends April 30th of the following calendar year;

WHEREAS, Section 67.1471.4 of the Revised Statutes of Missouri requires that the District submit to the Missouri Department of Economic Development ("DED") and the Clerk of the City of Kansas City, Missouri ("Clerk"), no later than one hundred twenty (120) days after the end of the Fiscal Year, certain items which together consist of an annual report of the activities of the District;

WHEREAS, the District, through its legal counsel, has prepared such annual report for the Fiscal Year of the District ending on April 30, 2021 (the "Annual Report") and submitted the same to the DED and the Clerk;

WHEREAS, the District desires to approve the Annual Report as the District's Annual Report for the Fiscal Year ending April 30, 2021; and

WHEREAS, the District desires to ratify and confirm the authority of legal counsel in submitting the Annual Report to the DED and Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District as follows:

1. That the actions taken on behalf of the District in preparing and submitting the Annual Report are accepted and ratified.
2. That the Annual Report for the Fiscal Year ending April 30, 2021, attached hereto as Exhibit A, is hereby accepted and approved as the District's Annual Report for the Fiscal Year ending April 30, 2021.
3. The District's legal counsel is authorized to submit the Annual Report to the DED and Clerk on behalf of the District to the extent not already submitted.
4. This resolution shall take effect immediately.

[Signature Page follows]

Adopted this 31st day of March, 2022.



Gregory D. Thomson, Chairman

ATTEST:



Matthew Thomson, Treasurer

EXHIBIT A

ANNUAL REPORT FOR FISCAL YEAR ENDING APRIL 30, 2021

(attached hereto)

Annual Report
Edgewood Farms Community Improvement District
Fiscal Year Ended April 30, 2021

Section I: General Information

1. Name of CID ("District"): Edgewood Farms Community Improvement District
2. Date of Submission: February 23, 2022
3. Report Period: May 1, 2020 – April 30, 2021
4. Contact Information:
 - a. District Chairman: Gregory D. Thomson
10010 Freedom Circle
Liberty, Missouri 64068
816.476.7103
gthomson@thomsonaffinity.com
 - b. District Legal Counsel: Thomson , LLC
4700 Belleview Avenue, Suite 404
Kansas City, Missouri 64112
816.875.3313
sthomson@thomsonkc.com
5. Political Subdivision or Not For Profit: Political Subdivision
6. Date of and Ordinance No: January 14, 2016 / Ordinance No. 151076

Section II: Purpose of CID and Services Performed during Fiscal Year 2020-2021

The District is intended to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of any and all public improvements associated therewith (the "Project"). The Project envisioned by the District plan entails the creation, construction, reconstruction, installation of: (a) Public road improvements to Roanridge Road, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and improvements to the public street infrastructure at the intersection of Roanridge Road and Barry Road; (b) Public road improvements to the intersection of Barry Road and Barrybrooke Drive, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) Public road improvements to Barrybrooke Drive to extend the road throughout the proposed development, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) Drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (e) Site improvements including rock

removal, soil grading and reinforcement necessary to construct public improvements; (f) Lawns, trees, landscaping and monument signage to improve aesthetic appearance; (g) Installation of fire hydrants and other public health, safety and welfare improvements or benefits; (h) Any other useful, necessary, or desired improvement to be built and arranged in a manner consistent with neighboring properties and as may be allowed by the Community Improvement District Act under Sections 67.1401 to 67.1571, RSMo, including as desirable or appropriate the acquisition of all types of real estate interests, including but not limited to easements, licenses, leases and fee simple title; (i) Costs associated with undertaking the “Purposes” as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Edgewood Farms Community Improvement District; and (j) Costs associated with undertaking the “Services” as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Edgewood Farms Community Improvement District

The District completed the following improvements and services in Fiscal Year 2020-2021 (as well as in the prior fiscal years): All infrastructure improvements (roads, sidewalks, and stop lights), the detention basin, all utility lines, and a major portion of site work has been completed within the District; additional site work on Lots 3 and 4 remains to be completed.

Section III: Board Members/Directors

As of the date of the most recent meeting of the Board (April 30, 2021), the Officers and Directors of the Board are as follows:

| | |
|--------------------|---------------|
| Gregory D. Thomson | Chairman |
| Clayton M. Thomson | Vice-Chairman |
| Nicole Bechard | Secretary |
| Matthew D. Thomson | Treasurer |
| Steven Warger | Director |

Section IV: Revenues and Expenses

Four businesses are open within the District as follows: Main Event Entertainment, Texas Roadhouse Restaurant, Freddy’s Custard and Steamburgers and Discount Tire. The revenue generated during the Fiscal Year 2020-2021 totaled \$107,037.43 and was enough to continue reimbursement under the Reimbursement Agreement in the amount of \$60,000.00. The District expended a total of \$79,225.00 in Fiscal Year 2020-2021. The District continued to incur liability for future reimbursement under the Reimbursement Agreement.

| | | |
|---------------------------------|--|---------------------|
| INCOME | | |
| a) Interest earned on Bank Acct | | \$ 17.27 |
| b) Sales and Use Tax Income | | \$107,020.16 |
| TOTAL INCOME | | \$107,037.43 |
| | | |

| | | |
|-------------------------------|--------------------|--------------------|
| EXPENSES¹ | | |
| a) Legal Fees | \$ 9,225.00 | |
| b) Reimbursement to Developer | \$60,000.00 | |
| c) Property Management | \$10,000.00 | |
| TOTAL EXPENSES | \$79,225.00 | |
| | | |
| INCOME LESS EXPENSES | | \$27,812.43 |

Section V: Resolutions Adopted

The below is a list of all Resolutions adopted by the Board during Fiscal Year 2020-2021 (the Resolutions referenced below are also attached to this Annual Report):

1. Resolution 2021-01: Adoption of 2019-2020 Annual Report
2. Resolution 2021-02: Adoption of 2019-2020 Financial Statement
3. Resolution 2021-03: Adoption of 2021-2022 Annual Budget
4. Resolution 2021-04: Approving Property Management Agreement

¹ The expenses detailed indicate those expenses actually paid out of the District's bank account, but do not detail all of those expenses incurred by the Developer for the District under the Reimbursement Agreement since only a portion of those expenses have been paid by the District.

THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ADOPTING THE ANNUAL FINANCIAL STATEMENT FOR FISCAL YEAR ENDED APRIL 30, 2021

WHEREAS, the fiscal year (the "Fiscal Year") of the District is the same as the City of Kansas City, Missouri, which begins May 1st of the present calendar year and ends April 30th of the following calendar year;

WHEREAS, Section 105.145 of the Revised Statutes of Missouri and 15 CSR 40-3.030 requires that the District submit to the Missouri State Auditor's Office ("Auditor"), no later than six (6) months after the end of the Fiscal Year, an annual financial report containing certain items contained in the regulations;

WHEREAS, the District, through its legal counsel, has prepared such financial report for the Fiscal Year of the District ending on April 30, 2021 (the "Financial Report") and submitted the same to the Auditor;

WHEREAS, the District desires to approve the Financial Report as the District's Financial Report for the Fiscal Year ending April 30, 2021; and

WHEREAS, the District desires to ratify and confirm the authority of legal counsel in submitting the Financial Report to the Auditor.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District as follows:

1. That the actions taken on behalf of the District in preparing and submitting the Financial Report are accepted and ratified.
2. That the Financial Report for the Fiscal Year ending April 30, 2021, attached hereto as Exhibit A, is hereby accepted and approved as the District's Financial Report for the Fiscal Year ending April 30, 2021.
3. The District's legal counsel is authorized to submit the Financial Report to the Auditor on behalf of the District to the extent not already submitted.
4. This resolution shall take effect immediately.

[Signature Page follows]

Adopted this 31st day of March, 2022.



Gregory D. Thomson, Chairman

ATTEST:



Matthew Thomson, Treasurer

EXHIBIT A
FINANCIAL REPORT FOR FISCAL YEAR ENDING APRIL 30, 2021

(attached hereto)

**Annual Financial Report of Edgewood Farms Community Improvement
District**

Fiscal Year Ended April 30, 2021

| | | |
|---------------------------------|--------------------|---------------------|
| INCOME | | |
| a) Interest earned on Bank Acct | | \$ 17.27 |
| b) Sales and Use Tax Income | | \$107,020.16 |
| TOTAL INCOME | | \$107,037.43 |
| EXPENSES¹ | | |
| a) Legal Fees | \$ 9,225.00 | |
| b) Reimbursement to Developer | \$60,000.00 | |
| c) Property Management | \$10,000.00 | |
| TOTAL EXPENSES | \$79,225.00 | |
| INCOME LESS EXPENSES | | \$27,812.43 |

Notes:

- 1) No bonded indebtedness has been issued by the political subdivision
- 2) No property tax has been levied by this political subdivision

¹ The expenses detailed indicate those expenses actually paid out of the District's bank account, but do not detail all of those expenses incurred by the Developer for the District under the Reimbursement Agreement since only a portion of those expenses have been paid by the District.

THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2022-2023.

WHEREAS, the fiscal year (the "Fiscal Year") of the District is the same as the City of Kansas City, Missouri, which begins May 1st of the present calendar year and ends April 30th of the following calendar year;

WHEREAS, Section 67.1471.2 of the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act"), requires the District to submit to the governing body of the City of Kansas City, Missouri (the "City"), a "proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such Fiscal Year";

WHEREAS, the District has prepared a proposed budget for Fiscal Year 2022-2023 (the "Proposed Budget");

WHEREAS, the Board (through its legal counsel) has submitted the Proposed Budget to the City; and

WHEREAS, the District desires to approve the Proposed Budget as the District's Budget for the Fiscal Year 2022-2023.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District as follows:

1. That the actions taken on behalf of the District in preparing the Proposed Budget are hereby ratified, acknowledged and accepted.
2. That the Proposed Budget for the Fiscal Year beginning May 1, 2022, and ending April 30, 2023, attached hereto as Exhibit A, is hereby accepted and approved as the District's Fiscal Year 2022-2023 Budget, subject to any comments received from the City.
3. This resolution shall take effect immediately.

[Signature Page follows]

Adopted this 31st day of March, 2022.



Gregory D. Thomson, Chairman

ATTEST:



Matthew Thomson, Treasurer

EXHIBIT A
FISCAL YEAR 2022-2023 BUDGET
(attached hereto)

EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT

BUDGET – FISCAL YEAR 2022-23

(May 1, 2022-April 30, 2023)

| | | |
|---|--------------|--------------|
| ESTIMATED BEGINNING BALANCE | | \$46,500.00 |
| ESTIMATED REVENUES: | | |
| 1% Sales & Use Tax | \$132,000.00 | |
| TOTAL FUNDS | | \$178,500.00 |
| ESTIMATED EXPENDITURES:¹ | | |
| Professional Fees | \$15,000.00 | |
| Insurance | \$10,000.00 | |
| Construction Interest-Developer Reimbursement | \$100,000.00 | |
| Taxes on CID-owned/managed property | \$15,000.00 | |
| Ongoing Maintenance of Constructed Improvements | \$10,000.00 | |
| TOTAL EXPENDITURES | \$150,000.00 | |

¹ The Edgewood Farms Community Improvement District has entered into a Reimbursement Agreement with the Developer named in the CID Petition, whereunder the Developer will finance the actual expenditures of the CID and the CID will reimburse the Developer for such expenditures as the CID receives revenue. The CID began reimbursing the Developer starting in 2018.