Proposed Budget for Valley View Community Improvement District Fiscal Year Ending April 30, 2025

Date of Budget Submittal: January 26, 2023

District Point of Contact Information: Polsinelli PC c/o Amy Grant

(816) 753-1000

agrant@polsinelli.com

BUDGET MESSAGES:

The District is proposed to provide funding for the Improvements, Services, Formation Costs, and Operating/Administrative Costs (as those terms are defined below). The District will enter into an agreement with STAR Acquisitions, Inc. ("Developer") whereby Developer will agree to advance such costs, as necessary, and the District will use District Sales Tax (defined below) revenues collected over time to repay Developer with interest. Any obligation of the District will not be a financial obligation of the City of Kansas City, Missouri

The Valley View Community Improvement District was established by the City Council of Kansas City, Missouri on October 12, 2017. The District's Board of Directors and the owner of the real property that constitutes the District approved a 1.0% CID sales and use tax on September 25, 2018. The CID Sales Tax Election became effective on January 1, 2019. The life of the District expires 35-years from the date of the Ordinance approving the CID Petition and will expire on October 12, 2052.

Services are expected to include cleaning, maintenance, and other services within the District and other services the District may provide or cause to be provided under Section 67.1461, RSMO. No such Services are expected during the first five years of the District.

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2025 PROPOSED BUDGET

		E 4/30/2025* (proposed)
FUNDS AVAILABLE: - Cash on Hand (Beginning of Fiscal Year)	\$	61,114.48
 ESTIMATED REVENUE: 1% CID Sales and UseTax (effective January 1, 2019) Net Proceeds of Developer Advances TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE: 	\$ \$	55,000.00 4,200.00 120,314.48
 ESTIMATED EXPENDITURES: TIF Eats (45% of CID sales tax revenue)** Bank Fees D&O Insurance for Board of Directors Legal Fees City CID Annual Submission Review Review Reimburse Developer for Legal Fees - Formation Costs Reimburse Developer for D&O Insurance - Operating Costs Reimburse Developer for Legal Fees - Operating Costs Repayment of Developer's Advanced Project Costs^ **See attached copy of Superior Bowne Pay Application for 	** * * * * * * *	27,500.00 100.00 1,200.00 3,000.00 1,000.00
Detailed Breakdown of Project Cost Expenditures - TOTAL ESTIMATED EXPENDITURES:	- \$	112,800.00
FUNDS AVAILABLE: - Cash on Hand End of Fiscal Year	\$	7,514.48

^{*} Estimated values.

The terms of the repayment of Developer Advances, including interest thereon, is addressed and ^ governed by that Construction and Financing Agreement by and between the CID and the Developer.

APPLICATION AND CERTIFICAT	E FOR PAYMENT AIA	DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES
TO OWNER: Star Acquisitions, INC. 244 West Mill Street, Suite 101 Liberty, MO 64068 FROM CONTRACTOR: Superior Bowen Asphalt Company, LLC 2501 Manchester Trafficway Kansas City, MO 64129	PROJECT: Eagle Pointe Reserve Kansas City MO VIA ARCHITECT:	APPLICATION NO: PERIOD TO: PROJECT NOS: DATE BILLED: CONTRACT DATE: APPLICATION NO: Owner ARCHITECT CONTRACTOR FIELD OTHER
CONTRACT FOR: GENERAL CONSTRUCTION		
CONTRACTOR'S APPLICATION F Application is made for payment, as shown below, in connectio Continuation Sheet, AlA Document G703, is attached.		The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the
1 ORIGINAL CONTRACT SUM	\$ 1,078,623.74	Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.
2 Net change by Change Orders	\$ 4,482,477.55	CONTRACTOR: Superior Bowen Asphalt Company, LLC
3 CONTRACT SUM TO DATE (Line 1 +/- 2)	\$ 5,561,101.29	By: Date: 7. 18
4 TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 1,740,176.96	State of: Missouri County of: Jackson Subscribed and sworn to before A A Subscribed and sworn to be subscribed and sworn to be subscribed as A Subscribed and sworn to be subscribed and sworn to be subscribed as A Subscribed and Sub
5 RETAINAGE a. 10.0% of Completed Work (Columns D + E on G703) b. % of Stored Material	174,017.71	Subscribed and sworn to before me this 3/57 day of July 30/18 STATE OF MISSOURI Jackson County Notary Public: My Commission Expires: 04/12/2020 Notary Public - Notary Seal STATE OF MISSOURI Jackson County Commission Expires Apr. 12, 26 Commission # 16991389
(Column F on G703)		CERTIFICATE FOR PAYMENT
Total Retainage (Line 5a + 5b or Total in Column 1 of G703	\$ 174,017.71	In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the
6 TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 1,566,159.25	quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.
7 LESS PREVIOUS CERTIFICATES FOR PAYM	1E] \$ 1,078,778.91	AMOUNT CERTIFIED: \$
(Line 6 from prior Certificate)		(Attach explanation if amount certified differs from the amount applied for. Initial
8 CURRENT PAYMENT DUE	\$ 487,380.34	all figures on this Application and on the Continuation Sheer that are changed to conform to the amount certified.) CONSTRUCTION MANAGER:
9 BALANCE TO FINISH, INCLUDING RETAIN.	AGE	By: Date:
(Line 3 less Line 6) \$	3,994,942.04	
CHANGE ORDER SUMMARY	Add Deduct	ARCHITECT:
Total changes approved in	a	By: Date:
previous months by Owner \$	680,138.66 \$ -	
Total approved this Month \$	3,802,338.89 \$ -	This Certificate is not negotiable. THE AMOUNT CERTIFIED is payable on to the Con-
TOTALS \$	4,482,477.55 \$ -	tractor named herein. Issuance, payment and acceptance of payment are without
NET CHANGES by Change Order \$	4,482,477.55	prejudice to any rights of the Owner or Contractor under this Contract.

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Construction Manager's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

6

APPLICATION DATE: PERIOD TO:

July 30, 2018

July 30, 2018

A	В		С		D		Ę		F		G		Н		I			J		K
ITEM	DESCRIPTION OF WORK		SCHEDULFD		CHANGI	E OF	RDERS		WORK COM	4PLE	TED	MAT	ERIALS	TOTAL		0 0		BALANCE	R	RETAINAGE
NO.			VALUE		CO		REVISED	FR	ROM PREVIOUS	TH	IIS PERIOD	PRE	SENTLY	COMPLETED		(G C)	1	TO FINISH	(IF	VARIABLE
							CONTRACT	A	APPLICATION			ST	ORED	AND STORED				(C - G)		RATE)
							AMOUNT		(D + E)			(N	OT IN	TO DATE						
										<u> </u>		D	OR E)	(D+E+F)						
	Land Disturbance																			1
100	Mobilization in and out - Land Dist	\$	6,787.80	\$	-	\$	6,787.80	\$	6,787.80		-	\$	-	\$ 6,787.80		100%	\$	-	\$	678.78
105	One call, private locates and Pot holing	\$	206.61	\$	-	\$	206.61	\$	206.61		-	\$	-	\$ 206,61		100%	\$	-	\$	20.66
135	Safety fence - Land Dist	\$	19,408.65	\$	-	\$	19,408.65	\$	19,408.65		-	\$	-	\$ 19,408.65		100%	\$	-	\$	1,940.87
120	Inlet protection - Land Dist	\$	2,617.40	\$	-	\$	2,617.40	\$	2,617.40	\$	-	\$	-	\$ 2,617.40		100%	\$	-	\$	261.74
110	Silt fence - Land Dist	\$	15,713.60	\$	-	\$	15,713.60	\$	12,090.05	\$	524.83	\$	-	\$ 12,614.88	,	80%	\$	3.098.72	\$	1,261.49
115	Straw bale - Land Dist	\$	1,081.00	\$	-	\$	1,081.00	\$	832.37	\$	-	\$	-	\$ 832.37		77%	\$	248.63	\$	83.24
125	Vehicle tracking - Construction entrance	\$	1,291.54	\$	-	\$	1,291.54	\$	1,291.54	\$	-	\$	-	\$ 1,291.54		100%	\$	-	\$	129.15
185	Disturbed area seeding - Land Dist	\$	65,831.69	\$	-	\$	65,831.69	\$	I	\$	-	\$	-	\$ -		0%	\$	65,831.69	\$	- 1
155	Temp sediment trap - Land Dist	\$	17,472.52	\$	-	\$	17,472.52	\$,	\$	-	\$	-	\$ 17,472.52		100%	\$	-	\$	1,747.25
150	Temp sediment basin - Land Dist	\$	2,086.26	\$	-	\$	2,086.26	\$	2,086.26	\$	-	\$	-	\$ 2,086.26		100%	\$	- 1	\$	208.63
140	Diversion berm - Land Dist	\$	6,581.15	\$	-	\$	6,581.15	\$	5,017.47	\$	667.33	\$	-	\$ 5,684.80		86%	\$	896.35	\$	568.48
145	Rock check dam - Land Dist	\$	2,358.44	\$	-	\$	2,358.44	\$	2,358.44	\$	-	\$	-	\$ 2,358.44		100%	\$	-	\$	235.84
190	Erosion control blanket - Land Dist	\$	6,721.00	\$	-	\$	6,721.00	\$	-	\$	5,610.69	\$	-	\$ 5,610.69		83%	\$	1,110.31	\$	561.07
130	Tree clearing - Land Dist	\$	31,629.86	\$	-	\$	31,629.86	\$	0.,0-0.00	\$	-	\$	-	\$ 31,629.86		100%	\$	-	\$	3,162.99
160	Excavation - Land Dist	\$	636,215.79	\$	-	\$	636,215.79	\$	604,405.00	\$:	31,810.79	\$	-	\$ 636,215.79		100%	\$	-	\$	63,621.58
180	Topsoil respread - Land Dist	\$	49,420.80	\$	-	\$	49,420.80	\$	2,471.04	\$	13,343.62	\$	-	\$ 15,814.66		32%	\$	33,606.14	\$	1,581.47
165	Embankment - Land Dist	\$	181,392.00	\$	-	\$	181,392.00	\$	181,392.00	\$	-	\$	-	\$ 181,392.00		100%	\$	-	\$	18,139.20
170	hdpe 24 - Land Dist	\$	5,865.00	\$	-	\$	5,865.00	\$	5,865.00	\$	-	\$	-	\$ 5,865.00		100%	\$	-	\$	586.50
175	hdpe 24 riser - Land Dist	\$	2,300.01	\$	-	\$	2,300.01	\$	2,300.01	\$	-	\$	-	\$ 2,300.01		100%	\$	-	\$	230.00
195	Survey and Layout - Land Dist	\$	23,642.62	\$	-	\$	23,642.62	\$	23,642.62	\$	-	\$	-	\$ 23,642.62		100%	\$	-	\$	2,364.26
4:26/18	Sanitary Sewer CO Testing	\$	-	\$	111,000.00	\$	111,000.00	\$	30,691.50	\$:	50,294.10	\$	-	\$ 80,985.60		73%	\$	30.014.40	\$	8,098.56
4/26/18	Sanitary Sewer CO Layout/Spoils	\$	-	\$	569,138.66	\$	569,138.66	\$	106,261.31	\$30	02,956.22	\$	-	\$ 409,217.53		72%	\$	159,921.13	\$	40,921.75
6/12/18	Street & Storm CO Sitework/Asphalt	\$	-	\$ 1	1,162,789.55	\$	1,162,789.55	\$	4,155.53	\$:	33,162.69	\$	-	\$ 37,318.22		3%	\$	1,125,471.33	\$	3,731.82
6/12/18	Street & Storm CO Concrete	\$	-	\$	518,282.95	\$	518,282.95	\$	-	\$	-	\$	-	s -		0%	\$	518,282.95	\$	-
6/12/18	Street & Storm CO Utilities	\$	-	\$	601,452.90	\$	601,452.90	\$	10,449.93	\$	-	\$	-	\$ 10,449.93		2%	\$	591,002.97	\$	1,044.99
6/12/18	MODot 152 CO Sitework/Asphalt	\$	-	\$	938,391.73	\$	938,391.73	\$	56,601.08	\$ 6	67,434.41	\$	-	\$ 124,035.49		13%	\$	814,356.24	\$	12,403.55
6/12/18	MODot 152 CO Concrete	\$	-	\$	383,586.55	\$	383,586.55	\$	-	\$	-	s	-	\$ -		0%	S	383,586,55	\$	-
6 12/18	MODot 152 CO Electric	S	_	\$	197,835,21	\$	197,835.21	\$	68,609.25	\$	35,729.04	s	-	\$ 104,338.29		53%	\$	93,496.92	\$	10,433.83
						1											S	-	\$	_
		S	1,078,623.74	\$	4,482,477.55	8	5,561,101.29	\$	1,198,643.24	\$	541,533.72	8	-	\$ 1,740,176.96		31%	\$	3,820,924.33	\$	174,017.70
																				1

5FAIA DOCUMENT G703 CONTINUATION SHEET FOR G702 1992 EDITION AIA © 1992 - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

G703 - 1992

SWORN STATEMENT OF CONTRACTOR AND SUBCONTRACTOR TO OWNER AND TO THE FIDELITY NATIONAL GROUP OF COMPANIES

Page 1 of 1 Pages

State of Missouri

} SS.

County of Jackson

The affiant, Chip Zuck, being first duly sworn, on oath deposes and says that he is Estimator/Project Manager of Superior Bowen Asphalt Company, LLC, and that Superior Bowen Asphalt Company, LLC has contract with <u>Star Acquisitions</u>, Inc., owner for Eagle Pointe Preserve on the premisis described in the above referenced title commitment, or by exhibit attached hereto.

That, for the purposes of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

1	2		3		4		5		6		7		7		7		8		9
		Amount of Initial Contract				Revised Contract		Retention (incl.		Net of Previous		Net Amount This Payment			Balance to Become Due (incl.Retentions)				
Name and Address	Kind of Work	Amou	nt of Initial Contract	a	hange Orders		Amount	_	current)	\vdash	Payments	ients Paym		\vdash	(inci.ketentions)				
Superior Bowen	Sitework/Asphalt	\$	1,078,623.74	\$2	,420,348.76	\$	3,498.972.50	\$	122,233.66	\$	877,259.92	\$	222,843.03	\$	2.398,869.55				
Amino Brothers	Concrete	\$	-	\$	748,835.03	\$	748,835.03	\$	-	\$		\$	-	\$	748,835.03				
Collins & Hermann	Signs/Guard cable	\$	-	\$	43,305.36	\$	43,305.36	\$	-	\$	-	\$	-	\$	43,305.36				
Comanche Construction	Temp Conc Barrier	\$	-	\$	49,406.40	\$	49,406.40	\$	4,940.64	\$	44,465.76	\$	-	\$	4,940.64				
Redford	Utilities	\$	-	\$1	.040,732.00	\$	1,040,732.00	\$	37,357.46	\$	100,911.60	\$	235,305.54	\$	704,514.86				
Staco	Electrical	\$	-	\$	179,850.00	\$	179,850.00	\$	9,485.95	\$	56,141.63	\$	29,231.77	\$	94,476.60				
		\$																	
V-P								Ц.		L.				_					
TOTAL	-	\$	1,078,€23.74	\$4	,482.477.55	\$	5,561,101.29	\$	174,017.71	\$	1,078,778.91	\$	487,380.34	\$	3,994,942.04				

Amount of Original Contract	1.078,623.74
Extras to Contract	4,482,477.55
Total Contract and Extras	5,561,101.29
Credits to Contract	-
Adjusted Total Contract	5,561,101.29

Work Complet	ed to Date		\$ 1,740,176.96
Less:	% Retained	10%	\$ 174,017.71
Net Amount E	arned		\$ 1,566,159.25
Net Previously	Paid		\$ 1,078,778.91
Net Amount of	this Payment		\$ 487.380.34
Balance to Be	come Dua (Inc. Petention)		\$ 3 994 942 04

It is understood that the total amount requested in this application shall not exceed 30% of the cost of the work completed to date.

I agree to fumish Waivers of Lien for all materials under my contract when demanded.

Signed

Subscribed and sworn to before me this

Notary Public

JULIE KAY MILLER
Notary Public - Notary Seal
STATE OF MISSOURI

Jackson County

My Commission Expires Apr. 12, 2020

Commission # 16991389