

**TWIN CREEKS VILLAGE EAST COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET FOR FYE APRIL 30, 2027**

**DATE SUBMITTED: JANUARY 26 2026**

**CONTACT: PATRICIA R JENSEN 816.753.9200; [pjensen@rousepc.com](mailto:pjensen@rousepc.com)**

**TWIN CREEKS VILLAGE EAST  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR  
MAY 1, 2026 - APRIL 30, 2027  
BUDGET**

*and*

**FISCAL YEAR  
MAY 1, 2025 - APRIL 30, 2026  
AMENDED BUDGET**

## **TWIN CREEKS VILLAGE EAST COMMUNITY IMPROVEMENT DISTRICT**

### **FISCAL YEAR MAY 1, 2026 - APRIL 30, 2027 BUDGET**

#### ***BUDGET MESSAGE***

The Twin Creeks Village East Community Improvement District ("District") was declared established by Ordinance No. 200461 of the City Council of Kansas City, Missouri on June 25, 2020. The District desires to fund, or assist in the funding of, certain services and improvements as allowed by Sections 67.1401 to 67.1571 RSMo.

On July 6, 2020, the District's Board of Directors passed Resolution No. 2020:03 which imposed, upon approval of the qualified voters of the District, a one percent (1%) sales tax on retail sales in the District for the life of the district. The sales tax collection became effective January 1, 2020.

The District has entered into a Reimbursement Agreement with BT Residential, LLC, which will provide for formation costs, administration costs, public services and improvements within the District Project and related reimbursement.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

**TWIN CREEKS VILLAGE EAST  
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET  
FISCAL YEAR MAY 1, 2026 - APRIL 30, 2027 BUDGET  
AMENDED BUDGET  
FISCAL YEAR MAY 1, 2025 - APRIL 30, 2026 BUDGET**

<b>Proposed Budget</b>				<b>Proposed Amended Budget</b>	<b>Previously Approved Budget</b>	<b>Actual (unaudited)</b>	<b>Actual (unaudited)</b>
Operating Fund Budget	Debt Service Budget	Project Funds Budget	Fiscal Year Ending April 30, 2027				
<b>REVENUES:</b>							
<b>Debt Service Funds:</b>							
* Advances from developer	\$ -	\$ -	\$ -	\$ 3,743,222	\$ -	\$ 618	\$ -
<b>Revenue Funds:</b>							
Interest Income	-	-	-	-	-	162	95
CID Sales and Use Tax Revenues	-	60,000	-	60,000	60,000	6,471	5,981
** Less TIF payments (50%)	-	(30,000)	-	(30,000)	-	-	-
<b>TOTAL REVENUES</b>	<b>-</b>	<b>30,000</b>	<b>-</b>	<b>3,773,222</b>	<b>60,000</b>	<b>7,251</b>	<b>6,076</b>
<b>EXPENDITURES:</b>							
<b>Project expenditures:</b>							
* CID public improvements	-	-	-	3,743,222	-	-	-
Repayment of debt on advances	-	-	-	-	-	-	-
** (including accrued interest)	-	19,000	-	19,000	19,000	-	-
<b>Operating expenditures:</b>							
Accounting fees	2,000	-	-	2,000	2,000	-	-
Legal fees	6,800	-	-	6,800	6,800	618	955
Insurance costs	1,200	-	-	1,200	1,200	-	-
Other operating costs of the district	1,000	-	-	1,000	1,000	-	-
<b>TOTAL EXPENDITURES</b>	<b>11,000</b>	<b>19,000</b>	<b>-</b>	<b>3,773,222</b>	<b>10,000</b>	<b>618</b>	<b>955</b>
<b>TRANSFERS TO/(FROM) OTHER FUNDS</b>	<b>11,000</b>	<b>(11,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 6,633</b>	<b>\$ 5,121</b>

\* \$3,743,222 in CID public improvement costs were certified on 5/21/25 by the CID Board to be repaid to the developer.

\*\* 50% of CID revenues collected will be paid to the Platte Purchase TIF.

\*\*\* The repayment of debt on developer advances has been applied to interest/principal pursuant to the Reimbursement Agreement.

**TWIN CREEKS VILLAGE EAST  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2026 - APRIL 30, 2027 BUDGET**

***BUDGET SUMMARY***

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.