

TIFFANY LANDING COMMUNITY IMPROVEMENT DISTRICT

SECTION I

Date Submitted: August 29 2023

District Contact: Patricia Jensen; 816-753-9200; [piensen@rousepc.com](mailto:piensen@rousepc.com)

SECTION II Current Board Members and Contact Information

Shawn Choudry [shawnchoudry1@gmail.com](mailto:shawnchoudry1@gmail.com)

Mike Meier [mmeier@aristocrat-realty.com](mailto:mmeier@aristocrat-realty.com)

Shahzad Shafique [dr.shahzadshafique@gmail.com](mailto:dr.shahzadshafique@gmail.com)

Dick Page [dickpage@icloud.com](mailto:dickpage@icloud.com)

Brian Drummond [xocorp.brian@gmail.com](mailto:xocorp.brian@gmail.com)

SECTION III Services provided during current fiscal year

District was formed for the purpose of providing funding for removal of blight, including the demolition, removal, renovation, reconstruction, or rehabilitation of portions of buildings and related improvements, and constructing improvements, structures, and interior spaces within the boundaries of District. District's infrastructure and interior improvements were completed prior to Ord. 210565.

SECTION IV

Budget adopted 1/26/23 and submitted 1/26/23; annual report submitted 8.29.23

SECTION V Resolution approved during fiscal year 2023:01 (FYE 4/30/24 budget) (copy attached)

SECTION VI Revenue and Expenses (for detail see attached Local Government Financial Statement for FYE 4/30/23)

REVENUE		
Sales/Use Tax Collections	\$25923	
EXPENSES		
Public Infrastructure Improvements		
Interior Improvements		
Exterior Improvements		
Services		
Other Expenses (insurance, legal, principal on debt)	\$33675	
TOTAL EXPENSES		\$33675
TOTAL REVENUE		\$25923
LESS TOTAL EXPENSES		\$33675
BEGINNING BALANCE		\$20530
BALANCE		\$12778

Missouri Dept of Economic Development

Attn: CID Annual Report

PO BOX 1157, Jefferson City MO 65102

573-522-8004; [redvelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)

City Clerk

25<sup>th</sup> Floor City Hall

414 E 12<sup>th</sup> St, Kansas City MO 64106

816-513-6401; [clerk@kcmo.org](mailto:clerk@kcmo.org)

Missouri State Auditor

Attn: CID Annual Report

PO Box 869, Jefferson City MO 65102

573-751-4213; [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

Missouri Dept of Revenue

Attn: CID Annual Report

PO BOX 3380

Jefferson City, MO 65105

573-751-4876; [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)

<b>MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT</b>	1. Financial Statement Summary for the Year Ended	Month	Year
		APRIL	2023
	2. Name of political subdivision	TIFFANY LANDING CID	
	3. Political subdivision number	17-083-0008	
	4. Name of county	PLATTE COUNTY	
5. Name of contact Patricia Jensen	6. Mailing address	4510 Belleview Ave, Suite 300 Kansas City, MO 64111	
7. Telephone number 816-753-9200	8. Fax number 816-753-9201	9. Email address pjensen@rousepc.com	
10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")	1. Debt Service 2. Project 3.		

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)	S E Cooper & Associates PC	CPA	8/21/2023
	Preparer's Name	Title	Date

**INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS**

Please mail the completed form to	State Auditor's Office P.O. Box 869 Jefferson City, MO 65102
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OR Email to: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

**Part I – FINANCIAL STATEMENT**

**A. Receipts (pages 3 and 4)**

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

## Part I - FINANCIAL STATEMENT - Continued

13. **Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
14. **Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
16. **Charges for Services** – Include fees and service revenue.
17. **Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
18. **Interest Earned** – Interest earned from investments.
19. **Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
20. **Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
21. **Donations** – Gifts of cash or securities from private individuals or corporations.
22. **Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.

**Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.

- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

**Part II – FINANCIAL STATEMENT SUMMARY (page 9)** – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

**Part III - TAX ABATEMENT SUMMARY (page 10)** - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

**NOTICE** – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

**Part I - FINANCIAL STATEMENT**

TIFFANY LANDING CID

**A. Receipts**

		<i>FUNDS - Report in whole dollars</i>				
		TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
1. Total property tax	\$	0	\$	\$	\$	\$
2. Total sales tax		27,352		27,352		
3. Amusement sales tax		0				
4. Motor fuel tax		0				
5. Public utilities sales tax		0				
6. Tobacco products tax		0				
7. Hotel/Motel and restaurant/meals tax		0				
8. Alcoholic beverages licensing and permit taxes		0				
9. Amusement licensing and permit taxes		0				
10. Motor vehicles licensing and permit taxes		0				
11. Franchise tax (public utilities tax)		0				
12. Occupation and business licensing and permit taxes		0				
13. Other licenses and permit fees		0				
14. Intergovernmental receipts						
a. USE TAX		734		734		
b.		0				
c.		0				
d.		0				
e.		0				
f.		0				
g.		0				
h.		0				
i. <b>TOTAL</b> <i>Sum of lines 14a-h</i>	\$	734	\$	734	\$	0
15. <b>SUBTOTAL</b> <i>Sum of items 1-14i</i>	\$	28,086	\$	28,086	\$	0

Part I - FINANCIAL STATEMENT - Continued

TIFFANY LANDING CID  
A. Receipts - Continued

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>15. SUBTOTAL</b> <i>(from page 3)</i>	\$ 28,086	\$ 0	\$ 28,086	\$ 0	\$ 0
<b>16. Charges for Services</b>					
a.	0				
b.	0				
c.	0				
<b>d. TOTAL</b> <i>Sum of lines 16a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>17. Utility receipts</b>					
a.	0				
b.	0				
c.	0				
d.	0				
<b>e. TOTAL</b> <i>Sum of lines 17a-d</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>18. Interest earned</b>	2		2		
<b>19. Fines, costs, and forfeitures</b>	0				
<b>20. Rents</b>	0				
<b>21. Donations</b>	0				
<b>22. Other receipts and transfers</b>					
April 2022 sales/use tax					
a. collection received	442		442		
April 2023 sales/use tax					
b. collection due from DOR	-2,607		-2,607		
c. Interfund transfers	0	13,675	-13,675		
<b>d. TOTAL</b> <i>Sum of lines 22a-c</i>	\$ -2,165	\$ 13,675	\$ -15,840	\$ 0	\$ 0
<b>23. TOTAL RECEIPTS</b> <b>Sum of items</b> <b>15 through 22d</b>	\$ 25,923	\$ 13,675	\$ 12,248	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

TIFFANY LANDING CID

B. Disbursements (by function)

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
1. Highways and streets	\$	0	\$	\$	\$	\$
2. Financial administration		2,464	2,464			
3. Central administration		0				
4. Fire		0				
5. Parks and recreation		0				
6. Solid waste management		0				
7. Sewerage		0				
8. Water supply system		0				
9. Hospitals		0				
10. Health (other than hospital)		0				
11. Police		0				
12. Judicial and legal		10,011	10,011			
13. Correctional institutions		0				
14. Probation		0				
15. General public buildings		0				
16. Libraries		0				
17. Public welfare		0				
18. Protective inspection and regulation		0				
19. Housing and community development		0				
20. Economic development		0				
21. Natural resources		0				
22. Airports		0				
<b>23. SUBTOTAL</b>						
<b>Sum of lines 1-22</b>	\$	12,475	\$ 12,475	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

TIFFANY LANDING CID

**B. Disbursements (by function)**  
Continued

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>23. SUBTOTAL</b> (from page 5)	\$ 12,475	\$ 12,475	\$ 0	\$ 0	\$ 0
<b>24.</b> Electric power system	0				
<b>25.</b> Parking facilities	0				
<b>26.</b> Gas supply system	0				
<b>27.</b> Transit or bus system	0				
<b>28.</b> Sea and inland port facilities	0				
<b>29.</b> Miscellaneous commercial activities	0				
<b>30.</b> Other - Specify					
a. Principal/interest on debt	20,000		20,000		
b. Insurance	1,200	1,200			
c.	0				
<b>31.</b> Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> (by function) Sum of items 23-31	\$ 33,675	\$ 13,675	\$ 20,000	\$ 0	\$ 0
<b>C. Disbursements</b> (by object)					
1. Salaries	0				
2. Fringe benefits	0				
3. Operations	13,675	13,675			
<b>4. SUBTOTAL</b> Sum of items C1-3	\$ 13,675	\$ 13,675	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 7

Part I - FINANCIAL STATEMENT - Continued

TIFFANY LANDING CID

**B. Disbursements (by object) - Continued**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>4. SUBTOTAL</b> (from page 6)	\$ 13,675	\$ 13,675	\$ 0	\$ 0	\$ 0
<b>5. Capital expenditures - Specify</b>					
a. Principal/interest on debt	20,000		20,000		
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
<b>6. Interfund transfers - Specify</b>					
a.	0				
b.	0				
<b>7. TOTAL DISBURSEMENTS</b> (by object) Sum of items 4-6b	\$ 33,675	\$ 13,675	\$ 20,000	\$ 0	\$ 0

**D. Statement of Indebtedness**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>1. General obligation bonds</b>				
a.				0
b.				0
c.				0
<b>2. Revenue bonds</b>				
a.				0
b.				0
c.				0
<b>3. SUBTOTAL</b> Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0



**Part I - FINANCIAL STATEMENT - Continued**

TIFFANY LANDING CID

**D. Statement of Indebtedness**  
Continued

	FUNDS - Report in whole dollars			Outstanding End of Fiscal Year
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		
		Issued	Retired	
<b>3. SUBTOTAL</b> (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
<b>4. Other debt - Specify</b>				
a. Certified costs payable	895,770	0	0	895,770
b.				0
c.				0
<b>5. Conduit debt</b>				0
<b>6. TOTAL STATEMENT OF INDEBTEDNESS</b> Sum of items 3-5	\$ 895,770	\$ 0	\$ 0	\$ 895,770

**E. Interest on Debt**

1. Interest on water supply system debt	\$
2. Interest on electric power system debt	\$
3. Interest on gas supply system debt	\$
4. Interest on transit or bus system debt	\$
5. Interest on all other debt	\$ 20,000

**F. Statement of Assessed Valuation and Tax Rates**

1. Real estate	\$
2. Personal property	\$
3. State assessed railroad and utility	\$
<b>TOTAL VALUATION</b>	
<b>4. Sum of items F1-3</b>	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1. SALES TAX	1.0000
2. USE TAX	1.0000
3.	
4.	
5.	
6.	

Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund	
A. Beginning balance	\$ 20,530	\$ 0	\$ 20,530	\$ 0	\$ 0
B. Total receipts	25,923	13,675	12,248	0	0
C. Total disbursements	33,675	13,675	20,000	0	0
D. Ending balance	\$ 12,778	\$ 0	\$ 12,778	\$ 0	\$ 0

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

**TIFFANY LANDING COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION NO. 2023:01**

**Approving Annual Budget for FY May 1, 2023 – April 30, 2024**

**Adopted January 26, 2023**

WHEREAS, in conformance with its obligations and powers pursuant to RSMo §§67.1401 *et seq.*, the District desires to approve its annual budget for fiscal year May 1, 2023 - April 30, 2024;

THEREFORE, BE IT RESOLVED THAT:

1. The proposed annual budget for fiscal year May 1, 2023 - April 30, 2024, in substantially the form attached hereto, is approved.
2. Counsel is directed to submit the proposed Budget to the City of Kansas City, MO ("City"), the MO Department of Revenue, and the MO State Auditor, pursuant to RSMo §67.1471(2).
3. The Board will consider any written comments received from the City to the proposed budget and make amendments if deemed necessary. If the District does not receive written comments from the City then the action taken by this resolution shall be final.

APPROVED:



**TIFFANY LANDING  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR  
MAY 1, 2023 - APRIL 30, 2024  
BUDGET**

# **TIFFANY LANDING COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2023 - APRIL 30, 2024 BUDGET**

## ***BUDGET MESSAGE***

The Tiffany Landing Community Improvement District ("District") was declared established by Ordinance No. 150433 of the City Council of Kansas City, Missouri on June 11, 2015. 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 June 25, 2015, the District's Board of Directors passed Resolution No. 2015:03 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 began in January 2016.

The District has entered into a Reimbursement Agreement with Global Tiffany Investments 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.

**TIFFANY LANDING  
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET  
FISCAL YEAR MAY 1, 2023 - APRIL 30, 2024**

	<b>Proposed Budget</b>				<b>Previously Approved Budget</b>	<b>Actual (unaudited)</b>	<b>Actual (unaudited)</b>
	<b>Operating Fund Budget</b>	<b>Debt Service Budget</b>	<b>Project Funds Budget</b>	<b>Fiscal Year Ending April 30, 2024</b>	<b>Fiscal Year Ending April 30, 2023</b>	<b>Fiscal Year Ending April 30, 2022</b>	<b>Fiscal Year Ending April 30, 2021</b>
<b>REVENUES:</b>							
<b>Debt Service Funds:</b>							
* Advances from developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Revenue Funds:</b>							
CID Sales and Use Tax Revenues	-	30,000	-	30,000	27,500	23,687	19,631
<b>TOTAL REVENUES</b>	<u>-</u>	<u>30,000</u>	<u>-</u>	<u>30,000</u>	<u>27,500</u>	<u>23,687</u>	<u>19,631</u>
<b>EXPENDITURES:</b>							
<b>Project expenditures:</b>							
* CID public improvements	-	-	-	-	-	-	-
Repayment of debt on advances	-	-	-	-	-	-	-
** (including accrued interest)	-	22,000	-	22,000	19,500	10,000	22,807
<b>Operating expenditures:</b>							
Accounting fees	3,000	-	-	3,000	3,000	-	-
Legal fees	4,000	-	-	4,000	4,000	-	-
Insurance costs	1,000	-	-	1,000	1,000	-	-
Other operating costs of the district	-	-	-	-	-	48	33
<b>TOTAL EXPENDITURES</b>	<u>8,000</u>	<u>22,000</u>	<u>-</u>	<u>30,000</u>	<u>27,500</u>	<u>10,048</u>	<u>22,840</u>
<b>TRANSFERS TO/(FROM) OTHER FUNDS</b>	<u>8,000</u>	<u>(8,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,639</u>	<u>\$ (3,209)</u>

\* \$895,770 in CID public improvement costs were certified by the CID Board to be repaid to the developer on 12/21/2018.

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

**TIFFANY LANDING  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2023 - APRIL 30, 2024 BUDGET**

***BUDGET SUMMARY***

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