ANNUAL REPORT FOR

Villages

COMMUNITY IMPROVEMENT DISTRICT ("CID")

FISCAL YEAR ENDING APRIL 30TH, 2026

SECTION I

DATE OF REPORT SUBMITTAL: August 27, 2025

DISTRICT POINT OF CONTACT NAME: Ben Gamble

POINT OF CONTACT PHONE AND EMAIL: ben.gamble@stinson.com

314-345-7078

SECTION II

CURRENT BOARD MEMBERS, CONTACT INFORMATION, AND TERM DATES:

NAME:	EMAIL:	TERM START DATE:	TERM END DATE:
Kristi Stuedle	kstuedle@usfpco.com	January 8, 2025	January 8, 2029
Dan Carr	dcarr@usfpco.com	January 8, 2023	January 8, 2027
Adam Lyngar	adam@cadencekc.com	January 8, 2025	January 8, 2029
Leanne Carr	lcarr3063@gmail.com	January 8, 2023	January 8, 2027
Mike Belew	mbelew@usfpco.com	January 8, 2023	January 8, 2027

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

Mill/overlay, re-striping work, crosswalk removal and concrete work/repair.

SECTION IV

For this section provide the date of budget and report submittal that occurred during the fiscal year this report is regarding.

DATE PROPOSED BUDGET WAS SUBMITTED: April 25, 2025

DATE ANNUAL BUDGET WAS ADOPTED: February 28, 2025

DATE ANNUAL REPORT WAS SUBMITTED: August 27, 2025

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2025-01	Ratify Fiscal Year 2025 Budget
2025-02	Appointing Officers and Appointing Replacement
2025-03	Adopting Nominating Slate of Directors and Adopt
2025-04	Reimbursing the Developer Reimbursable Costs I

BOARD RESOLUTIONS: ☑**ATTACHED** ☐**NONE APPROVED**

CID BYLAW AMENDMENTS: ☐**ATTACHED** ☑**NONE APPROVED**

SECTION VI

REVENUE AND EXPENSES:

BALANCE FROM PRIOR FY:		**$**
REVENUE:		
a) Sales/Use Tax Collections	**$** 282321.84	
b) Special Assessment Collections	**$**	
c)	**$**	
d)	**$**	
e)	**$**	
f)	**$**	
g)	**$**	
h)	**$**	
i)	**$**	
j)	**$**	
TOTAL REVENUE:		**$** 282321.84
EXPENSES:		
I. Public Infrastructure Improvements:		
a)	**$**	
b)	**$**	
c)	**$**	
d)	**$**	
e)	**$**	
f)	**$**	
g)	**$**	
h)	**$**	
i)	**$**	
j)	**$**	
SUB-TOTAL:		**$** 0
II. Interior Improvements:		
a)	**$**	
b)	**$**	
c)	**$**	
d)	**$**	
e)	**$**	
f)	**$**	
g)	**$**	
h)	**$**	
i)	**$**	
j)	**$**	
SUB-TOTAL:		**$** 0

SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a)	**$**	
b)	**$**	
c)	**$**	
d)	**$**	
e)	**$**	
f)	**$**	
g)	**$**	
h)	**$**	
i)	**$**	
j)	**$**	
SUB-TOTAL:		**$** 0
IV. Services:		
a)	**$**	
b)	**$**	
c)	**$**	
d)	**$**	
e)	**$**	
f)	**$**	
g)	**$**	
h)	**$**	
i)	**$**	
j)	**$**	
SUB-TOTAL:		**$** 0
V. Other Expenses		
a) Reimbursement Costs to Third Parti	**$** 95165.17	
b) Legal Fees	**$** 3000	
c) Insurance Costs	**$** 1200	
d)	**$**	
e)	**$**	
f)	**$**	
g)	**$**	
h)	**$**	
i)	**$**	
j)	**$**	
SUB-TOTAL:		**$** 99365.17

EXPENSES SUB-TOTAL:		
I. Public Infrastructure Improvements	$ 0	
II. Interior Improvements	$ 0	
III. Exterior Improvements	$ 0	
IV. Services	$ 0	
V. Other Expenses	$ 99365.17	
TOTAL EXPENSES:		$ 99365.17
BALANCE FROM PRIOR FY:		$ 0
TOTAL REVENUE:		$ 282321.84
LESS TOTAL EXPENSES:		$ 99365.17
BALANCE:		$ 182956.67000000004

RELEVANT AGENCY CONTACT INFORMATION:

Missouri Dept. of Economic Development
Attn: CID Annual Report
P. O. Box 1157
Jefferson City, MO 65102
Phone: 573-522-8004
Email: redevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-6401
Email: clerk@kcmo.org

Missouri Dept. of Revenue
Attn: CID Annual Report
P.O. Box 3380
Jefferson City, MO 65105-3380
Phone: 573-751-4876
Email: localgov@dor.mo.gov

Missouri State Auditor
Attn: CID Annual Report
P.O. Box 869
Jefferson City, MO 65102
Phone: 573-751-4213
Email: moaudit@auditor.mo.gov

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RESOLUTION NO. 2025-01

THE VILLAGES COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE VILLAGES COMMUNITY IMPROVEMENT DISTRICT TO RATIFY, ADOPT, AND APPROVE THE FISCAL YEAR 2025 ANNUAL BUDGET OF THE DISTRICT.

WHEREAS, the Villages Community Improvement District (the "District") was formed on January 8, 2015, by Ordinance No. 141067 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the Missouri Community Improvement District Act, Section 67.1401, et seq., RSMo, as amended (the "Act") and is transacting business and exercising powers granted by the Act;

WHEREAS, the District desires to ratify, adopt, and approve the Annual Budget for Fiscal Year 2024 attached hereto as Exhibit A;

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

1. The Annual Budget for Fiscal Year 2024, estimating a beginning balance of $385,723.96, total revenues of $275,129.84, total expenses of $384,050.31, and an ending balance of $276,803.49, as attached hereto as Exhibit A, is hereby ratified, approved, and adopted.

2. This resolution shall take effect immediately.

Adopted this 25th day of April, 2025.

DocuSigned by:
Daniel K. Carr
DFC9E417A7794DE...
Daniel K. Carr, Chairman

ATTEST:

DocuSigned by:
Kristi Stuedle
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Kristi Stuedle, Secretary

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EXHIBIT A

ANNUAL BUDGET FOR FISCAL YEAR 2025
THE VILLAGES COMMUNITY IMPROVEMENT DISTRICT

Budget Message

The Villages Community Improvement District (the "District") was formed on January 8, 2015, by Ordinance No. 141067 adopted by the City Council and is a public body created under the authority of the Missouri Community Improvement District Act, Section 67.1401, et seq. RSMo, as amended (the "CID Act"). The CID Act requires the Board of Directors of the District to hold an annual meeting and adopt an annual budget. The fiscal year of the District is, pursuant to the CID Act, the same as the fiscal year of the City, which runs from May 1 of the current year to April 30 of the following year.

This annual budget pertains to the District as contemplated by its Board of Directors for the fiscal year beginning on May 1, 2025 and ending on April 30, 2026. This annual budget contains the following important features, pursuant to Section 67.010.1 RSMo:

1. A Budget Message;

2. Estimated revenues from all sources for FY 2025, itemized by fund and source, together with a comparison of such estimated revenues for FY 2024 and FY 2023;

3. Proposed expenditures for each classification for FY 2025, together with a comparison of such estimated expenditures for FY 2024 and FY 2023;

4. The amount required for the payment of interest, amortization, and redemption charges on the debt of the District; and

5. A Budget Summary.

The District is not authorized to impose special assessments within the District. Resolution No. 2015-09 of the District approved the imposition of a one percent (1%) sales and use tax on sales within the District, as approved by the qualified voters of the District.

Budget Summary

This annual budget for FY 2025 shows an estimated beginning balance of $385,723.96, estimated total revenues of $275,129.84, estimated total expenditures of $384,050.31, and an estimated ending balance of $276,803.49. Pursuant to Section 67.010.2 RSMo, the total proposed expenditures do not exceed the estimated revenues to be received plus any unencumbered balance estimated for the beginning of the budget year.

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ANNUAL BUDGET FOR FISCAL YEAR 2025
THE VILLAGES COMMUNITY IMPROVEMENT DISTRICT[1]

Projected District Revenues	FY2025	FY2024	FY 2023
Beginning Balance:	**$385,723.96**	**$212,767.29**	$324,688.61
Sales Tax Revenues:	$268,785.36	$274,973.18	$240,000.00
Use Tax Revenues:	$6,344.48	$7,348.66	$1,200.00
Total Projected District Revenues:	**$660,853.80**	**$495,089.13**	**$565,939.44**
Projected District Expenses			
Public Improvements Costs:	$265,007.31	$0	$54,675.00
Maintenance Costs:	$113,784.00	$0	$36,101.00
Reimbursement Costs to Third Parties:	$0	$95,165.17	$258,145.32
Interest, Amortization, and Redemption Costs on District Debt	$0	$0	$0
Accounting Fees:	$0	$0	$0
Legal Fees:	$4,000.00	$3,000.00	$3,000.00
Insurance Costs:	$1,259.00	$1,200.00	$1,200.00
Architectural and Engineering Fees:	$0	$0	$0
Other Operating Costs:	$0	$0	$0
Total Projected District Expenses:	**$384,050.31**	**$99,365.17**	**$353,121.32**
Ending Balance:	**$276,803.49**	**$385,723.96**	**$212,767.29**

[1] The figures for Fiscal Years 2024 and 2023 reflect the previously stated estimates for each such Fiscal Year and do not reflect the actual balances, revenue, and expenditures. These estimates are shown for comparative purposes only.

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RESOLUTION NO. 2025-02

THE VILLAGES COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE VILLAGES COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS AND APPOINTING REPLACEMENT OFFICERS.

WHEREAS, the Villages Community Improvement District (the "District") was formed on January 8, 2015, by Ordinance No. 141067 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the Missouri Community Improvement District Act, Section 67.1401, et seq., RSMo, as amended (the "Act") and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors of the District desire to appoint the following Directors to the following respective Officer positions for a one-year term:

Daniel K. Carr, Chairman
Adam Lyngar, Vice Chairman
Daniel K. Carr, Executive Director
Kristi Stuedle, Secretary
Kristi Stuedle, Treasurer

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

1. Daniel K. Carr is appointed Chairman of the District.

2. Adam Lyngar is appointed Vice Chairman of the District.

3. Daniel K. Carr is appointed Executive Director of the District.

4. Kristi Stuedle is appointed Secretary of the District.

5. Kristi Stuedle is appointed Treasurer of the District.

6. To the extent permitted by the Act and by the Bylaws of the District, the Chairman or such other designated Officer is hereby authorized to take any action as may be necessary relating to the appointment of the Officers, and is further authorized to execute and submit any documentation that may be necessary for the same.

7. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

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Adopted, this 25th day of April, 2025.

DocuSigned by:
Daniel K. Carr
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Daniel K. Carr, Chairman

ATTEST:

DocuSigned by:
Kristi Stuedle
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Kristi Stuedle, Secretary

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RESOLUTION NO. 2025-03

THE VILLAGES COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE VILLAGES COMMUNITY IMPROVEMENT DISTRICT ADOPTING THE NOMINATING SLATE OF DIRECTOR AND ADOPTING THE APPOINTMENT OF SUCCESSOR DIRECTOR

WHEREAS, the Villages Community Improvement District (the "District") was formed on January 8, 2015, by Ordinance No. 141067 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the Missouri Community Improvement District Act, Section 67.1401, et seq., RSMo, as amended (the "Act") and is transacting business and exercising powers granted by the Act;

WHEREAS, prior to the 2026 Annual Meeting of the District Board of Directors, Kristi Stuedle and Adam Lyngar will have completed their terms as Directors of the District on January 8, 2025;

WHEREAS, the Board of Directors of the District desires to adopt the nominating slate of Successor Directors, attached hereto as Exhibit A (the "Nominating Slate"), pursuant to Article V, Section B(5) of the District's Formation Petition; and Article III, Section 5 of the District's Bylaws;

WHEREAS, the Board of Directors desires to submit the Nominating Slate to the City Clerk of the City of Kansas City as required pursuant to Section 67.1451 of the Act; Article V, Section B(5) of the District's Formation Petition; and Article III, Section 5 of the District's Bylaws;

WHEREAS, the Board of Directors desires to adopt the reappointment of Kristi Stuedle and Adam Lyngar, each for a term of four years, and each with an effective term commencement date of January 8, 2025 and expiring on January 8, 2029;

WHEREAS, pursuant to Article V, Section 5 of the District's Formation Petition, such re-appointments shall become effective upon (i) the issuance of an Ordinance by the City Council for the City of Kansas City, approving the nomination and appointment of the Successor Directors pursuant to the Nominating Slate; or (ii) inaction by the Mayor of the City of Kansas City for a period of 30 days following the submission of the Nominating Slate by the Board of Directors of the District (whichever occurs first);

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

1. The Nominating Slate is approved and adopted.

2. The appointment by the Mayor of the City of Kansas City of Kristi Stuedle and Adam Lyngar as Directors for the District pursuant to the Nominating Slate is approved and adopted.

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EXHIBIT A

Nominating Slate

The Board of Directors, on behalf of the Villages Community Improvement District, hereby does submit for your consideration and appointment, the following slate of candidates to be appointed to the two positions of Successor Director. The following candidates have each been duly nominated by two sitting Directors as required by Missouri Community Improvement District Act, Section 67.1451, et seq., RSMo, as amended (the "Act"); Article V, Section B(5) of the District's Formation Petition; and Article III, Section 5 of the District's Bylaws. If appointed, Kristi Stuedle and Adam Lyngar will serve terms of four years beginning on the dates set forth in Resolution No. 2025-03, and expiring on January 8, 2029, consistent with the District's Formation Petition and Bylaws.

Kristi Stuedle

Adam Lyngar

Adopted, as amended, this 25th day of April, 2025.

DocuSigned by:
Daniel K. Carr
DFC9E417A7794DE...
Daniel K. Carr, Chairman

ATTEST:

DocuSigned by:
Kristi Stuedle
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Kristi Stuedle, Secretary

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RESOLUTION NO. 2025-04

THE VILLAGES COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE VILLAGES COMMUNITY IMPROVEMENT DISTRICT REIMBURSING THE DEVELOPER REIMBURSABLE COSTS INCURRED IN DEVELOPMENT OF THE CID IMPROVEMENTS.

WHEREAS, the Villages Community Improvement District (the "District") was formed on January 8, 2015, by Ordinance No. 141067 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the Missouri Community Improvement District Act, Section 67.1401, et seq., RSMo, as amended (the "Act") and is transacting business and exercising powers granted by the Act;

WHEREAS, the District wishes to authorize the Chairman or Executive Director, on behalf of the District, to reimburse SCV Office, LLC and SCV Funds, LLC(collectively, the "Developer") and pursuant to that certain Development and Reimbursement Agreement dated April 29, 2016, as amended by that certain First Amendment to Development and Reimbursement Agreement dated on or about April 29, 2020 (collectively, as amended, the "Reimbursement Agreement") for Reimbursable Costs (as defined in the Reimbursement Agreement) incurred by Developer in the development of the CID Improvements, to the extent and as such funds are and become available to the District.

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

1. The Chairman or Executive Director is authorized, on behalf of the District, to reimburse the Developer pursuant to the Reimbursement Agreement for the Reimbursable Costs set forth in substantially the same form as the Certificate of Reimbursable Costs attached hereto as Exhibit A (the "Certificate"), to the extent and as such funds are and become available to the District.

2. Legal counsel for the District is authorized, on behalf of the District, to review and confirm the eligibility of all Reimbursable Costs shown on the Certificate, and to make any and all revisions necessary, at legal counsel's discretion, upon receipt and review of all supporting documentation evidencing such eligibility.

3. The District hereby ratifies and acknowledges all prior reimbursements or other payments made by the Chairman or Executive Director, on behalf of the District, pursuant to the Reimbursement Agreement and as specifically noted in the Certificate of Reimbursable Costs.

4. This resolution shall take effect immediately.

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Adopted this 25th day of April, 2025.

DocuSigned by:
Daniel K. Carr
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Daniel K. Carr, Chairman

ATTEST:

DocuSigned by:
Kristi Stuedle
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Kristi Stuedle, Secretary

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EXHIBIT A

Certificate of Reimbursable Costs

[See attached]

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CERTIFICATE OF REIMBURSABLE PROJECT COSTS

To: Chairman, The Villages Community Improvement District

Re: Certificate of Reimbursable Project Costs

Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Development and Reimbursement Agreement dated as of April 29, 2016, as amended by that certain First Amendment to Development and Reimbursement Agreement dated as of April 29, 2020 (as amended, the "Agreement"), by and among **THE VILLAGES COMMUNITY IMPROVEMENT DISTRICT** (the "District"), **SCV FUND, LLC** (the "Developer"), and **SCV OFFICE, LLC** ("SCV Office"). In connection with said Agreement, the undersigned hereby states and certifies that:

1. Each item listed on Schedule 1 attached hereto is a Reimbursable Cost and was incurred in connection with the construction of the CID Improvements.

2. These Reimbursable Costs have been incurred by SCV Office and Developer, and are reimbursable under the Agreement and the CID Act.

3. Except as noted on Schedule 1, no moneys have previously been paid or reimbursed from money derived from the District Sales Tax.

4. No item listed on Schedule 1 has been included in any other certificate previously filed with the District.

5. There has not been filed with or served upon SCV Office or Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith.

6. All necessary permits and approvals required for the work for which this certificate relates have been issued and are in full force and effect.

7. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the Agreement.

8. If any cost item to be reimbursed under this Certificate is deemed not to constitute a Reimbursable Cost within the meaning of the Agreement and the CID Act, SCV Office or Developer shall have the right to substitute other eligible Reimbursable Costs for payment hereunder.

9. SCV Office is not in default or breach of any term or condition of the Agreement, and no event has occurred and no condition exists which constitutes an event of default by SCV Office or Developer under the Agreement.

10. All of the SCV Office's and Developer's representations set forth in the Agreement remain true and correct as of the date hereof.

11. Receipts are attached and spreadsheet submitted showing budget amount and costs, payee, percentage of budget amount paid, remaining amount to be paid.

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Dated this 25th day of April, 2025.

SCV Office, LLC

DocuSigned by:
By: Daniel K. Carr
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Daniel K. Carr, Manager

Approved for Payment this 25th day of April, 2025:

The Villages Community Improvement District

DocuSigned by:
By: Daniel K. Carr
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Name: Daniel K. Carr
Title: Chairman

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SCHEDULE 1 TO CERTIFICATE OF REIMBURSABLE PROJECT COSTS

Itemization of Reimbursable Costs Incurred by SCV Office, LLC	
Description	**Amount**
Public Sewer	$ 17,360.00
Public Storm System	$ 79,975.00
Public Water	$ 157,486.00
Earthwork	$ 111,601.00
Concrete	$ 234,800.00
Asphalt	$ 416,674.31
Traffic Control	$ 5,418.00
Street Lighting	$ 109,124.00
Seeding	$ 1,219.00
Bond for Waterline	$ 3,185.00
Art Work	$ 54,675.00
Security	$ 37.257.17
Total	**$ 1,229,054.48**

Reimbursements or Direct Payments made from District Revenues (as of date of this Certificate)				
Description	**Payee**	**Date of Payment**	**Check No.**	**Amount**
Direct Payment against total incurred reimbursable costs, paid by District on behalf of SCV Office	Fleshman Construction Inc.	5/24/19	1778	$99,836.00
Direct Payment against total incurred reimbursable costs, paid by District on behalf of SCV Office	Fleshman Construction Inc.	12/19/19	1781	$51,366.20
Reimbursement Payment against total incurred reimbursable costs, paid by District on behalf of SCV Office	SCV Office LLC	12/30/19	1782	$84,322.00
Reimbursement Payment against total incurred reimbursable costs, paid by District on behalf of SCV Office	SCV Office LLC	8/31/22	Transfer	$50,000.00
Reimbursement Payment against total incurred reimbursable costs, paid by	SCV Office LLC	12/2/21	Transfer	$50,000.00

District on behalf of SCV Office				
Reimbursement Payment against total incurred reimbursable costs, paid by District on behalf of SCV Fund I LLC	SCV Fund I LLC	4/15/22	Transfer	$10,000.00
Reimbursement Payment against total incurred reimbursable costs, paid by District on behalf of SCV Office LLC	SCV Office LLC	11/28/22	1798	$50,000.00
Reimbursement Payment against total incurred reimbursable costs, paid by District on behalf of SCV Office LLC	SCV Office LLC	12/14/22	1800	$60,000.00
Reimbursement Payment against total incurred reimbursable costs, paid by District on behalf of SCV Office LLC	SCV Office LLC	3/27/23	1801	$60,000.00
Reimbursement Payment against total incurred reimbursable costs, paid by District on behalf of SCV Office LLC	SCV Office LLC	8/17/23	1803	$100,000.00
Reimbursement Payment against total incurred reimbursable costs, paid by District on behalf of SCV Fund I LLC	SCV Fund I LLC	8/28/23	Transfer	$30,000.00
Reimbursement Payment against total incurred reimbursable costs, paid by District on behalf of SCV Retail (Seal-O-Matic)	SCV Retail LLC		Transfer	$265,007.31
Reimbursement Payment against total incurred reimbursable costs, paid by District on behalf of SCV Retail (McConnell & Associates)	SCV Retail LLC		Transfer	$113,784.00
Total Reimbursed or Paid by District				**$ 1,119,480.68**

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Total Outstanding Reimbursable Costs for FY26 Improvements (to be reimbursed to SCV Office as funds become available)	**$ 109,573.80**