

TWIN CREEKS CENTER COMMUNITY IMPROVEMENT DISTRICT

PROPOSED BUDGET FOR FYE APRIL 30, 2026

ADOPTED BY BOARD OF DIRECTORS JANUARY 23 2025

DATE SUBMITTED JANUARY 23 2025

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**TWIN CREEKS CENTER
COMMUNITY IMPROVEMENT DISTRICT**

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

**TWIN CREEKS CENTER
COMMUNITY IMPROVEMENT DISTRICT**

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

BUDGET MESSAGE

The Twin Creeks Center Community Improvement District ("District") was declared established by Ordinance No. 170426 of the City Council of the City of Kansas City on June 15, 2017. 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 13, 2017, the District's Board of Directors passed Resolution No. 2017:03 which imposed, upon approval of the qualified voters of the District, a maximum rate of one percent (1.0%) sales tax on retail sales in the District for a period of 30 years from the effective date of the city ordinance or such other period to coincide with the termination of the District. This tax began January 1, 2018.

The District has entered into a Reimbursement Agreement with AREP III BT, LLC, which will provide for formation costs, administration costs, public services and improvements within the District Project and related reimbursement. On September 23, 2022, this Reimbursement Agreement was assigned to Twin Creeks Shopping Center 22 LLC and Twin Creeks Shopping Center 22 B LLC.

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

**TWIN CREEKS CENTER
COMMUNITY IMPROVEMENT DISTRICT**

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

	Proposed Budget				Previously Approved Budget	Actual (unaudited)	Actual (unaudited)
	Operating Fund Budget	Debt Service Budget	Project Funds Budget	Fiscal Year Ending April 30, 2026	Fiscal Year Ending April 30, 2025	Fiscal Year Ending April 30, 2024	Fiscal Year Ending April 30, 2023
REVENUES:							
Debt Service Funds:							
* Advances from developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Funds:							
CID Sales Tax Revenues	-	450,000	-	450,000	400,000	460,151	424,168
TOTAL REVENUES	-	450,000	-	450,000	400,000	460,151	424,168
EXPENDITURES:							
* CID public improvements	-	-	-	-	-	-	-
Repayment of debt on developers							
** advances (including accrued interest)	-	438,800	-	438,800	388,800	478,214	370,656
Accounting fees	3,000	-	-	3,000	3,000	282	-
Legal fees	6,000	-	-	6,000	6,000	4,288	-
Insurance costs	1,200	-	-	1,200	1,200	1,200	1,200
Other operating costs of the district	1,000	-	-	1,000	1,000	2,000	1,000
TOTAL EXPENDITURES	11,200	438,800	-	450,000	400,000	485,984	372,856
TRANSFERS TO/(FROM) OTHER FUNDS	11,200	(11,200)	-	-	-	-	-
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,833)	\$ 51,312

* \$6,937,886 in CID public improvement costs have been certified by the CID Board to be repaid to the developer.

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

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COMMUNITY IMPROVEMENT DISTRICT**

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

BUDGET SUMMARY

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