

ANNUAL REPORT FOR  
VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT (the "District")  
FOR FISCAL YEAR ENDING APRIL 30, 2023

**SECTION I**

Date: August 25, 2023

CID Contact Information: c/o Curtis Petersen, Polsinelli PC (Legal Counsel), 900 West 48<sup>th</sup> Place, Suite 900, Kansas City, Missouri 64112, cpetersen@polsinelli.com, (913) 234-7458

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 170797, passed on October 12, 2017

**SECTION II**

PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for the improvements, services, formation costs and operating/administrative costs. The improvements initially contemplated include Booth Avenue/E. Shoal Creek Valley Drive and W. Shoal creek Valley Drive, as well any other improvements permitted by the CID Act. Services are expected to include cleaning, maintenance, and other services within the District provider under the CID Act. No services were performed during FYE 4/30/2023.

**SECTION III**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Tim Harris	tharris@stardevcorp.com
Kelly Harris-Klein	Kklein0619@gmail.com
Robert de la Fuente	Robert@stardevcorp.com
Sheryl Giambalvo	Sheryl@stardevcorp.com
Blake Fulton	Blake@stardevcorp.com

**SECTION IV**

**BUDGET / REVENUES/ EXPENDITURES**

Date proposed budget was submitted to City: December 29, 2022

Date annual budget was adopted: March 22, 2023

*See attached actual budget for FYE 4/30/2023*

**SECTION V**

**LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR  
(ATTACH COPIES):**

<b>Resolution #</b>	<b>Resolution</b>
2023-1	Approve Minutes of 3/10/2022 Board Meeting
2023-2	Appoint Officers of the District
2023-3	Adopt Budget for FYE 4/30/2024 and appropriate funds
2023-4	Authorize Preparation and Submittal of FYE 4/30/2023 Annual Report
2023-5	Authorize Preparation and Submittal of FYE 4/30/2023 Financial Report
2023-6	Certify Operating Costs

**SUBMIT FORM AND ATTACHMENTS TO:**

<b>Missouri Dept of Economic Development</b> Attn: CID Annual Report 301 W. High Street, P. O. Box 118 Jefferson City, MO 65102 Phone: 1-573-526-8004 Fax: 1-573-522-9462 Email: <a href="mailto:reddevelopment@ded.mo.gov">reddevelopment@ded.mo.gov</a>	<b>City Clerk</b> 25th Floor, City Hall 414 E. 12 <sup>th</sup> Street Kansas City, MO 64106 Phone: (816) 513-6401 Fax: (816) 513-3353 Email: <a href="mailto:Marilyn.Sanders@kcmo.org">Marilyn.Sanders@kcmo.org</a>
<b>Missouri Department of Revenue</b> Attn: CID Annual Report P.O. Box 3380 Jefferson City, MO 65105-3380 Phone: 573-751-4876 Email: <a href="mailto:localgov@dor.mo.gov">localgov@dor.mo.gov</a>	<b>Missouri State Auditor</b> Attn: CID Annual Report P.O. Box 869 Jefferson City, MO 65102 Phone: 573-751-4213 Email: <a href="mailto:localgovernment@auditor.mo.gov">localgovernment@auditor.mo.gov</a>

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**FYE 4/30/2023 ACTUAL BUDGET**

**BUDGET MESSAGE:**

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.

	<u>FYE 4/30/2023</u>	
		(actual)
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand (Beginning of Fiscal Year)	\$	37,742.35
<b>ESTIMATED REVENUE:</b>		
- 1% CID Sales and Use Tax (effective January 1, 2019)	\$	45,353.55
- Net Proceeds of Developer Advances	\$	<u>4,587.89</u>
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	\$	<u>87,683.79</u>
<b>ESTIMATED EXPENDITURES:</b>		
- TIF Eats (45% of CID sales tax revenue)**	\$	21,284.43
- Bank Fees	\$	96.00
- D&O Insurance for Board of Directors	\$	1,200.00
- Legal Fees	\$	3,000.00
- City CID Annual Submission Review Review	\$	387.89
- Reimburse Developer for Formation Cost Legal Fees	\$	
- Reimburse Developer for FYE 4/30/2020 Legal Fees	\$	
- Reimburse Developer for FYE 4/30/2020 Insurance Fees	\$	
- Reimburse Developer for FYE 4/30/2021 Legal Fees	\$	
- Reimburse Developer for FYE 4/30/2021 Insurance Fees	\$	
- Repayment of Developer's Advanced Project Costs <sup>^</sup>	\$	
**See attached copy of Superior Bowne Pay Application for Detailed Breakdown of Project Cost Expenditures		
- <b>TOTAL ESTIMATED EXPENDITURES:</b>	\$	<u>25,968.32</u>
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand End of Fiscal Year	\$	61,715.47

\* Estimated values.

\*\* During FYE 4/30/2023, the Developer paid TIF Economic Activity Taxes to the City for FYE 4/30/2021, FYE 4/30/2022 and for May and June of FYE 4/30/2023.

<sup>^</sup> 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.

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-1**

**APPROVING THE MINUTES OF THE MARCH 10, 2022  
BOARD OF DIRECTORS MEETING**

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**WHEREAS**, the Bylaws of the Valley View Community Improvement District (the "District") require the District to keep minutes of the Board of Directors meeting;

**WHEREAS**, the Board conducted a Board of Directors Meeting on March 10, 2022; and

**WHEREAS**, minutes of such meeting have been prepared and circulated to members of the Board.

**NOW, THEREFORE, BE IT RESOLVED**, that the minutes of the Board of Directors Meeting held on March 10, 2022 are attached hereto as Exhibit A and shall be and are hereby approved in all respects.

**PASSED** by the Board of Directors of the Valley View Community Improvement District on March 22, 2023.

  
Robert de la Fuente, Executive Director

**EXHIBIT A**

**March 10, 2022 Meeting Minutes**

## VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

### MINUTES OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE DISTRICT

An annual meeting of the Board of Directors ("Board") of the Valley View Community Improvement District (the "District") was held on March 10, 2022 commencing at 10:10 a.m., at Polsinelli PC, 900 W. 48<sup>th</sup> Place, Suite 900, Kansas City, MO 64112, pursuant to notice duly given.

The following members of the Board were present via telephone conference: Tim Harris, Robert de la Fuente, and Sheryl Giambalvo (Board Members Kelly Harris was absent and Stephanie Harris resigned). Also present was Amy Grant, Paralegal with Polsinelli PC, legal counsel to the District.

After determining that a simple majority of Board members was present and a quorum was recognized, the meeting was commenced.

Robert de la Fuente made a motion to adopt Resolution 2022-1, approving the March 17, 2021 meeting minutes. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-1.

Robert de la Fuente made a motion to adopt Resolution 2022-2, appointing officers of the District. Robert de la Fuente was appointed as Executive Director and Chairman of the District and Sheryl Giambalvo was appointed as Secretary and Treasurer of the District. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-2.

Robert de la Fuente made a motion to adopt Resolution 2022-3, approving a budget for FYE April 30, 2023 and appropriating funds. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-3.

Robert de la Fuente made a motion to adopt Resolution 2022-4, accept resignation and elect interim director. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-4.

Robert de la Fuente made a motion to adopt Resolution 2022-5, nominate successor directors. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-5.

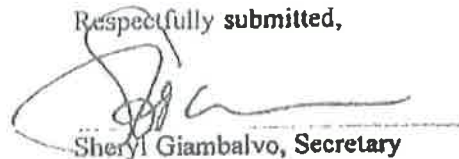
Robert de la Fuente made a motion to adopt Resolution 2022-6, authorizing preparation and submittal of FYE 4/30/2022 annual report to City Clerk and DEF. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-4.

Robert de la Fuente made a motion to adopt Resolution 2022-7, authorizing preparation and submittal of FYE 4/30/2022 annual report to State Auditor. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-5.

Under other businesses, Robert de la Fuente also mentioned that he is still working to certify TIF and CID project costs with the City of Kansas City, Missouri.

There being no other business to come before the board, Robert de la Fuente made a motion to adjourn the meeting, which was seconded by Sheryl Giambalvo. A vote was held, the motion unanimously carried, and the meeting was adjourned.

Respectfully submitted,



Sheryl Giambalvo, Secretary

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-2**

**APPOINTING OFFICERS OF THE DISTRICT**

**WHEREAS**, the Bylaws of the Valley View Community Improvement District (the "District") require the District's Board of Directors to appoint a chairman, executive director, secretary, treasurer and such other officers or employees as it deems necessary;

**WHEREAS**, the Board of Directors of the District desires to appoint a chairman, secretary, treasurer and executive director as the officers of the District in accordance with the Bylaws; and

**WHEREAS**, the chairman, secretary, treasurer and executive director shall have the powers and duties described in the Bylaws.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. Robert de la Fuente is appointed Executive Director/Chairman of the District.
2. Sheryl Giambalvo is appointed Secretary/Treasurer of the District.
3. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Valley View Community Improvement District on March 22, 2023.

  
Robert de la Fuente, Executive Director



**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-3**

**APPROVING PROPOSED ANNUAL BUDGET FOR  
FISCAL YEAR ENDING APRIL 30, 2024 AND APPROPRIATE FUNDS**

**WHEREAS**, the Valley View Community Improvement District (the "District") is required to adopt an annual budget for the operation of the District;

**WHEREAS**, the District has submitted to the City a proposed annual budget for fiscal year ending April 30, 2024, which is attached as Exhibit A; and

**WHEREAS**, the District desires to adopt the proposed annual budget for the operation of the District with respect to the District's fiscal year ending April 30, 2024.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THE VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby adopts an annual Budget with respect to the District's fiscal year ending April 30, 2024, which is attached hereto as Exhibit A and authorizes appropriation of funds in accordance therewith.
2. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Valley View Community Improvement District on March 22, 2023.

  
Robert de la Fuente, Executive Director

**EXHIBIT A**

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT  
FYE 04/30/2024 PROPOSED BUDGET**

See attached

Dated: 12/29/2022

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2024 PROPOSED BUDGET

BUDGET MESSAGE:

The Valley View Community Improvement District was established by the City Council of Kansas City, Missouri on October 13, 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 16, 2018. The CID Sales Tax Election became effective on January 1, 2019. The life of the District expires 15-years from the date of the Ordinance approving the CID Petition.

	FYE 4/30/2024 (proposed)	FYE 4/30/2023 (revised)	FYE 4/30/2022 (actual)
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand (Beginning of Fiscal Year)	\$ 6,656.60	\$ 37,742.25	\$ 13,847.48
<b>ESTIMATED REVENUE:</b>			
- 1% CID Sales and Use Tax (effective January 1, 2019)	\$ 20,000.00	\$ 25,000.00	\$ 23,990.87
- Net Proceeds of Developer Advances	\$ 4,200.00	\$ 4,200.00	\$ 1,656.18
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	\$ 20,656.60	\$ 66,942.25	\$ 39,704.83
<b>ESTIMATED EXPENDITURES:</b>			
- TIF Rate (45% of CID sales tax revenue)**	\$ 18,000.00	\$ 31,435.33	\$ -
- Bank Fees	\$ 100.00	\$ 100.00	\$ 98.00
- O&O Insurance for Board of Directors	\$ 1,200.00	\$ 1,200.00	\$ 1,298.00
- Legal Fees	\$ 3,000.00	\$ 3,000.00	\$ 872.18
- Reimburse Developer for Formation Cost Legal Fees	\$ -	\$ -	\$ 9,197.88
- Reimburse Developer for FYE 4/30/2020 Legal Fees	\$ 1,478.00	\$ 1,384.00	\$ -
- Reimburse Developer for FYE 4/30/2020 Insurance Fees	\$ 1,280.00	\$ 984.00	\$ -
- Reimburse Developer for FYE 4/30/2021 Legal Fees	\$ 1,921.88	\$ 2,717.00	\$ -
- Reimburse Developer for FYE 4/30/2021 Insurance Fees	\$ 1,298.00	\$ 1,258.00	\$ -
- Reimburse of Developer's Advanced Project Costs <sup>1</sup>	\$ 10,000.00	\$ 10,000.00	\$ -
<sup>1</sup> See attached copy of Developer's Advance Pay Application for Detailed Breakdown of Project Costs Expenditures			
<b>TOTAL ESTIMATED EXPENDITURES:</b>	\$ 35,278.28	\$ 61,245.66	\$ 13,084.18
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$ 4,938.22	\$ 5,858.60	\$ 37,742.25

\* Estimated value

\*\* During FYE 4/30/2023, the Developer anticipates paying TIF Economic Activity Taxes to the City for FYE 4/30/2021, FYE 4/30/2022 and FYE 4/30/2023.

<sup>1</sup> The terms of the repayment of Developer Advances, including interest thereon, is addressed and governed by that Construction and Planning Agreement by and between the CID and the Developer.

**APPLICATION AND CERTIFICATE FOR PAYMENT** AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES

<b>TO OWNER:</b> Star Acquisitions, INC. 244 West Mill Street, Suite 101 Liberty, MO 64068	<b>PROJECT:</b> Eagle Pointe Reserve Kansas City MO	<b>APPLICATION NO:</b> 6 <b>PERIOD TO:</b> 7/30/2018 <b>PROJECT NOS:</b> 12556 <b>DATE BILLED:</b> 7/30/2018	<b>Distribution to:</b> <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
<b>FROM CONTRACTOR:</b> Superior Bowen Asphalt Company, LLC 2501 Manchester Trafficway Kansas City, MO 64129	<b>VIA ARCHITECT:</b>	<b>CONTRACT DATE:</b> 12/19/2017	

**CONTRACT FOR: GENERAL CONSTRUCTION**

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract, Continuation Sheet, AIA Document G703, is attached

<b>1 ORIGINAL CONTRACT SUM</b>	\$	<u>1,078,623.74</u>
<b>2 Net change by Change Orders</b>	\$	<u>4,482,477.55</u>
<b>3 CONTRACT SUM TO DATE (Line 1 +/- 2)</b>	\$	<u>5,561,101.29</u>
<b>4 TOTAL COMPLETED &amp; STORED TO DATE (Column G on G703)</b>	\$	<u>1,740,176.96</u>
<b>5 RETAINAGE</b>		
a. 10.0% of Completed Work (Columns D + E on G703)	\$	<u>174,017.71</u>
b. _____% of Stored Material (Column F on G703)		
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$	<u>174,017.71</u>
<b>6 TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)</b>	\$	<u>1,566,159.25</u>
<b>7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)</b>	\$	<u>1,078,778.91</u>
<b>8 CURRENT PAYMENT DUE</b>	\$	<u>487,380.34</u>
<b>9 BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)</b>	\$	<u>3,994,942.04</u>

CHANGE ORDER SUMMARY	Add	Deduct
Total changes approved in previous months by Owner	\$ 680,138.88	\$ -
Total approved this Month	\$ 3,802,338.89	\$ -
<b>TOTALS</b>	\$ 4,482,477.55	\$ -
<b>NET CHANGES by Change Order</b>	\$ 4,482,477.55	

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 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.

**CONTRACTOR:** Superior Bowen Asphalt Company, LLC  
By: [Signature] Date: 7.31.18

State of: Missouri  
County of: Jackson  
Subscribed and sworn to before me this 21st day of July 2018  
Notary Public: Julie Kay Miller  
My Commission Expires: 04/12/2020  
**JULIE KAY MILLER**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
Commission Expires Apr. 12, 2020  
Commission # 16091389

**CERTIFICATE FOR PAYMENT**  
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 quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED:** \$ \_\_\_\_\_  
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

**CONSTRUCTION MANAGER:**  
By: \_\_\_\_\_ Date: \_\_\_\_\_

**ARCHITECT:**  
By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. THE AMOUNT CERTIFIED is payable on to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**CONTINUATION SHEET**

AIA DOCUMENT G703

PAGE 2 OF 2 SHEETS

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Construction Manager's signed certification is attached.  
In regulations below, amounts are stated to the nearest dollar.  
Use Column I on Contracts where variable retainerage for line items may apply.

APPLICATION NO: 6  
APPLICATION DATE: July 30, 2018  
PERIOD TO: July 30, 2018

ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDERS		WORK COMPLETED		MATERIALS PRESENTLY STORED (NO IN ORDER)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%	RETAINAGE (IF VARIABLE)	RETAINAGE (IF VARIABLE RATE)
			(C)	REVISED CONTRACT AMOUNT	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
<u>Land Disturbance</u>											
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%	\$ 3,096.72	\$ 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	\$ -	\$ -	\$ -	\$ -	0%	\$ 65,831.69	\$ -
155	Temp sediment trap - Land Dist	\$ 17,472.52	\$ -	\$ 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%	\$ -	\$ 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	\$ 31,629.86	\$ -	\$ -	\$ 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 IN	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 IN	Sanitary Sewer CO Layout/Spools	\$ -	\$ 569,138.66	\$ 569,138.66	\$ 106,261.31	\$ 302,956.22	\$ -	\$ 409,217.53	72%	\$ 159,921.13	\$ 40,921.75
6 12 IN	Street & Storm CO Stework/Asphalt	\$ -	\$ 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 IN	Street & Storm CO Concrete	\$ -	\$ 518,282.95	\$ 518,282.95	\$ -	\$ -	\$ -	\$ -	0%	\$ 518,282.95	\$ -
6 12 IN	Street & Storm CO Utilities	\$ -	\$ 601,452.90	\$ 601,452.90	\$ 10,448.93	\$ -	\$ -	\$ 10,448.93	2%	\$ 591,003.97	\$ 1,044.99
6 12 IN	MODot 152 CO Stework/Asphalt	\$ -	\$ 938,391.73	\$ 938,391.73	\$ 56,601.08	\$ 67,434.41	\$ -	\$ 124,035.49	13%	\$ 814,356.24	\$ 12,403.55
6 12 IN	MODot 152 CO Concrete	\$ -	\$ 383,586.55	\$ 383,586.55	\$ -	\$ -	\$ -	\$ -	0%	\$ 383,586.55	\$ -
6 12 IN	MODot 152 CO Electric	\$ -	\$ 197,835.21	\$ 197,835.21	\$ 68,609.25	\$ 35,729.04	\$ -	\$ 104,338.29	53%	\$ 93,496.92	\$ 10,433.83
		\$ 1,078,633.74	\$ 4,482,477.55	\$ 5,561,101.29	\$ 1,196,643.24	\$ 541,533.73	\$ -	\$ 1,740,176.96	31%	\$ 3,820,924.33	\$ 174,017.70

FORM DOCUMENT G703 CONTINUATION SHEET FOR G702 1982 EDITION BY AIA © 1992 THE AMERICAN INSTITUTE OF ARCHITECTS 1735 NEW YORK AVE. N.W. WASHINGTON, DC 20006-3392

G703 - 1992

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GEORGIA SUMMARY  
PAGE 2 OF 2 SHEETS

DATE  
TIME

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

State of Missouri)

155.

County of Jackson

The affiant, **Chop Zuck**, being first duly sworn, deposes and says that he is Estimator/Project Manager of Superior Down Asphalt Company, LLC, and that Superior Down Asphalt Company, LLC has contract with **RJR Construction, Inc.**, owner for Eagle Woods Preserve on the premises described in the above referenced (a) 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 thereon, 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	8	9
Name and address	Kind of work	Contracted to by Contract No.	Change Orders	Revised Contract Amount	Material Paid (Total)	Net of Previous Payments	Net Amount Due	Balance to Become Due (Not Retention)
Superior Down Asphalt Company, LLC	Asphalt Paving	\$ 1,070,423.74	\$ 52,422,417.55	\$ 3,481,072.50	\$ 123,233.60	\$ 877,268.92	\$ 222,642.01	\$ 2,390,889.59
Acorn Contractors	Asphalt Paving	\$ 749,835.03	\$ 749,835.03	\$ 749,835.03	\$ -	\$ -	\$ -	\$ 749,835.03
Condon & Hensberry	Asphalt Paving	\$ 42,205.99	\$ 42,205.99	\$ 42,205.99	\$ -	\$ -	\$ -	\$ 42,205.99
Chop Zuck	Asphalt Paving	\$ 19,435.28	\$ 19,435.28	\$ 19,435.28	\$ 4,949.64	\$ 14,485.64	\$ -	\$ 4,949.64
Heard	Asphalt Paving	\$ 1,110,722.16	\$ 1,110,722.16	\$ 1,040,732.00	\$ 37,352.40	\$ 1,003,379.60	\$ 6,352.56	\$ 704,314.88
Genie	Asphalt Paving	\$ 179,850.00	\$ 179,850.00	\$ 179,850.00	\$ 4,495.45	\$ 175,354.55	\$ 4,495.45	\$ 175,354.55
<b>TOTAL</b>		<b>\$ 1,070,423.74</b>	<b>\$ 52,422,417.55</b>	<b>\$ 5,561,101.20</b>	<b>\$ 123,233.60</b>	<b>\$ 1,003,379.60</b>	<b>\$ 877,268.92</b>	<b>\$ 3,304,942.04</b>

Retention (10%)	\$ 330,494.20
Net Amount Due	\$ 2,974,447.84
Total Amount Due	\$ 3,304,942.04

It is understood that the total amount requested in this application shall not exceed 21 % of the cost of the work completed to date.

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

Signed: *C. Zuck*  
Position: V.P. Site work

Subscribed and sworn to before me this 31st day of July, 2020 at Jackson, Missouri  
Notary Public

**JULIE KAY MILLER**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires Apr. 12, 2020  
Commission # 16991389



VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2023-4

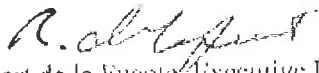
AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2023 ANNUAL REPORT TO CITY CLERK, DEPARTMENT OF ECONOMIC  
DEVELOPMENT, DEPARTMENT OF REVENUE AND STATE AUDITOR

WHEREAS, State law requires that the District state the services provided, revenues collected, and expenditures made by the District during the most recently completed fiscal year, and that the District attach the written resolutions approved by the District's Board of Directors during that period under Section 67.1471.4, RSMo.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THE VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2023 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District.
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the City Clerk, Missouri Department of Economic Development, Missouri Department of Revenue and State Auditor on its behalf.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Valley View Community Improvement District on March 22, 2023.

  
Robert de la Fuente, Executive Director

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-5**

**AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2023 ANNUAL REPORT TO STATE AUDITOR**

WHEREAS, State law requires the District to file a financial report with the State Auditor's Office each year under Section 105.145, RSMo, and 15 CSR 40-3.030.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2023 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District.
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the State Auditor on its behalf.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Valley View Community Improvement District on March 22, 2023.

  
Robert de la Fuente, Executive Director



VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2023-6

CERTIFICATION OF OPERATING COSTS

WHEREAS, the Valley View Community Improvement District (the "District") and Star Acquisitions, Inc. (the "Developer") entered into a Construction and Financing Agreement on March 14, 2018 (the "Agreement");

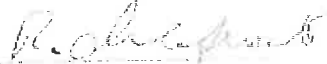
WHEREAS, under the Agreement, Developer agreed to advance funds necessary to pay costs of the Improvements, Formation Costs and Operating Costs (collectively the "CID Costs") in exchange for the District's commitment to repay such amount to Developer, with interest, using the District's available revenues;

WHEREAS, the Developer has advanced \$8,948.46 for certain Operating Costs during FYE 4/30/202, FYE 4/30/2021, and FYE 4/30/2022 and has provided to the District documentation of such advances; and

WHEREAS, the Board wishes to recognize and certify the \$8,948.46 advanced by Developer as valid advances by Developer under the Agreement which the District intends to repay, with interest, pursuant to the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Valley View Community Improvement District, the Board hereby certifies the \$8,948.46 advanced by the Developer as Operating Costs under the Agreement, which the District intends to repay, with interest, pursuant to the terms of the Agreement.

PASSED by the Board of Directors of the Valley View Community Improvement District on March 22, 2023.

  
Robert de la Fuente, Executive Director