

**Proposed Budget for
Hillcrest Community Improvement District
Fiscal Year Ending April 30, 2027**

Date of Budget Submittal: January 8, 2026
District Point of Contact Information: Polsinelli PC c/o Amy Grant
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BUDGET MESSAGES:

The District is proposed to provide funding for the Improvements, Services, Formation Costs, and Operating/Administrative Costs. The District will enter into an agreement with 635 Holdings, LLC (“Developer”) whereby Developer will agree to advance such costs, as necessary, and the District will use District Sales Tax (defined below) revenues collected over time to repay Developer with interest. Any obligation of the District will not be a financial obligation of the City of Kansas City, Missouri

The Hillcrest Community Improvement District was established by the City Council of Kansas City, Missouri on December 18, 2025. The District's Board of Directors and the owner of the real property that constitutes the District anticipate approval of a 1.0% CID sales and use tax no later than March 20, 2026. The CID Sales Tax Election will become effective on July 1, 2026. The life of the District is twenty-seven (27) years from the date the Petition is approved and in Ordinance is passed establishing the District.

Services are expected to include but not be limited to support business activity, economic activity, and tourism, which includes marketing for obtaining memberships from out of state residents, tournament promotion, and outreach to athletes, and other services within the District and other services the District may provide or cause to be provided under Section 67.1461, RSMO.

HILLCREST COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2027 PROPOSED BUDGET

FYE 4/30/2027*
(proposed)

FUNDS AVAILABLE:

- Cash on Hand (Beginning of Fiscal Year)	\$	-
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ESTIMATED REVENUE:

- 1% CID Sales and UseTax (effective July 1, 2026)	\$	20,000.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	20,000.00

ESTIMATED EXPENDITURES:

- Formation Costs	\$	-
- Opering Costs (Legal Fees)	\$	-
- Operating Costs (Insurance Fees)	\$	1,200.00
- City CID Annual Submission Review	\$	1,000.00
- Services	\$	-
- Repayment of Developer's Advanced Project Costs [^]	\$	-

**See attached copy of Pay Application for
Detailed Breakdown of Project Cost Expenditures

- TOTAL ESTIMATED EXPENDITURES:	\$	2,200.00
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FUNDS AVAILABLE:

- Cash on Hand End of Fiscal Year	\$	17,800.00
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* Estimated values.

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.

**EXHIBIT A TO FIVE YEAR PLAN OF THE
HILLCREST COMMUNITY IMPROVEMENT DISTRICT**

ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES¹

Project Cost*	CID Reimbursement
Roof Exterior Repairs (Exterior Improvement)	\$897,350
Finish Carpentry + Exterior Trim (Exterior Improvement)	\$225,000
Wood Siding (Exterior Improvement)	\$78,648
Decorative Exterior Metals (Exterior Improvement)	\$50,000
Exterior Painting and Staining (Exterior Improvement)	\$75,000
Exterior Tile (Exterior Improvement)	\$16,402
Irrigation Remediation + Landscaping (Exterior Improvement)	\$1,338,066
Signage (Exterior Improvement)	\$7,500
Gutters and Downspouts (Exterior Improvement)	\$6,178
Retaining Walls (Exterior Improvement)	\$188,912
Site Concrete (Exterior Improvement)	\$36,940
Patio & Stair Rails + Decking (Exterior Improvement)	\$376,482
Bollards (Exterior Improvement)	\$3,000
Knox Box (Exterior Improvement)	\$701
Flashing & Sheet Metals (Exterior Improvement)	\$10,144
Exterior Structure (Exterior Improvement)	\$937,020
Waterproofing (Exterior Improvement)	\$38,025
Annual Operating Costs	\$12,500
Services intended to support business activity, economic activity, and tourism, which includes marketing for obtaining memberships from out of state residents, tournament promotion, and outreach to athletes	\$100,000

¹These costs are estimates and may fluctuate based on actual costs incurred for purposes permitted under the CID Act. In addition, the values provided herein are estimates and any CID Sales Tax revenues generated by the District can be used interchangeably for any of the Project Costs listed above.