

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

Date of Budget Submittal: December 16, 2025  
District Point of Contact Information: Polsinelli PC c/o Amy Grant  
(816) 753-1000  
[agrant@polsinelli.com](mailto:agrant@polsinelli.com)

**BUDGET MESSAGES:**

The District is proposed to provide funding for the Improvements, Services, Formation Costs, and Operating/Administrative Costs (as those terms are defined below). The District entered into an agreement with STAR Acquisitions, Inc. ("Developer") whereby Developer agreed 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 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 and will expire on October 12, 2052.

Services are expected to include cleaning, maintenance, and other services within the District and other services the District may provide or cause to be provided under Section 67.1461, RSMO. No such services are expected during FYE 4/30/2027.

Heather Brown, Vice President of the Economic Development Corporation confirmed that the Shoal Creek Parkway TIF, Project Area F, has expired and that the CID is no longer required to remit 50% of the CID sales as economic activity taxes under the TIF.

## VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

### FYE 4/30/2027 BUDGET

**FYE 4/30/2027\***  
(proposed)

#### FUNDS AVAILABLE:

- |   |    |          |
|---|----|----------|
| - Cash on Hand (Beginning of Fiscal Year) | \$ | 7,200.00 |
|---|----|----------|

#### ESTIMATED REVENUE:

- |   |    |            |
|---|----|------------|
| - 1% CID Sales and UseTax (effective January 1, 2019) | \$ | 115,000.00 |
|---|----|------------|

<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$</b>	<b>122,200.00</b>
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#### ESTIMATED EXPENDITURES:

- |  |    |            |
|--|----|------------|
| - Bank Fees  | \$ | 100.00     |
| - D&O Insurance for Board of Directors             | \$ | 1,200.00   |
| - Legal Fees                                       | \$ | 3,000.00   |
| - City CID Annual Submission Review Review         | \$ | 1,000.00   |
| - Repayment of Developer's Advanced Project Costs^ | \$ | 110,000.00 |

\*\*See attached copy of Superior Bowne Pay Application for detailed breakdown of Project Cost Expenditures

<b>- TOTAL ESTIMATED EXPENDITURES:</b>	<b>-</b>	<b>\$</b>	<b>115,300.00</b>
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#### FUNDS AVAILABLE:

- |                                   |    |          |
|-----------------------------------|----|----------|
| - Cash on Hand End of Fiscal Year | \$ | 6,900.00 |
|-----------------------------------|----|----------|

\* 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.

## TO OWNER:

Star Acquisitions, INC.  
244 West Mill Street, Suite 101  
Liberty, MO 64068

## PROJECT:

Eagle Pointe Reserve  
Kansas City MO

## APPLICATION NO:

6

PERIOD TO: 7/30/2018  
PROJECT NOS: 12556  
DATE BILLED: 7/30/2018

## Distribution to:

☐ OWNER  
☐ ARCHITECT  
☐ CONTRACTOR  
☐ FIELD  
☐ OTHER

## FROM CONTRACTOR:

Superior Bowen Asphalt Company, LLC  
2501 Manchester Trafficway  
Kansas City, MO 64129

## VIA ARCHITECT:

CONTRACT DATE: 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.

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

CHANGE ORDER SUMMARY	Add	Deduct
Total changes approved in previous months by Owner	\$ 680,138.66	\$ -
Total approved this Month	\$ 3,802,338.89	\$ -
TOTALS	\$ 4,482,477.55	\$ -
NET CHANGES by Change Order	\$ 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: 

Date: 7.31.18

State of: Missouri

County of: Jackson

Subscribed and sworn to before  
me this 31st day of July 2018Notary Public: Julie Kay Miller  
My Commission Expires: 04/12/2020

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

## 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 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Construction Manager's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage 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 (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E-F)	° (G - C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			CO	REVISED CONTRACT AMOUNT	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	<b>Land Disturbance</b>										
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%	\$ 3,098.72	\$ 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
4/26/18	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
4/26/18	Sanitary Sewer CO Layout/Spoils	\$ -	\$ 569,138.66	\$ 569,138.66	\$ 106,261.31	\$ 302,956.22	\$ -	\$ 409,217.53	72%	\$ 159,921.13	\$ 40,921.75
6/12/18	<b>Street &amp; Storm CO Sitework/Asphalt</b>	\$ -	\$ 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
6/12/18	Street & Storm CO Concrete	\$ -	\$ 518,282.95	\$ 518,282.95	\$ -	\$ -	\$ -	\$ -	0%	\$ 518,282.95	\$ -
6/12/18	Street & Storm CO Utilities	\$ -	\$ 601,452.90	\$ 601,452.90	\$ 10,449.93	\$ -	\$ -	\$ 10,449.93	2%	\$ 591,002.97	\$ 1,044.99
6/12/18	MODot 152 CO Sitework/Asphalt	\$ -	\$ 938,391.73	\$ 938,391.73	\$ 56,601.08	\$ 67,434.41	\$ -	\$ 124,035.49	13%	\$ 814,356.24	\$ 12,403.55
6/12/18	MODot 152 CO Concrete	\$ -	\$ 383,586.55	\$ 383,586.55	\$ -	\$ -	\$ -	\$ -	0%	\$ 383,586.55	\$ -
6/12/18	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
		\$ 1,078,623.74	\$ 4,482,477.55	\$ 5,561,101.29	\$ 1,198,643.24	\$ 541,533.72	\$ -	\$ 1,740,176.96	31%	\$ 3,820,924.33	\$ 174,017.70

5FAIA DOCUMENT G703 CONTINUATION SHEET FOR G702 1992 EDITION AIA © 1992 - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

G703 - 1992

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## Page 1 of 1 Pages

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The affiant, Chip Zuck, being first duly sworn, on oath deposes and says that he is Estimator/Project Manager of Superior Bowen Asphalt Company, LLC, and that Superior Bowen Asphalt Company, LLC has contract with Star Acquisitions, Inc., owner for Eagle Pointe Preserve on the premis described in the above referenced title commitment, or by exhibit attached hereto.

1	2	3	4	5	6	7	8	9
Name and Address	Kind of Work	Amount of Initial Contract	Change Orders	Revised Contract Amount	Retention (incl. current)	Net of Previous Payments	Net Amount This Payment	Balance to Become Due (incl.Retentions)
Superior Bowen	Sitework/Asphalt	\$ 1,078,623.74	\$ 2,420,348.76	\$ 3,498,972.50	\$ 122,233.66	\$ 877,259.92	\$ 222,843.03	\$ 2,398,869.55
Amino Brothers	Concrete	\$ -	\$ 748,835.03	\$ 748,835.03	\$ -	\$ -	\$ -	\$ 748,835.03
Collins & Hermann	Signs/Guard cable	\$ -	\$ 43,305.36	\$ 43,305.36	\$ -	\$ -	\$ -	\$ 43,305.36
Gomanche Construction	Temp Conc Barrier	\$ -	\$ 49,406.40	\$ 49,406.40	\$ 4,940.64	\$ 44,465.76	\$ -	\$ 4,940.64
Redford	Utilities	\$ -	\$ 1,040,732.00	\$ 1,040,732.00	\$ 37,357.46	\$ 100,911.60	\$ 235,305.54	\$ 704,514.86
Staco	Electrical	\$ -	\$ 179,850.00	\$ 179,850.00	\$ 9,485.95	\$ 56,141.63	\$ 29,231.77	\$ 94,476.60
		\$ -						
TOTAL		\$ 1,078,623.74	\$ 4,482,477.55	\$ 5,561,101.29	\$ 174,017.71	\$ 1,078,778.91	\$ 487,380.34	\$ 3,994,942.04

Work Completed to Date		\$ 1,740,176.96
Less: % Retained	10%	\$ 174,017.71
Net Amount Earned		\$ 1,566,159.25
Net Previously Paid		\$ 1,078,778.91
Net Amount of this Payment		\$ 487,380.34
Balance to Become Due (Inc. Retention)		\$ 3,994,942.04

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

Notary Public

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