

**TWIN CREEKS CENTER COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET FOR FYE APRIL 30, 2027**

**DATE SUBMITTED: JANUARY 26 2026**

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**TWIN CREEKS CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR  
MAY 1, 2026 - APRIL 30, 2027  
BUDGET**

**TWIN CREEKS CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2026 - APRIL 30, 2027 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, 2026 - APRIL 30, 2027**

	<b>Proposed Budget</b>				<b>Previously Approved Budget</b>	<b>Actual (unaudited)</b>	<b>Actual (unaudited)</b>
	<b>Operating Fund Budget</b>	<b>Debt Service Budget</b>	<b>Project Funds Budget</b>	<b>Fiscal Year Ending April 30, 2027</b>	<b>Fiscal Year Ending April 30, 2026</b>	<b>Fiscal Year Ending April 30, 2025</b>	<b>Fiscal Year Ending April 30, 2024</b>
<b>REVENUES:</b>							
<b>Debt Service Funds:</b>							
* Advances from developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Revenue Funds:</b>							
CID Sales Tax Revenues	-	500,000	-	500,000	450,000	537,752	460,151
<b>TOTAL REVENUES</b>	-	500,000	-	500,000	450,000	537,752	460,151
<b>EXPENDITURES:</b>							
* CID public improvements	-	-	-	-	-	-	-
Repayment of debt on developers							
** advances (including accrued interest)	-	488,800	-	488,800	438,800	521,742	478,214
Accounting fees	3,000	-	-	3,000	3,000	-	282
Legal fees	6,000	-	-	6,000	6,000	1,058	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	1,000	2,000
<b>TOTAL EXPENDITURES</b>	11,200	488,800	-	500,000	450,000	525,000	485,984
<b>TRANSFERS TO/(FROM) OTHER FUNDS</b>	11,200	(11,200)	-	-	-	-	-
<b>EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,752	\$ (25,833)

\* \$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, 2026 - APRIL 30, 2027 BUDGET**

***BUDGET SUMMARY***

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