

Red Bridge Shopping Center Community Improvement District Budget
SUBMITTED JANUARY 31, 2023
FYE 4/30/2024 PROPOSED BUDGET

Budget Message:

The Red Bridge Shopping Center Community Improvement District was formed as a political subdivision of the State of Missouri on September 17, 2015. The purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District's boundaries. The District has a life of will be for a period of 20 years from the date of the ordinance approving the District.

FYE 4/30/2024*
(proposed)

FUNDS AVAILABLE

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

- CID Sales Tax (1% effective 1/1/2017)		77,000.00
- CID Special Assessments		202,000.00

The Special Assessment is \$1.47 per square foot of usable building space with the District. For FYE 4/30/2024, there is 137,352 square feet of building space, resulting in a special assessment total of \$202,000.00

- Net Proceeds of Developer Advances	\$	-
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TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	279,000.00
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ESTIMATED EXPENDITURES:

- District Operating Expenses		
CID Liability Insurance		1,200.00
CID Legal Fees		1,250.00

- District Services

- Repayment of Developer Advances [^]	\$	276,550.00
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See attached Contractor Pay App for detailed breakdown of Project Costs

TOTAL ESTIMATED EXPENDITURES:	\$	279,000.00
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FUNDS AVAILABLE:

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

Repayment of Developer's Advances, including interest, is governed
[^] by the Reimbursement Agreement, as amended, entered into



APPLICATION AND CERTIFICATION FOR PAYMENT

TO: Red Bridge Properties, Inc
 Attn: Mattie Crossland
 4705 Central Street
 Kansas City, MO 64112

OWNER: Red Bridge Properties, Inc
 Attn: Mattie Crossland
 4705 Central Street
 Kansas City, MO 64112

AIA DOCUMENT G702

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FROM: Steve Julio
 Centric Projects LLC
 1814 Main Street
 Kansas City, Missouri 64108
 Phone: 816-389-8300

Generator Studio
 1701 McGee Street
 Kansas City, MO 64108
 Phone: 816-333-6527

INVOICE #	10 - Retainage
PERIOD TO:	12/31/16
CENTRIC PROJECT NO:	16-001
CONTRACT DATE:	04/24/16
INVOICE DATE:	12/31/16

Distribution to:
 OWNER
 ARCHITECT

CONTRACT FOR: Red Bridge Shopping Center Transformation

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY	Number	Item and Date Apprv	ADDITIONS	DEDUCTIONS
	OCO #001 (COR #02 & 005)	17-May-16	\$77,496.00	
	OCO #002 (COR #06, 009, 013, 016-017, 019-023, 025 & 026)	24-Jun-16	\$209,707.00	
	OCO #003 (COR #015R2, 027, 028, 030, 032 & 033)	21-Jul-16	\$59,999.00	
	OCO #004 (COR #010R, 029R, 031, 034, 035 & 039)	31-Aug-16	\$43,588.00	
	OCO #005 (COR #037, 038, 040 & 041)	12-Sep-16	\$1,390,896.00	
	OCO #006 (COR #036, 042, 044, 046, 047 & 048)	26-Sep-16	\$39,470.00	
	OCO #007 (COR #045, 049, 051, 053 & 054)	14-Oct-16	\$32,077.00	
	OCO #008 (COR #056)	20-Oct-16	\$0.00	
	OCO #009 (COR #060)	01-Nov-16	\$0.00	
	OCO #010 (COR #057, 058, 059, 067, 068 & 071)	01-Dec-16		(\$25,115.00)
	OCO #011 (065, 066, 069, 073, 074 & 075)	15-Dec-16		(\$32,865.00)
	TOTALS		\$2,393,273.00	(\$57,980.00)
	Net change by Change Orders		\$2,335,293.00	

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

- ORIGINAL CONTRACT (Set of Values) \$3,229,434.00
- Net change by Change Orders..... \$2,335,293.00
- CONTRACT SUM TO DATE (Line 1 plus 2)..... \$5,564,727.00
- TOTAL COMPLETED AND STORED TO DATE..... \$5,564,727.00
- RETAINAGE: (Column G on G703) \$0.00
 - 10% of Completed Work (Column D + E on G703)
 - 0 % of Stored Material (Column F on G703)
 Total retainage (Lines 5a + 5b or Total in Column J of G703)..... \$0.00
- TOTAL EARNED LESS RETAINAGE..... \$5,564,727.00
- LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)..... \$5,008,254.30
- CURRENT PAYMENT DUE \$556,472.70**
- BALANCE TO FINISH PLUS RETAINAGE..... \$0.00 (Line 3 less Line 6)

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: Centric Projects LLC

By: [Signature] Date: 12/31/16

ARCHITECT: Generator Studio Date: 12/31/16

By: _____ Date: 12/31/16

OWNERS REP: Red Bridge Properties, Inc. Date: 12/31/16

State of: Missouri County of: Jackson
 Subscribed and sworn before me this 12/31/16
 Notary Public: [Signature]
 My Commission expires: _____

AMY LORENZ
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Jackson County
 My Commission Expires: 05/17/2020
 Commission # - 16620397

