2025 ANNUAL REPORT FOR
THE CREEKWOOD COMMONS
COMMUNITY IMPROVEMENT DISTRICT ("CID")

SECTION I

Date: August 15, 2025
CID Contact Information: Brent Hathaway
b_hathway@woodburycorp.com
(801) 485-7770
Political Subdivision or Not for Profit: Political Subdivision
Date of and Ordinance No: October 6th, 2016 Ordinance No. 160714

SECTION II

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Name	Email	Term State Date	Term End Date
Kevin Ward	k_ward@woodburycorp.com	02/2024	10/2029
Madelyne Mundell	m_mundell@woodburycorp.com	02/2023	10/2027
Kevin Siercks	k_Sierkds@woodburycorp.com	02/2024	10/2029
Drew Royals	d_royals@woodburycorp.com	02/2023	10/2027
Jeff Hendricks	j_hendricks@woodburycorp.com	02/2024	10/2029

SECTION III

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

The purposes of the District are to: (a) provide or cause to be provided for the benefit of the District, certain services (the "Eligible Services") described in Paragraph B of this Article; (b) issue obligations ("CID Obligations") to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the CID Obligations; and (c) authorize and collect a sales tax.

The District's purposes shall be implemented according to the provisions of Section 67.1461 ("Powers of the District") of the Act. The District will serve as an economic development tool that allows landowners in the District to: (a) coordinate efforts to improve the District and meet the District purposes; (b) plan Eligible Services and/or any other public improvements which are deemed by the District to be necessary and desirable to the economic viability of the District; (c) implement the Eligible Services and any other public improvements; (d) share the costs incurred by the District through sales taxes, fees, rents and other charges which are imposed and collected in accordance

with this Petition and the Act; and (e) support the financing of other economic development undertakings within the boundaries of the District.

The Eligible Services shall generally include, but are not necessarily limited to: (a) preparation and implementation of a Master Plan for the District including the implementation of a comprehensive Image and Marketing Plan; (b) employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including improved safety and assistance to patrons within the District; (c) providing maintenance of public areas within the District; (d) providing site improvement and transportation-related improvements within the District; and (e) advocating and providing assistance to attract further investment within the District.

SECTION IV

FOR THIS SECTION PROVIDE THE DATE OF BUDGET AND REPORT SUBMITTAL THAT OCCURRED DURING THE FISCAL YEAR THIS REPORT IS REGARDING .

Annual budget for FYE 2025 submitted to City Clerk: January 12, 2024
Annual budget for FYE 2025 adopted: March 21, 2024
Annual Report for FYE 2024 submitted: August 21, 2024

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2025
(MAY 1, 2024 – APRIL 30, 2025)

RESOLUTION NUMBER	RESOLUTION TITLE
2025-01	Appointing Successor Directors
2025-02	Resolution Appointing Officers for Fiscal Year 2026
2025-03	Resolution Appointing the Budget for Fiscal Year 2026

CID BYLAW AMENDMENTS: _____ ATTACHED ____X___NONE APPROVED

SECTION IV

REVENUE AND EXPENSES FY 2023 (MAY 1, 2024 – APRIL 30, 2025)

INCOME:		
a) MO DOR Sales		$518,205.75
b) Use Tax		$2,553.33
c) Interest		$29.22
TOTAL INCOME		**$520,788.30**
EXPENSES:		
I. Administrative:		
a) Legal Fees	$637.00	
b) Accounting Fees		
c) Audit Fees	$1,020.25	
c) Bank Fees	$685.50	
d) Operating Costs – Other - IT		
e) Insurance	$1,079.00	
f) Postage		
SUB-TOTAL	**$3,421.75**	
II. Services:		
a) Repairs & Maintenance	$7,134.88	
b) Landscaping	$36,931.27	
c) Sweeping	$40,050.00	
d) Snow Removal	$82,336.00	
e) Parking Lot Maintenance & Repair	$12,407.00	
f) Contract Services – Security	$18,600.00	
g) Building Maintenance	$41,110.00	
h) Janitorial	$17,032.00	
i) Water	$24,929.35	
j) Pressure washing	$6,300.00	
k)Holiday décor	$3,400.00	
l) Trash	$64,960.38	
m) Signs & Directories	$161.31	
n) Electricity	$23,431.00	
o) Lighting	$5,019.85	
SUB-TOTAL	**$383,803.04**	
III. Capital Improvements		
a)		
b)		
SUB-TOTAL	**$0**	
IV. Other		
a)		
b)		
SUB-TOTAL	**$0**	
EXPENSE TOTAL:		
I. Administrative	$3,421.75	
II. Services	$383,803.04	
III. Capital Improvements	$0	
IV. Other	$0	
TOTAL EXPENSES	**$387,224.79**	
TOTAL INCOME		**$520,768.30**
LESS TOTAL EXPENSES		**$387,224.79**
BALANCE		**$133,563.51**

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept. of Economic Development
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: redevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: (816) 513-3360
Fax: (816) 513-3353
Email:Clerk@kcmo.org

Missouri Dept. of Revenue
Attn: CID Annual Report
P.O. Box 3380 P.O. Box 869
Jefferson City, MO 65105-3380
Phone: 573-751-4876
Email: localgov@dor.mo.gov

Missouri State Auditor
Attn: CID Annual Report
Jefferson City, MO 65102
Phone: 573-751-4213
Email: localgovernment@auditor.mo.gov

RESOLUTION NO. 2025-01

THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING SUCCESSOR DIRECTORS

WHEREAS, the District, which was formed by Ordinance Number 160714 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Petition to Establish the District (the "Petition") authorizes the Board of Directors of the District to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition; and

WHEREAS, the terms of Kevin Ward, Madelyne Mundell and Kevin Sierks will expire, and the Board wishes to appoint successor directors;

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Creekwood Commons Community Improvement District, as follows:

1. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Successor Directors:

   a. Remaining 4 Year Term expiring 10/2029 – Kevin Siercks, Owner;
   b. Remaining 4 Year Term expiring 10/2029 – Kevin Ward, Owner;
   c. Remaining 4 Year Term expiring 10/2029 – Madelyne Mundell, Owner

1. The Chairman is authorized to take all actions necessary to carry out this Resolution; and

2. This Resolution shall take effect immediately.

Adopted this 21st day of March, 2025.

DocuSigned by:
Kevin Ward
Kevin Ward, Chairman

ATTEST:
DocuSigned by:
Madelyne Mundell
Madelyne Mundell, Secretary

RESOLUTION NO. 2025-02

THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ELECTING OFFICERS FOR FISCAL YEAR 2026

WHEREAS, the District, which was formed by Ordinance Number 160714 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, in accordance with the District's bylaws the Board is to elect officers at the annual meeting of the District; and

WHEREAS, the Board desires to elect a Chairman, Vice Chairman, Secretary, Treasurer and District Manager.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. Kevin Ward is appointed Chairman of the District.
2. Kevin Siercks is appointed Vice Chairman of the District.
3. Madelyne Mundell is appointed Secretary of the District.
4. Jeff Hendricks is appointed Treasurer of the District.
5. Woodbury Corporation is appointed District Manager of the District.
6. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution; and
7. This resolution shall take effect immediately.

Adopted this 21st day of March, 2025.

DocuSigned by:
Kevin Ward
Kevin Ward, Chairman

ATTEST:

DocuSigned by:
Madelyne Mundell
Madelyne Mundell, Secretary

RESOLUTION NO. 2025-03

THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2026

WHEREAS, the District, which was formed by Ordinance Number 160714 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board desires to approve the District's proposed budget for fiscal year 2026, in substantially the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

Section 1. The Board approves the proposed budget for fiscal year 2026.

Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 3. This resolution shall take effect immediately.

Adopted the 21st day of March, 2025.

DocuSigned by:
Kevin Ward
Kevin Ward, Chairman

ATTEST:

DocuSigned by:
Madelyne Mundell
Madelyne Mundell, Secretary

EXHIBIT A

THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2025 – APRIL 30, 2026 BUDGET (FYE-2026) BUDGET MESSAGE:

The Creekwood Commons Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on July 21, 2016 by virtue of an ordinance approved by the City Council of Kansas City, Missouri. The District will serve as an economic development tool that allows landowners in the District to provide public and private improvements. The District has adopted a fiscal year of May 1st to April 30th.

Important Budget Features:

The District's source of revenue is sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes and approved by the qualified voters of the District by a sale tax election held on December 6, 2016.

The District was formed to (i) provide or cause to be provided for the benefit of the District, certain services ("the Eligible Services"), (ii) issue obligations ("CID Obligations") to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the CID Debt, (iii) authorize and collect a sales and use tax ("District Sales Tax"), (iv) coordinate efforts to improve the District and meet the District purposes, (v) implement the Eligible Services and public improvements; and (vi) share the costs incurred by the District through sales taxes, fees, rents and other charges which are imposed and collected in accordance with this Petition and the Act, and (vii) support the financing of other economic development undertakings within the boundaries of the District. The Eligible Services may generally include, but are not necessarily limited to, providing maintenance of public areas within the District, site improvement and transportation related improvements within the District, and providing assistance to attract further investment within the District.

Major Changes: None.

FUNDS AVAILABLE:	FYE 2026*	FYE 2025*	FYE 2024**
- Cash on Hand (Beginning of Fiscal Year)			
ESTIMATED REVENUE:	$204,453.00	$193,031.00	$408,688.00
- Sales/Use Tax (1% effective April 1, 2017)	$420,000.00	$430,000.00	$164,709.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	$624,453.00	$623,031.00	$573,377.00
ESTIMATED EXPENDITURES:			
-Administrative Costs (e.g., insurance & legal fees)	$12,536.00	$12,625.00	$6,008.00
-Audit Costs	$7,166.00	$7,166.00	$1,000.00
-Accounting Fees	$720.00	$720.00	$0.00
-Janitorial Services	$24,000.00	$23,278.00	$17,132.00
-Pressure Washing	$4,200.00	$12,600.00	$2,110.00
-Sweeping	$40,050.00	$16,800.00	$40,150.00
-Trash Removal Service	$60,000.00	$33,000.00	$46,226.00
-Landscaping	$36,000.00	$35,243.00	$43,721.00
-Snow Removal	$53,000.00	$46,520.00	$54,812.00
-Signs & Directories	$500.00	$17,000.00	$14,235.00
-Irrigation Water	$20,000.00	$30,000.00	$23,195.00
-Parking Lot Maintenance	$25,000.00	$100,000.00	$39,823.00
-Sidewalk & Curb Repair	$15,000.00	$15,000.00	$0.00
-Repairs & Maintenance	$35,280.00	$46,796.00	$43,749.00
Includes:			
Painting - $7,500.00			
Misc. Exterior Repairs - $10,980.00			
Maintenance Labor - $16,800.00			
-Holiday Décor	$3,500.00	$3,500.00	$3,400.00
-Security	$18,600.00	$18,600.00	$18,600.00
-Electricity/Lighting	$50,000.00		$26,185.00
TOTAL ESTIMATED EXPENDITURES:	$405,552.00	$418,848.00	$380,346.00

FUNDS AVAILABLE:			
Cash on Hand End of Fiscal Year	$218,901.00	$204,453.00	$193,031.00

-*Estimated values
**Actual values