# 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<br>(816) 753-1000<br>agrant@polsinelli.com |

**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 anticpate 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 otu 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) | $ | - |
| **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 | $ | - |
| - Operting Costs (Legal Fees) | $ | - |
| - Operating Costs (Insurance Fees) | $ | 1,200.00 |
| - City CID Annual Submission Review 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 |
| **FUNDS AVAILABLE:** | | |
| - Cash on Hand End of Fiscal Year | $ | 17,800.00 |

* 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.

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

ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES[1]

| 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 |

[1] These 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.