

**ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.**

PATRICIA R. JENSEN
pjensen@rousepc.com
816.502.4723

August 31, 2020

VIA ELECTRONIC MAIL
Marilyn.Sanders@kcmo.org

Ms. Marilyn Sanders, City Clerk
City of Kansas City Missouri
414 E. 12th Street, 25th Floor
Kansas City MO 64106

VIA ELECTRONIC MAIL
missouridevelopment@ded.mo.gov

Missouri Dept of Economic Development
ATTN: CID FILINGS
301 West High Street; P.O. Box 118
Jefferson City MO 65102

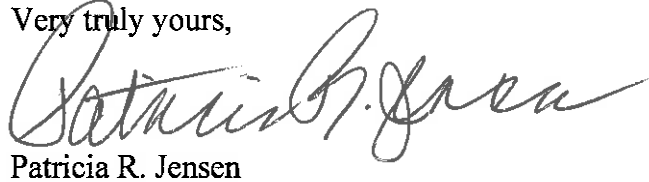
Re: Twin Creeks Center Community Improvement District

Dear Ms. Sanders and Mr. Dixon:

In accordance with Section 67.1471.4 RSMo, the Annual Report of the Twin Creeks Center Community Improvement District for FYE April 30, 2020 is enclosed.

Please contact me if you have any questions or require additional information.

Very truly yours,



Patricia R. Jensen

Enclosures

PRJ:bz

cc: City Planning & Development (via e-mail, w/encs. planning@kcmo.org)
Ms. Becky Ziegler (w/encs.)

{33224 / 68818; 892517. }

TWIN CREEKS CENTER COMMUNITY IMPROVEMENT DISTRICT

ANNUAL REPORT FOR FISCAL YEAR ENDING APRIL 30, 2020

SECTION I – GENERAL INFORMATION

Effective Date: April 30, 2019

Contact Information:

Patricia R. Jensen, Esq.

Rouse Frets White Goss Gentile Rhodes PC

4510 Belleview Avenue #300, Kansas City MO 64111

816-753-9200; pjensen@rousepc.com

Political Subdivision or Not for Profit:

Political Subdivision

Date of Formation: June 15, 2017

Ordinance No. 170426

SECTION II – PURPOSES AND SERVICES PERFORMED DURING FISCAL YEAR

Established for purposes of providing funding for funding, design, construction, demolition, removal, renovation, reconstruction or rehabilitation of certain public improvements or portions thereof, located within the District and related improvements and structures, as authorized pursuant to the CID Act and RSMO § 67.1461.2. Such improvements and renovations are described as projects eligible for funding or reimbursement from CID revenue.

SECTION III – BOARD OF DIRECTORS

Caprice James, Martin Davis, John Elliott, Andrew Danner, Garry Hayes

SECTION IV – REVENUE AND EXPENSES

The District's year end financials are not completed. A copy will be sent to you when completed and submitted to the MO State Auditor.

SECTION V – RESOLUTIONS APPROVED DURING FISCAL YEAR (copies attached)

Resolution 2020:01

**TWIN CREEKS CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION NO. 2020:01

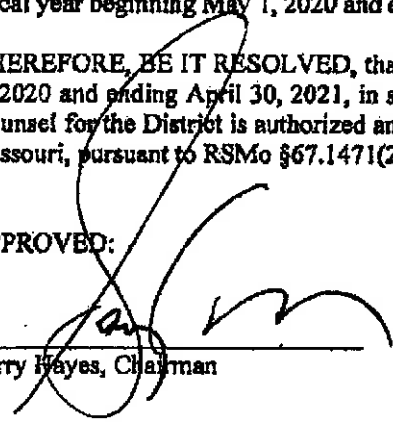
**APPROVAL OF ANNUAL BUDGET FOR FISCAL YEAR
BEGINNING MAY 1, 2020 AND ENDING APRIL 30, 2021**

Adopted by the Board of Directors on January 30, 2020

WHEREAS, in conformance with its obligations and powers pursuant to RSMo §§67.1401 *et seq.*, the Twin Creeks Center Community Improvement District desires to approve its annual budget for fiscal year beginning May 1, 2020 and ending April 30, 2021;

THEREFORE, BE IT RESOLVED, that the District's annual budget for fiscal year beginning May 1, 2020 and ending April 30, 2021, in substantially the form attached hereto, is approved, and that Counsel for the District is authorized and directed to submit the Budget to the City of Kansas City, Missouri, pursuant to RSMo §67.1471(2).

APPROVED:



Garry Hayes, Chairman

**TWIN CREEKS CENTER
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR
MAY 1, 2020 THROUGH APRIL 30, 2021
BUDGET**

**TWIN CREEKS CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2020 THROUGH APRIL 30, 2021 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 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, 2020 THROUGH APRIL 30, 2021**

	Proposed Budget				Previously Approved Budget	Actual (unaudited)	Actual (unaudited)
	Operating Fund Budget	Debt Service Budget	Project Funds Budget	Fiscal Year Ending April 30, 2021	Fiscal Year Ending April 30, 2020	Fiscal Year Ending April 30, 2019	Initial Short Year Ending April 30, 2018
REVENUES:							
Debt Service Funds:							
Advances from developer	\$ -	\$ -	\$2,561,466	\$2,561,466	\$ -	\$ 371,824	\$ 29,167
Revenue Funds:							
CID Sales & Use Tax Revenues		200,000		200,000	200,000	202,549	27,815
TOTAL REVENUES		200,000	2,561,466	2,761,466	200,000	574,373	56,982
EXPENDITURES:							
CID public improvements			2,561,466	2,561,466	-	371,824	-
CID start-up costs					-		29,167
Repayment of debt on developers advances (including accrued interest)		190,000		190,000	190,000		23,095
Accounting fees	3,000			3,000	3,000		
Legal fees	6,000			6,000	6,000	2,537	
Insurance costs	1,000			1,000	1,000		
Other operating costs of the district					-	-	-
TOTAL EXPENDITURES	10,000	190,000	2,561,466	2,761,466	200,000	374,361	52,262
TRANSFERS TO/(FROM) OTHER FUNDS	10,000	(10,000)	-	-	-	-	-
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,012	\$ 4,720

**TWIN CREEKS CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2020 THROUGH APRIL 30, 2021 BUDGET

BUDGET SUMMARY

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