

The Isla Del Sol Community Improvement District

Miller County, Missouri

2022 Annual Report

Table of Contents

Section 1:	CID Overview
Section 2:	General Map of the District
Section 3:	Description
Section 4:	Services Provided
Section 5:	Financials

Section 1: Community Improvement District Overview

The District was created for the purpose of assisting in funding and maintaining certain community improvement district projects located within the boundaries of Miller County, all for the benefit of owners of real property within the District.

More specifically, the District, pursuant to the First Amendment (dated February 24, 2015) to the Original District Development Agreement (dated March 18, 2013) between the District and Rockwood Bank, subsequently acquired by Lindell Bank (the Developer), has constructed a causeway and public road between Knox Road and the island where the Isla Del Sol condominiums are located, which causeway and public road were completed in December 2014.

Section 2: General Map of the District



ISLA DEL SOL
COMMUNITY IMPROVEMENT DISTRICT



Section 3: Description

1. Name of C.I.D.: Isla Del Sol Community Improvement District
2. Name of Municipality: Miller County, Missouri
3. Reporting period: January 1, 2022 through December 31, 2022
4. Name of person preparing this report: Kimberley Spies
4510 Belleview Avenue, Ste. 300
Kansas City, Missouri 64111
Legal Counsel
5. Contact information: Municipality
 - a. Responsible department/agency: Clerk – Miller County, Missouri
2001 Highway 52
P.O. Box 12
Tuscumbia, Missouri 65082
 - b. Contact person: Clinton Jenkins
 - c. Phone: (573) 369-1910 / Fax: (573) 369-1905
 - d. Email address: countyclerk@millercountymo.org
6. Contact Information: CID
 - a. Chief officer of the governing board:
District Administrators: Treasurer
Shelley Wilson
60 Knox Road, Suite B
Rocky Mount, MO 65072
 - b. Email address: ssw000@gmail.com

7. Names of the members of the governing board of the CID as of the date of the most recent Annual Meeting:

POSITION	NAME	TERM
Chairman	Roger Miller *	Expires 7/2025
Vice-Chairman	Jay Peters	Expires 2/2025
Treasurer	Shelley Wilson	Expires 7/2025
Secretary	Jim Seitz	Expires 9/2025
Board Member	Steve Zander	Expires 7/2025
District Legal Counsel	Rouse Frets White Goss Gentile Rhodes, P.C.	
District Administrators	Lindell Bank	

* Resigned effective May 24, 2023

8. Date of the most recent Annual Meeting of the C.I.D.: July 14, 2022
9. Original date of establishment of the C.I.D.: February 22, 2013
10. Establishing Ordinance: Miller County, Missouri
Commission Order No. 2013-43

Section 4: Services Provided

The District authorized the Chairman of the District to issue its Revenue Note in the principal amount not to exceed \$1,700,000 for the purpose of assisting in funding the construction of a causeway in the Lake of the Ozarks between Isla Del Sol island, formerly known as Atlantis Island and Hawaiian Island, and the point where Knox Road in Miller County terminates in the Lake of the Ozarks. This project was completed in December 2014.

Section 5: Financials

1. The C.I.D. is established as a: X - Political subdivision
2. C.I.D. Actual vs Budget for prior fiscal year (Accrual Based):

Isla Del Sol Community Improvement District
Fiscal Year January I, 2022 to December 31, 2022 Budget

Fiscal Year 2022 Budget				
			2022	
			Budget	Actual
BEGINNING BALANCE			\$ 4,566.93	\$ 51.08
RECEIPTS				
Real Estate Tax and Special Assessment (net of Collectors' fees)			\$ 114,063.43	\$ 120,696.04
Interest Earnings		:	\$ 0	\$ 0
TOTAL REVENUES			\$ 118,630.06	\$ 120,747.12
DISBURSEMENTS:				
Deposit to Maintenance Fund			\$ (15,000.00)	\$ (15,000.00)
District Administrative Costs			\$ (5,060.00)	\$ (5,235.00)
District Trust Account Fees			\$ (2,500.00)	\$ (2,500.00)
Retainage for Bonds Fee			\$ 0	\$ (50.00)
District Obligations				
	Payment of Principal		\$ (33,978.23)	\$ (47,725.50)
	Payment of Interest		\$ (50,236.62)	\$ (50,236.62)
	Total Debt Service		\$ 84,214.85	\$ 97,962.12
TOTAL DISBURSEMENTS			\$ (106,774.85)	\$ 120,747.12
ENDING BALANCE			\$ 11,855.51	\$ 0

3. C.I.D. Budget for coming fiscal year:

				2023
				Budget
BEGINNING BALANCE				\$ 51.08
RECEIPTS				
Real Estate Tax and Special Assessment (net of Collectors' fees)				\$ 120,696.04
Interest Earnings				\$ 0
TOTAL REVENUES:				\$ 120,747.12
DISBURSEMENTS:				
Deposit to Maintenance Fund				\$ (15,000.00)
District Administrative Costs				\$ (5,235.00)
District Trust Account Fees				\$ (2,500.00)
Retainage for Bonds Fee				\$ (50.00)
District Obligations				
	Payment of Principal			\$ (47,725.50))
	Payment of Interest			\$ (50,236.62)
	Total Debt Service			\$ (97,962.12)
TOTAL DISBURSEMENTS				\$ (120,747.12)
ENDING BALANCE				\$ 0

4. District Outstanding Obligations:

Debt Outstanding	2021	Retired 2022	Balance 2022
Taxable Revenue Note	\$1,255,915.62	\$47,725.50	\$1,208,190.12

