

Ralph E. Bellar  
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March 31, 2023

**VIA E-MAIL:** [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)

Ms. Trisha Fowler Arcuri, City Clerk  
City of Lee's Summit, MO  
220 SE Green  
Lee's Summit, MO 64063

Re: Streets of West Pryor Community Improvement District  
Proposed Annual Budget (2023-2024)

Dear Trisha:

Pursuant to Section 67.1471.2 of the Revised Statutes of Missouri, enclosed for review and comment is the proposed annual budget for the Streets of West Pryor Community Improvement District (the "District") for the fiscal year ending June 30, 2024. Thank you for your assistance.

If you have any questions, please call me.

Very truly yours,

  
Ralph E. Bellar, Jr.

Enclosures

cc: Ian Mussman (via email: [ian@drakekc.com](mailto:ian@drakekc.com))  
Missouri Department of Revenue (via email: [LocalGov@dor.mo.gov](mailto:LocalGov@dor.mo.gov))  
Missouri State Auditor's Office (via email: [LocalGovernment@auditor.mo.gov](mailto:LocalGovernment@auditor.mo.gov))

**THE STREETS OF WEST PRYOR  
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2024  
BUDGET MESSAGE**

The Streets of West Pryor Community Improvement District (the “**District**”) was formed as a political subdivision of the State of Missouri, by the City Council of the City of Lee’s Summit, Missouri (the “**City**”) by Ordinance No. 8541, adopted on January 8, 2019. The City, the District and Streets of West Pryor, LLC (the “**Developer**”) entered into a Cooperative Agreement dated March 25, 2019, (the “**Cooperative Agreement**”) pursuant to which the District agreed to undertake the “**CID Improvements**” (as defined in the Cooperative Agreement). Developer and City also entered into that certain Tax Increment Financing Contract dated as of January 8, 2019, (the “**TIF Contract**”).

The District adopted a fiscal year beginning July 1 and ending June 30 of each year, the same as the fiscal year for the City.

The District’s sole source of revenue (the “**District Revenues**”) consists of a one percent (1%) sales tax imposed on sales within the District. An election to consider whether to approve the District’s one percent (1%) sales tax occurred on May 14, 2019, at which time qualified voters within the District voted to approve the District’s one percent (1%) sales tax. The District’s one percent (1%) sales tax was imposed on October 1, 2019.

The District’s initial primary purpose is to assist in funding the costs associated with the CID Improvements and to pay the District’s formation costs and administrative costs as contemplated by the Cooperative Agreement and TIF Contract. The District’s budget for the fiscal year ending June 30, 2024 contemplates that \$221,000 of “Uncaptured District Revenues” (as that term is defined in the Cooperative Agreement) will be received prior to the end of the fiscal year.

The Cooperative Agreement contemplates that “District Obligations” (as defined in the Cooperative Agreement) that are paid with District Revenues may be issued with the approval of the District and the City, the proceeds of which will be used for the purpose of funding all, or an appropriate portion of, the “CID Improvement Costs” (as defined in the Cooperative Agreement). District Obligations have not yet been issued.

STREETS OF WEST PRYOR COMMUNITY IMPROVEMENT DISTRICT  
BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2024

Proposed Budget  
Fiscal Year Ending  
June 30, 2024

ESTIMATED REVENUES

CID Sales Tax Revenue	\$442,000
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<b>TOTAL ESTIMATED REVENUES</b>	<b>\$442,000</b>
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PROPOSED EXPENDITURES

1. Transfers to TIF	\$221,000
2. Administration Costs	\$25,000

<b>TOTAL PROPOSED EXPENDITURES</b>	<b>\$246,000</b>
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**Notes**

1. For purposes of this budget, expenditures of the district are recognized based on the date costs were certified by the district to the City and not the invoice date or the date the developer advanced funds to pay for such costs.
2. The CID Sales Tax Revenue includes the full portion of the District's 1% sales tax that includes EATS and Non-EATS.
3. Once all district expenditures have been paid, the remaining funds are then distributed to the Developer to reimburse for previously advanced costs which reduces the Due to Developer amount on the district's balance sheet. For FYE ending 2024, the amount being transferred to the Developer is estimated to be \$196,000.
4. The district is projecting that the City will certify interest expense in the amount of \$185,000 for FYE 6/30/24, which would be accrued on the Due to Developer amount on the district's balance sheet.

**STREETS OF WEST PRYOR COMMUNITY IMPROVEMENT DISTRICT**  
**BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2024**  
**WITH COMPARISON TO PREVIOUS TWO YEARS**

	Proposed Budget Fiscal Year Ending June 30, 2024	Estimated Fiscal Year Ending June 30, 2023	Actual Fiscal Year Ending June 30, 2022
<b><u>ESTIMATED REVENUES</u></b>			
CID Sales Tax Revenue	\$442,000	\$336,000	\$254,654
<b>TOTAL ESTIMATED REVENUES</b>	<b>\$442,000</b>	<b>\$336,000</b>	<b>\$254,654</b>
<b><u>PROPOSED EXPENDITURES</u></b>			
1. Transfers to TIF	\$221,000	\$168,000	\$127,327
2. Administration Costs	\$25,000	\$25,000	\$27,303
<b>TOTAL PROPOSED EXPENDITURES</b>	<b>\$246,000</b>	<b>\$193,000</b>	<b>\$154,630</b>

**Notes**

1. For purposes of this budget, expenditures of the district are recognized based on the date costs were certified by the district to the City and not the invoice date or the date the developer advanced funds to pay for such costs.
2. The CID Sales Tax Revenue includes the full portion of the District's 1% sales tax that includes EATS and Non-EATS.
3. Once all district expenditures have been paid, the remaining funds are then distributed to the Developer to reimburse for previously advanced costs which reduces the Due to Developer amount on the district's balance sheet. For FYE ending 2023 and 2024, the amounts being transferred to the Developer are estimated to be \$143,000 and \$196,000, respectively. For FYE 2022, the amount that was transferred to the Developer was \$94,345.
4. The district is projecting that the City will certify interest expense in the amount of \$185,000 for FYE 6/30/24, which would be accrued on the Due to Developer amount on the district's balance sheet.

## **BUDGET SUMMARY**

The District anticipates that the estimated revenues for the fiscal year ending June 30, 2024 from the uncaptured portion of the District's 1% sales tax and from sales tax income will total \$221,000, and that the District's proposed administrative expenditures during the fiscal year ending June 30, 2024 will total \$25,000. The estimated remaining proceeds of \$196,000 will be transferred to the Developer to reimburse for previously advanced costs.