

**THE MARKETS AT OLIVE
COMMUNITY IMPROVEMENT DISTRICT**

**AMENDED BUDGET
FOR THE FYE JUNE 30, 2023**

**PROPOSED BUDGET
FOR THE FYE JUNE 30, 2024**

BUDGET MESSAGE

Pursuant to the Missouri Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”), The Markets at Olive Community Improvement District (the “District”) was formed by Ordinance No. 7131 of the City of University City, Missouri (the “City”). The Ordinance established the District to support the development of the Projects referenced in the Ordinance by providing revenues to repay any obligations issued in relation to the Projects.

In accordance with the CID Act and the Ordinance, the Board of Directors of the District approved Resolution No. 2020-004, authorizing the District to impose sales and use taxes at the rate of one percent (1.0%) (the “CID Sales Tax”), upon approval by the qualified voters of the District, which CID Sales Tax is levied upon the receipts from the sale at retail of all tangible personal property or taxable services at retail within the District, if such property and services are subject to taxation by the State of Missouri pursuant to the provisions of Sections 144.010 to 144.525 of the Revised Statutes of Missouri, as amended, except such Sales Tax shall not apply to the sale or use of motor vehicles, trailers, boats or outboard motors nor to public utilities. A mail-in election was held on April 6, 2021, by the qualified voters of the District approving the CID Sales Tax, pursuant to Section 67.1545.1 of the CID Act.

The District entered into a District Project Agreement, by and among the City, the District, U. City, LLC, a Missouri limited liability company (“Owner”), and the U. City TIF Corporation, a Missouri corporation (“TIF Corp” and together with Owner, collectively, the “Developer” and together with the City and the District, the “Parties”).

In the fiscal year ending June 30, 2022, the District began the year with a fund balance of \$2,640.55. The District received CID sales tax revenues in the amount of \$10,442 and incurred expenditures totaling \$262, consisting of legal and banking costs. The District’s year end fund balance was \$12,820.

In the fiscal year ending June 30, 2023, the District began the year with a fund balance of \$12,820. The District anticipates receiving CID sales tax revenues of approximately \$272,535 and incurring expenditures of approximately \$285,127, consisting of district operational costs and transfers of revenues to the TIF special allocation fund. The District anticipates it is in the best interests of the District to refinance the Prior Notes through the issuance by the Industrial Development Authority of University City, Missouri (the “Authority”) of its (a) Tax Increment and Special District Revenue Bonds (Markets at Olive Project), Series 2023A (the “Series 2023A Bonds”) and (b) Subordinate Taxable Tax Increment and Special District Revenue Notes (Markets at Olive Project), Series 2023B (the “Series 2023B Notes” and, collectively with the Series 2023A Bonds, the “Bonds”) for the purpose of (a) refunding the Prior Notes, (b) funding a debt service reserve fund to secure the Series 2023A Bonds, (c) funding capitalized interest on the Series 2023A Bonds, (d) financing costs of the redevelopment project for Redevelopment Project Area 2 as described in the Plan, and (e) paying the costs of issuance of the Bonds. Therefore, the 2022-2023 budget will be amended prior to the end of the fiscal year to reflect such changes.

In the fiscal year ending June 30, 2024, the District anticipates beginning the year with a fund balance of approximately \$228. The District further anticipates CID sales tax revenue of approximately \$1,107,540 and incurring expenditures through the transfer of the top and bottom half of CID sales tax revenue to support repayment of outstanding TIF Obligations. The District’s year end fund balance is anticipated to be approximately \$228.

The Markets at Olive Community Improvement District

Proposed Budget

Fiscal Year Ending June 30, 2024

			Proposed Budget
Income			
Developer Contribution			
Special Assessment			-
Sales Tax			1,100,000.00
Use Tax			7,500.00
Interest			40.00
Total Income			\$ 1,107,540.00
Expense			
Top Half CID Revenue to TIF			553,770.00
Bottom Half CID Revenue to TIF			553,770.00
Total Expense			\$ 1,107,540.00
Net Income			\$ -
Beginning Balance			\$ 228.00
Ending Balance			\$ 228.00

Outstanding Debt	7/1/2023	Issued	Retired	6/30/2024
Series 2023A Bonds	\$ -	\$ -	\$ -	\$ -
Series 2023B Notes	\$ -	\$ -	\$ -	\$ -

**The Market at Olive Community Improvement District
Budget to Actual**

Fiscal Year Ending June 30, 2022

	<u>Actual FYE 2022</u>	<u>Amended Budget</u>	<u>Original Budget</u>	
Income				
Developer Contribution				
Special Assessment	-	-	-	
Sales Tax Revenue	10,441.72	8,000.00	760.00	
Total Income	\$ 10,441.72	\$ 8,000.00	\$ 760.00	
Expense				
Top Half CID Revenue to TIF	-	4,000.00	653.84	
Administration	-		-	
Legal	234.68	-	-	
Banking	27.42	50.00	50.00	
Insurance	-	-	-	
Total Operating Expense	262.10	4,050.00	703.84	
Total Expense	\$ 262.10	\$ 4,050.00	\$ 703.84	
Net Income	\$ 10,179.62	\$ 3,950.00	\$ 56.16	
Beginning Balance	\$ 2,640.55			
Ending Balance	\$ 12,820.17			
Outstanding Debt	7/1/2021	Issued	Retired	6/30/2022
Certificates/Notes	\$ -	\$ -	\$ -	\$ -