

**Trinity Woods Community Improvement District  
Independence, Missouri  
Annual Report for Fiscal Year Ended June 30, 2022**

The Trinity Woods Community Improvement District (the "District") was formed on September 15, 2008, by adoption of Ordinance No. 17133 by the City Council of the City of Independence, Missouri, approving the Petition to Establish the Trinity Woods Community Improvement District (the "Petition"). The District is a non-profit corporation created under the authority of Chapter 355, RSMo, and Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, otherwise known as the Missouri Community Improvement District Act (the "Act"), and is transacting business and exercising the powers granted by the Act. This Annual Report has been prepared pursuant to Section 67.1471.4 of the Act.

Pursuant to the Petition to Levy the Trinity Woods Community Improvement District Special Assessment (the "Assessment Petition"), the District's Board of Directors is authorized to annually establish and levy a special assessment against all real property located within the District (the "Special Assessment"). Pursuant to the Assessment Petition, the District is authorized to levy the Special Assessment in an amount not to exceed four cents (\$0.04) per square foot of Lot Area (as defined in the Assessment Petition), with such amount being adjusted annually beginning July 1, 2009, pursuant to the Consumer Price Index for All Urban Consumers for the U.S. City Average for All Items, 1982-84=100 ("CPI-U") as published by the Department of Labor, Washington, D.C., for the preceding month of February ("Consumer Price Index").

Pursuant to the Consumer Price Index, as of the date of the 2022 District annual meeting, the District was authorized to levy the Special Assessment in an amount not to exceed four cents (\$0.04) per square foot of Lot Area (as defined in the Assessment Petition). The Special Assessment rate established by the District for 2022 was \$0.02 per square foot of Lot Area (as defined in the Assessment Petition), to be assessed against all benefited real property located within the boundaries of the District on July 1, 2022.

The District held its 2022 annual meeting on May 19, 2022. Copies of the resolutions adopted by the District at the meetings are attached to this Annual Report.

In accordance with the District's stated purpose set forth in the Petition, during fiscal year 2022, the District provided the following services to property within the District's boundaries:

1. Levied the 2022 Special Assessment to pay the estimated costs to be incurred by the District during the upcoming fiscal year;
2. Collected the Special Assessment levied in 2021 to pay costs incurred by the District during the fiscal year;
3. Contracted for legal services to operate and administer the District;
4. Maintained irrigation systems, parks, lawns, trees and other landscape within the District; and

5. Maintained monument signs and fountains within the District.
6. Repaid interest and principal on loan for original CID development.

The following persons served on the District's board of directors during the fiscal year ending June 30, 2022:

Tina Burke, Treasurer  
Tom O'Leary, Chairman  
Adrienne Story, Director  
Michael Prehn, Secretary  
Jason Rule, Vice Chairman

As of the fiscal year ending June 30, 2022, the District had received the following revenue and made the following expenditures:

**Revenue**

Assessment Income	<u>\$ 80,630.88</u>
Total Revenue	\$ 80,630.88

**Expenditures**

Grounds Maintenance	\$ 30,600.00
Postage	\$ - 0 -
Legal Fees	\$3,107.25
CID Note Interest	\$28,278.73
CID Note Principal	\$22,532.29
Insurance	\$868.00
Utilities	<u>\$244.09</u>
Total Expenditures	\$ 85,630.36

<b>Net Revenue Over (Under) Expenditures</b>	<u><u>(\$4,999.48)</u></u>
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Submitted October 20, 2022.

  
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Tom O'Leary, Chairman

**TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT  
RATIFYING PAST ACTIONS TAKEN BY, OR ON BEHALF OF, THE DISTRICT**

**Adopted by Board of Directors May 19, 2022**

WHEREAS, the Trinity Woods Community Improvement District ("District") was formed on September 15, 2008, by Ordinance No. 17133 adopted by the City Council of the City of Independence, Missouri, which approved the Petition to Establish the Trinity Woods Community Improvement District ("Petition"); and

WHEREAS, the District is a Missouri nonprofit corporation and community improvement district created under the authority of the Missouri Community Improvement District Act ("Act"), Section 67.1401 through Section 67.1571 of the Revised Statutes of Missouri, and is transacting business and exercising the powers granted by the Act; and

WHEREAS, pursuant to the Act and the District's bylaws, a Board of Directors ("Board") has been elected to exercise all of the District's powers necessary to carry out the District's purpose as set forth in the Petition and authorized by the Act; and

WHEREAS, the Board recognizes that at certain times throughout the year, officers of the District may take certain actions that are consistent with and in furtherance of the District's purpose, but not expressly authorized by the Board; and

WHEREAS, the Board desires to ratify, acknowledge, and accept all actions taken by or on behalf of the District that were not previously expressly approved by the Board and that are consistent with the officers' powers under the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

Section 1. All actions taken by the officers of the District, by or on behalf of the District, which are consistent with their powers under the Act and which are in the furtherance of the projects proposed in the Petition, are hereby ratified, acknowledged, and accepted.

Section 2. This Resolution shall take effect immediately.

  
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Tom O'Leary, Chairman

ATTEST:

  
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Mike Prehm, Secretary

**TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF TRINITY WOODS COMMUNITY  
IMPROVEMENT DISTRICT ADOPTING THE DISTRICT'S BUDGET**

**Adopted by the Board of Directors May 19, 2022**

WHEREAS, the Trinity Woods Community Improvement District, ("District"), which was formed on September 15, 2008, by Ordinance No. 17133 adopted by the City Council of the City of Independence, Missouri ("City"), is a Missouri nonprofit corporation and community improvement district created under the authority of the Missouri Community Improvement District Act ("Act"), Section 67.1401 through Section 67.1571 of the Revised Statutes of Missouri, and is transacting business and exercising the powers granted by the Act; and

WHEREAS, in accordance with the petition to establish the District ("Petition") and the Act, the District desires to provide the Services and Improvements, as defined in the Petition; and

WHEREAS, Resolution 2008-06 found that the Petition to Levy the Trinity Woods Community Improvement District Special Assessment ("Assessment Petition") complied with the Act's requirements, and therefore, the special assessments authorized pursuant to the Assessment Petition ("Special Assessments") were approved by the District's board of directors ("Board"); and

WHEREAS, based on the Board's approval of the Assessment Petition, pursuant to Section IX of the Petition, the District is authorized to levy and collect the Special Assessments in accordance with the Assessment Petition in order to provide District funding; and

WHEREAS, pursuant to the District's Bylaws and Resolution 2008-06, the Special Assessments were levied beginning July 1, 2009; and

WHEREAS, the budget was submitted to the City for review and comment; and

WHEREAS, having received no comment from the City, the Board desires to adopt the budget attached as Exhibit A in order to properly provide for the District's costs relating to the Services, Improvements, and other District purposes (as set forth in the Petition) for the District's fiscal year ending June 30, 2023 ("Fiscal Year").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

Section 1. The budget attached as Exhibit A is adopted as the District's budget for the Fiscal Year.

Section 2. Each tract, lot, or parcel of real property within the District's boundaries will benefit from the Services and Improvements to be provided by the District during the Fiscal Year.

Section 3. The District appropriates the sums set forth in the Budget for the Fiscal Year in accordance with the line items shown on the Budget.

Section 4. This Resolution shall take effect immediately.

  
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Tom O'Leary, Chairman

ATTEST:

  
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Mike Prehm, Secretary

**TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT  
PROPOSED BUDGET FOR THE YEAR ENDING JUNE 30, 2023**

Income	2023
CID Revenues	\$ 80,000
Interest Income	\$ -
Other Income	\$ -
<b>Total Income</b>	<b>\$ 80,000</b>
<b>Expenses</b>	
Administrative Fee	\$ -
Advertising	\$ -
Grounds Maintenance	\$ 20,000
Insurance	\$ 1,100
Loan Interest	\$ 27,640
Legal	\$ 3,500
Utilities	\$ 300
Repairs	\$ -
Subtotal	\$ 52,540
Contingency	\$ 1,000
<b>Total Expenses</b>	<b>\$ 53,540</b>
Assessment Rate (per square foot of Lot Area)	\$ 0.0200
<b>Net Income</b>	<b>26,460</b>

<b>Trinity CID Note Payment Proposed</b>	<b>6/30/2020</b>
Estimated Cash on Hand As of 6/30/22	\$ 96,000.00
Pay CID Note Accrued Interest to 6/30/22	\$ (27,639.98)
Pay CID Note Principal Payment	\$ (22,000.00)
Est. Cash after Loan Payments	\$ 46,360.02
Total Budgeted Expenses Less Loan Interest	\$ (25,900.00)
Estimated Cash Remaining	\$ 20,460.02

TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT  
ESTABLISHING RATE OF LEVY OF SPECIAL ASSESSMENTS WITHIN THE  
DISTRICT AND APPROVING DISTRICT'S LEVY OF THE SPECIAL SSESMENT**

**Adopted by the Board of Directors May 19, 2022**

WHEREAS, the Trinity Woods Community Improvement District ("District") was formed on September 15, 2008, by Ordinance No. 17133 adopted by the City Council of the City of Independence, Missouri, which approved the Petition to Establish the Trinity Woods Community Improvement District ("Petition"); and

WHEREAS, the District is a Missouri nonprofit corporation and community improvement district created under the authority of the Missouri Community Improvement District Act (the "Act"), Section 67.1401 through Section 67.1571 of the Revised Statutes of Missouri, and is transacting business and exercising the powers granted by the Act; and

WHEREAS, District Resolution 2008-06 found that the Petition to Levy the Trinity Woods Community Improvement District Special Assessment ("Assessment Petition") complied with the Act's requirements, and therefore, the special assessments authorized pursuant to the Assessment Petition ("Special Assessments") were approved by the Board; and

WHEREAS, based on the Board's approval of the Assessment Petition, pursuant to Section IX of the Petition, the District is authorized to levy and collect the Special Assessments in accordance with the Assessment Petition in order to provide District funding; and

WHEREAS, pursuant to the Assessment Petition, the District is authorized to levy Special Assessments in an amount not to exceed four cents (\$0.04) per square foot of Lot Area (as defined in the Assessment Petition), with such amount being adjusted annually beginning July 1, 2009, pursuant to the Consumer Price Index for All Urban Consumers as reported by the U.S. Bureau of Labor Statistics for the preceding month of February ("Consumer Price Index"); and

WHEREAS, pursuant to a minimal change in the Consumer Price Index, as of the date of the 2022 District annual meeting, the District is authorized to levy special assessments in an amount not to exceed four cents (\$0.04) per square foot of Lot Area (as defined in the Assessment Petition); and

WHEREAS, the District's Board of Directors has determined that it is appropriate to set the special assessment rate to be levied within the District and to set the date on which the special assessment is to be levied.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TRINITY WOODS COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

Section 1. Based upon the level of benefit conferred upon the real property within the District's boundaries ("Property") as a result of the District's provision of the Services (as defined in the Petition), the 2022 special assessment rate to be levied against the Property shall be \$0.02 per square foot of Lot Area (as defined in the Assessment Petition).

Section 2. The special assessment rate established in Section 1 of this Resolution is to be assessed against each tract, lot or parcel of real property within the District's boundaries (collectively, "Lot") which receives special benefit as a result of the District's provision of the Services, on the basis of square footage of Lot Area (as defined in the Assessment Petition) on July 1, 2022.

Section 3. The Chairman and Secretary are authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution.

Section 4. This Resolution shall take effect immediately.

  
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Tom O'Leary, Chairman

ATTEST:

  
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Mike Prehm, Secretary