

Exhibit No. 111

Exhibit No.:
Issue(s): *Staff Recommendation*
Witness: *Curt B. Gateley*
Sponsoring Party: *MoPSC Staff*
Type of Exhibit: *Direct Testimony*
Case No.: *WA-2021-0376*
Date Testimony Prepared: *April 26, 2022*

MISSOURI PUBLIC SERVICE COMMISSION

INDUSTRY ANALYSIS DIVISION

WATER, SEWER, & STEAM DEPARTMENT

DIRECT TESTIMONY

OF

CURT B. GATELEY

MISSOURI-AMERICAN WATER COMPANY

CASE NO. WA-2021-0376

Jefferson City, Missouri
April 26, 2022

1 **DIRECT TESTIMONY**

2 **OF**

3 **CURT B. GATELEY**

4 **MISSOURI-AMERICAN WATER COMPANY**

5 **CASE NO. WA-2021-0376**

6 Q. Please state your name and business address.

7 A. My name is Curt B. Gateley. My business address is 200 Madison Street,
8 Jefferson City, Missouri 65101.

9 Q. By whom are you employed and in what capacity?

10 A. I am employed by the Missouri Public Service Commission (“Commission”) as
11 the Manager of the Water, Sewer and Steam Department.

12 Q. Please describe your educational background and experience.

13 A. My credentials and case history are attached as Schedule CBG-d1.

14 Q. Are you the same Curt B. Gateley who sponsored Rebuttal testimony in
15 this case?

16 A. Yes.

17 Q. What is the purpose of your testimony?

18 A. The purpose of my testimony is to inform the Commission of additional
19 information in this case that supports a finding that residents of the Arbors of Rockwood
20 subdivision will pay twice for the water system serving their subdivision if the sale of the
21 City of Eureka water system to Missouri-American Water Company (MAWC) is completed.
22 This additional information was brought to Staff’s attention due to public comments submitted
23 after the evidentiary hearing.

1 Q. What new information has come to Staff's attention?

2 A. Staff has been made aware that customers in the Arbors are paying and will
3 continue to pay an annual assessment, which is currently between \$500 and \$800, to a
4 Community Improvement District (CID). According to the City of Eureka ordinance
5 establishing the CID, attached as Exhibit 1, and the CID's annual reports, attached as Exhibits 2
6 and 3, the CID's primary purpose is to reimburse the developer of the Arbors subdivision for
7 the developer's construction of public improvements that include the water system. Through
8 an agreement with the City of Eureka, a portion of the CID assessment is used to reimburse the
9 developer of the Arbors, Brewster Road, LLC, for water, sewer, and storm water infrastructure.
10 This agreement is referenced in the CID's Resolution No. 20-004, which is attached as
11 Exhibit 4.

12 Q. Is this the same Arbors development which Staff identified as contribution in
13 aid of construction ("CIAC") in its Staff Recommendation?

14 A. Yes. Staff identified \$2,901,918 as CIAC for the Arbors water system plant
15 from its estimated net book value, because this plant was donated to the City of Eureka by the
16 developer.

17 Q. Is it your understanding that the water infrastructure serving the Arbors was
18 donated by the developer to the City of Eureka, and that the water infrastructure serving the
19 Arbors is part of what MAWC is proposing to purchase from the City?

20 A. Yes.

21 Q. Is it your understanding that residents of the Arbors have been paying for the
22 water infrastructure serving the Arbors development?

1 A. Yes. Based on the information provided to Staff in public comments and public
2 records, Arbors residents have been paying the annual CID assessments and will continue
3 paying these assessments until approximately the year 2048. As further explained in the direct
4 testimony of Amanda C. McMellen, Staff was not made aware that Arbors residents are paying
5 assessments to the developer to reimburse it for development costs of the water system for the
6 Arbors. Staff became aware of this when Arbors residents filed public comments in this case
7 after briefs were filed.

8 Q. Will the City pay off this debt to the CID with the proceeds from the sale of the
9 assets to MAWC?

10 A. No. According to a statement by Eureka Mayor Sean Flower on the City's
11 website attached as Exhibit 5, the City of Eureka will not pay off the debt for
12 infrastructure associated with the CID if the water system is sold to MAWC. Mayor Flower
13 wrote (Emphasis added.):

14 **The developer still pays the full cost of all public improvements (the**
15 **city still does not pay to install these utilities), but then puts some of**
16 **this cost into the lot, and collects some from the buyer after closing**
17 **for a set number of years. This allows the up front lot/house cost to**
18 **be lower, and for buyers to pay the additional “extraordinary” cost**
19 **over time while they actually live there.** In the case of the Arbors the
20 developer paid the full cost of all the public improvements. They
21 dedicated it to the city. The city has no debt and no obligations to pay
22 for this asset, it owns it free and clear. The developer paid for part of
23 this cost in the price of the lot, and the developer is also reimbursed for
24 part of it through the annual CID assessment on homeowners. **The city**
25 **cannot redirect public funds (sale proceeds) to payoff CID payments**
26 **as that would be causing all residents of the city to pay off the debt**
27 **owed by the arbors residents to the private developer for the install**
28 **of the utilities necessary to build their subdivision.** In effect, the city
29 would be paying to put in the water, sewer, and part of the roads for a
30 private development if they were to pay off the CID payments. I hope
31 this helps explain this topic. And just for clarity, I was neither at the city
32 when this program was set up, I am not the developer, so I am just
33 explaining what has happened in the past.

1 Q. In other words, the proceeds from the sale of the water infrastructure serving the
2 Arbors will not be used to reduce the CID annual assessments to remove from those assessments
3 the cost of developing the water system serving the Arbors?

4 A. Based on Mayor Flower's statement above, yes. The customers residing in the
5 Arbors will pay twice for the water system serving their subdivision. Additionally, MAWC
6 will include the value of the water infrastructure serving the Arbors in its rate base, and therefore
7 residents of the Arbors will also pay for MAWC's return on this portion of the rate base.

8 Q. How does this influence Staff's Recommendation?

9 A. Staff's Recommendation remains unchanged. However, Staff felt this additional
10 information would be valuable to the Commission for consideration.

11 Q. Does this conclude your testimony?

12 A. Yes.

BEFORE THE PUBLIC SERVICE COMMISSION

OF THE STATE OF MISSOURI

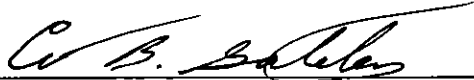
In the Matter of the Application of)	
Missouri-American Water Company for a)	<u>Case No. WA-2021-0376</u>
Certificate of Convenience and Necessity)	
Authorizing it to Install, Own, Acquire,)	
Construct, Operate, Control, Manage and)	
Maintain a Water System and Sewer System)	
in and Around the City of Eureka, Missouri)	

AFFIDAVIT OF CURT B. GATELEY

STATE OF MISSOURI)	
)	ss.
COUNTY OF COLE)	

COMES NOW Curt B. Gateley, and on his oath declares that he is of sound mind and lawful age; that he contributed to the foregoing *Direct Testimony of Curt B. Gateley*; and that the same is true and correct according to his best knowledge and belief, under penalty of perjury.

Further the Affiant sayeth not.

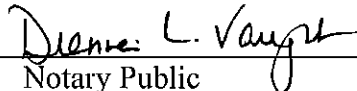


 Curt B. Gateley

JURAT

Subscribed and sworn before me, a duly constituted and authorized Notary Public, in and for the County of Cole, State of Missouri, at my office in Jefferson City, on this 26th day of April 2022.

DIANNA L. VAUGHT Notary Public - Notary Seal State of Missouri Commissioned for Cole County My Commission Expires: July 18, 2023 Commission Number: 15207377



 Notary Public

Curt B. Gateley

I am the Manager of the Water & Sewer Department, in the Industry Analysis Division of the Missouri Public Service Commission. I have been employed by the State of Missouri for 21 years, and have been with the Commission seven years. My duties as the Manager of Water and Sewer involve all aspects of the Commission’s regulation of the water and sewer industries including customer complaints, reviewing testimony, setting policy, and working with the utilities to promote best practices in their provision of safe and adequate service at just and reasonable rates.

Educational Background and Work Experience

I have a Bachelor of Science degree in Fisheries and Wildlife from the University of Missouri-Columbia. Prior to joining the Public Service Commission I was employed by the Missouri Department of Natural Resources from 2000-2014, as an Environmental Specialist and a Unit Chief. During my time with the agency I worked in compliance and enforcement, industrial and domestic wastewater permitting, industrial stormwater permitting, and eventually oversaw a staff of eight Permit Writers. I have served as expert witness before the Administrative Hearing Commission, as well as expert witness in State and Federal enforcement cases.

Previous Testimony Before the Public Service Commission

<u>Case No.</u>	<u>Company</u>	<u>Type of Filing</u>	<u>Issue</u>
SR-2014-0153	Peaceful Valley	Live Testimony only	Compliance with Dept. of Natural Resources Regulations
WR-2015-0301	Missouri American Water Company	Direct and Rebuttal Testimony	Class Cost of Service Report
SR-2016-0202	Raccoon Creek Utility Operating Company	Direct and Rebuttal Testimony	Rate Design and Tariff Review
WO-2017-0236	Ridge Creek Utility Company, LLC	Live Testimony only	Petition for Interim Receiver
WR-2017-0110	Terre Du Lac Utilities Corporation	Direct Testimony	Rate Design and Tariff Review
WR-2017-0259	Indian Hills Utility Operating Company	Direct, Rebuttal and Surrebuttal Testimony	Rate Design
WR-2017-0285	Missouri American Water Company	Direct, Rebuttal and Surrebuttal Testimony	Class Cost of Service, Rate Design
WR-2018-0285	Liberty Utilities	Direct Testimony	Contract Services, Miscellaneous Service Charges, Tariff Revisions
WR-2020-0344	Missouri American Water Company	Direct Testimony	Class Cost of Service Report
WA-2020-0397	Liberty Utilities	Direct and Rebuttal Testimony	Staff Recommendation, Rate Base

AN ORDINANCE OF THE CITY OF EUREKA, MISSOURI, APPROVING A PETITION REQUESTING THE CREATION OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT; ESTABLISHING THE DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI; DIRECTING THE CITY CLERK TO NOTIFY THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT OF THE CREATION OF THE DISTRICT; APPROVING A DEVELOPMENT AGREEMENT AMONG THE CITY, THE DISTRICT AND BREWSTER ROAD, LLC; AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH; AND CONTAINING A SEVERABILITY CLAUSE

WHEREAS, the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “Act”), authorizes the governing body of any municipality, upon a proper petition requesting the formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

WHEREAS, on or about September 23, 2016, Brewster Road, LLC (the “Developer”) filed a Petition for Creation of a Community Improvement District, which was amended by that Amended Petition for Creation of a Community Improvement District filed by Developer on or about October 13, 2016 in accordance with Section 67.1421.5.1 of the Act (the “Petition”), a copy of which is set forth as **Exhibit A**, attached hereto and incorporated herein by reference, with the City Clerk of the City of Eureka, Missouri (the “City”) pursuant to the Act, which proposed the formation of The Arbors of Rockwood Community Improvement District (the “District”) to pay for certain costs associated with the construction and installation of the following public improvements: lawns, trees, and other landscape, sidewalks, streets, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements, streetscape, and lighting within the District, and undertaking the construction of any other useful, necessary, or desired improvements within the proposed District (collectively, the “District Project”); and

WHEREAS, the City Clerk has verified that the Petition complied with the Act and set a public hearing with all proper notice being given in accordance with the Act; and

WHEREAS, on October 18, 2016, the City’s Board of Aldermen held a public hearing at which notice of the contents of the Petition were given in accordance with Section 67.1421.5.1 of the Act, all persons interested in the formation of the District were allowed an opportunity to speak and at which time the City’s Board of Aldermen heard all protests and received all endorsements; and

WHEREAS, the City’s Board of Aldermen finds that notice of the establishment of the District has been duly given and the public hearing thereon has been held in which all reasonable protests, objections and endorsements have been heard, all in accordance with Section 67.1431 of the Act; and

WHEREAS, the City’s Board of Aldermen further finds that the Petition to establish the District is proper in that it meets all of the requirements of Section 67.1421 of the Act; and

WHEREAS, in conjunction with the creation of the District, the Developer anticipates that it will undertake the District Project and advance all costs related to the District Project, subject to reimbursement by the District; and

WHEREAS, the City's Board of Aldermen finds it necessary and desirable to enter into a Development Agreement (the "**Agreement**") with the District and the Developer in substantially the form of **Exhibit B**, attached hereto and incorporated herein by reference, to memorialize the terms of agreement regarding the implementation of the District Project.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF EUREKA, MISSOURI, AS FOLLOWS:

SECTION 1. Establishment of District. There is hereby created within the City, The Arbors of Rockwood Community Improvement District as a political subdivision of the State of Missouri, having the powers and purposes set forth in the Petition. The District shall include the contiguous tract of real estate described in the Petition, shall be governed by a board of directors consisting of five (5) members appointed by the Mayor of the City with the consent of the City's Board of Aldermen and shall have authority to impose a special assessment at the maximum rates and in the methods of assessment as set forth in the Petition, and in accordance with the Act. The City hereby appoints the initial Board of Directors of the District to initial terms of office, as set forth directly below.

Kevin Coffey	4 year term
Craig Sabo	4 year term
Ralph Lindsey	2 year term
Jeremy Roth	2 year term
Jeffrey Lewis	2 year term

SECTION 2. Term. The District shall be in existence for a maximum of 32 years from the effective date of this Ordinance as provided in Section 67.1481.1 of the Act.

SECTION 3. Missouri Department of Economic Development Report. The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development the report specified in Section 67.1421.6 of the Act.

SECTION 4. Agreement. The City's Board of Aldermen hereby approves the Agreement in substantially the form of **Exhibit B**, attached hereto and incorporated herein by reference, with such changes therein as shall be approved by the officials and officers of the City executing the Agreement, such officials and officers signatures thereon being conclusive evidence of their approval and the City's Board of Aldermen's approval thereof. The Mayor of the City is hereby authorized and directed to execute the Agreement on behalf of the City and the City Clerk is hereby authorized and directed to attest to the Agreement and to affix seal of the City thereto.

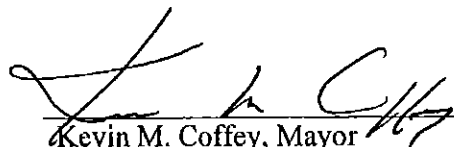
SECTION 5. Further Actions Authorized. The officials, officers and agents of the City are hereby authorized and directed, to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 6. Severability Clause. It is hereby declared to be the intention of the City's Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City's Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

SECTION 7. Effective Date. This ordinance shall be in full force and effect both from and after its passage by the City's Board of Aldermen.

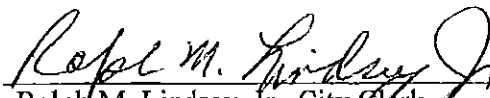
PASSED THIS 18TH DAY OF OCTOBER, 2016.

APPROVED THIS 18TH DAY OF OCTOBER, 2016.



Kevin M. Coffey, Mayor
City of Eureka, Missouri

Attest:



Ralph M. Lindsey, Jr., City Clerk

EXHIBIT A

PETITION

(Attached hereto.)

EXHIBIT B
FORM OF AGREEMENT

(Attached hereto.)

**AMENDED PETITION FOR CREATION
OF A
COMMUNITY IMPROVEMENT DISTRICT
UNDER THE COMMUNITY IMPROVEMENT DISTRICT ACT,
SECTIONS 67.1401 TO 67.1571 OF THE REVISED STATUTES OF
MISSOURI, AS AMENDED**

PETITION SUBMITTED TO: City of Eureka, Missouri

DATE OF PETITION: October 13, 2016

NAME OF THE PROPOSED DISTRICT: The Arbors of Rockwood Community Improvement District (the "District")

Comes now the undersigned property owner representing more than fifty percent (50%) by assessed value of all real property within the boundaries of the proposed District and more than fifty percent (50%) per capita of all owners of real property within the boundaries of the proposed District (the "Petitioner") requesting the establishment of a community improvement district as allowed under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "Act").

The Petitioner requests that the City Clerk of the City of Eureka, Missouri (the "City") review this Amended Petition for Creation of a Community Improvement District (that amends that certain Petition for Creation of a Community Improvement District submitted to the City on September 23, 2016) (the "Petition") to certify that it complies with the requirements of Section 67.1421.2 of the Act and contains all required information.

The Petitioner requests that the City's Board of Aldermen (the "Board of Aldermen") hold a public hearing in accordance with Section 67.1431 of the Act to receive public comments concerning the Petition.

The Petitioner requests that upon the conclusion of the required public hearing than an ordinance be adopted establishing the proposed District as a political subdivision granting it the powers as provided under the Act and other such powers as stated and requested within the Petition.

I. DESCRIPTION OF THE PROPOSED DISTRICT

A. Name of Proposed District

The name of the proposed District shall be the “The Arbors of Rockwood Community Improvement District”.

B. Legal Description

The proposed District includes all of the real property (the “District Property”) legally described on Exhibit A, attached hereto and incorporated herein by reference. All District Property is contiguous as required under Section 67.1411 of the Act.

C. Boundary Map

A map illustrating the boundaries of the proposed District is set forth on Exhibit B, attached hereto and incorporated herein by reference (the “District Boundary Map”).

2. FIVE -YEAR PLAN

The five-year plan for the proposed District shall include, but is not necessarily limited to, the following:

A. Purposes of the Proposed District

The primary purpose of the proposed District is to provide a source of revenue to expend pursuant to a contract with a private property owner (the “Developer”) to undertake a project on behalf of the proposed District (the “Project”), which Project is expected to include the construction and installation of the following public improvements: lawns, trees, and other landscape, sidewalks, streets, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements, streetscape, and lighting within the proposed District, and undertaking the construction of any other useful, necessary, or desired improvements within the proposed District. The Project may be completed in one or more phases.

Additionally, other purposes of the proposed District are to:

- (a) Pledge its revenues (the “CID Revenues”) to one or more notes, bonds, or other obligations, which may be issued by the proposed District or another public body (collectively, the “District Obligations”), the proceeds of said District Obligations to be used toward the payment of costs and fees of the Project, the costs of issuing the District Obligations, and to refund prior District Obligations;
- (b) Enter into contracts or other agreements in order to complete or cause completion of the Project and other purposes of the proposed District;

- (c) Implement the Project;
- (d) Impose a special assessment in accordance with the Act (the “Special Assessment”); and
- (e) Exercise any authorized purpose of the proposed District pursuant to and in accordance with the Act.

B. Estimate of Costs of Improvements

The estimated costs of the Project’s improvements, to be incurred by or on behalf of the proposed District within five (5) years from the date of adoption of an ordinance creating the proposed District, are approximately \$3,413,574, which excludes the costs of issuance related to the issuance of any District Obligations. CID Revenues may also be used to finance professional fees and administrative expenses, underwriting, and issuance costs related to the District Obligations as set forth in the Act.

C. Powers

The proposed District shall have the powers provided for in the Act, subject to the limitations set forth herein.

D. Annual Benchmarks for the Five-Year Plan

The following annual benchmarks represent the anticipated schedule of the proposed District and are subject to change.

2016

- Approval of ordinance establishing the proposed District.
- Effective date of the ordinance establishing the proposed District and appointment of its Board of Directors.
- Imposition of Special Assessment.
- Project commences.

2017

- Project continues.
- Collect and administer the Special Assessment.
- Issuance of District Obligations to the extent of completion of an applicable phase.
- Repayment of District Obligations.
- To the extent necessary, provide support for the Project.

2018

- Project continues.
- Collect and administer the Special Assessment.
- Issuance of District Obligations to the extent of completion of an applicable phase.
- Repayment of District Obligations.
- To the extent necessary, provide support for the Project.

2019

- Project continues.
- Collect and administer Special Assessment.
- Issuance of District Obligations to the extent of completion of an applicable phase.
- Repayment of District Obligations.
- To the extent necessary, provide support for the Project.

2020

- Project continues.
- Collect and administer Special Assessment.
- Issuance of District Obligations to the extent of completion of an applicable phase.
- Repayment of District Obligations.
- To the extent necessary, provide support for the Project.

3. GOVERNANCE OF THE PROPOSED DISTRICT

A. Type of Proposed District

The proposed District shall be a political subdivision governed by a board of directors (“Board”) and shall have all of the powers authorized and/or granted by the Act.

B. Board of Directors

1. Number

The proposed District shall be governed by the Board, consisting of five (5) directors (the “Directors” and each a “Director”). The number of persons constituting the Board shall not be increased without the consent of both the Petitioner and the City. In accordance with Section 67.1451 of the Act, if there are fewer than five (5) owners of real property located within the proposed District, the Board may be comprised of up to five (5)

legally authorized representatives of any of the owners of real property located within the proposed District.

2. Qualifications

Each Director, during his or her term, shall meet the following requirements:

- (a) be a citizen of the United States of America;
- (b) be a Missouri resident for at least one year prior to appointment to the Board;
- (c) be at least 18 years of age; and
- (d) be an owner as defined in Section 67.1401.2(11) of the Act of District Property (or a legally authorized representative thereof).

3. Initial Board of Directors

The initial Directors shall be appointed by the Mayor with the consent of the Board of Aldermen to serve the following staggered terms, all in accordance with Section 67.1451.5 of the Act:

Director:	Term:
Kevin Coffey	Four (4) Years
Craig Sabo	Four (4) Years
Ralph Lindsey	Two (2) Years
Jeremy Roth	Two (2) Years
Jeff Lewis	Two (2) Years

Except as stated herein, upon expiration of the terms of the initial Directors, successive Directors shall be appointed by the Mayor, from a slate approved by the Directors, with the consent of the Board of Aldermen pursuant to the Act and this Petition.

4. Board Representation

In addition to the foregoing qualifications set forth in this Section 3, in order to ensure fair representation of the proposed District, the Board representation shall meet the following requirements:

- (A) For so long as the Petitioner, or one of its affiliates, or the City is an owner as defined in Section 67.1401.2(11) of the Act of District Property, the City shall have three (3) representatives on the Board. To the extent the Petitioner, or one of its affiliates, is an owner, but

the City is not an owner, the Petitioner, or one of its affiliates, shall designate the City's three (3) representatives as its legally authorized representatives with respect to the Board.

(B) For so long as the Petitioner, or one of its affiliates, is an owner as defined in Section 67.1401.2(11) of the Act of District Property, the Petitioner shall have two (2) representatives on the Board.

(C) In the event the Petitioner no longer is an owner as defined in Section 67.1401.2(11) of the Act of District Property, then the homeowner's association established within the proposed District and which acquired real property from the Petitioner shall have two (2) representatives on the Board.

5. Successor Directors

Successor Directors shall serve four (4) year terms on the Board and shall be appointed by the Mayor with the consent of the Board of Aldermen according to a slate submitted by the Mayor to the Board of Aldermen.

4. REAL PROPERTY TAXES

The proposed District shall have no power to levy a real property tax upon District Property pursuant to Section 67.1531 of the Act; as such, the maximum rate of real property taxes within the proposed District is zero.

5. SPECIAL ASSESSMENTS

In accordance with Section 67.1521 of the Act, the proposed District shall have the power to levy a Special Assessment upon District Property as follows:

A. Maximum Rates and Methods

The maximum rate of the Special Assessment and the method of assessment that may be proposed by petition are set out in the special assessment petition attached to this Petition as Exhibit C (the "Special Assessment Petition"), attached hereto and incorporated herein by reference. By execution of this Petition the Petitioners have executed the Special Assessment Petition and authorized the Special Assessment set out in the Special Assessment Petition.

Upon the City's adoption of an ordinance establishing the proposed District according to the Act and as provided in this Petition, the Petitioners shall present the Special Assessment Petition to the Board for its approval.

B. Levy of Assessments

The proposed District will establish four (4) classes of real property within the proposed District for purposes of the Special Assessment, which classes will be distinguished by the width of each dwelling unit constructed on the residential tax parcels located within the proposed District, to be distinguished as the "Villas", the "Baysides", the "Oakwoods", and the "Timberwoods". The width of each dwelling unit shall be conclusively established by measuring the original front building line footings as of the first day after construction of the dwelling unit is completed, the width of each dwelling unit to be measured by the Developer (or its authorized representative) and written notice of the width to be provided to the proposed District.

The "Villas" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 0 – 35.99 feet (the "Villas Class"). The "Baysides" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 36.00 – 45.99 feet (the "Bayside Class"). The "Oakwoods" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 46.00 – 51.99 feet (the "Oakwood Class"). The "Timberwoods" class shall consists of all tax parcels within the proposed District that have a dwelling unit with a structure width of 52.00 feet or larger (the "Timberwood Class", along with the Villas Class, the Bayside Class, and the Oakwood Class, each individually, a "Class", and, collectively, the "Classes"). The Board shall adopt rules and regulations that set forth additional qualifications or documentation necessary for the Board to classify the tax parcels located within the District Property.

In accordance with the Act, the levy rate for each residential tax parcel of property may vary. The method of imposing such Special Assessment on each residential tax parcel within the proposed District shall be based upon the determination of (i) the type of Class and (ii) the initial issuance of an occupancy permit after completion of a dwelling unit (or equivalent documentation indicating a dwelling unit is ready for occupancy) on such residential tax parcel (the "Initial Certificate of Occupancy"). The yearly rates of the Special Assessment for the Classes are as follows:

Class	Prior to issuance of Initial Certificate of Occupancy	After issuance of Initial Certificate of Occupancy

Villas Class	\$0	\$500
Bayside Class	\$0	\$600
Oakwood Class	\$0	\$700
Timberwood Class	\$0	\$800

The Board shall notify the assessor of the County of St. Louis, Missouri (the "Assessor") of the Special Assessment rates for each residential tax parcel located within the proposed District, as determined by its Class.

6. ASSESSED VALUE

As of the date of this Petition, the Petitioner owns all of the District Property which consists of: (a) three tax parcels (Parcel Locator Nos. 28W330055, 29W630026, and 29W420113) in their entirety; (b) a portion of a fourth tax parcel (Parcel Locator No. 28W140030) that has been legally subdivided, but for which the Assessor has not yet assigned a separate Parcel Locator Number or created a separate assessed value for the portion of the fourth tax parcel within the proposed District; (c) a fifth tax parcel (Parcel Locator Nos. 29W510391) that was legally subdivided from an existing tax parcel (Parcel Locator No. 29W510335), but for which the Assessor has not yet created a separate assessed value; and (d) a sixth tax parcel (Parcel Locator Nos. 29W510379) that was legally subdivided from an existing tax parcel (Parcel Locator No. 29W510094), but for which the Assessor has not yet created a separate assessed value. Therefore, it is not possible to state the total assessed value of the District Property with absolute certainty.

For purposes of calculating the assessed value of the District Property for this Petition, (1) for the portion of the fourth tax parcel referenced in (b) above, the most recent assessed land value available for the fourth tax parcel is allocated to reflect the percentage of the acreage of the fourth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for the fourth tax parcel as none of the improvements located thereon are within the proposed District; (2) for the fifth tax parcel referenced in (c) above, the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510335) from which it was legally subdivided is allocated to reflect the percentage of the acreage of the fifth tax parcel within the proposed District; and (3) for the sixth tax parcel referenced in (d) above, the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510094) from which it was legally subdivided is allocated to reflect the percentage of the acreage of the sixth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for Parcel Locator Nos. 29W510094 as none of the improvements located thereon are within the proposed District. The total assessed value of the District Property is approximately \$1,040,882.38 according to the records of the Assessor's Office.

7. SALES AND USE TAX

The proposed District shall have no power to submit a sales and use tax to the qualified voters of the proposed District for approval; as such, the maximum rate of sales and use tax imposed by the proposed District within the proposed District is zero.

8. BLIGHT DETERMINATION

This Petition does not include a request for a determination of blight for any real property within the proposed District, including the District Property.

9. LIFE OF PROPOSED DISTRICT

Petitioner requests that the proposed District exist for a maximum of thirty-two (32) years from the effective date of the ordinance approving this Petition as provided in Section 67.1481.1 of the Act.

10. NOTICE TO PETITIONER

The signature of the undersigned may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk of the City.

11. LIMITATIONS ON BORROWING CAPACITY AND REVENUE OF DISTRICT

The proposed District shall have all powers and authority provided in the Act to borrow revenue in order to complete the Project, and to and complete such improvements as are necessary and desirable to the proposed District. The proposed District shall have the authority, as set forth above, to levy the Special Assessment in accordance with the Act in order to generate revenue for the proposed District. Petitioner does not seek to limit the borrowing capacity or type of revenue generation of the District, except as may otherwise be provided in this Petition. Petitioner anticipates the pledge of CID Revenues to District Obligations issued to fund the Project or other purposes of the proposed District as set forth in this Petition.

12. PROPOSED DISTRICT POWERS.

Except as limited by this Petition, there shall be no limitations on the proposed District's powers and the proposed District shall have all powers granted under the Act.

[Remainder of Page Intentionally Left Blank.]

Signature Page for Amended Petition for Creation of a Community Improvement District

The undersigned requests that the Board of Aldermen of the City establish and authorize the creation of the proposed District pursuant to the preceding Petition.

Name of Owner:	Brewster Road, LLC
Owner's Telephone Number:	636-537-2000
Owner's Mailing Address	16091 Swingley Ridge Road, Suite 300, Chesterfield, MO 63017
Owner Entity Type:	Missouri limited liability company
Name of Signer:	Jeannie Aumiller
Basis of Legal Authority to Sign:	Authorized Agent
Signer's Telephone Number:	636-537-2000
Signer's Mailing Address	16091 Swingley Ridge Road, Suite 300, Chesterfield, MO 63017

The map (see Exhibit B), tax parcel identification numbers and assessed value of the tax parcels owned:

Tax Parcel	Address	Assessed Value		
		Land	Imp.	Total
28W330055	765 Brewster Rd Eureka, MO 63025	\$98,340	\$0	\$98,340
29W630026	764 Brewster Rd Eureka, MO 63025	\$75,580	\$0	\$75,580
29W420113	501 Brewster Rd Eureka, MO 63025	\$30,850	\$0	\$30,850
28W140030*	4900 Six Flags Rd., Eureka, MO 63025	\$829,703.41	\$0	\$829,703.41
29W510391**	547 Brewster Rd Eureka, MO 63025	\$6,358.32	\$0	\$6,358.32
29W510379***	551 Brewster Rd Eureka, MO 63025	\$50.65	\$0	\$50.65

*NOTE: A portion of this fourth tax parcel, which has been legally subdivided, is within the proposed District, but the Assessor has not yet assigned a separate Parcel Identification Number or created a separate assessed value for the portion of this fourth parcel within the proposed District. The approximate assessed value of the portion of the fourth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the fourth tax parcel, which was allocated to reflect the percentage of the acreage of the fourth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for the fourth tax parcel as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the fourth tax parcel was approximately 487.32 acres and approximately 178.425 acres thereof constitute the portion of the fourth parcel within the proposed District.

**NOTE: This fifth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510335), but Assessor has not yet created a separate assessed value. The approximate assessed value of the fifth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510335) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the fifth tax parcel within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510335 was approximately 1.77 acres and approximately .1520 acres thereof constitute the fifth tax parcel within the proposed District.

***NOTE: This sixth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510094), but Assessor has not yet created a separate assessed value. The approximate assessed value of the sixth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510094) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the sixth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for Parcel Locator Nos. 29W510094 as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510094 was approximately 4.3 acres and approximately .4033 acres thereof constitute the sixth tax parcel within the proposed District.

By executing this Petition, the undersigned represents and warrants that she is authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that she has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk.

BREWSTER ROAD, LLC, a Missouri limited liability company

By: *JM*
Name: JEANNIE M. AUMILLER
Title: ASSOCIATE GENERAL COUNSEL

STATE OF MISSOURI)
)
COUNTY OF ST. LOUIS) SS.

Before me personally appeared Jeannie Aumiller, an authorized representative of Brewster Road, LLC, to me personally known to be the individual described in and who executed the foregoing instrument on behalf of said limited liability company and acknowledged to me that she executed the same for the purposes therein stated.

WITNESS my hand and official seal this 13th day of OCTOBER, 2016 in the County and State aforesaid, the day and year first above written.

Donna L. Knese
Notary Public
Printed Name: DONNA L. KNESE

My Commission Expires:

12/6/19



DONNA L. KNESE
My Commission Expires
December 6, 2019
St. Charles County
Commission #11510086

EXHIBIT A

DISTRICT LEGAL DESCRIPTION

A tract of land being part of Lot 5 and all of Lots 8 and 9 of "Calvin M. Christy's Subdivision" a subdivision according to the plat thereof recorded in Plat Book 4 Page 31 of the St. Louis County, Missouri Records in U.S. Survey 2010 and part of the Northeast Quarter of Fractional Section 34 and Part of the West Half of Fractional Section 35, Township 44 North, Range 3 East, City of Eureka, St. Louis County, Missouri and being more particularly described as follows:

Beginning at an Old Stone found at the intersection of Sections 26, 27, 34 and 35, Township 44 North, Range 3 East; thence along the north line of said Section 35, South 89°30'00" East, 122.64 feet to the northwest line of above said U.S. Survey 2010; thence along said northwest line of U.S. Survey 2010, North 59°19'53" East, 237.07 feet to an Old Stone found for the northernmost corner of said U.S. Survey 2010; thence leaving said northwest line and along the northeast line of said U.S. Survey 2010, South 28°04'26" East, 139.72 feet to a point on the north line of Fractional Section 35; thence leaving said northeast line and said north line of Fractional Section 35, South 89°30'00" East, 2294.02 feet to an Old Stone found on the west line of U.S. Survey 3206, last said Stone also being the northwest corner of Lot 29 of Louis Courtois Tract; thence leaving said north line and along said west line of said U.S. Survey 3206, South 00°17'24" West, 1345.17 feet to an Old Stone found at the southwest corner of said Lot 29, said corner also being the northwest corner of Lot 38 of said Louis Courtois Tract; thence continuing along said west line of U.S. Survey 3206, South 00°26'21" West, 2613.87 feet to an Old Stone found at the intersection of said west line of U.S. Survey 3206 and the northeast line of said U.S. Survey 2010; thence leaving said west line and along said northeast line of U.S. Survey 2010, North 29°38'43" West, 1031.53 feet to an Old Stone found at the southeast corner of above said Lot 5, said corner also being the easternmost corner of a tract of land conveyed to Thomas J. Rosemann, Trustee, by instrument recorded in Deed Book 17761, Page 4109 of above said records; thence leaving last said northeast line and along the northeast line of said Rosemann tract, North 46°25'52" West, 284.99 feet; thence continuing along last said northeast line and its prolongation, being the northeast line of a tract of land conveyed to Kenneth M. Rice and Sandra A. Rice, Husband and Wife, by deed recorded in Deed book 16873, Page 1495 of said records, North 52°46'56" West, 678.40 feet; thence continuing along said northeast line of Rice tract the following courses and distances: North 42°01'15" West, 383.09 feet; and North 25°08'51" West, 301.26 feet to a point on the centerline of Brewster Road, 40 feet wide; thence leaving last said northeast line, North 01°54'02" East, 20.00 feet to a point on the north right-of-way line of said Brewster Road; thence along said north right-of-way line of Brewster Road the following courses and distances: North 88°05'58" West, 355.59 feet; South 53°00'36" West, 345.53 feet; South 00°10'17" West, 1172.85 feet; and South 49°27'44" West, 879.61 feet to an iron pipe found on the southwest line of above said Lot 9, said pipe also being the southeast corner of a tract of land conveyed to Eden Community Church by instrument recorded in Deed Book 18822, Page 1107 of said records; thence leaving said north right-of-way line and along said southwest line of Lot 9 and its prolongation, North 29°33'44" West, 4520.32 feet to a point in the north line of said Fractional Section 34, from which an iron rod with aluminum cap marking the North Quarter Corner of said Fractional Section 34 bears North 87°57'52" West, 123.09 feet; thence leaving last said southwest line and along said north line of Fractional Section 34, South 87°57'52" East, 2516.51 feet to the Point of Beginning and contains 12,683,668 square feet, or

291.176 acres, more or less according to a survey by The Sterling Company during the month of July, 2015 under project number 14-08-284.

Excepting therefrom, a tract of land being Proposed Out Lot B of the Arbors of Rockwood Plat One being a part of lots 8 and 9 of "Calvin M. Christy's Subdivision" a subdivision according to the plat thereof recorded in Plat Book 4 Page 31 of said records in U.S. Survey 2010, Township 44 North, Range 3 East, City of Eureka, St. Louis County, Missouri and being more particularly described as follows:

Commencing at an old stone found at the intersection of Sections 26, 27, 34 and 35, Township 44 North, Range 3 East; thence along the north line of said Fractional Section 35, South 89°30'00" East, 122.64 feet to the northwest line of above said U.S. Survey 2010; thence leaving said north line and along said northwest line of U.S. Survey 2010, North 59°19'53" East, 237.07 feet to an old stone found for the northernmost corner of said U.S. Survey 2010; thence leaving said northwest line and along the northeast line of said U.S. Survey 2010, South 28°04'26" East, 139.72 feet to a point on said north line of Fractional Section 35; thence continuing along said northeast line, South 29°40'53" East, 2183.63 feet to a point in the centerline of Brewster road, 40 feet wide; thence leaving said northeast line and along said centerline of Brewster Road, South 42°47'37" West, 48.11 feet to a point; thence continuing along said centerline, North 88°05'58" West, 423.15 feet to a point being the northeast corner of a tract of land conveyed to Kenneth M. Rice and Sandra A. Rice, husband and wife, by deed recorded in Deed Book 16873, Page 1495 of the St. Louis County, Missouri records; thence leaving said centerline, North 01°54'02" East, 20.00 feet to a point on the north right-of-way line of said Brewster Road; thence along said north right-of-way line of Brewster Road the following courses and distances: North 88°05'58" West, 355.59 feet; South 53°00'36" West, 345.53 feet; South 00°10'17" West, 421.81 feet to the Point of Beginning; thence continuing along the west right-of-way line of Brewster Road South 00°10'17" West, 728.28 feet to a point of curvature; thence leaving said right of way and proceeding the following courses, distances, and curves: along an arc to the right with a radius of 20.00 feet, an arc length of 33.32 feet, the chord of which bears South 47°53'59" West, 29.60 feet to a point of reverse curvature; thence along an arc to the left with a radius of 120.00 feet, an arc length of 151.80 feet, the chord of which bears South 59°23'16" West, 141.88 feet to a point of reverse curvature; thence along an arc to the right with a radius of 80.00 feet, an arc length of 105.79 feet, the chord of which bears South 61°01'55" West, 98.25 feet to a point of compound curvature; thence along an arc to the right, with a radius of 20.00 feet, an arc length of 28.09 feet, the chord of which bears North 40°51'02" West, 25.84 feet to a point of reverse curvature; thence along an arc to the left with a radius of 325.00 feet, an arc length of 164.14 feet; the chord of which bears North 15°05'09" West, 162.40 feet to a point of tangency; North 29°33'14" West, 873.37 feet to a point of curvature, along an arc to the right with a radius of 250.00 feet, an arc length of 495.95 feet, the chord of which bears North 27°16'41" East, 418.53 feet; thence along a non-radial line, South 53°28'11" East, 434.30 feet; South 44°57'43" East, 256.65 feet to the Point of Beginning, containing 571,723 square feet (13.125 acres more or less) according to calculations performed by The Sterling Company on January 20, 2016, under order number 14-08-284.

AND

Lot 2 of Six Flags – Brewster Lot Split Plat, per the plat recorded in Plat Book 363, Page 603 of the St. Louis County Records;

AND

Lot 2 of the Eden Community Church Lot Split Plat, according to the plat thereof recorded in Plat Book 364 page 51 of the St. Louis County Records;

AND

Lot 2 of Eureka Commercial Park Outlot A Resubdivision, according to the plat thereof recorded in Plat Book 364 page 107 of the St. Louis County Records.

EXHIBIT C

SPECIAL ASSESSMENT PETITION

Petition for Levy of Special Assessment

In accordance with the Act, as defined in the petition establishing the District (the "Petition"), The Arbors of Rockwood Community Improvement District (the "District") shall be authorized to levy special assessments against real property benefited within the District for the purpose of providing revenue for costs incurred by the District for completion of the Project, as defined in the Petition, in the District.

The special assessment may be levied against each Class (as hereinafter defined) within the District, which Classes (as hereinafter defined) receive special benefit as a result of the Project. The cost of the Project shall be allocated among each of the Classes, based upon the schedule set forth below. For purposes of the special assessment, there will be four (4) Classes within the District for purposes of the special assessment, which shall be distinguished by the width of dwelling unit constructed on the tax parcels located within the District, to be distinguished as: Villas, Baysides, Oakwoods, and Timberwoods. For the sake of clarity, the width of each dwelling unit constructed shall be conclusively established by measuring the original front building footings as of the first day after construction of the dwelling unit is completed, the width of each dwelling unit to be measured by the Developer (as defined in the Petition) or its authorized representative and written notice of such measurement delivered to the District. The Villas class shall consist of all tax parcels within the District which have a dwelling unit structure width of 0 – 35.99 feet (the "Villas Class"). The Baysides class shall consist of all tax parcels within the District which have a dwelling unit structure width of 36.00 – 45.99 feet (the "Bayside Class"). The Oakwoods class shall consist of all tax parcels within the District which have a dwelling unit structure width of 46.00 – 51.99 feet (the "Oakwood Class"). The Timberwoods class shall consist of all tax parcels within the District which have a dwelling unit structure width greater than or equal to 52.00 feet (the "Timberwood Class", along with the Villas Class, the Bayside Class and the Oakwood Class, each individually, a "Class" and, collectively, the "Classes"). The District's Board of Directors shall adopt rules and regulations that set forth any additional qualifications or documentation necessary for the District's Board of Directors to distinguish a Class or the Classes.

The method of imposing the special assessments for each tax parcel of property shall be based upon (i) the determination of each tax parcel of property within the District as part of the Villas Class, Bayside Class, Oakwood Class, or Timberwood Class, and (ii) the initial issuance of an occupancy permit (or equivalent documentation indicating that the dwelling unit located on the tax parcel has been authorized to be occupied by the local municipality) for the dwelling unit located on the tax parcel (the "Initial Certificate of Occupancy"). The rates of the yearly special assessment for each of the Classes are as follows:

CLASS	Prior to Issuance of Initial Certificate of Occupancy	After Issuance of Initial Certificate of Occupancy
Villas	\$0	\$500

Bayside	\$0	\$600
Oakwood	\$0	\$700
Timberwood	\$0	\$800

The District's authorization to levy the yearly special assessment set forth herein shall expire at a maximum of thirty-two (32) years from the effective date of the ordinance approving the Petition.

The properties located in the District that will receive special benefit from the Project are as set forth below:

Tax Parcel	Address	Summary Legal Description	Assessed Value
28W330055	765 Brewster Rd Eureka, MO 63025	A tract of land being part of Fractional Section 35, Township 44 North – Range 3, East, St. Louis County, Missouri and being more particularly described as: Beginning at the intersection of the centerline of Brewster Road, 40 feet wide, with the dividing line between Fractional Section 35 and U.S. Survey 2010; thence North 29 degrees 12 minutes 58 seconds West 2181.39 feet, along said dividing line between Fractional Section 35 and U.S. Survey 2010 to the Northwest corner of Fractional Section 35; thence South 89 degrees, 03 minutes 28 seconds East 2293.05 feet along the North line of said Fractional Section 35 to the Northwest corner of Lot 29 of the "Louis Courtois Jr. Tract", being also the Northeast corner of said Fractional Section 35; thence South 00 degrees 52 minutes 00 seconds West 1184.60 feet along the West line of said Lot 29 and said East line of Fractional Section 35 to the said centerline of Brewster Road, 40 feet wide; thence Westwardly along the said center lien of Brewster Road, the following courses and distances; South 70 degrees 41 minutes 50 seconds West 133.71 feet South 59 degrees 28 minutes 02 seconds West 540.71 feet, South 77 degrees 25 minutes 17 seconds West 174.48 feet, South 60 degrees 33 minutes 54 seconds West 315.74 feet and South 45 degrees 31 minutes 44 seconds West 242.07 feet to the point of beginning TOGETHER WITH that portion of Brewster Road vacated by City of Eureka ordinance No. 1107, a copy of which is recorded in Book 12524 page 354.	\$98,340
29W630026	764 Brewster Rd Eureka, MO 63025	A tract of land being part of Lot 5 of "Calvin M. Christy's Subdivision", a subdivision according to the plat thereof recorded in Plat Book 4 page 31 of the St. Louis County Records, in U.S. Survey 2010 and part of Fractional Section 35,	\$75,580

		<p>Township 44 North-Range 3 East, St. Louis County, Missouri and being more particularly described as:</p> <p>Beginning on the Southeast corner of said Lot 5 of "Calvin M. Christy's Subdivision", said point being on the dividing line between U.S. Survey 2010 and Fractional Section 35, being also the most Eastern corner of property conveyed to James R. and Alveretta M. McIntyre, by deed recorded in Book 6925, Page 1593, of the St. Louis County Records; thence Northwestwardly along the Northeast line of said McIntyre property and the East line of property conveyed to Larry W. and G. Janet Venter Barkley, by deed recorded in Book 9613 Page 93 of the St. Louis County Records, the following courses and distances: North 45 degrees 57 minutes 01 second West 284.99 feet, North 52 degrees 16 minutes 43 seconds West 678.40 feet, North 41 degrees 37 minutes 29 seconds West 383.09 feet and North 24 degrees 39 minutes 10 seconds West 301.26 feet to the centerline of Brewster Road, 40 feet wide; thence Easterly and Northeastwardly along said centerline of Brewster Road, the following courses and distances: South 87 degrees 37 minutes 15 seconds East 423.15 feet, North 43 degrees 15 minutes 54 seconds East 49.03 feet, North 45 degrees 31 minutes 44 seconds, East 242.07 feet, North 60 degrees 33 minutes 54 seconds East 315.74 feet, North 77 degrees 25 minutes 17 seconds East 174.48 feet, North 59 degrees 28 minutes 02 seconds East 540.77 feet and North 70 degrees 41 minutes 50 seconds East 133.71 feet to West line of U.S. Survey 3206, being also the East line of Fractional Section 35 and being also the West line of Lot 29 of the "Louis Courtois, Jr. Tract"; thence South 0 degrees 52 minutes 00 seconds West 2774.09 feet, along said West line of U.S. Survey 3206, said East line of Fractional Section 35 and the West line of Lots 29, 30 and 38 of said "Louis Courtois, Jr. Tract" to the most Southern Corner of Fractional Section 35, being also on the aforesaid East line of U.S. Survey 2010; thence North 29 degrees 10 minutes 39 seconds West 1031.48 feet along said East line of U.S. Survey 2010 to the point of beginning according to a survey by Volz., Inc. during June 1994 TOGETHER WITH that portion of Brewster Road vacated by City of Eureka Ordinance No 1107 a copy of which is recorded in Book 12524 page 0354.</p>	
29W420113	501 Brewster Rd Eureka, MO 63025	Lot 2 of Six Flags - Brewster Lot Split Plat, per that plat recorded in Plat Book 363, Page 603 of the St. Louis County Records	\$30,850
28W140030*	4900 Six Flags	A tract of land being part of Lot A of "Six Flags	\$829,703.41

	Rd., Eureka, MO 63025	over MidAmerica," according to the plat thereof recorded in plat book 152 page 2 of the St. Louis County, Missouri, records, said tract also being all of lots 8 and 9 of "Calvin M. Christy's subdivision" a subdivision according to the plat thereof recorded in plat book 4, page 31 of said records in U.S. Survey 2010 and part of the northeast quarter of fractional section 34 and part of the northwest quarter of fractional section 35, township 44 north, range 3 east, City of Eureka, St. Louis County, Missouri	
29W510391**	547 Brewster Rd Eureka, MO 63025	Lot 2 of Eureka Commercial Park Outlot A Resubdivision, a Subdivision in the County of St. Louis, State of Missouri, according to the plat thereof recorded in Plat Book 364, page 107 of the St. Louis County Records	\$6,358.32
29W510379***	551 Brewster Rd Eureka, MO 63025	Lot 2 of the Eden Community Church Lot Split Plat, according to the plat thereof recorded in Plat Book 364 page 51 of the St. Louis County Records	\$50.65

*NOTE: A portion of this fourth tax parcel, which has been legally subdivided, is within the proposed District, but the Assessor has not yet assigned a separate Parcel Identification Number or created a separate assessed value for the portion of this fourth parcel within the proposed District. The approximate assessed value of the portion of the fourth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the fourth tax parcel, which was allocated to reflect the percentage of the acreage of the fourth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for the fourth tax parcel as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the fourth tax parcel was approximately 487.32 acres and approximately 178.425 acres thereof constitute the portion of the fourth parcel within the proposed District.

**NOTE: This fifth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510335), but Assessor has not yet created a separate assessed value. The approximate assessed value of the fifth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510335) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the fifth tax parcel within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510335 was approximately 1.77 acres and approximately .1520 acres thereof constitute the fifth tax parcel within the proposed District.

***NOTE: This sixth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510094), but Assessor has not yet created a separate assessed value. The approximate assessed value of the sixth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax

parcel (Parcel Locator Nos. 29W510094) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the sixth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for Parcel Locator Nos. 29W510094 as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510094 was approximately 4.3 acres and approximately .4033 acres thereof constitute the sixth tax parcel within the proposed District.

[Remainder of page intentionally left blank. Signature page to follow]

Signature Page for The Arbors of Rockwood Community Improvement District Special
Assessment Petition

Name of Owner:	Brewster Road, LLC
Owner's Telephone Number:	636-537-2000
Owner's Mailing Address	16091 Swingley Ridge Road, Suite 300, Chesterfield, MO 63017
Owner Entity Type:	Missouri limited liability company
Name of Signer:	Jeannie Aumiller
Basis of Legal Authority to Sign:	Authorized Agent
Signer's Telephone Number:	636-537-2000
Signer's Mailing Address	16091 Swingley Ridge Road, Suite 300, Chesterfield, MO 63017

The map (see Exhibit 1), tax parcel identification numbers and assessed value of the tax parcels owned:

Parcel	Address	Assessed Value		
		Land	Imp.	Total
28W330055	765 Brewster Rd Eureka, MO 63025	\$98,340	\$0	\$98,340
29W630026	764 Brewster Rd Eureka, MO 63025	\$75,580	\$0	\$75,580
29W420113	501 Brewster Rd Eureka, MO 63025	\$30,850	\$0	\$30,850
28W140030*	4900 Six Flags Rd., Eureka, MO 63025	\$829,703.41	\$0	\$829,703.41
29W510391**	547 Brewster Rd Eureka, MO 63025	\$6,358.32	\$0	\$6,358.32
29W510379***	551 Brewster Rd Eureka, MO 63025	\$50.65	\$0	\$50.65

*NOTE: A portion of this fourth tax parcel, which has been legally subdivided, is within the proposed District, but the Assessor has not yet assigned a separate Parcel Identification Number

or created a separate assessed value for the portion of this fourth parcel within the proposed District. The approximate assessed value of the portion of the fourth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the fourth tax parcel, which was allocated to reflect the percentage of the acreage of the fourth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for the fourth tax parcel as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the fourth tax parcel was approximately 487.32 acres and approximately 178.425 acres thereof constitute the portion of the fourth parcel within the proposed District.

****NOTE:** This fifth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510335), but Assessor has not yet created a separate assessed value. The approximate assessed value of the fifth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510335) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the fifth tax parcel within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510335 was approximately 1.77 acres and approximately .1520 acres thereof constitute the fifth tax parcel within the proposed District.

*****NOTE:** This sixth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510094), but Assessor has not yet created a separate assessed value. The approximate assessed value of the sixth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510094) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the sixth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for Parcel Locator Nos. 29W510094 as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510094 was approximately 4.3 acres and approximately .4033 acres thereof constitute the sixth tax parcel within the proposed District.

By executing this Special Assessment Petition the undersigned represents and warrants that she is authorized to execute this Special Assessment Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that she has received a copy of the Special Assessment Petition, has read the Special Assessment Petition, and authorizes this signature page to be attached to the original Special Assessment Petition to be filed with the Board of Directors of The Arbors of Rockwood Community Improvement District.

Brewster Road, LLC

By : _____
Name: Jeannie Aumiller
Title: Authorized Representative
Date: _____

STATE OF MISSOURI)
)
) SS.
COUNTY OF ST. LOUIS)

Before me personally appeared Jeannie Aumiller, an authorized representative of Brewster Road, LLC, to me personally known to be the individual described in and who executed the foregoing instrument on behalf of said limited liability company and acknowledged to me that she executed the same for the purposes therein stated.

WITNESS my hand and official seal this ____ day of _____, 2016 in the County and State aforesaid, the day and year first above written.

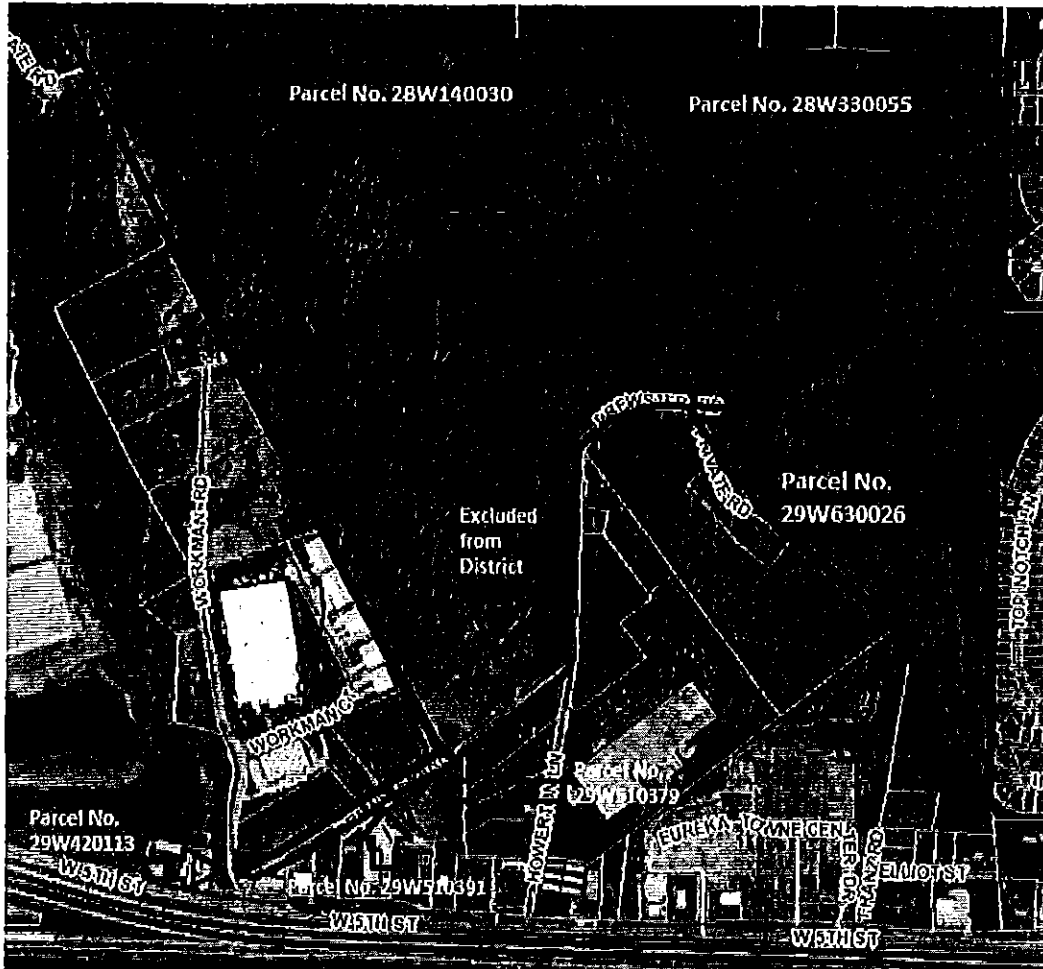
Notary Public
Printed Name: _____

My Commission Expires:

EXHIBIT 1

DISTRICT BOUNDARY MAP

(See Attached.)



Area outlined in black, and therein broken down into individual tax parcels, is the proposed District boundary.

The Arbors of Rockwood Community Improvement District

**Annual Report for
Fiscal Year Ending June 30, 2019**

St. Louis County, Missouri

Prepared By:
DEVELOPMENT DYNAMICS, LLC
1001 Boardwalk Springs Place, Suite #50 • O'Fallon, Missouri 63368 • (636) 561-8602
www.developmentdynamics.org

**Case No. WA-2021-0376
Exhibit 2
Page 1 of 9**

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1. District Overview

The Arbors of Rockwood Community Improvement District (the “District”) is a political subdivision of the State of Missouri governed by a board of directors consisting of five (5) members. The District was intent is to utilize its revenues from a CID special assessment to serve the public purpose of undertaking the Project as defined in the ordinance of creation and encouraging the redevelopment of real property within the District.

2. District Description

The District is located in the City of Eureka, Missouri and is situated to the north of West 5th Street to the east of Six Flags St. Louis amusement park.

Period Reporting:	July 1, 2018 through June 30, 2019	
Date District Established:	October 18, 2016	
Enacting Ordinance:	City of Eureka Ordinance No. 2394	
CID Special Assessment:	Reso. 17-005 established Special Assessment on CID boundary – see detail below.	
Municipality:	City of Eureka 100 City Hall Drive Eureka, Missouri, 63025 Phone: 636-938-5233	
District Administrators:	Development Dynamics, LLC 1001 Boardwalk Springs Place, Suite 50 O’Fallon, MO 63368 Phone: 636-561-8602	
County:	St. Louis County	
Governing Board of Directors:	Chair	Kevin Coffey
	Vice Chair	Jeremy Roth
	Secretary / Treasurer	Craig Sabo
	Assistant Treasurer	Laura Lashley
	Director	John Eilermann

3. District Purpose

The District was established in accordance provisions within the CID Act. The primary purpose of the District is to provide a source of revenue to expend in order to undertake a project within the District (the “Project”) pursuant to the Five-Year Plan. Said Project is expected to include but is not limited to the following public improvements: lawns, trees, and other landscape, sidewalks, streets, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements, streetscape, and lighting within the District,

and undertaking the construction of any other useful, necessary, or desired improvements within the proposed District.

4. District Legal Description

A tract of land being part of Lot 5 and all of Lots 8 and 9 of "Calvin M. Christy's Subdivision" a subdivision according to the plat thereof recorded in Plat Book 4 Page 31 of the St. Louis County, Missouri Records in U.S. Survey 2010 and part of the Northeast Quarter of Fractional Section 34 and Part of the West Half of Fractional Section 35, Township 44 North, Range 3 East, City of Eureka, St. Louis County, Missouri and being more particularly described as follows:

Beginning at an Old Stone found at the intersection of Sections 26, 27, 34 and 35, Township 44 North, Range 3 East; thence along the north line of said Section 35, South 89°30'00" East, 122.64 feet to the northwest line of above said U.S. Survey 2010; thence along said northwest line of U.S. Survey 2010, North 59°19'53" East, 237.07 feet to an Old Stone found for the northernmost corner of said U.S. Survey 2010; thence leaving said northwest line and along the northeast line of said U.S. Survey 2010, South 28°04'26" East, 139.72 feet to a point on the north line of Fractional Section 35; thence leaving said northeast line and said north line of Fractional Section 35, South 89°30'00" East, 2294.02 feet to an Old Stone found on the west line of U.S. Survey 3206, last said Stone also being the northwest corner of Lot 29 of Louis Courtois Tract; thence leaving said north line and along said west line of said U.S. Survey 3206, South 00°17'24" West, 1345.17 feet to an Old Stone found at the southwest corner of said Lot 29, said corner also being the northwest corner of Lot 38 of said Louis Courtois Tract; thence continuing along said west line of U.S. Survey 3206, South 00°26'21" West, 2613.87 feet to an Old Stone found at the intersection of said west line of U.S. Survey 3206 and the northeast line of said U.S. Survey 2010; thence leaving said west line and along said northeast line of U.S. Survey 2010, North 29°38'43" West, 1031.53 feet to an Old Stone found at the southeast corner of above said Lot 5, said corner also being the easternmost corner of a tract of land conveyed to Thomas J. Rosemann, Trustee, by instrument recorded in Deed Book 17761, Page 4109 of above said records; thence leaving last said northeast line and along the northeast line of said Rosemann tract, North 46°25'52" West, 284.99 feet; thence continuing along last said northeast line and its prolongation, being the northeast line of a tract of land conveyed to Kenneth M. Rice and Sandra A. Rice, Husband and Wife, by deed recorded in Deed book 16873, Page 1495 of said records, North 52°46'56" West, 678.40 feet; thence continuing along said northeast line of Rice tract the following courses and distances: North 42°01'15" West, 383.09 feet; and North 25°08'51" West, 301.26 feet to a point on the centerline of Brewster Road, 40 feet wide; thence leaving last said northeast line, North 01°54'02" East, 20.00 feet to a point on the north right-of-way line of said Brewster Road; thence along said north right-of-way line of Brewster Road the following courses and distances: North 88°05'58" West, 355.59 feet; South 53°00'36" West, 345.53 feet; South 00°10'17" West, 1172.85 feet; and South 49°27'44" West, 879.61 feet to an iron pipe found on the southwest line of above said Lot 9, said pipe also being the southeast corner of a tract of land conveyed to Eden Community Church by instrument recorded in Deed Book 18822, Page 1107 of said records; thence leaving said north right-of-way line and along said southwest line of Lot 9 and its prolongation, North 29°33'44" West, 4520.32 feet to a point in the north line of said Fractional Section 34, from which an iron rod with aluminum cap marking the North Quarter Corner of said Fractional Section 34 bears North 87°57'52" West, 123.09 feet; thence leaving last said southwest line and along said north line of Fractional Section 34, South 87°57'52" East, 2516.51 feet to the Point of Beginning and contains 12,683,668 square feet, or 291.176 acres, more or less according to a survey by The Sterling Company during the month of July, 2015 under project number 14-08-284.

Excepting therefrom, a tract of land being Proposed Out Lot B of the Arbors of Rockwood Plat One being a part of lots 8 and 9 of "Calvin M. Christy's Subdivision" a subdivision according to the plat thereof recorded in Plat Book 4 Page 31 of said records in U.S. Survey 2010, Township 44 North, Range 3 East, City of Eureka, St. Louis County, Missouri and being more particularly described as follows:

Commencing at an old stone found at the intersection of Sections 26, 27, 34 and 35, Township 44 North, Range 3 East; thence along the north line of said Fractional Section 35, South 89°30'00" East, 122.64 feet to the northwest line of above said U.S. Survey 2010; thence leaving said north line and along said northwest line of U.S. Survey 2010, North 59°19'53" East, 237.07 feet to an old stone found for the northernmost corner of said U.S. Survey 2010; thence leaving said northwest line and along the northeast line of said U.S. Survey 2010, South 28°04'26" East, 139.72 feet to a point on said north line of Fractional Section 35; thence continuing along said northeast line, South 29°40'53" East, 2183.63 feet to a point in the centerline of Brewster road, 40 feet wide; thence leaving said northeast line and along said centerline of Brewster Road, South 42°47'37" West, 48.11 feet to a point; thence continuing along said centerline, North 88°05'58" West, 423.15 feet to a point being the northeast corner of a tract of land conveyed to Kenneth M. Rice and Sandra A. Rice, husband and wife, by deed recorded in Deed Book 16873, Page 1495 of the St. Louis County, Missouri records; thence leaving said centerline, North 01°54'02" East, 20.00 feet to a point on the north right-of-way line of said Brewster Road; thence along said north right-of-way line of Brewster Road the following courses and distances: North 88°05'58" West, 355.59 feet; South 53°00'36" West, 345.53 feet; South 00°10'17" West, 421.81 feet to the Point of Beginning; thence continuing along the west right-of-way line of Brewster Road South 00°10' 17" West, 728.28 feet to a point of curvature; thence leaving said right of way and proceeding the following courses, distances, and curves: along an arc to the right with a radius of 20.00 feet, an arc length of 33.32 feet, the chord of which bears South 47°53'59" West, 29.60 feet to a point of reverse curvature; thence along an arc to the left with a radius of 120.00 feet, an arc length of 151.80 feet, the chord of which bears South 59°23'16" West, 141.88 feet to a point of reverse curvature; thence along an arc to the right with a radius of 80.00 feet, an arc length of 105.79 feet, the chord of which bears South 61°01'55" West, 98.25 feet to a point of compound curvature; thence along an arc to the right, with a radius of 20.00 feet, an arc length of 28.09 feet, the chord of which bears North 40°51'02" West, 25.84 feet to a point of reverse curvature; thence along an arc to the left with a radius of 325.00 feet, an arc length of 164.14 feet; the chord of which bears North 15°05'09" West, 162.40 feet to a point of tangency; North 29°33'14" West, 873.37 feet to a point of curvature, along an arc to the right with a radius of 250.00 feet, an arc length of 495.95 feet, the chord of which bears North 27°16'41" East, 418.53 feet; thence along a non-radial line, South 53°28'11" East, 434.30 feet; South 44°57'43" East, 256.65 feet to the Point of Beginning, containing 571,723 square feet (13.125 acres more or less) according to calculations performed by The Sterling Company on January 20, 2016, under order number 14-08-284.

AND

Lot 2 of Six Flags - Brewster Lot Split Plat, per the plat recorded in Plat Book 363, Page 603 of the St. Louis County Records;

AND

Lot 2 of the Eden Community Church Lot Split Plat, according to the plat thereof recorded in Plat Book 364 page 51 of the St. Louis County Records;

AND

Lot 2 of Eureka Commercial Park Outlot A Resubdivision, according to the plat thereof recorded in Plat Book 364 page 107 of the St. Louis County Records.

5. District Boundary Map



6. District Financials

The District financials are included within the attachments to this report. The financials provide a summary of District revenues, expenditures, outstanding indebtedness, and fund balances.

The District established a special assessment set forth as follows. The following is an excerpt from the resolution establishing the special assessment.

Section 2. Real Property Classes. The District sets forth the following four (4) classes of real property within the District for the purpose of the CID Special Assessment, which classes will be distinguished by the width of each dwelling unit constructed on the residential tax parcels located within the District, and shall be conclusively established by measuring the original front building line footings as of the first day after construction of the dwelling unit is completed, the width of each dwelling unit to be measured by the Developer (or its authorized representative) and written notice of the width to be provided to the District:

- a. The "Villas" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 0 - 35.99 feet (the "Villas Class");
- b. The "Baysides" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 36.00 - 45.99 feet (the "Bayside Class");
- c. The "Oakwoods" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 46.00 - 51.99 feet (the "Oakwood Class"); and
- d. The "Timberwoods" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width of 52.00 feet or larger (the "Timberwood Class", along with the Villas Class, the Bayside Class, and the Oakwood Class, each individually, a "Class", and, collectively, the "Classes").

Attachments:

- Financial report for the Fiscal Year Ending June 30, 2019
- Resolutions adopted during the Fiscal Year ending June 30, 2019:
 - o 19-001; Approving the Selection of Auditors for the Fiscal Years of 2019, 2022 and 2025
 - o 19-002; Approving Operating Costs
 - o 19-003; Approving 2019 assessment roll for the District's special assessment
 - o 19-004; Amending 2019 and approving 2020 budgets

**The Arbors of Rockwood Community Improvement District
Annual Report of Financial Transactions
For the Fiscal Year July 1, 2018 to June 30, 2019**

A. Beginning Balance \$ 5,860.78

B. Summary of Receipts

CID Special Assessment	\$	69,973.23
Developer Contribution		
Total Receipts	\$	69,973.23

C. Summary of Disbursements

Bank Fees	\$	(2.05)
Bank Open Repayment		
Legal Fees		
Insurance	\$	(1,280.00)
District Administrative Costs	\$	(6,500.00)
Total Disbursements	\$	(7,782.05)

D. Ending Balance \$ 68,051.96

E. Summary of Ending Balance by Depository \$ 68,051.96

	Outstanding on 07/01/2018	Issued During 2019	Retired During 2019	Outstanding on 6/30/2019
F. Statement of Indebtedness				
Bonded Indebtedness	\$ -	\$ -	\$ -	\$ -

G. Statement of Assessed Valuation and Tax Rates

The Arbors of Rockwood Community Improvement District imposes a Special Assessment by real property class. GASB Rule 77 Disclosure: The District has not entered into any property tax abatement agreements during the year.

The Arbors of Rockwood Community Improvement District

Annual Report for
Fiscal Year Ending June 30, 2020

St. Louis County, Missouri

Prepared By:
DEVELOPMENT DYNAMICS, LLC
1001 Boardwalk Springs Place, Suite #50 • O'Fallon, Missouri 63368 • (636) 561-8602
www.developmentdynamics.org

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1. District Overview

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2. District Description

The District is located in the City of Eureka, Missouri and is situated to the north of West 5th Street to the east of Six Flags St. Louis amusement park.

Period Reporting:	July 1, 2019 through June 30, 2020	
Date District Established:	October 18, 2016	
Enacting Ordinance:	City of Eureka Ordinance No. 2394	
CID Special Assessment:	Reso. 17-005 established Special Assessment on CID boundary – see detail below.	
Municipality:	City of Eureka 100 City Hall Drive Eureka, Missouri, 63025 Phone: 636-938-5233	
District Administrators:	Development Dynamics, LLC 1001 Boardwalk Springs Place, Suite 50 O’Fallon, MO 63368 Phone: 636-561-8602	
County:	St. Louis County	
Governing Board of Directors:	Chair	Kevin Coffey
	Vice Chair	Jeremy Roth
	Secretary / Treasurer	Craig Sabo
	Assistant Treasurer	Laura Lashley
	Director	John Eilermann

3. District Purpose

The District was established in accordance provisions within the CID Act. The primary purpose of the District is to provide a source of revenue to expend in order to undertake a project within the District (the “Project”) pursuant to the Five-Year Plan. Said Project is expected to include but is not limited to the following public improvements: lawns, trees, and other landscape, sidewalks, streets, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements, streetscape, and lighting within the District,

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Excepting therefrom, a tract of land being Proposed Out Lot B of the Arbors of Rockwood Plat One being a part of lots 8 and 9 of "Calvin M. Christy's Subdivision" a subdivision according to the plat thereof recorded in Plat Book 4 Page 31 of said records in U.S. Survey 2010, Township 44 North, Range 3 East, City of Eureka, St. Louis County, Missouri and being more particularly described as follows:

Commencing at an old stone found at the intersection of Sections 26, 27, 34 and 35, Township 44 North, Range 3 East; thence along the north line of said Fractional Section 35, South 89°30'00" East, 122.64 feet to the northwest line of above said U.S. Survey 2010; thence leaving said north line and along said northwest line of U.S. Survey 2010, North 59°19'53" East, 237.07 feet to an old stone found for the northernmost corner of said U.S. Survey 2010; thence leaving said northwest line and along the northeast line of said U.S. Survey 2010, South 28°04'26" East, 139.72 feet to a point on said north line of Fractional Section 35; thence continuing along said northeast line, South 29°40'53" East, 2183.63 feet to a point in the centerline of Brewster road, 40 feet wide; thence leaving said northeast line and along said centerline of Brewster Road, South 42°47'37" West, 48.11 feet to a point; thence continuing along said centerline, North 88°05'58" West, 423.15 feet to a point being the northeast corner of a tract of land conveyed to Kenneth M. Rice and Sandra A. Rice, husband and wife, by deed recorded in Deed Book 16873, Page 1495 of the St. Louis County, Missouri records; thence leaving said centerline, North 01°54'02" East, 20.00 feet to a point on the north right-of-way line of said Brewster Road; thence along said north right-of-way line of Brewster Road the following courses and distances: North 88°05'58" West, 355.59 feet; South 53°00'36" West, 345.53 feet; South 00°10'17" West, 421.81 feet to the Point of Beginning; thence continuing along the west right-of-way line of Brewster Road South 00°10'17" West, 728.28 feet to a point of curvature; thence leaving said right of way and proceeding the following courses, distances, and curves: along an arc to the right with a radius of 20.00 feet, an arc length of 33.32 feet, the chord of which bears South 47°53'59" West, 29.60 feet to a point of reverse curvature; thence along an arc to the left with a radius of 120.00 feet, an arc length of 151.80 feet, the chord of which bears South 59°23'16" West, 141.88 feet to a point of reverse curvature; thence along an arc to the right with a radius of 80.00 feet, an arc length of 105.79 feet, the chord of which bears South 61°01'55" West, 98.25 feet to a point of compound curvature; thence along an arc to the right, with a radius of 20.00 feet, an arc length of 28.09 feet, the chord of which bears North 40°51'02" West, 25.84 feet to a point of reverse curvature; thence along an arc to the left with a radius of 325.00 feet, an arc length of 164.14 feet; the chord of which bears North 15°05'09" West, 162.40 feet to a point of tangency; North 29°33'14" West, 873.37 feet to a point of curvature, along an arc to the right with a radius of 250.00 feet, an arc length of 495.95 feet, the chord of which bears North 27°16'41" East, 418.53 feet; thence along a non-radial line, South 53°28'11" East, 434.30 feet; South 44°57'43" East, 256.65 feet to the Point of Beginning, containing 571,723 square feet (13.125 acres more or less) according to calculations performed by The Sterling Company on January 20, 2016, under order number 14-08-284.

AND

Lot 2 of Six Flags - Brewster Lot Split Plat, per the plat recorded in Plat Book 363, Page 603 of the St. Louis County Records;

AND

Lot 2 of the Eden Community Church Lot Split Plat, according to the plat thereof recorded in Plat Book 364 page 51 of the St. Louis County Records;

AND

Lot 2 of Eureka Commercial Park Outlot A Resubdivision, according to the plat thereof recorded in Plat Book 364 page 107 of the St. Louis County Records.

5. District Boundary Map



6. District Financials

The District financials are included within the attachments to this report. The financials provide a summary of District revenues, expenditures, outstanding indebtedness, and fund balances.

The District established a special assessment set forth as follows. The following is an excerpt from the resolution establishing the special assessment.

Section 2. Real Property Classes. The District sets forth the following four (4) classes of real property within the District for the purpose of the CID Special Assessment, which classes will be distinguished by the width of each dwelling unit constructed on the residential tax parcels located within the District, and shall be conclusively established by measuring the original front building line footings as of the first day after construction of the dwelling unit is completed, the width of each dwelling unit to be measured by the Developer (or its authorized representative) and written notice of the width to be provided to the District:

- a. The "Villas" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 0 - 35.99 feet (the "Villas Class");
- b. The "Baysides" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 36.00 - 45.99 feet (the "Bayside Class");
- c. The "Oakwoods" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 46.00 - 51.99 feet (the "Oakwood Class"); and
- d. The "Timberwoods" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width of 52.00 feet or larger (the "Timberwood Class", along with the Villas Class, the Bayside Class, and the Oakwood Class, each individually, a "Class", and, collectively, the "Classes").

Attachments:

- Financial report for the Fiscal Year Ending June 30, 2020
- Resolutions adopted during the Fiscal Year ending June 30, 2020:
 - o 20-001; Amending Resolution No. 19-001 Relating to Audit Years of the District
 - o 20-002; Establish Procedure to Disclose Potential Conflicts of Interest
 - o 20-003; Approving Operating Costs
 - o 20-004; Approving 2020 assessment roll for the District's special assessment
 - o 20-005; Amending 2020 and approving 2021 budgets

**The Arbors of Rockwood Community Improvement District
Annual Report of Financial Transactions
For the Fiscal Year July 1, 2019 to June 30, 2020**

A. Beginning Balance **\$ 68,051.96**

B. Summary of Receipts

CID Special Assessment \$ 116,204.52

Total Receipts **\$ 116,204.52**

C. Summary of Disbursements

Legal Fees \$ (2,674.82)

Insurance \$ (1,280.00)

District Administrative Costs \$ (6,500.00)

Total Disbursements **\$ (10,454.82)**

D. Ending Balance **\$ 173,801.66**

E. Summary of Ending Balance by Depository

\$ 173,801.66

F. Statement of Indebtedness

Bonded Indebtedness

Outstanding on 07/01/2019	Issued During 2020	Retired During 2020	Outstanding on 6/30/2020
\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

G. Statement of Assessed Valuation and Tax Rates

The Arbors of Rockwood Community Improvement District imposes a Special Assessment by real property class. GASB Rule 77 Disclosure: The District has not entered into any property tax abatement agreements during the year.

RESOLUTION NO. 20-001

A RESOLUTION OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT AMENDING RESOLUTION NO. 19-001 AT SECTION 1 IN ITS ENTIRETY, RELATING TO THE AUDIT YEARS OF THE DISTRICT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, The Arbors of Rockwood Community Improvement District (the "*District*") is a community improvement district and political subdivision of the State of Missouri; and

WHEREAS, on June 6, 2019, the District's Board of Directors adopted Resolution No. 19-001 approving the selection of Wade Stables P.C. as auditor of the District for the fiscal years ending June 30, 2019, 2022 and 2025; and

WHEREAS, the Board of Directors of the District finds it is in the best interest of the District to amend Resolution No. 19-001 at Section 1 to change the years Wade Stables P.C. will perform an audit of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Amendment of Resolution No. 19-001 at Section 1. The Board of Directors of the District hereby amends Section 1 of Resolution No. 19-001 to read as follows:

"Section 1. Approval of Auditor. The Board of Directors of the District hereby approves the selection of Wade Stables P.C. as auditor of the District for the fiscal years ending June 30, 2021, 2024 and 2027, pursuant to the terms of the proposal of said auditor set forth on Exhibit A, attached hereto and incorporated herein by reference (the "Proposal")."

Section 2. District Officers to Execute Resolution. The Chair or Vice Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and the Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 3. Further Authority. All actions heretofore taken by the authorized officials, officers, representatives, agents and employees of the District in connection with the transactions contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and the Proposal.

Section 4. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

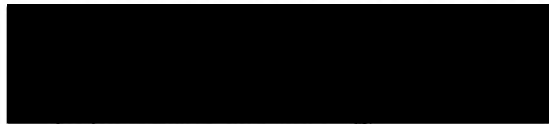
Section 6. Effective Date. This Resolution shall be in full force and effect from and after its adoption by the Board of Directors of the District.

Passed this 24th day of June, 2020.

I, the undersigned, Chair of The Arbors of Rockwood Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on June 24, 2020.



**THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT**



Chair, Board of Directors

WITNESS my hand and official seal this 24th day of June, 2020.

ATTEST:



Assistant Secretary, Board of Directors

RESOLUTION NO. 20-002

A RESOLUTION OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN DISTRICT OFFICIALS AND OFFICERS; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, The Arbors of Rockwood Community Improvement District (the “**District**”) is a political subdivision of the State of Missouri and reasonably anticipates that in one or more fiscal years its annual operating budget may be in excess of one million dollars; and

WHEREAS, the Board of Directors of the District desires to provide a procedure to disclose potential conflicts of interest and substantial interests for certain of its officials and officers in order to comply with the requirements of state law regarding such disclosure.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Declaration of Policy. The proper operation of a political subdivision requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public officials and employees not use public office for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the District.

Section 2. Conflicts of Interests. The Chair or any member of the District’s Board of Directors, who has a substantial personal or private interest, as defined by state law, in any resolution shall disclose on the records of the District’s Board of Directors the nature of his or her interest and shall abstain from voting on any matters relating to this interest.

Section 3. Disclosure Reports. Each person designated as a signatory on the “CID Special Assessment Account – The Arbors of Rockwood Community Improvement District”, maintained by Enterprise Bank & Trust, shall disclose the following information by May 1 if any such transactions were engaged in during the previous calendar year:

a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of \$500, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and

b. The date and the identities of the parties to each transaction known to the person with a total value in excess of \$500, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision; and

c. The Executive Director shall disclose by May 1 for the previous calendar year the following information:

1) The name and address of each of the employers of such person from whom income of \$1,000 or more was received during the year covered by the statement; and

2) The name and address of each sole proprietorship that he or she owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he or she was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests; and

3) The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

Section 4. Filing of Reports. The reports, in the form set forth on **Exhibit A**, attached hereto and incorporated herein by reference, shall be filed with the District's Secretary or Assistant Secretary and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 5. When Filed. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year;

a. Each person appointed to office shall file the statement within 30 days of such appointment or employment; and

b. Every other person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided, that any member of the Board of Directors may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.

Section 6. Filing of Resolution. The District's Secretary or Assistant Secretary shall send a certified copy of this ordinance to the Missouri Ethics Commission within ten days of its adoption.

Section 7. District Officers to Execute Resolution. The Chair or Vice Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and the Secretary or Assistant Secretary of the District's Board of Directors is hereby authorized and directed to attest to this Resolution.

Section 8. Further Authority. All actions heretofore taken by the authorized officials, officers, representatives, agents and employees of the District in connection with the transactions contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 9. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 10. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 11. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District's Board of Directors.

(The remainder of this page is intentionally left blank.)

Passed this 24th day of June, 2020.

I, the undersigned, Chair of The Arbors of Rockwood Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on June 24, 2020.



**THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT**

[Redacted signature area]

Chair, Board of Directors *[Signature]*

WITNESS my hand and official seal this 24th day of June, 2020.

ATTEST:

[Redacted signature area]

Assistant Secretary, Board of Directors

RESOLUTION NO. 20-003

**A RESOLUTION OF THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT CONFIRMING AND
APPROVING THE PAYMENT OF OPERATING COSTS IN THE
TOTAL AMOUNT OF \$16,954.82; AND AUTHORIZING
CERTAIN ACTIONS IN CONNECTION THEREWITH**

WHEREAS, on October 18, 2016, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"), the Board of Aldermen of the City of Eureka, Missouri (the "*City*") adopted Ordinance No. 2394 (the "*Ordinance*"), establishing The Arbors of Rockwood Community Improvement District (the "*District*") as a political subdivision of the State of Missouri; and

WHEREAS, on February 22, 2017, the District's Board of Directors adopted Resolution No. 17-005, which authorized the District to levy a special assessment against the real property within the boundaries of the District (the "*CID Special Assessment*") pursuant to the CID Act; and

WHEREAS, pursuant to the Ordinance and the CID Act, the purpose of the CID Special Assessment is to fund certain public improvements within the boundaries of the District (the "*CID Project*") as set forth in the Ordinance; and

WHEREAS, on February 22, 2017, the Board of Directors of the District adopted Resolution No. 17-004, approving and authorizing the execution of a Development Agreement (the "*Agreement*") among the District, the City and Brewster Road, LLC (the "*Developer*"), to provide the process by which the District will reimburse the Developer for certain costs related to the CID Project, to provide for the payment of Operating Costs (as defined in the Agreement) and to provide assurances to the City regarding the implementation of the CID Project; and

WHEREAS, the District has incurred Operating Costs, as defined in the Agreement, and the Board of Directors of the District desires to confirm and approve the payment of said Operating Costs in accordance with the Agreement and the CID Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Confirmation and Approval of Payment of Operating Costs. The District's Board of Directors hereby confirms and approves the payment of Operating Costs in the total amount of \$16,954.82 as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. District Officers to Execute Resolution. The Chair or Vice Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and the Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 3. Further Authority. All actions heretofore taken by the authorized officials, officers, representatives, agents and employees of the District in connection with the transactions contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, representatives, agents and employees of the District are hereby authorized and directed

to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 4. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 6. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District's Board of Directors.

Passed this 24th day of June, 2020.

I, the undersigned, Chair of The Arbors of Rockwood Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on June 24, 2020.



**THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT**

[Redacted signature area]

Chair, Board of Directors

WITNESS my hand and official seal this 24th day of June, 2020.

ATTEST:

[Redacted signature area]

Assistant Secretary, Board of Directors

RESOLUTION NO. 20-004

**A RESOLUTION OF THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT APPROVING THE
ASSESSMENT ROLL FOR 2020 FOR THE SPECIAL
ASSESSMENT AUTHORIZED BY RESOLUTION NO. 17-005;
AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION
THEREWITH**

WHEREAS, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"), The Arbors of Rockwood Community Improvement District (the "*District*") was formed by Ordinance No. 2394 (the "*Ordinance*") adopted on October 18, 2016 by the City of Eureka, Missouri (the "*City*") for the purpose of undertaking certain improvements within the boundaries of the District (the "*CID Project*"); and

WHEREAS, pursuant to the Ordinance and Section 67.1521 of the CID Act, the Board of Directors of the District adopted Resolution No. 17-005 (the "*Special Assessment Resolution*"), levying a special assessment (the "*Special Assessment*") against real property within the boundaries of the District and providing a procedure for the levy and collection of the Special Assessment, which Special Assessment shall terminate no later than October 18, 2048; and

WHEREAS, the City, the District and Brewster Road, LLC (the "*Developer*") entered into a Development Agreement (the "*Development Agreement*") dated as of February 22, 2017 to provide the process by which the District will use the revenues from the Special Assessment to reimburse the Developer for certain costs related to the CID Project, to provide for the payment of Operating Costs (as defined in the Development Agreement) and to provide assurances to the City regarding the implementation of the CID Project; and

WHEREAS, pursuant to the Special Assessment Resolution, the District set forth the following four (4) classes of real property within the District for the purpose of the Special Assessment, which classes will be distinguished by the width of each dwelling unit constructed on the residential tax parcels located within the District, and shall be conclusively established by measuring the original front building line footings as of the first day after construction of the dwelling unit is completed, the width of each dwelling unit to be measured by the Developer (or its authorized representative) and written notice of the width to be provided to the District:

a. The "Villas" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 0 - 35.99 feet (the "*Villas Class*");

b. The "Baysides" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 36.00 - 45.99 feet (the "*Bayside Class*");

c. The "Oakwoods" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 46.00 - 51.99 feet (the "*Oakwood Class*"); and

d. The "Timberwoods" class shall consist of all tax parcels within the District that have a dwelling unit with a structure width of 52.00 feet or larger (the "*Timberwood Class*", along with the Villas Class, the Bayside Class, and the Oakwood Class, each individually, a "*Class*", and, collectively, the "*Classes*"); and

WHEREAS, pursuant to the Special Assessment Resolution, the method of imposing such Special Assessment on each residential tax parcel shall be based upon the determination of (i) the type of Class for such residential tax parcel and (ii) the initial issuance of an occupancy permit after completion of a dwelling unit (or equivalent documentation indicating a dwelling unit is ready for occupancy) on such residential tax parcel (the *“Initial Certificate of Occupancy”*); and

WHEREAS, during each calendar year that the Special Assessment is in effect, any residential tax parcel having been issued an Initial Certificate of Occupancy prior to July 31 of such calendar year shall be assessed the annual rate of Special Assessment as given below

Class	Prior to issuance of Initial Certificate of Occupancy	After issuance of Initial Certificate of Occupancy
Villas Class	\$0	\$500
Bayside Class	\$0	\$600
Oakwood Class	\$0	\$700
Timberwood Class	\$0	\$800

and the annual Special Assessment roll (the *“Annual Assessment Roll”*) shall be provided by the District to the St. Louis County Collector of Revenue on or before August 31 of each year with payment of the annual Special Assessment due and payable on or before December 31 of each year; and

WHEREAS, the District desires to approve the Annual Assessment Roll in substantially the form as set forth as **Exhibit A**, attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval of Annual Assessment Roll. The Board of Directors of the District hereby approves the Annual Assessment Roll as set forth as **Exhibit A**, attached hereto and incorporated herein by reference, and further authorizes the District Administrator to supplement the Annual Assessment Roll prior to July 31, 2020 to the extent an Initial Certificate of Occupancy is issued for any additional residential tax parcel.

Section 2. District to Forward Annual Assessment Roll to the St. Louis County Collector of Revenue. The District’s Administrator or Treasurer shall send a copy of the Annual Assessment Roll, as supplemented, to the St. Louis County Collector of Revenue for certification on or before August 31.

Section 3. Execution of Resolution. The Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for on behalf of and as the act and deed of the District. The Secretary or the Assistant Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 4. Further Authority. All actions heretofore taken by the authorized officials, officers, representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to this Resolution.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District's Board of Directors.

Passed this 24th day of June, 2020.

I, the undersigned, Chair of The Arbors of Rockwood Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on June 24, 2020.



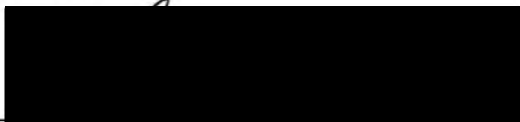
**THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT**



Chair, Board of Directors *[Handwritten mark]*

WITNESS my hand and official seal this 24th day of June, 2020.

ATTEST:



Assistant Secretary, Board of Directors

RESOLUTION NO. 20-005

A RESOLUTION OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT AMENDING THE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING JUNE 30, 2020; APPROVING THE PROPOSED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING JUNE 30, 2021 WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF EUREKA, MISSOURI IN COMPLIANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, The Arbors of Rockwood Community Improvement District (the "*District*") is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the budget; provided that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District shall submit the proposed annual budget prior to the beginning of each fiscal year to the Board of Aldermen of the City of Eureka, Missouri (the "*City*").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Amendment of Budget for Fiscal Year 2020. The budget of the District for the fiscal year ending June 30, 2020, is hereby amended as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Approval of Proposed Budget for Fiscal Year 2021. The proposed budget of the District for the fiscal year ending June 30, 2021 is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. District to Forward Proposed Budget to City. The District's Administrator or Treasurer shall send a copy of the proposed budget for the fiscal year ending June 30, 2021 to the City's Board of Aldermen for its review and comment in accordance with the CID Act. If the District does not receive written comments from the City on or before the date that is the later of 60 days prior to the first day of the fiscal year ending June 30, 2021 or 30 days after submission to the City, the proposed budget shall become the final budget.

Section 4. Execution of Resolution. The Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for an on behalf of and as the act and deed of the District. The Secretary or the Assistant Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 5. Further Authority. All actions heretofore taken by the authorized officials, officers, representatives, agents and employees of the District in connection with the transactions contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 6. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 7. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 8. Effective Date. This Resolution shall take effect and be in full force upon its adoption by the Board of Directors of the District.

Passed this 24th day of June, 2020.

I, the undersigned, Chair of The Arbors of Rockwood Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on June 24, 2020.



**THE ARBORS OF ROCKWOOD COMMUNITY
IMPROVEMENT DISTRICT**

[Redacted signature]

Chair, Board of Directors

WITNESS my hand and official seal this 24th day of June, 2020.

ATTEST:

[Redacted signature]

Assistant Secretary, Board of Directors

EXHIBIT A

**THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT**

**AMENDED BUDGET FOR THE FISCAL YEAR
ENDING JUNE 30, 2020**

AND

**PROPOSED BUDGET FOR FISCAL YEAR ENDING
JUNE 30, 2021**

Kevin Coffey
Director/Chair/Executive Director

Jeremy Roth
Vice Chair/Director

Barb Flint
Director

Craig Sabo
Secretary/Treasurer/Director

John Eilermann
Director

Laura Lashley
Assistant Treasurer/Assistant Secretary

**BUDGET MESSAGE BY
DISTRICT ADMINISTRATOR LAURA LASHELY**

On October 18, 2016, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"), The Arbors of Rockwood Community Improvement District (the "*District*") was established by Ordinance No. 2394 of the City of Eureka, Missouri (the "*City*"), for the purpose of undertaking certain public improvements within and adjacent to the boundaries of the District (the "*CID Project*") and financing the CID Project by providing revenues to repay any obligations issued in relation to the CID Project. On February 22, 2017, in accordance with the CID Act, the District's Board of Directors adopted Resolution No. 17-005 authorizing a special assessment to be levied against certain real property within the boundaries of the District (the "*Assessment*").

Pursuant to Resolution No. 17-004, the Board of Directors of the District approved and authorized the execution of a Development Agreement dated as of February 22, 2017 (the "*Development Agreement*") among the City, the District and Brewster Road, LLC (the "*Developer*"), to provide the process by which the District will reimburse the Developer for certain costs related to the CID Project, to provide for the payment of Operating Costs (as defined in the Development Agreement) and to provide assurances to the City regarding the implementation of the CID Project.

For the fiscal year ended June 30, 2017, the District received \$0 of revenue and had \$0 of expenditures.

For the fiscal year ended June 30, 2018, the District had net Assessment revenues of \$16,278 and a Developer contribution of \$100. The District had total expenditures of \$11,777, consisting of administration fees of \$6,500, an insurance premium of \$1,260, legal fees of \$3,900, bank fees of \$17 and reimbursement of \$100 to the Developer for the initial bank deposit. The District had \$4,601 of funds on hand at June 30, 2018.

For the fiscal year ended June 30, 2019, the District had net Assessment revenues of \$69,973. The District had total expenditures of \$7,782, consisting of administration fees of \$6,500, an insurance premium of \$1,280 and bank fees of \$2. The District Net Income for Fiscal Year Ending 2019 was \$62,191. The District ending fund balance was \$68,052 as of June 30, 2019.

For the fiscal year ending June 30, 2020, the District anticipates net Assessment revenues of approximately \$116,205. The District anticipates total expenditures of approximately \$11,685, consisting of administration fees of approximately \$6,500, an insurance premium of approximately \$1,280, legal fees of approximately \$3,900, and bank fees of approximately \$5. The District anticipates an ending fund balance of \$172,572 at June 30, 2020.

For the fiscal year ending June 30, 2021, the District anticipates net Assessment revenues of approximately \$144,500. The District anticipates total expenditures of approximately \$294,560, consisting of administration fees of approximately \$6,500, an insurance premium of approximately \$1,280, audit fee of approximately \$2,750, legal fees of approximately \$9,025, project cost reimbursement of approximately \$275,000 and bank fees of approximately \$5. The District anticipates an ending fund balance of approximately \$22,512 at June 30, 2021.

**The Arbors of Rockwood Community Improvement District
Budget for Fiscal Year Ending June 30, 2021**

	Jul '20 - Jun 21
Income	
Special Assessment	\$ 144,500
Total Income	\$ 144,500
Expense	
Administration Expenses	
Administration Fee	\$ 6,500
Auditor	2,750
Insurance	1,280
Legal	9,025
Total Administration Expenses	\$ 19,555
Project Cost Reimbursement	\$ 275,000
Bank Fee	
Service Charge	\$ 5
Total Bank Fee	\$ 5
Total Expense	\$ 294,560
Net Income	\$ (150,060)
Beginning Balance	\$ 172,572
Ending Balance	\$ 22,512

Note: Legal budget was increased to allow for the 2019 legal budget unused and the 2020 portion of legal budget unused. The additions in the budget for FYE 2021 will allow legal time needed to review certificate of reimbursable cost submissions.

**The Arbors of Rockwood Community Improvement District
Budget for Fiscal Year Ending June 30, 2020**

	<u>Jul '19 - May '20</u>	<u>Amended 2020 Budget</u>	<u>Original 2020 Budget</u>
Income			
Special Assessment	\$ 116,205	\$ 116,205	\$ 102,410
Total Income	<u>\$ 116,205</u>	<u>\$ 116,205</u>	<u>\$ 102,410</u>
Expense			
Administration Expenses			
Administration Fee	\$ 6,500	\$ 6,500	\$ 6,500
Auditor	0	0	2,750
Insurance	1,280	1,280	1,280
Legal	2,675	3,900	3,900
Total Administration Expenses	<u>\$ 10,455</u>	<u>\$ 11,680</u>	<u>\$ 14,430</u>
Project Cost Reimbursement	\$ -	\$ -	\$ 100,000
Bank Fee			
Service Charge	\$ -	\$ 5	\$ 5
Total Bank Fee	<u>\$ -</u>	<u>\$ 5</u>	<u>\$ 5</u>
Total Expense	<u>\$ 10,455</u>	<u>\$ 11,685</u>	<u>\$ 114,435</u>
Net Income	<u><u>\$ 105,750</u></u>	<u><u>\$ 104,520</u></u>	<u><u>\$ (12,025)</u></u>
Beginning Balance		\$ 68,052	
Ending Balance		\$ 172,572	

**The Arbors at Rockwood Community Improvement District
Budget to Actual Fiscal Year Ending June 30, 2019**

	<u>Jul '18 - Jun '19</u>	<u>Amended 2019 Budget</u>	<u>Original 2019 Budget</u>
Income			
Special Assessment	\$ 69,973	\$ 69,973	\$ 52,528
Total Income	<u>\$ 69,973</u>	<u>\$ 69,973</u>	<u>\$ 52,528</u>
Expense			
Administration Expenses			
Administration Fee	\$ 6,500	\$ 6,500	\$ 6,500
Insurance	1,280.00	1,280.00	1,260.00
Legal	0.00	3,900.00	3,900.00
Total Administration Expenses	<u>\$ 7,780</u>	<u>\$ 11,680</u>	<u>\$ 11,660</u>
Bank Fee			
Service Charge	\$ 2	\$ 2	\$ 50
Total Bank Fee	<u>\$ 2</u>	<u>\$ 2</u>	<u>\$ 50</u>
Bank Open Repayment	0.00	0.00	0.00
Total Expense	<u>\$ 7,782</u>	<u>\$ 11,682</u>	<u>\$ 11,710</u>
Net Income	<u><u>\$ 62,191</u></u>	<u><u>\$ 58,291</u></u>	<u><u>\$ 40,818</u></u>
Beginning Balance	\$ 5,861		
Ending Balance	\$ 68,052		

RESOLUTION NO. 20-004

**A RESOLUTION OF THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT APPROVING THE
ASSESSMENT ROLL FOR 2020 FOR THE SPECIAL
ASSESSMENT AUTHORIZED BY RESOLUTION NO. 17-005;
AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION
THEREWITH**

WHEREAS, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"), The Arbors of Rockwood Community Improvement District (the "*District*") was formed by Ordinance No. 2394 (the "*Ordinance*") adopted on October 18, 2016 by the City of Eureka, Missouri (the "*City*") for the purpose of undertaking certain improvements within the boundaries of the District (the "*CID Project*"); and

WHEREAS, pursuant to the Ordinance and Section 67.1521 of the CID Act, the Board of Directors of the District adopted Resolution No. 17-005 (the "*Special Assessment Resolution*"), levying a special assessment (the "*Special Assessment*") against real property within the boundaries of the District and providing a procedure for the levy and collection of the Special Assessment, which Special Assessment shall terminate no later than October 18, 2048; and

WHEREAS, the City, the District and Brewster Road, LLC (the "*Developer*") entered into a Development Agreement (the "*Development Agreement*") dated as of February 22, 2017 to provide the process by which the District will use the revenues from the Special Assessment to reimburse the Developer for certain costs related to the CID Project, to provide for the payment of Operating Costs (as defined in the Development Agreement) and to provide assurances to the City regarding the implementation of the CID Project; and

WHEREAS, pursuant to the Special Assessment Resolution, the District set forth the following four (4) classes of real property within the District for the purpose of the Special Assessment, which classes will be distinguished by the width of each dwelling unit constructed on the residential tax parcels located within the District, and shall be conclusively established by measuring the original front building line footings as of the first day after construction of the dwelling unit is completed, the width of each dwelling unit to be measured by the Developer (or its authorized representative) and written notice of the width to be provided to the District:

a. The "Villas" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 0 - 35.99 feet (the "*Villas Class*");

b. The "Baysides" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 36.00 - 45.99 feet (the "*Bayside Class*");

c. The "Oakwoods" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 46.00 - 51.99 feet (the "*Oakwood Class*"); and

d. The "Timberwoods" class shall consist of all tax parcels within the District that have a dwelling unit with a structure width of 52.00 feet or larger (the "*Timberwood Class*", along with the Villas Class, the Bayside Class, and the Oakwood Class, each individually, a "*Class*", and, collectively, the "*Classes*"); and

WHEREAS, pursuant to the Special Assessment Resolution, the method of imposing such Special Assessment on each residential tax parcel shall be based upon the determination of (i) the type of Class for such residential tax parcel and (ii) the initial issuance of an occupancy permit after completion of a dwelling unit (or equivalent documentation indicating a dwelling unit is ready for occupancy) on such residential tax parcel (the *“Initial Certificate of Occupancy”*); and

WHEREAS, during each calendar year that the Special Assessment is in effect, any residential tax parcel having been issued an Initial Certificate of Occupancy prior to July 31 of such calendar year shall be assessed the annual rate of Special Assessment as given below

Class	Prior to issuance of Initial Certificate of Occupancy	After issuance of Initial Certificate of Occupancy
Villas Class	\$0	\$500
Bayside Class	\$0	\$600
Oakwood Class	\$0	\$700
Timberwood Class	\$0	\$800

and the annual Special Assessment roll (the *“Annual Assessment Roll”*) shall be provided by the District to the St. Louis County Collector of Revenue on or before August 31 of each year with payment of the annual Special Assessment due and payable on or before December 31 of each year; and

WHEREAS, the District desires to approve the Annual Assessment Roll in substantially the form as set forth as **Exhibit A**, attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval of Annual Assessment Roll. The Board of Directors of the District hereby approves the Annual Assessment Roll as set forth as **Exhibit A**, attached hereto and incorporated herein by reference, and further authorizes the District Administrator to supplement the Annual Assessment Roll prior to July 31, 2020 to the extent an Initial Certificate of Occupancy is issued for any additional residential tax parcel.

Section 2. District to Forward Annual Assessment Roll to the St. Louis County Collector of Revenue. The District’s Administrator or Treasurer shall send a copy of the Annual Assessment Roll, as supplemented, to the St. Louis County Collector of Revenue for certification on or before August 31.

Section 3. Execution of Resolution. The Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for an on behalf of and as the act and deed of the District. The Secretary or the Assistant Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 4. Further Authority. All actions heretofore taken by the authorized officials, officers, representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby confirmed and approved, and the District shall, and the officials, officers, representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to this Resolution.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District's Board of Directors.

Passed this 24th day of June, 2020.

I, the undersigned, Chair of The Arbors of Rockwood Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on June 24, 2020.



**THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT**


Chair, Board of Directors

WITNESS my hand and official seal this 24th day of June, 2020.

ATTEST:


Assistant Secretary, Board of Directors

EXHIBIT A

ANNUAL ASSESSMENT ROLL

(Attached hereto.)

ARBORS OF ROCKWOOD

Homeowner Closings - CID

Green Highlight- sent to County in July 2017 for tax bills
 Blue Highlight- sent to County in July 2018 for tax bills
 Yellow Highlight- sent to County in July 2019 for tax bills
 Orange Highlight - sent to County in July 2020 for tax bills

Class	Product Width Measured by Original Front Building Footings	After Cert. of Occup.
Villas	0 - 35.99 feet	\$500
Bayside	36.00 – 45.99 feet	\$600
Oakwood	46.00 - 51.99 feet	\$700
Timberwood	52.00 feet or greater	\$800

Address	Lot No.	Plat	Product Width (at Bldg. Line)	\$ Annual Assessment	Date of Cert. of Occupancy	Date of Homeowner Closing	Purchaser's Name
5376 Lakepath Way	2A	One	34.00'	\$ 500.00		5/15/2020	Edmiston, Daniel & Lillian
5398 Trailhead Court	5A	One	34.05'	\$ 500.00	8/31/2017	9/7/2017	McDonald, Kathleen M.
5396 Trailhead Court	6A	One	33.95'	\$ 500.00		2/26/2019	Stuckey, Shirley
5394 Trailhead Court	7A	One	34.00'	\$ 500.00	7/27/2018	9/17/2018	Swafford, Norm & Jean
5392 Trailhead Court	8A	One	33.85'	\$ 500.00	7/23/2018	7/27/2018	Lucas, Joen
5390 Trailhead Court	9A	One	34.15'	\$ 500.00	12/8/2017	8/8/2018	Breed, Judy
5388 Trailhead Court	10A	One	34.10'	\$ 500.00	2/15/2018	5/23/2018	Herzberg, Mary
5386 Trailhead Court	11A	One	34.00'	\$ 500.00		2/28/2019	Copeland
5384 Trailhead Court	12A	One	34.00'	\$ 500.00		3/5/2019	Tiemann
5382 Trailhead Court	13A	One	34.05'	\$ 500.00	7/20/2017	7/24/2017	Keck, Ronald & Nancy
5374 Trailhead Court	15A	One	33.98'	\$ 500.00	8/25/2017	8/31/2017	Vonder Haar, Joan
5370 Trailhead Court	16A	One	33.85'	\$ 500.00	8/25/2017	8/31/2017	Bielicke, James & Denise
5360 Trailhead Court	17A	One	34.00'	\$ 500.00		12/31/2019	Daly, Colin & Angelina
5352 Trailhead Court	19A	One	33.85'	\$ 500.00	6/5/2017	6/21/2017	Gary L. Mergen, Trustee of the Gary Mergen Family Trust
5348 Trailhead Court	20A	One	33.05'	\$ 500.00	5/8/2017	11/9/2017	Thompson, William Leroy & Della Rose
5344 Trailhead Court	21A	One	34.00'	\$ 500.00		2/25/2019	Asselmeier
5340 Trailhead Court	22A	One	34.00'	\$ 500.00		4/19/2019	Case
5336 Trailhead Court	23A	One	34.00'	\$ 500.00	11/16/2017	2/1/2018	Fitzgerald, Roger & Deborah
5330 Trailhead Court	24A	One	34.00'	\$ 500.00		1/3/2019	Meyer, David & Shirley
5324 Trailhead Court	25A	One	34.00'	\$ 500.00		10/17/2018	Postol, Theodore
5320 Trailhead Court	26A	One	34.06'	\$ 500.00	7/23/2018	7/23/2018	Jackson, Fred & Julie
5316 Trailhead Court	27A	One	33.80'	\$ 500.00	9/22/2017	9/29/2017	Gilstrap Robert E. & Loretta M.
5312 Trailhead Court	28A	One	34.07'	\$ 500.00	8/15/2017	8/21/2017	Rice, Thomas & Anna
5308 Trailhead Court	29A	One	34.00'	\$ 500.00	2/15/2018	5/31/2018	Bailey, Edward & Paula
5304 Trailhead Court	30A	One	33.90'	\$ 500.00	1/24/2018	1/25/2018	Schmalzer, Eileen

ARBORS OF ROCKWOOD

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Villas	0 - 35.99 feet	\$500
Bayside	36.00 – 45.99 feet	\$600
Oakwood	46.00 - 51.99 feet	\$700
Timberwood	52.00 feet or greater	\$800

Address	Lot No.	Plat	Product Width (at Bldg. Line)	\$ Annual Assessment	Date of Cert. of Occupancy	Date of Homeowner Closing	Purchaser's Name
5301 Trailhead Court	31A	One	34.25'	\$ 500.00	1/19/2018	1/22/2018	Finley, John & Marie
5305 Trailhead Court	32A	One	34.00'	\$ 500.00	2/1/18	6/25/2018	Phillips, Donald & Ruth
5309 Trailhead Court	33A	One	34.05'	\$ 500.00	10/5/2017	10/16/2017	Pape, Bryan G. & Susan J.
5313 Trailhead Court	34A	One	34.00'	\$ 500.00	10/5/2017	10/16/2017	Pape, Bryan G. & Susan J.
5325 Trailhead Court	37A	One	34.00'	\$ 500.00		11/1/2019	Keener, John & Joan
5329 Trailhead Court	38A	One	34.00'	\$ 500.00		10/31/2019	Chestnut, Kathi
5333 Trailhead Court	39A	One	34.00'	\$ 500.00		1/17/2019	Koshak, Karen & Raymond
5337 Trailhead Court	40A	One	34.00'	\$ 500.00		1/25/2019	Shores, Edward & Pat
5341 Trailhead Court	41A	One	33.95'	\$ 500.00		12/6/2019	Moore, John
5349 Trailhead Court	43A	One	34.00'	\$ 500.00		10/4/2019	Pixley, Larry
5353 Trailhead Court	44A	One	34.00'	\$ 500.00		10/24/2019	Deutsch, Nancy
5357 Trailhead Court	45A	One	33.95'	\$ 500.00	10/11/2017	2/20/2018	Bumgardner, David R. & Paulette E.
5361 Trailhead Court	46A	One	34.05'	\$ 500.00	10/10/2017	10/17/2017	Sharitz, Michael & Karen
5369 Trailhead Court	47A	One	33.85'	\$ 500.00	12/20/2017	12/28/2017	Major, Emily A
5373 Trailhead Court	48A	One	34.00'	\$ 500.00	2/16/2018	7/11/2018	Roby, Christopher
5377 Trailhead Court	49A	One	33.90'	\$ 500.00		12/1/2017	Huff, Jr., Timothy M.
5381 Trailhead Court	50A	One	33.90'	\$ 500.00	5/26/2017	5/25/2017	Stewart, Robert D. & Karen L.
5385 Trailhead Court	51A	One	34.05'	\$ 500.00		11/20/2017	Perkins, Monty R. & Ronda R.
5389 Trailhead Court	52A	One	33.95'	\$ 500.00	6/2/2017	8/29/2017	Trueman, Gerald E. & Jane E.
5391 Trailhead Court	53A	One	34.00'	\$ 500.00		7/10/2020	Thorne, David & Dakota
5397 Trailhead Court	56A	One	34.10'	\$ 500.00	1/30/2018	1/31/2018	Morse, Norma
5368 Lakepath Way	57A	One	34.00'	\$ 500.00	6/2/2017	7/7/2017	Redenhaur, Forrest & Caroline
5366 Lakepath Way	58A	One	34.15'	\$ 500.00	8/25/2017	8/29/2017	Schoen, Donna
5330 Lakepath Way	72A	Four	33.99'	\$ 500.00		7/31/2020	Ledbetter, Bobby & Carol
5204 Footpath Court	113B	One	40.15'	\$ 600.00	11/30/2017	12/8/2017	Eureka United Methodist Church

ARBORS OF ROCKWOOD

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Villas	0 - 35.99 feet	\$500
Bayside	36.00 – 45.99 feet	\$600
Oakwood	46.00 - 51.99 feet	\$700
Timberwood	52.00 feet or greater	\$800

Address	Lot No.	Plat	Product Width (at Bldg. Line)	\$ Annual Assessment	Date of Cert. of Occupancy	Date of Homeowner Closing	Purchaser's Name
5208 Footpath Court	114B	One	40.20'	\$ 600.00	1/18/2019	1/23/2019	McGougan, David & Melinda
5212 Footpath Court	115B	One	50.20'	\$ 700.00	4/17/2018	4/24/2018	Francart, Kevin
5220 Footpath Court	116B	One	48.10'	\$ 700.00	3/17/2017	11/27/2017	Willey, Bryan and Kelsey
5228 Footpath Court	117B	One	40.00'	\$ 600.00		6/3/2019	Garcia, John
5234 Footpath Court	118B	One	39.95'	\$ 600.00	3/17/2017	6/22/2017	Duren, Keith P. & Carol L.
5238 Footpath Court	119B	One	36.00'	\$ 600.00	4/25/2019	5/3/2019	Patton, Adrian & Natalie
5242 Footpath Court	120B	One	39.90'	\$ 600.00	8/7/2017	8/11/2017	Chrisman, Joseph & Rachel
5246 Footpath Court	121B	One	40.00'	\$ 600.00	4/20/2018	4/26/2018	Murphy, Thomas & Case, Sarah
5255 Footpath Court	122B	One	40.00'	\$ 600.00	7/21/2017	7/28/2017	Barringer, Brent & Felicia
5251 Footpath Court	123B	One	40.15'	\$ 600.00	7/21/2017	7/31/2017	Henderson, Douglas
5247 Footpath Court	124B	One	39.95'	\$ 600.00	2/12/2018	2/16/2018	Donovan, William J. & Lori N.
5243 Footpath Court	125B	One	40.06'	\$ 600.00	10/6/2017	12/29/2017	Millen, Tracie
5239 Footpath Court	126B	One	40.15'	\$ 600.00	6/19/2017	6/22/2017	Sharitz, Micah & Megan
5235 Footpath Court	127B	One	39.85'	\$ 600.00	8/11/2017	8/18/2017	Wozniak, Michale & Lisa
5231 Footpath Court	128B	One	40.00'	\$ 600.00	9/22/2017	9/28/2017	Blakenship, Bradley Courtney
5227 Footpath Court	129B	One	40.00'	\$ 600.00	5/31/2017	6/16/2017	Creed, Travis & Mary Katherine
5223 Footpath Court	130B	One	40.15'	\$ 600.00	4/24/2017	4/24/2017	Erlandson, Shawn & Jolene
5219 Footpath Court	131B	One	39.90'	\$ 600.00	7/21/2017	7/25/2017	Robinson, Todd & Kristina
5215 Footpath Court	132B	One	40.20'	\$ 600.00	9/8/2017	9/18/2017	Salem, Camal
5211 Footpath Court	133B	One	38.25'	\$ 600.00	5/8/2017	5/10/2018	Mueller, Gregory & McGuire, Laura
5207 Footpath Court	134B	One	40.25'	\$ 600.00	5/9/2017	5/15/2017	Cramer, Brandon & Nicole
5203 Footpath Court	135B	One	38.25'	\$ 600.00	10/30/2017	3/28/2018	Dammrich, James & Sarah
5115 Eagle Wing Court	136B	One	39.95'	\$ 600.00	5/1/2017	12/28/2017	Gupta, Debashish & Neha
5111 Eagle Wing Court	137B	One	40.35'	\$ 600.00	10/29/2018	10/31/2018	Quinn, Kevin and Melina

ARBORS OF ROCKWOOD

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Villas	0 - 35.99 feet	\$500
Bayside	36.00 – 45.99 feet	\$600
Oakwood	46.00 - 51.99 feet	\$700
Timberwood	52.00 feet or greater	\$800

Address	Lot No.	Plat	Product Width (at Bldg. Line)	\$ Annual Assessment	Date of Cert. of Occupancy	Date of Homeowner Closing	Purchaser's Name
5107 Eagle Wing Court	138B	One	40.18'	\$ 600.00	9/20/2018	9/27/2018	Sullivan, John III & Lorenz, Amy
5103 Eagle Wing Court	139B	One	40.20'	\$ 600.00	3/23/2018	3/29/2018	Borgsmiller, Derek & Kara
5099 Eagle Wing Court	140B	One	40.00'	\$ 600.00	10/25/2017	10/31/2017	Chatfield, Greg & Laura Weber
5095 Eagle Wing Court	141B	One	40.00'	\$ 600.00		12/26/2019	Norred, Roger & Janet
5091 Eagle Wing Court	142B	One	40.00'	\$ 600.00	9/13/2017	9/20/2017	Kelly-Foley, Nancy
5087 Eagle Wing Court	143B	One	39.90'	\$ 600.00	4/17/2017	4/21/2017	Jones, Thomas A. & Donna L.
5083 Eagle Wing Court	144B	One	40.00'	\$ 600.00	6/27/2017	6/29/2017	Steffens, Matthew & Julie
5079 Eagle Wing Court	145B	One	40.00'	\$ 600.00	4/21/2017	4/27/2017	Smith, Robert L. & Maureen L., Trustees of The Smith Joint Revocable Trust dated January 4, 2014
5029 Eagle Wing Court	146B	Two	36.00'	\$ 600.00	11/14/2018	11/19/2018	Marshall, Phillip & Jessica
5025 Eagle Wing Court	147B	Two	39.95'	\$ 600.00	4/29/2019	8/20/2019	Hulsey, David
5021 Eagle Wing Court	148B	Two	40.15'	\$ 600.00	1/26/2018	1/30/2018	Friese, Brian & Kristen
5017 Eagle Wing Court	149B	Two	40.00'	\$ 600.00	3/23/2018	3/29/2018	Lacuesta, Margaret
5013 Eagle Wing Court	150B	Two	40.00'	\$ 600.00	10/19/2017	10/26/2017	Lambert, Todd & Tammy
5009 Eagle Wing Court	151B	Two	40.18'	\$ 600.00	11/27/2017	11/30/2017	Harper, Domenica
5005 Eagle Wing Court	152B	Two	43.30'	\$ 600.00	3/23/2017	3/26/2018	Kreienkamp, Lucas & Stephanie
5001 Eagle Wing Court	153B	Two	47.95'	\$ 700.00	12/19/2017	12/21/2017	Ferguson, Tiffany & Ferguson, Dena
5000 Eagle Wing Court	154B	Two	40.15'	\$ 600.00	11/6/2017	11/7/2017	Ferguson, Merton & Mary, trustees of the Merton W. Ferguson & Mary Lous Ferguson Trust Agree dated Nov 7, 2016
5004 Eagle Wing Court	155B	Two	50.30'	\$ 700.00	11/14/2017	11/20/2017	Terrell, Jeffrey & Lenzi, Kimberly
5008 Eagle Wing Court	156B	Two	48.30'	\$ 700.00	12/22/2017	12/28/2017	Toman, James & Kourtney
5012 Eagle Wing Court	157B	Two	40.29'	\$ 600.00	3/16/2018	3/22/2018	Johnson, Christopher & Claire
5016 Eagle Wing Court	158B	Two	40.30'	\$ 600.00	1/18/2018	1/31/2018	Goskie, Dirk & Jennifer
5020 Eagle Wing Court	159B	Two	40.15'	\$ 600.00	3/27/2018	3/30/2018	Wineinger, Cassandra
5024 Eagle Wing Court	160B	Two	40.29'	\$ 600.00	2/27/2018	2/28/2018	Fogarty, Steven & Cortney
5028 Eagle Wing Court	161B	Two	40.00'	\$ 600.00	6/26/2018	6/29/2018	Fischer, Joseph & Amy

ARBORS OF ROCKWOOD

Homeowner Closings - CID

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Villas	0 - 35.99 feet	\$500
Bayside	36.00 - 45.99 feet	\$600
Oakwood	46.00 - 51.99 feet	\$700
Timberwood	52.00 feet or greater	\$800

Address	Lot No.	Plat	Product Width (at Bldg. Line)	\$ Annual Assessment	Date of Cert. of Occupancy	Date of Homeowner Closing	Purchaser's Name
5032 Eagle Wing Court	162B	Two	40.25'	\$ 600.00	6/6/2018	6/8/2018	Dayley, Ashley
5036 Eagle Wing Court	163B	Two	40.15'	\$ 600.00		6/20/2018	Walter, Scott & Stephens, Holly
5040 Eagle Wing Court	164B	Two	40.04'	\$ 600.00		7/26/2019	Boesch, David & Sandra
5044 Eagle Wing Court	165B	Two	40.25'	\$ 600.00	3/6/2018	3/12/2018	Hilker, David
5048 Eagle Wing Court	166B	Two	40.00'	\$ 600.00	12/14/2017	12/18/2017	Tinsley, Trent L.
5052 Eagle Wing Court	167B	Two	40.25'	\$ 600.00	12/5/2017	12/12/2017	Kennedy, Michael G. & Karen A.
5056 Eagle Wing Court	168B	Two	35.95'	\$ 500.00		2/21/2020	Cook, Dennis & Shannon
5060 Eagle Wing Court	169B	Two	39.95'	\$ 600.00	2/27/2018	2/28/2018	Schroeder, Ryan & Natalie
5064 Eagle Wing Court	170B	Two	40.00'	\$ 600.00	5/11/2018	5/14/2018	Weber, Joshua
5068 Eagle Wing Court	171B	Two	40.00'	\$ 600.00	5/17/2019	5/20/2019	Venable, Harold
5072 Eagle Wing Court	172B	Two	40.20'	\$ 600.00	6/25/2018	6/28/2018	Westfall, Joshua & Lucy
5076 Eagle Wing Court	173B	Two	40.00'	\$ 600.00	5/7/2019	1/17/2020	Morris, Emily
5080 Eagle Wing Court	174B	One	40.00'	\$ 600.00	5/25/2017	5/30/2017	Schwartz, Heather & Ben
5084 Eagle Wing Court	175B	One	40.10'	\$ 600.00	4/20/2017	4/21/2017	Saak, Sarah & Brian
5088 Eagle Wing Court	176B	One	39.95'	\$ 600.00	6/27/2017	6/28/2017	Hosick, David K. & Marsha L.
5092 Eagle Wing Court	177B	One	40.00'	\$ 600.00	9/19/2017	9/27/2017	Stamberger, William M. & Shannon C.
5096 Eagle Wing Court	178B	One	40.25'	\$ 600.00	10/5/2018	10/11/2018	Lewis, Ryan
5100 Eagle Wing Court	179B	One	40.00'	\$ 600.00	6/27/2017	6/30/2017	Bronskill, Steven P. & Aubrey J.
5104 Eagle Wing Court	180B	One	50.20'	\$ 700.00	8/31/2017	9/8/2017	Hortiz, Roy E. & Lynn
5108 Eagle Wing Court	181B	One	39.85'	\$ 600.00	5/16/2017	5/18/2017	Bohnert, Lauren and Matthew
5112 Eagle Wing Court	182B	One	40.05'	\$ 600.00	2/2/2018	2/7/2018	Iott, Eric
5116 Eagle Wing Court	183B	One	40.25'	\$ 600.00	3/6/2018	3/8/2018	Pruett, Adam & Christine
5120 Eagle Wing Court	184B	One	39.90'	\$ 600.00	3/24/2018	4/27/2018	Stamberger, David & Bettylee
5124 Eagle Wing Court	185B	One	40.00'	\$ 600.00	2/6/2019	2/11/2019	Mann, Phyllis
5128 Eagle Wing Court	186B	One	40.00'	\$ 600.00	5/18/2017	5/23/2017	Dumey, Deborah & David

ARBORS OF ROCKWOOD

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Villas	0 - 35.99 feet	\$500
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Oakwood	46.00 - 51.99 feet	\$700
Timberwood	52.00 feet or greater	\$800

Address	Lot No.	Plat	Product Width (at Bldg. Line)	\$ Annual Assessment	Date of Cert. of Occupancy	Date of Homeowner Closing	Purchaser's Name
5203 Shawnee View Court	187B	Three	40.00'	\$ 600.00	5/17/2019	5/17/2019	Overton, Perry & Carolyn
5207 Shawnee View Court	188B	Three	40.00'	\$ 600.00	5/24/2017	5/30/2018	Grimmett, Blake & Kimberly
5211 Shawnee View Court	189B	Three	40.00'	\$ 600.00		6/28/2019	Stevenson, Valerie
5215 Shawnee View Court	190B	Three	40.00'	\$ 600.00	10/14/2019	10/21/2019	Hancock, Douglas & Kristin
5219 Shawnee View Court	191B	Three	40.00'	\$ 600.00	2/20/2020	2/21/2020	Barmeier, Gary & Janet
5223 Shawnee View Court	192B	Three	40.20'	\$ 600.00	6/6/2018	6/8/2018	Saunchegraw, Ryan & Pendelton
5227 Shawnee View Court	193B	Three	40.00	\$ 600.00	8/29/2019	8/30/2019	Schaffer, Gregory & Victoria Boyd
5235 Shawnee View Court	195B	Three	40.00	\$ 600.00	9/16/2019	9/20/2019	Montgomery, Timothy & Emily
5240 Shawnee View Court	264B	Three	39.95'	\$ 600.00		11/26/2019	Gardner, Issac & All McReynolds-Gardner
5224 Shawnee View Court	269B	Three	40.00'	\$ 600.00		7/25/2019	Bailey, Lauren
17400 Wyman Ridge Drive	270B	Three	40.00'	\$ 600.00	11/25/2019	11/29/2019	Berges, Jeffrey & Danielle
17402 Wyman Ridge Drive	271B	Three	40.00'	\$ 600.00	5/8/2019	7/26/2019	Baumer, Landon & Rachele
17404 Wyman Ridge Drive	272B	Three	39.95'	\$ 600.00	11/25/2019	11/27/2019	Plambeck, Preston & Samantha
17412 Wyman Ridge Drive	275B	Three	48.20'	\$ 700.00	5/8/2018	8/23/2018	Williams, Jacky & Phasr-Williams, Shanell
17418 Wyman Ridge Drive	277B	Three	40.00'	\$ 600.00		8/26/2019	Trivedi, Shreesh
17422 Wyman Ridge Drive	278B	Three	40.18'	\$ 600.00		3/29/2018	Grobe,
17426 Wyman Ridge Drive	280B	Three	40.00'	\$ 600.00	8/13/2019	8/15/2019	Lu, Wenyong & Runmiao Xue
17428 Wyman Ridge Drive	281B	Three	40.20'	\$ 600.00	12/11/2018	12/14/2018	Kleine, Christina & Curtis
17430 Wyman Ridge Drive	282B	Three	40.00'	\$ 600.00	9/16/2018	9/20/2019	Wuetherich, John & Suzanne
17432 Wyman Ridge Drive	283B	Three	40.00'	\$ 600.00		6/1/2020	Cervantes, Nicolas
17434 Wyman Ridge Drive	284B	Three	40.00'	\$ 600.00		4/21/2020	Pavlovich, Lindsay & Baker, Thomas
17436 Wyman Ridge Drive	285B	Three	40.00'	\$ 600.00	4/17/2020	4/21/2020	Willer, Jordan & Kara
17438 Wyman Ridge Drive	286B	Three	40.15'	\$ 600.00	9/20/2018	9/24/2018	Mann, David
17444 Wyman Ridge Drive	287B	Three	40.00'	\$ 600.00		5/21/2020	Peacock, John & Elizabeth
17446 Wyman Ridge Drive	288B	Three	40.00'	\$ 600.00		7/30/2020	Dent, Steven & Andrea

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Timberwood	52.00 feet or greater	\$800

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17450 Wyman Ridge Drive	290B	Three	40.10'	\$ 600.00	6/29/2018	8/24/2018	Fillers, Buddy
17456 Wyman Ridge Drive	293B	Three	40.30'	\$ 600.00	5/24/2018	10/12/2018	Baumann, Amy
17458 Wyman Ridge Drive	294B	Three	40.05'	\$ 600.00	12/6/2018	12/6/2018	Daughaday, Jeremy
17460 Wyman Ridge Drive	295B	Three	40.00'	\$ 600.00		6/15/2020	Hirth, Zachary & Kelsey
17462 Wyman Ridge Drive	296B	Three	40.20'	\$ 600.00	5/24/2018	5/30/2018	Delaney, Alicia
17463 Wyman Ridge Drive	297B	Three	39.95'	\$ 600.00		8/8/2019	Scott, Kristine
17461 Wyman Ridge Drive	298B	Three	40.00'	\$ 600.00		6/4/2019	Jarvis, Kayla & Adam Italiano
17453 Wyman Ridge Drive	302B	Three	39.90'	\$ 600.00		6/16/2020	Klocke, Justin & Klein, Kelsey
17447 Wyman Ridge Drive	305B	Three	40.00'	\$ 600.00		4/30/2020	Darocha, Claudia
17445 Wyman Ridge Drive	306B	Three	40.00'	\$ 600.00	9/18/2019	9/23/2019	Loeffler, Martin & Denise
17443 Wyman Ridge Drive	307B	Three	40.00'	\$ 600.00		6/24/2019	Wroblewski, John & Pamela
17441 Wyman Ridge Drive	308B	Three	40.00'	\$ 600.00	10/23/2018	10/25/2018	Morris, Bernard & Karen Sobers
17439 Wyman Ridge Drive	309B	Three	40.20'	\$ 600.00		7/27/2018	Brooks, Shawn
17437 Wyman Ridge Drive	310B	Three	40.00'	\$ 600.00		12/28/2018	Hagar, Adam & Kendra
17431 Wyman Ridge Drive	312B	Three	40.00'	\$ 600.00		7/7/2020	Reitz, Evan & Kaitlyn
17429 Wyman Ridge Drive	313B	Three	40.10'	\$ 600.00	4/10/2019	4/17/2019	Kroupa, Zachary
17427 Wyman Ridge Drive	314B	Three	48.15'	\$ 700.00		7/11/2019	Hogan, Jeremy & Nicole
17425 Wyman Ridge Drive	315B	Three	48.00'	\$ 700.00	7/26/2019	8/28/2019	Mulford, James & Cathy Weiss-Mulford
17423 Wyman Ridge Drive	316B	Three	40.00'	\$ 600.00	3/4/2020	3/27/2020	Marjanovic, Vedran
17421 Wyman Ridge Drive	317B	Three	40.00'	\$ 600.00		12/27/2019	Hopping, Christopher & Amy
17419 Wyman Ridge Drive	318B	Three	36.01'	\$ 600.00		10/31/2019	Durrer, Kyle & Nicole
17417 Wyman Ridge Drive	319B	Three	40.31'	\$ 600.00	12/26/2018	12/27/2018	Whaley, Nathan & Madeleine
17415 Wyman Ridge Drive	320B	Three	40.20'	\$ 600.00	9/7/2018	9/11/2018	Brassil, Patrick & Rebecca
17413 Wyman Ridge Drive	321B	Three	40.00'	\$ 600.00	8/13/2018	8/16/2018	Melson, Frank & Wanda
17411 Wyman Ridge Drive	322B	Three	39.93'	\$ 600.00	7/23/2018	7/27/2018	Perez, Francisco

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Oakwood	46.00 - 51.99 feet	\$700
Timberwood	52.00 feet or greater	\$800

Address	Lot No.	Plat	Product Width (at Bldg. Line)	\$ Annual Assessment	Date of Cert. of Occupancy	Date of Homeowner Closing	Purchaser's Name
17409 Wyman Ridge Drive	323B	Three	39.90'	\$ 600.00	12/9/2019	7/14/2020	Hendrickson, Daniel & Terri
17401 Wyman Ridge Drive	327B	Three	39.95'	\$ 600.00		6/26/2019	Kinder, Lisa
5220 Shawnee View Court	328B	Three	48.05'	\$ 700.00	5/18/2018	8/22/2018	Bommarito, Joseph
5216 Shawnee View Court	329B	Three	36.00'	\$ 600.00	6/22/2018	6/26/2018	Michel, Jared & Jamison
5212 Shawnee View Court	330B	Three	38.20'	\$ 600.00	10/30/2018	11/2/2018	Schandi, Nathan & Sara
5208 Shawnee View Court	331B	Three	40.25'	\$ 600.00	10/10/2018	10/16/2018	Jones, Michael & McKinney, Leslie
5204 Shawnee View Court	332B	Three	39.95'	\$ 600.00	3/4/2019	3/6/2019	Chitwood, Mark & Patricia
17621 Rockwood Arbor Drive	376C	Three	48.00'	\$ 700.00	8/14/2018	8/14/2018	Morris, Nicholas & Erica
17625 Rockwood Arbor Drive	377C	Three	47.36'	\$ 700.00	3/25/2019	3/28/2019	Calmes, Andrew & Lisa
17629 Rockwood Arbor Drive	378C	Three	47.70'	\$ 700.00	11/14/2018	11/13/2018	Rubin, Jonathan & Julie
17633 Rockwood Arbor Drive	379C	Three	48.10'	\$ 700.00	1/25/2019	1/30/2019	Myers, Stephen & Mary
17637 Rockwood Arbor Drive	380C	Three	48.00'	\$ 700.00		11/13/2019	Catalano, Robert & Carol
17641 Rockwood Arbor Drive	381C	Three	47.50'	\$ 700.00		1/24/2019	Ferrari, Thomas & Kimberly
17645 Rockwood Arbor Drive	382C	Three	48.13'	\$ 700.00		8/31/2018	Tulloch, Derek & Heather
17649 Rockwood Arbor Drive	383C	Three	46.99'	\$ 700.00	7/8/2019	7/12/2019	Jackson, Richard & Kerri
17655 Rockwood Arbor Drive	385C	Three	48.00'	\$ 700.00	12/16/2019	12/19/2019	McCluksey, Tyler & Amanda Petroff
17659 Rockwood Arbor Drive	386C	Three	47.50'	\$ 700.00		8/30/2019	Franek, Stephanie
17661 Rockwood Arbor Drive	387C	Three	47.95'	\$ 700.00		5/29/2020	Turek, Brian & Samantha
17665 Rockwood Arbor Drive	388C	Three	57.48'	\$ 800.00	2/26/2019	2/28/2019	Dissen, Joshua & Elena
17669 Rockwood Arbor Drive	389C	Three	56.85'	\$ 800.00		6/18/2020	Schaefer, Eric & Madisyn
17681 Rockwood Arbor Drive	392C	Three	48.00'	\$ 700.00	9/19/2019	5/19/2020	Moritz, Scott & Laci
17687 Rockwood Arbor Drive	394C	Three	48.00'	\$ 700.00		7/29/2020	Cavender, April
17691 Rockwood Arbor Drive	395C	Three	47.33'	\$ 700.00		4/13/2020	Strate, Justin & Crystal
17699 Rockwood Arbor Drive	397C	Three	47.00'	\$ 700.00		7/26/2019	Dougherty, Charles
5230 Eagle Wing Court	399C	One	48.00'	\$ 700.00		12/27/2019	Ryan, Steve & Julie

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Oakwood	46.00 - 51.99 feet	\$700
Timberwood	52.00 feet or greater	\$800

Address	Lot No.	Plat	Product Width (at Bldg. Line)	\$ Annual Assessment	Date of Cert. of Occupancy	Date of Homeowner Closing	Purchaser's Name
5226 Eagle Wing Court	400C	One	48.00'	\$ 700.00	4/5/2018	9/28/2018	Walsh, Michael & Maureen
5222 Eagle Wing Court	401C	One	46.90'	\$ 700.00	5/31/2017	7/24/2017	Ashby, Jason & Susan
5214 Eagle Wing Court	403C	One	57.50'	\$ 800.00		3/27/2019	Jones, Casey & Jessica
17690 Trailmark Court	404C	One	48.00'	\$ 700.00		7/19/2019	Clark, Matthew & Katrina
17686 Trailmark Court	405C	One	47.20'	\$ 700.00	10/6/2017	10/16/2017	Selle, Kevin D. & Jacquelin R.
17682 Trailmark Court	406C	One	48.00'	\$ 700.00	7/14/2017	7/20/2017	Preuhs, Andrea J. & Natalie E.
17678 Trailmark Court	407C	One	46.95'	\$ 700.00	6/2/2017	6/29/2017	Hayward, Dianne
17674 Trailmark Court	408C	One	48.05'	\$ 700.00	6/6/2018	6/7/2018	Bailey, Alexander & Bultas, Laura
17670 Trailmark Court	409C	One	48.00'	\$ 700.00	3/15/2017	3/15/2017	Bequette, Katharyn & Peter D.
17664 Trailmark Court	410C	One	48.00'	\$ 700.00	11/30/2017	4/5/2018	Garlik, Nicholas
17660 Trailmark Court	411C	One	58.10'	\$ 800.00		4/26/2019	McLane, Joshua & Crystal
17656 Trailmark Court	412C	One	47.90'	\$ 700.00	3/28/2017	3/30/2017	Sauer, Matthew D. & Rachel C.
17650 Trailmark Court	413C	One	57.30'	\$ 800.00	7/14/2017	7/20/2017	Hoang, Henry & Susan
17651 Trailmark Court	414C	One	57.30'	\$ 800.00	6/19/2017	6/20/2017	Winter, Dennis & Emily
17655 Trailmark Court	415C	One	48.00'	\$ 700.00	3/17/2017	3/21/2017	Jackson, Stephanie M. & Peter
17659 Trailmark Court	416C	One	48.15'	\$ 700.00	9/8/2017	9/14/2017	Guest, Kevin & Sarah
17663 Trailmark Court	417C	One	47.81'	\$ 700.00	9/22/2017	9/29/2017	Denny, James M. & Linda M.
17667 Trailmark Court	418C	One	48.00'	\$ 700.00	5/8/2017	10/19/2017	Reed, Amy
17671 Trailmark Court	419C	One	48.00'	\$ 700.00		12/14/2017	Bilpush, Nicholas & Emily
17675 Trailmark Court	420C	One	47.20'	\$ 700.00	3/27/2017	3/28/2017	Cefalu, Shawn & Rachel
17679 Trailmark Court	421C	One	48.00'	\$ 700.00		9/30/2019	Carlton, Blake & Samantha
17683 Trailmark Court	422C	One	48.00'	\$ 700.00	7/12/2018	7/13/2018	Delmain, Christopher
17685 Trailmark Court	423C	One	47.90'	\$ 700.00		9/28/2018	Thiemann, David
17689 Trailmark Court	424C	One	47.32'	\$ 700.00	8/1/2018	8/6/2018	Huang, Haozhe & Erin
17693 Trailmark Court	425C	One	48.00'	\$ 700.00		6/1/2020	Davison, Joshua & Laura

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Address	Lot No.	Plat	Product Width (at Bldg. Line)	\$ Annual Assessment	Date of Cert. of Occupancy	Date of Homeowner Closing	Purchaser's Name
5201 Eagle Wing Court	426C	One	47.50'	\$ 700.00	1/17/2018	1/19/2018	Brockschmidt, Robert
5205 Eagle Wing Court	427C	One	48.25'	\$ 700.00		7/30/2020	Buchholz, Brad & Lindsey
5209 Eagle Wing Court	428C	One	48.25'	\$ 700.00	6/12/2017	7/20/2017	Richardson, Alan & Kalley
5213 Eagle Wing Court	429C	One	48.00'	\$ 700.00		4/22/2020	Brooks, Zachary & Sarah
5217 Eagle Wing Court	430C	One	47.20'	\$ 700.00		12/27/2018	Catalano, Anthony & Hannah
5221 Eagle Wing Court	431C	One	47.50'	\$ 700.00		10/28/2019	Zhong, Junlu
17680 Rockwood Arbor Drive	435C	Three	48.00'	\$ 700.00	9/5/2018	9/13/2018	Henke, Charles & Mary
17676 Rockwood Arbor Drive	436C	Three	47.50'	\$ 700.00		3/26/2020	Foster, Noel
17664 Rockwood Arbor Drive	439C	Three	47.50'	\$ 700.00	2/19/2019	4/30/2019	Arana, Benjamin & Meghan
17658 Rockwood Arbor Drive	442C	Three	46.90'	\$ 700.00	8/14/2018	4/2/2019	Nadukuru, Rajv
17654 Rockwood Arbor Drive	444C	Three	46.95'	\$ 700.00		5/27/2020	Lazear, Nick & Kylee
17648 Rockwood Arbor Drive	446C	Three	47.55'	\$ 700.00		5/27/2020	Grannemann, Bryan
17642 Rockwood Arbor Drive	447C	Three	57.40'	\$ 800.00	8/29/2018	8/31/2018	Horton, Rick & Amber
17638 Rockwood Arbor Drive	448C	Three	48.05'	\$ 700.00		5/28/2020	Teague, Stephen & Heather
17632 Rockwood Arbor Drive	449C	Three	48.00'	\$ 700.00		3/26/2020	Riden, Robin
17624 Rockwood Arbor Drive	451C	Three	47.70'	\$ 700.00	7/9/2018	7/6/2018	Harvey, Stephen & Lisa
5138 Greensfelder Valley Court	507D (Flower)	One	51.94'	\$ 700.00		5/13/2019	Bultas Joint Revocable Trust
5134 Greensfelder Valley Court	508D (Flower)	One	58.00'	\$ 800.00		5/10/2019	Friedeman, Brandon & Rachel
5130 Greensfelder Valley Court	509D (Flower)	One	58.00'	\$ 800.00		11/19/2019	Maksimovich, Ryan & Kristine T/E
5126 Greensfelder Valley Court	510D (Flower)	One	58.00'	\$ 800.00		6/19/2018	Merzewski Family Trust
5122 Greensfelder Valley Court	511D (Flower)	One	58.00'	\$ 800.00		11/5/2019	Schwarz, Stephen & Cassandra T/E
5118 Greensfelder Valley Court	512D (Flower)	One	58.00'	\$ 800.00		8/9/2019	Neiman, Gregory & Gloria
5114 Greensfelder Valley Court	513D (Flower)	One	58.00'	\$ 800.00		3/20/2018	Markus, Lance & Christine
5110 Greensfelder Valley Court	514D (Flower)	One	58.00'	\$ 800.00		2/26/2019	Shipp, Timothy & Lauren
5106 Greensfelder Valley Court	515D (Flower)	One	58.00'	\$ 800.00		11/14/2017	Thorne, Mark & Danns

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5107 Greensfelder Valley Court	516D (Flower)	One	48.00'	\$ 700.00		9/19/2017	Tall, Todd & Nicole
5111 Greensfelder Valley Court	517D (Flower)	One	56.00'	\$ 800.00		12/4/2018	Bommarito, Lance & Christine
5119 Greensfelder Valley Court	519D (Flower)	One	58.00'	\$ 800.00		6/12/2020	Frauenhoffer, John & Kim
5131 Greensfelder Valley Court	522D (Flower)	One	58.00'	\$ 800.00		2/28/2018	Caruso, Thomas & Nancy
5135 Greensfelder Valley Court	523D (Flower)	One	58.00'	\$ 800.00		1/21/2020	Wilton, Derek & Molly T/E
5139 Greensfelder Valley Court	524D (Flower)	One	51.94'	\$ 700.00		4/24/2020	Fowler, Mark & Marissa
5242 Eagle Wing Court	528D	One	57.78'	\$ 800.00	3/16/2017	12/29/2017	Branham, James M. & Margaret A.



GOVERNMENT

SERVICES

RESIDENTS

BUSINESS

The Arbors have to pay a \$800/yr maintenance fee for the water tower, if we sell to American Water does that fee go away??

Response from Mayor Sean Flower...

Arbors CID Explanation: The city does not pay to provide utilities to private developments (the city does not install roads, water, sewer, or other utilities for private developments). In the normal situation, the developer pays to install all of these items in a project, then dedicates the public items (sewer, water, roads, storm sewers, etc...) to the city or utility companies at no charge. The developer typically puts all of this cost into the cost of their lots, and sells the home to the buyer based on this lot cost. In some cases a city will allow the developer to put an annual assessment on the lots owners for a certain number of years instead of putting all the cost up front into the lots. This is only done where there are extraordinary costs (in the case of the arbors building a new water tank, the large parkway entrance, boring sewer under the highway, etc...). The developer still pays the full cost of all public improvements (the city still does not pay to install these utilities), but then puts some of this cost into the lot, and collects some from the buyer after closing for a set number of years. This allows the up front lot/house cost to be lower, and for buyers to pay the additional "extraordinary " cost over time while they actually live there. In the case of the Arbors the developer paid the full cost of all the public improvements. They dedicated it to the city. The city has no debt and no obligations to pay for this asset, it owns it free and clear. The developer paid for part of this cost in the price of the lot, and the developer is also reimbursed for part of it through the annual CID assessment on homeowners. The city cannot redirect public funds (sale proceeds) to payoff CID payments as that would be causing all residents of the city to pay off the debt owed by the arbors residents to the private developer for the install of the utilities necessary to build their subdivision. In effect, the city would be paying to put in the water, sewer, and part of the roads for a private development if they were to pay off the CID payments. I hope this helps explain this topic. And just for clarity, I was neither at the city when this program was set up, I am not the developer, so I am just explaining what has happened in the past.

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