

The Arbors of Rockwood Community Improvement District

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

St. Louis County, Missouri

Prepared By:
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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

F. Statement of Indebtedness

Bonded Indebtedness

Outstanding on 07/01/2018	Issued During 2019	Retired During 2019	Outstanding on 6/30/2019
\$ -	\$ -	\$ -	\$ -

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.