DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT

FINANCIAL STATEMENTS

DECEMBER 31, 2025

Downtown East Streetcar Sewer Public Infrastructure District No. 1
Balance Sheet - Governmental Funds
December 31, 2025

	General	Debt Service	Capital Projects	Total
Assets				
UMB Bond Fund	$ -	$ 1,539,186.60	$ -	$ 1,539,186.60
UMB Surplus Fund	-	3,188,651.81	-	3,188,651.81
UMB Project Fund	-	-	1,767,018.65	1,767,018.65
UMB Subordinate Project Fund	-	-	2,635,637.62	2,635,637.62
UMB Admin Exp Fund	254,025.88	7,000.00	-	261,025.88
Receivable from County Treasurer	-	270,230.00	-	270,230.00
Due from Other Funds	-	-	76,547.07	76,547.07
Total Assets	$ 254,025.88	$ 5,005,068.41	$ 4,479,203.34	$ 9,738,297.63
Liabilities				
Accounts Payable	$ 21,996.00	$ 7,000.00	$ 17,099.45	$ 46,095.45
Due to Other Funds	76,547.07	-	-	76,547.07
Total Liabilities	98,543.07	7,000.00	17,099.45	122,642.52
Fund Balances	155,482.81	4,998,068.41	4,462,103.89	9,615,655.11
Liabilities and Fund Balances	$ 254,025.88	$ 5,005,068.41	$ 4,479,203.34	$ 9,738,297.63

Downtown East Streetcar Sewer Public Infrastructure District No. 1
General Fund Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending December 31, 2025

	Annual Budget	Actual	Variance
Revenues			
Interest Income	$ 9,500.00	$ 11,206.88	$ (1,706.88)
Total Revenue	9,500.00	11,206.88	(1,706.88)
Expenditures			
Accounting	17,400.00	20,925.64	(3,525.64)
Auditing	9,000.00	9,500.00	(500.00)
Insurance	4,000.00	4,020.00	(20.00)
Legal	20,400.00	28,491.00	(8,091.00)
Miscellaneous	2,260.00	-	2,260.00
Total Expenditures	53,060.00	62,936.64	(9,876.64)
Other Financing Sources (Uses)			
Transfers to other fund	-	(32,721.46)	32,721.46
Transfers from other funds	53,060.00	-	53,060.00
Total Other Financing Sources (Uses)	53,060.00	(32,721.46)	85,781.46
Net Change in Fund Balances	9,500.00	(84,451.22)	93,951.22
Fund Balance - Beginning	246,385.00	239,934.03	6,450.97
Fund Balance - Ending	$ 255,885.00	$ 155,482.81	$ 100,402.19

See selected information.

SUPPLEMENTARY INFORMATION

Downtown East Streetcar Sewer Public Infrastructure District No. 1
Debt Service Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending December 31, 2025

	Annual Budget	Actual	Variance
Revenues			
Property taxes	$ 219,397.00	$ 688,028.81	$ (468,631.81)
Interest Income	225,000.00	200,879.52	24,120.48
Total Revenue	444,397.00	888,908.33	(444,511.33)
Expenditures			
Paying agent fees	7,000.00	7,000.00	-
Bond interest	1,733,588.00	1,733,587.50	0.50
Total Expenditures	1,740,588.00	1,740,587.50	0.50
Other Financing Sources (Uses)			
Transfers to other fund	(53,060.00)	-	(53,060.00)
Total Other Financing Sources (Uses)	(53,060.00)	-	(53,060.00)
Net Change in Fund Balances	(1,349,251.00)	(851,679.17)	(497,571.83)
Fund Balance - Beginning	6,047,136.00	5,849,747.58	7,473,066.42
Fund Balance - Ending	$ 4,697,885.00	$ 4,998,068.41	$ 6,975,494.59

Downtown East Streetcar Sewer Public Infrastructure District No. 1
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending December 31, 2025

	Annual Budget	Actual	Variance
Revenues			
Interest Income	$ 240,000.00	$ 515,333.65	$ (275,333.65)
Total Revenue	240,000.00	515,333.65	(275,333.65)
Expenditures			
Capital outlay	19,591,935.00	15,206,606.41	4,385,328.59
Total Expenditures	19,591,935.00	15,206,606.41	4,385,328.59
Other Financing Sources (Uses)			
Transfers from other funds	-	32,721.46	(32,721.46)
Total Other Financing Sources (Uses)	-	32,721.46	(32,721.46)
Net Change in Fund Balances	(19,351,935.00)	(14,658,551.30)	(4,693,383.70)
Fund Balance - Beginning	19,351,935.00	19,120,655.19	18,126,288.81
Fund Balance - Ending	$ -	$ 4,462,103.89	$ 13,432,905.11

See selected information.

Notes to the Reader:

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards Boards (“GASB”), which is the source of authoritative accounting principles generally accepted in the United States of America (“GAAP”), as applied to governmental entities. The District’s financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

- Management’s discussion and analysis and substantially all disclosures required are omitted.
- The statement of revenues, expenditures and changes in fund balances – governmental funds has been omitted.

The financial statements are developed by the District to comply with GAAP, although there may be departures from GAAP not identified. These statements are primarily intended for use in managing the District’s operations and may not be suitable for other purposes. Users should be aware of these limitations when utilizing the financial statements.

DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2023

$29,170,000 Limited Tax General Obligation Bonds
Series 2022A
Dated August 30, 2022
Interest Rate - 5.75% - 6.00%
Principal and Interest Payment - March 1st

Year Ending December 31,	Principal	Interest	Total
2025	$ -	$ 1,733,587	$ 1,733,587
2026	-	1,733,588	1,733,588
2027	-	1,733,587	1,733,587
2028	-	1,733,588	1,733,588
2029	-	1,733,587	1,733,587
2030	145,000	1,733,588	1,878,588
2031	190,000	1,725,250	1,915,250
2032	240,000	1,714,325	1,954,325
2033	295,000	1,700,525	1,995,525
2034	350,000	1,683,562	2,033,562
2035	415,000	1,663,438	2,078,438
2036	480,000	1,639,575	2,119,575
2037	550,000	1,611,975	2,161,975
2038	625,000	1,580,350	2,205,350
2039	705,000	1,544,412	2,249,412
2040	790,000	1,503,875	2,293,875
2041	880,000	1,458,450	2,338,450
2042	980,000	1,407,850	2,387,850
2043	1,080,000	1,351,500	2,431,500
2044	1,195,000	1,286,700	2,481,700
2045	1,320,000	1,215,000	2,535,000
2046	1,445,000	1,135,800	2,580,800
2047	1,585,000	1,049,100	2,634,100
2048	1,735,000	954,000	2,689,000
2049	1,890,000	849,900	2,739,900
2050	2,060,000	736,500	2,796,500
2051	2,240,000	612,900	2,852,900
2052	2,430,000	478,500	2,908,500
2053	5,545,000	332,700	5,877,700
Total	$ 29,170,000	$ 39,637,712	$ 68,807,712