

In accordance with Sec. 67.1471.4 RSMo, Ord. 210565, and Sec. 74-304 City Code of Ordinances, the Annual Report for FY 5/1/21-4/30/22 is set forth below:

**Section 1: General**

1. Name of CID: **Tiffany Landing Community Improvement District**
2. CID formed: June 11, 2015 as a political subdivision by Ord. 150433 (Kansas City, Missouri)
3. Names/Contact Information of the governing board as of April 30, 2022:
  - Sheraz Choudry, 2005 Burlington St Ste B N Kansas City MO 64116
  - Michael Meier, 10012 N Ambassador Dr, Kansas City MO 64153
  - Dick Page, 10012 N Ambassador Dr, Kansas City MO 641553
  - Brian Drummond, 2005 Burlington St Ste B N Kansas City MO 64116
  - Shahzad Shafique, 2005 Burlington St Ste B N Kansas City MO 64116

**Section 2: Purpose**

Primary responsibility(s) of the CID, and the specific services provided during the previous fiscal year: The CID was formed for the purpose of facilitating development within the CID, paying costs of eligible services and financing, and imposing a sales tax. Eligible services include, but are not necessarily limited to, the following: (a) Capital Improvements and Maintenance, including remediation of blighting conditions by contracting with private property owner to demolish and remove, renovate, or rehabilitate any building or structure and to spend CID revenues or loan funds for the public purpose of remediating blighting conditions as determined by the City Council; (b) Administration and Operations; (c) Maintenance; and (d) Additional Improvements and Services authorized by the formation petition approved by the City Council and the CID statute.

**Section 3: Financials**

1. **SEE ATTACHED MO LOCAL GOVERNMENT FINANCIAL STATEMENT FYE 4/30/22 SENT TO MO STATE AUDITOR IN ACCORDANCE WITH SEC. 105.145 RSMo AND TITLE 15 SEC. 40-3.0304 CSR.**

	Operating Fund Budget	Debt Service Budget	Fiscal Year Ending Apr 30 2022
<b>REVENUES:</b>			
<b>Debt Service Funds</b>			
Advances from Developer			
<b>Revenue Funds</b>			
Sales Tax			
Use Tax			
Special Assessments			
<b>TOTAL REVENUES</b>			
<b>EXPENDITURES:</b>			
CID Public Improvements			
CID Services			
Administrative			
Legal			
Accounting			
Insurance			
Other – developer interest			
<b>TOTAL EXPENDITURES</b>			
<b>REVENUES IN EXCESS OF EXPENDITURES</b>			
<b>TRANSFERS TO (FROM) OTHER FUNDS</b>			
<b>BALANCE AFTER TRANSFERS</b>			

2. District's revenue was or will be used toward public infrastructure improvements, interior improvements, and other improvements and services as follows: **The District's infrastructure and interior improvements were completed prior to Ordinance No. 210565 (effective February 27, 2022) and the reporting requirements set forth in Sec. 74-304 of the City Code of Ordinances.**

Public Infrastructure Improvements	Interior Improvements	Other Improvements & Services

**Section 4: Administrative**

1. Resolutions adopted by governing board during fiscal year are attached.
2. Proposed Budget for FY 5/1/22-4/30/23 was adopted and submitted to KCMO on 1/22/22.
3. Annual Report FYE 4/30/21 was submitted to KCMO and MO Dept of Economic Development on 8/31/21 w/o financials and w/financials on 10/28/21.

*Preparer: Patricia R. Jensen, Esq., 4510 Belleview Ave., Ste 300 Kansas City MO 64111; 816-753-9200; [pjensen@rousepc.com](mailto:pjensen@rousepc.com)*

*Submitted to: (1) Missouri Department of Economic Development - [redvelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov); (2) KCMO City Clerk - [Marilyn.sanders@kcmo.org](mailto:Marilyn.sanders@kcmo.org)*

# MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

1. Financial Statement Summary the Year Ended	for	Month	Year
		APRIL	2022
2. Name of political subdivision	TIFFANY LANDING CID		
3. Political subdivision number	17-083-0008		
4. Name of county	PLATTE COUNTY		
5. Name of contact	6. Mailing address	4510 Belleview Ave, Suite 300 Kansas City, MO 64111	
Patricia Jensen			
7. Telephone number	8. Fax number	9. Email address	
816-753-9200	816-753-9201	pjensen@rousepc.com	

10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")

1. Debt Service
2. Project
3.

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)      S E Cooper & Associates PC      CPA      8/22/2022  
Preparer's Name      Title      Date

## INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail the completed form to

State Auditor's Office  
P.O. Box 869  
Jefferson City, MO 65102

OR Email to: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

### Part I – FINANCIAL STATEMENT

#### A. Receipts (pages 3 and 4)

- Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
- Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
- Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
- Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
- Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
- Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
- Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
- Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
- Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
- Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
- Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
- Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

**Part I - FINANCIAL STATEMENT - Continued**

13. **Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
14. **Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
16. **Charges for Services** – Include fees and service revenue.
17. **Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
18. **Interest Earned** – Interest earned from investments.
19. **Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
20. **Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
21. **Donations** – Gifts of cash or securities from private individuals or corporations.
22. **Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.

**Sections B and C Disbursements** – Should be broken down by function and/or object.

Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.

**B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.

**C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.

**D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.

**E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.

**F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

**Part II – FINANCIAL STATEMENT SUMMARY (page 9)** – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

**Part III - TAX ABATEMENT SUMMARY (page 10)** - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

**NOTICE** – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

Part I - FINANCIAL STATEMENT

TIFFANY LANDING CID

A. Receipts

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
1. Total property tax	\$	0	\$	\$	\$	
2. Total sales tax		22,905		22,905		
3. Amusement sales tax		0				
4. Motor fuel tax		0				
5. Public utilities sales tax		0				
6. Tobacco products tax		0				
7. Hotel/Motel and restaurant/meals tax		0				
8. Alcoholic beverages licensing and permit taxes		0				
9. Amusement licensing and permit taxes		0				
10. Motor vehicles licensing and permit taxes		0				
11. Franchise tax (public utilities tax)		0				
12. Occupation and business licensing and permit taxes		0				
13. Other licenses and permit fees		0				
14. Intergovernmental receipts						
a. USE TAX		782		782		
b.		0				
c.		0				
d.		0				
e.		0				
f.		0				
g.		0				
h.		0				
i. TOTAL Sum of lines 14a-h	\$	782	\$	782	\$	0
15. SUBTOTAL Sum of Items 1-14i	\$	23,687	\$	23,687	\$	0

Part I - FINANCIAL STATEMENT - Continued

TIFFANY LANDING CID  
A. Receipts - Continued

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>15. SUBTOTAL</b> (from page 3)	\$ 23,687	\$ 0	\$ 23,687	\$ 0	\$ 0
<b>16. Charges for Services</b>					
a.	0				
b.	0				
c.	0				
d. <b>TOTAL</b> Sum of lines 16a-c	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>17. Utility receipts</b>					
a.	0				
b.	0				
c.	0				
d.	0				
e. <b>TOTAL</b> Sum of lines 17a-d	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>18. Interest earned</b>	0				
<b>19. Fines, costs, and forfeitures</b>	0				
<b>20. Rents</b>	0				
<b>21. Donations</b>	0				
<b>22. Other receipts and transfers</b>					
April 2021 sales tax collection					
a. received	1,506		1,506		
April 2022 sales tax collection					
b. due from DOR	-442		-442		
c. Interfund transfers	0	48	-48		
d. <b>TOTAL</b> Sum of lines 22a-c	\$ 1,064	\$ 48	\$ 1,016	\$ 0	\$ 0
<b>23. TOTAL RECEIPTS</b> Sum of items 15 through 22d	\$ 24,751	\$ 48	\$ 24,703	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

TIFFANY LANDING CID

B. Disbursements (by function)

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	\$
2. Financial administration	48	48			
3. Central administration	0				
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	0				
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
<b>23. SUBTOTAL</b> Sum of lines 1-22	\$ 48	\$ 48	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

TIFFANY LANDING CID

B. Disbursements (by function)  
Continued

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>23. SUBTOTAL</b> <i>(from page 5)</i>	\$ 48	\$ 48	\$ 0	\$ 0	0
<b>24.</b> Electric power system	0				
<b>25.</b> Parking facilities	0				
<b>26.</b> Gas supply system	0				
<b>27.</b> Transit or bus system	0				
<b>28.</b> Sea and inland port facilities	0				
<b>29.</b> Miscellaneous commercial activities	0				
<b>30.</b> Other - <i>Specify</i>					
<b>a.</b> Principal/interest on debt	10,000		10,000		
<b>b.</b>	0				
<b>c.</b>	0				
<b>31.</b> Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> <i>(by function)</i> Sum of items 23-31	\$ 10,048	\$ 48	\$ 10,000	\$ 0	0
<b>C. Disbursements</b> <i>(by object)</i>					
<b>1.</b> Salaries	0				
<b>2.</b> Fringe benefits	0				
<b>3.</b> Operations	48	48			
<b>4. SUBTOTAL</b> Sum of items C1-3	\$ 48	\$ 48	\$ 0	\$ 0	0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 7



**Part I - FINANCIAL STATEMENT - Continued**

TIFFANY LANDING CID

**B. Disbursements (by object) - Continued**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>4. SUBTOTAL</b> (from page 6)	\$ 48	\$ 48	\$ 0	\$ 0	\$ 0
<b>5. Capital expenditures - Specify</b>					
a. Principal/interest on debt	10,000		10,000		
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
<b>6. Interfund transfers - Specify</b>					
a.	0				
b.	0				
<b>7. TOTAL DISBURSEMENTS</b> (by object) Sum of items 4-6b	\$ 10,048	\$ 48	\$ 10,000	\$ 0	\$ 0

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year -		Outstanding End of Fiscal Year
		Issued	Retired	
<b>D. Statement of Indebtedness</b>				
<b>1. General obligation bonds</b>				
a.				0
b.				0
c.				0
<b>2. Revenue bonds</b>				
a.				0
b.				0
c.				0
<b>3. SUBTOTAL</b> Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

TIFFANY LANDING CID

**D. Statement of Indebtedness**  
Continued

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>3. SUBTOTAL</b> (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
<b>4. Other debt - Specify</b>				
a. Certified costs payable	895,770	0	0	895,770
b.				0
c.				0
<b>5. Conduit debt</b>				0
<b>6. TOTAL STATEMENT OF INDEBTEDNESS</b> Sum of Items 3-5	\$ 895,770	\$ 0	\$ 0	\$ 895,770

**E. Interest on Debt**

1. Interest on water supply system debt	\$
2. Interest on electric power system debt	\$
3. Interest on gas supply system debt	\$
4. Interest on transit or bus system debt	\$
5. Interest on all other debt	\$ 10,000

**F. Statement of Assessed Valuation and Tax Rates**

1. Real estate	\$
2. Personal property	
3. State assessed railroad and utility	
<b>TOTAL VALUATION</b>	
4. Sum of Items F1-3	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1. SALES TAX	1.0000
2. USE TAX	1.0000
3.	
4.	
5.	
6.	

Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
A. Beginning balance	\$ 5,827	\$ 0	\$ 5,827	\$ 0	0
B. Total receipts	24,751	48	24,703	0	0
C. Total disbursements	10,048	48	10,000	0	0
D. Ending balance	\$ 20,530	\$ 0	\$ 20,530	\$ 0	0

NOTES

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*

Becky Ziegler

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**From:** Becky Ziegler  
**Sent:** Friday, January 21, 2022 10:10 AM  
**To:** Sanders, Marilyn  
**Cc:** Patricia Jensen  
**Subject:** Tiffany Landing CID Proposed Budget  
**Attachments:** 230430budget Tiffany Landing CID (946095xA006D).pdf

Tracking:	Recipient	Read
	Sanders, Marilyn	
	Patricia Jensen	Read: 1/21/2022 10:13 AM

Marilyn: the District's proposed budget for 5/1/22-4/30/23 is attached. A copy will also be sent to you by mail.

**Becky Ziegler**  
Paralegal

|| ROUSE FRETS WHITE GOSS  
|| GENTILE RHODES, P.C.

4510 Belleview Avenue, Suite 300 || Kansas City, Missouri 64111  
D 816-502-4717 || [bziegler@rousepc.com](mailto:bziegler@rousepc.com)

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**TEGANY LANDING COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION NO. 2022:01**

**Approving Annual Budget for FY May 1, 2022 – April 30, 2023**

**Adopted by Board of Directors January 21, 2022**

WHEREAS, in conformance with its obligations and powers pursuant to RSMo §§67.1401 *et seq.*, the District desires to approve its annual budget for fiscal year May 1, 2022 - April 30, 2023;

THEREFORE, BE IT RESOLVED THAT:

1. The proposed annual budget for fiscal year May 1, 2022 - April 30, 2023, in substantially the form attached hereto, is approved.
2. Counsel is directed to submit the proposed Budget to the City of Kansas City, MO ("City"), pursuant to RSMo §67.1471(2).
3. The Board will consider any written comments received from the City to the proposed budget and make amendments if deemed necessary. If no written comments from the City are received then the action taken by this resolution shall be final.

APPROVED:



**TIFFANY LANDING  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR  
MAY 1, 2022 - APRIL 30, 2023  
BUDGET**

**TIFFANY LANDING  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2022 - APRIL 30, 2023 BUDGET**

***BUDGET MESSAGE***

The Tiffany Landing Community Improvement District ("District") was declared established by Ordinance No. 150433 of the City Council of Kansas City, Missouri on June 11, 2015. The District desires to fund, or assist in the funding of, certain services and improvements as allowed by Sections 67.1401 to 67.1571 RSMo.

On June 25, 2015, the District's Board of Directors passed Resolution No. 2015:03 which imposed, upon approval of the qualified voters of the District, a one percent (1%) sales tax on retail sales in the District for the life of the district. The sales tax collection began in January 2016.

The District has entered into a Reimbursement Agreement with Global Tiffany Investments LLC, which will provide for formation costs, administration costs, public services and improvements within the District Project and related reimbursement.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

**TIFFANY LANDING  
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET  
FISCAL YEAR MAY 1, 2022 - APRIL 30, 2023**

	<b>Proposed Budget</b>				<b>Previously Approved Budget</b>	<b>Actual (unaudited)</b>	<b>Actual (unaudited)</b>
	<b>Operating Fund Budget</b>	<b>Debt Service Budget</b>	<b>Project Funds Budget</b>	<b>Fiscal Year Ending April 30, 2023</b>	<b>Fiscal Year Ending April 30, 2022</b>	<b>Fiscal Year Ending April 30, 2021</b>	<b>Fiscal Year Ending April 30, 2020</b>
<b>REVENUES:</b>							
<b>Debt Service Funds:</b>							
Advances from developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Revenue Funds:</b>							
CID Sales and Use Tax Revenues	-	27,600	-	27,500	27,500	19,631	25,216
<b>TOTAL REVENUES</b>	-	27,600	-	27,500	27,600	19,631	25,216
<b>EXPENDITURES:</b>							
<b>Project expenditures:</b>							
CID public improvements Formation Costs Repayment of debt on advances (including accrued interest)	-	19,600	-	19,600	19,500	22,807	17,418
<b>Operating expenditures:</b>							
Accounting fees	3,000	-	-	3,000	3,000	-	-
Legal fees	4,000	-	-	4,000	4,000	-	-
Insurance costs	1,000	-	-	1,000	1,000	-	-
Other operating costs of the district	-	-	-	-	-	33	25
<b>TOTAL EXPENDITURES</b>	8,000	19,600	-	27,500	27,500	22,840	17,443
<b>TRANSFERS TO/(FROM) OTHER FUNDS</b>	8,000	(8,000)	-	-	-	-	-
<b>EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,209)	\$ 7,773



**TIFFANY LANDING  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2022 - APRIL 30, 2023 BUDGET**

***BUDGET SUMMARY***

**The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.**