

**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT  
PROPOSED BUDGET FOR FYE APRIL 30, 2026  
ADOPTED BY BOARD OF DIRECTORS JANUARY 27 2025  
DATE SUBMITTED: JANUARY 27 2025  
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**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR  
MAY 1, 2025 - APRIL 30, 2026  
BUDGET**

# **METRO NORTH SQUARE AND COMMONS COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2025 - APRIL 30, 2026 BUDGET**

## ***BUDGET MESSAGE***

The Metro North Square and Commons Community Improvement District ("District") was declared established by Ordinance No. 120092 of the City Council of the City of Kansas City on February 2, 2012. 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 February 14, 2012, the District's Board of Directors passed Resolution No. 2012:03 which imposed, upon approval of the qualified voters of the District, a nine-tenths of one percent (0.9%) sales tax on retail sales in the District for a minimum period of 23 years from the date on which such tax is first imposed.

On March 8, 2012, the District's Board of Directors passed Resolution No. 2012:06 which rescinded the 0.9% sales tax and imposed, upon approval of the qualified voters of the District a seven-eighths of one percent (0.875%) sales tax on retail sales in the District for a minimum period of 23 years from the date on which such tax is first imposed.

The District has entered into a Reimbursement Agreement with Metro North Square L.P. and MN Plaza Properties 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.

**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET  
FISCAL YEAR MAY 1, 2025 - APRIL 30, 2026**

	<b>Proposed Budget</b>				<b>Previously Approved Budget</b>	<b>Actual (unaudited)</b>	<b>Actual (unaudited)</b>
	Operating Fund Budget	Debt Service Budget	Project Funds Budget	Fiscal Year Ending April 30, 2026	Fiscal Year Ending April 30, 2025	Fiscal Year Ending April 30, 2024	Fiscal Year Ending April 30, 2023
<b>REVENUES:</b>							
<b>Debt Service Funds:</b>							
* Advances from developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Revenue Funds:</b>							
Interest Income	-	-	-	-	-	1,928	-
CID Sales & Use Tax Revenues	-	200,000	-	200,000	200,000	214,525	201,278
<b>TOTAL REVENUES</b>	-	200,000	-	200,000	200,000	216,453	201,278
<b>EXPENDITURES:</b>							
* CID public improvements	-	-	-	-	-	-	-
** Repayment of debt on developers advances (including accrued interest)	-	185,000	-	185,000	185,000	-	200,845
Accounting fees	3,800	-	-	3,800	3,800	-	-
KCMO annual review fee	1,000	-	-	1,000	1,000	-	1,000
Legal fees	9,000	-	-	9,000	9,000	1,999	1,281
Insurance costs	1,200	-	-	1,200	1,200	1,200	1,200
Other operating costs of the district	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	15,000	185,000	-	200,000	200,000	3,199	204,326
<b>TRANSFERS TO/(FROM) OTHER FUNDS</b>	15,000	(15,000)	-	-	-	-	-
<b>EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,254	\$ (3,048)

\* \$4,589,062 in CID public improvement costs were previously certified by the CID Board to be repaid to the developer.

\*\* The repayment of debt on developer advances has been applied to interest/principal pursuant to the Reimbursement Agreement.

**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2025 - APRIL 30, 2026 BUDGET**

***BUDGET SUMMARY***

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