

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

PROPOSED BUDGET FOR FYE APRIL 30, 2027

DATE SUBMITTED: JANUARY 26 2026

CONTACT: PATRICIA R JENSEN 816.753.9200; pjensen@rousepc.com

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

**FISCAL YEAR
MAY 1, 2026 - APRIL 30, 2027
BUDGET**

METRO NORTH SQUARE AND COMMONS COMMUNITY IMPROVEMENT DISTRICT

FISCAL YEAR MAY 1, 2026 - APRIL 30, 2027 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On March 8, 2012, the District's Board of Directors passed Resolution No. 2012:06 which rescinded the 0.9% sales tax and imposed, upon approval of the qualified voters of the District a seven-eighths of one percent (0.875%) sales tax on retail sales in the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, 2026 - APRIL 30, 2027**

Proposed Budget					Previously Approved Budget	Actual (unaudited)	Actual (unaudited)
	Operating Fund Budget	Debt Service Budget	Project Funds Budget	Fiscal Year Ending April 30, 2027	Fiscal Year Ending April 30, 2026	Fiscal Year Ending April 30, 2025	Fiscal Year Ending April 30, 2024
REVENUES:							
Debt Service Funds:							
* Advances from developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Funds:							
Interest Income	- - -	- - -	- - -	- - -	- - -	6,152	1,928
CID Sales & Use Tax Revenues	- - -	200,000	- - -	200,000	200,000	219,256	214,525
TOTAL REVENUES	- - -	200,000	- - -	200,000	200,000	225,408	216,453
EXPENDITURES:							
* CID public improvements	- - -	- - -	- - -	- - -	- - -	- - -	- - -
** Repayment of debt on developers advances (including accrued interest)	- - -	185,000	- - -	185,000	185,000	- - -	- - -
Accounting fees	3,800	- - -	- - -	3,800	3,800	- - -	- - -
KCMO annual review fee	1,000	- - -	- - -	1,000	1,000	- - -	- - -
Legal fees	9,000	- - -	- - -	9,000	9,000	1,383	1,999
Insurance costs	1,200	- - -	- - -	1,200	1,200	1,200	1,200
Other operating costs of the district	- - -	- - -	- - -	- - -	- - -	- - -	- - -
TOTAL EXPENDITURES	15,000	185,000	- - -	200,000	200,000	2,583	3,199
TRANSFERS TO/(FROM) OTHER FUNDS	15,000	(15,000)	- - -	- - -	- - -	- - -	- - -
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	\$ - - -	\$ - - -	\$ - - -	\$ - - -	\$ - - -	\$ 222,825	\$ 213,254

* \$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, 2026 - APRIL 30, 2027 BUDGET

BUDGET SUMMARY

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