

Proposed Budget for 4840 Community Improvement District Fiscal Year Ending April 30, 2027

Date of Budget Submittal: December 30, 2025
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BUDGET MESSAGES:

PURPOSE. The purpose of the District is to provide funding for the construction of certain public improvements and the provision of certain services within the District's boundaries. The public improvements initially contemplated include parks, lawns, trees, and any other landscape, sewer and other utility improvements, construction of storm water detention and associated facilities, construction of infrastructure improvements serving the District, construction or installation of streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers, as well as any other improvements permitted by the CID Act (the "Improvements"). The particular items included within the Improvements may be increased or amended from time to time and the costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing, private interest carry, legal and administrative costs of same. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis.

FUNDING AND TERM: The 4840 Community Improvement District was established by the City Council of Kansas City, Missouri on March 28, 2013. The District's Board of Directors approved a 1.0% sales and use tax on January 8, 2014 and such tax was subsequently approved by the qualified electors within the District. The CID Sales Tax became effective on October 1, 2014. An Amended CID Petition was approved by the City Council of Kansas City, Missouri on June 29, 2023, extending the term of the District from twenty (20) to twenty-seven (27) years with the new expiration date being March 28, 2040. The District's Board of Directors authorized a new sales and use tax election and such tax and extended district term was subsequently approved by the qualified electors within the District.

SERVICES: The District may also fund the provision of services within its boundaries for the benefit of the owner and tenants of the District (the "Services"), which may include: operating, maintaining, installing, equipping, repairing and protecting the common areas within the District, including, without limitation (a) operating, installing, maintaining and repairing the common driveways and access roads, sidewalks, curbs, signs, streetlights, landscaping and parking areas; (b) causing the necessary engineering and planning performed in connection with the Services; (c) streetscaping, gardening and landscaping (including but not limited to purchasing, installing and maintaining trees, shrubs, flowers and other vegetation, maintaining pots and Planters, planting and replacing trees located along or adjacent to public rights-of-way and private drives, installing and maintaining lighting, public art, mowing, seeding and fertilizing grass and other vegetation); (d) maintaining and repairing irrigation systems and fire protection systems; (e) maintaining and repairing sanitary and storm sewers; (f) repairing, lighting, restriping, resurfacing and replacing the parking lots; (g) providing or contracting for the provision of cleaning and maintenance services for exterior common areas in order to improve the appearance and image of the District, including but not necessarily limited to litter removal, purchase and maintenance of trash receptacles, cleaning and sweeping of sidewalks, streets, parking areas, private drives, and gutters; (h) snow and ice removal; (i) trash, garbage, and other refuse removal; (j) repair and maintenance of directional and pylon signs; (k) repainting and repairing exterior areas; (l) repair and maintenance of exterior building and canopy lighting systems and components; (m) repair and maintenance of roofs, gutters, downspouts, fascia and columns; (n) the cost of non-administrative personnel (including, without limitation, workers compensation insurance) to implement such services; (o) employing or contracting for the provision of personnel to assist landowners, occupants, and users to improve security and safety conditions within the District, including but not limited to addressing public safety concerns, identifying and reporting public nuisances, and (if deemed advisable by the District) conducting security patrols; and (p) hiring or contracting for personnel to staff and provide services to the District.

4840 Community Improvement District
FYE 4/30/2027 PROPOSED BUDGET

	FYE 4/30/2027* (Proposed)
Beginning Balance	\$ 7,900.00
INCOME:	
a) 1% CID Sales Tax Revenues - Retail	\$ 100,000.00
b) 1% CID Sales Tax Revenues - Hotel	\$ 105,000.00
c) Interest Earned	\$ -
Subtotal:	\$ 205,000.00
TOTAL AVAILABLE RECEIPTS	\$ 212,900.00
EXPENSES/DISBURSEMENTS:	
I. Administrative:	
Legal	\$ 5,000.00
Accounting	\$ 10,000.00
Bank Charges	\$ 200.00
City CID Annual Submission Review Fee	\$ 1,000.00
II. Services:	
a) Ongoing Services	\$ -
iii. Repayment of Developer Advances	
a) Entry canopy, awnings, lighting	\$ -
b) Landscaping	\$ -
c) Traffic Improvements	\$ -
d) Storm Water Detention	\$ -
e) General Sitework	\$ 185,000.00
f) Interest	\$ -
TOTAL EXPENSES	\$ 201,200.00
TOTAL RECEIPTS	\$ 212,900.00
LESS TOTAL EXPENSES	\$ 201,200.00
END BALANCE	\$ 11,700.00

[1] The terms of the repayment of Developer Advances, including interest thereon, is addressed and governed by that certain Reimbursement Agreement by and between the CID and the Developer.

[2] CID to maintain a minimum balance of \$7,100 as an Administrative Reserve Fund