

31 STREET COMMUNITY IMPROVEMENT DISTRICT

PROPOSED BUDGET FOR FYE APRIL 30, 2027

DATE SUBMITTED: JANUARY 26 2026

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**31 STREET
COMMUNITY IMPROVEMENT DISTRICT**

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

31 STREET COMMUNITY IMPROVEMENT DISTRICT

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

BUDGET MESSAGE

The 31 Street Community Improvement District ("District") was declared established by Ordinance No. 191022 of the City Council of Kansas City, Missouri on February 27, 2020. 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 April 3, 2020, the District's Board of Directors passed Resolution No. 2020:03 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 became effective January 1, 2021.

The District has entered into a Reimbursement Agreement with Syndicate Property Holdings I, 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.

31 STREET 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: | | | | | | | |
| CID Sales and Use Tax Revenues | 10,000 | - | - | 10,000 | 10,000 | 5,333 | 5,239 |
| TOTAL REVENUES | 10,000 | - | - | 10,000 | 10,000 | 5,333 | 5,239 |
| EXPENDITURES: | | | | | | | |
| Project expenditures: | | | | | | | |
| CID public improvements | - | - | - | - | - | - | - |
| Formation Costs | - | - | - | - | - | - | - |
| * Repayment of debt on advances | - | - | - | - | - | - | 7,800 |
| Operating expenditures: | | | | | | | |
| Accounting fees | 3,250 | - | - | 3,250 | 3,250 | - | - |
| Bank service charges | - | - | - | - | - | - | 20 |
| KCMO annual review fee | 1,000 | - | - | 1,000 | 1,000 | - | - |
| Legal fees | 4,550 | - | - | 4,550 | 4,550 | 1,489 | - |
| Insurance costs | 1,200 | - | - | 1,200 | 1,200 | - | - |
| Other operating costs of the district | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 10,000 | - | - | 10,000 | 10,000 | 1,489 | 7,820 |
| TRANSFERS TO/(FROM) OTHER FUNDS | - | - | - | - | - | - | - |
| EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,844 | \$ (2,581) |

* Current year repayments of previously certified costs, including principal and interest.

**31 STREET
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.