Proposed Budget for
1707 Locust
Community Improvement District
Fiscal Year Ending April 30, 2027

Date of Budget Submittal:	January 5, 2026
District Point of Contact Information:	Polsinelli PC c/o Amy Grant (816) 753-1000 mmoriarity@polsinelli.com agrant@polsinelli.com

BUDGET MESSAGES:

The purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District's boundaries. The improvements initially contemplated include the renovation of the façade, interior, exterior and roof of existing structures and buildings, fire protection improvements, site work, grading, infrastructure improvements, parking improvements, utility improvements, right-of-way improvements, landscaping, lawns, and trees, as well as any other improvements (the "Improvements") or services (the "Services") permitted by the CID Act. It is intended that the Improvements will remediate existing blighting conditions within the District to bring it to its highest and best use. The particular items included within the Improvements may be modified from those listed herein from time to time, and the costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing costs incurred to finance such Improvements, 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.

The 1707 Locust Community Improvement District was formed as a political subdivision of the State of Missouri on July 19, 2018. the purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District boundaries. The District has a life of will be for a period of 20 years from the date upon which any sales tax is first levied within the District. The CID sales tax was first levied on 10/1/2019.

Services as expected to include cleaning, maintenance, and other services the District may provide or cause to be provided under Section 67.1461 of the CID Act. No such services are expected during FY 4/30/2026.

1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2027 BUDGET

BUDGET MESSAGE:

		FYE 4/30/2027* (as proposed)
FUNDS AVAILABLE:		
- Cash on Hand (Beginning of Fiscal Year)	$	4,000
ESTIMATED REVENUE:		
- 1% Sales Tax (1% effective 10/1/2019)	$	45,000
- Bank Account Interest	$	30
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	**$**	**49,030**
ESTIMATED EXPENDITURES:		
- Legal Fees	$	3,000
- Ctiy CID Annual Submission Review Fee	$	1,000
- Services	$	-
- Repayment of Developer's Advanced Project Costs^		
Base Building Work	$	-
Interior Core and Shell Work	$	-
Roof Deck	$	-
Tenant Improvements - Interior Core & Shell Work	$	40,000
TOTAL ESTIMATED EXPENDITURES:	**$**	**44,000**
FUNDS AVAILABLE:		
- Cash on Hand End of Fiscal Year	**$**	**5,030**
Beginning Balance of Developer Advanced Costs	$	3,452,730
- Accrued Interest	$	-
- Payments Applied	$	40,000
Ending Balance of Developer Advanced Costs	$	3,412,730