

**Proposed Budget for  
46th & Wornall CID #2  
Community Improvement District  
Fiscal Year Ending April 30, 2026**

Date of Budget Submittal: January 3, 2025  
District Point of Contact Information: Polsinelli PC c/o Mark Abbott/Amy Grant  
(816) 753-1000  
[mabbott@polsinelli.com](mailto:mabbott@polsinelli.com)  
[agrant@polsinelli.com](mailto:agrant@polsinelli.com)

**BUDGET MESSAGES:**

The 46th & Wornall Community Improvement District #2 was formed as a political subdivision of the State of Missouri on October 27, 2016. The District was formed for the purpose of providing revenue sources to assist with and support the financing of the costs of certain public and private improvements that serve the area encompassing the District. The District's sole source of revenue is a 1% sales tax that will terminate 20 years from the date upon which any sales tax is levied within the District. The collection of the CID Sales and Use Tax commenced on 4/1/2023. The first distribution of CID revenues from the Missouri Department of Revenue was received in July 2023.

Pursuant to Art. 3.A.1. of the Cooperative Agreement, \$50,000 is due and payable to the City within one (1) of the date upon which CID 1 shall have begun receiving the proceeds of any District Sales Tax.

Pursuant to Art. 3.A.2. of the Cooperative Agreement, \$25,000 is due and payable to the City no later than the anniversary of the date that the initial payment shall have been tendered to the City, for each of the next three (3) consecutive calendar years.

**46th & WORNALL  
COMMUNITY IMPROVEMENT DISTRICT #2**

**FYE 4/30/2026 BUDGET**

**FYE 4/30/2026\***

Proposed

**FUNDS AVAILABLE:**

- Cash on Hand (Beginning of Fiscal Year)	\$	10,000
---	----	--------

**ESTIMATED REVENUE:**

- 1% CID Sales and Use Tax (commenced 4/1/2023)	\$	175,000
---	----	---------

- Developer Advances	\$	-
----------------------	----	---

<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$</b>	<b>185,000</b>
---	-----------	----------------

**ESTIMATED EXPENDITURES:**

- Contribution to City's Municipal Court Fund Program	\$	25,000
---	----	--------

<input type="checkbox"/> - Administrative Fee (Bank Fees, etc.)	\$	500
---	----	-----

- D&O Insurance for Board of Directors	\$	1,200
--	----	-------

- City CID Annual Submission Review Fee	\$	1,000
---	----	-------

- Legal Fees	\$	5,000
--------------	----	-------

<input type="checkbox"/> - Audit	\$	-
----------------------------------	----	---

- Services	\$	-
------------	----	---

<input type="checkbox"/> - Developer reimbursement of Advanced Project Costs	\$	117,000
--	----	---------

See attached Pay App from Contractor for Detailed Breakdown of

<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$</b>	<b>149,700</b>
--------------------------------------	-----------	----------------

**FUNDS AVAILABLE:**

- Cash on Hand (End of Fiscal Year)	\$	35,300
-------------------------------------	----	--------

\* Estimated Values.

## APPLICATION AND CERTIFICATE FOR PAYMENT

To: CCL Parking LLC  
4534 Wornall Road  
Kansas City, MO 64111

PROJECT: Plaza II - **GARAGE AND SITE**  
4604 Wornall Road  
Kansas City, MO 64111

APPLICATION NO: 25  
APPLICATION DATE: 12/06/2022  
PERIOD FROM: 11/01/2022  
PERIOD TO: 11/30/2022

ATTN: Joe Morrison

PROJECT NO: 004720-000

FROM (CONTRACTOR): RYAN COMPANIES US, INC.  
533 S 3rd St. Suite 100  
Minneapolis, MN 55415

### CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL		917,815.61	26,881.03
Approved This Month			
Number	Date Approved		0.00
TOTALS		917,815.61	26,881.03
Net change by Change Orders			890,934.58

ORIGINAL CONTRACT SUM	_____	<b>\$23,500,928.00</b>
Net change by Change Orders	_____	<b>\$890,934.58</b>
CONTRACT SUM TO DATE	_____	<b>\$24,391,862.58</b>
<hr/>		
TOTAL COMPLETED & STORED TO DATE	_____	<b>\$24,099,402.25</b>
RETAINAGE 10.0% Lump Sum	_____	<b>\$2,409,940.23</b>
EARLY RELEASED RETAINAGE (see summary)	_____	<b>\$0.00</b>
TOTAL EARNED LESS RETAINAGE	_____	<b>\$21,689,462.03</b>
LESS PREVIOUS CERTIFICATES FOR PAYMENT	_____	<b>\$20,839,219.94</b>
CURRENT PAYMENT DUE	_____	<b>\$850,242.09</b>
AMOUNT DUE FROM PREVIOUS APPLICATIONS	_____	<b>\$0.00</b>
TOTAL AMOUNT DUE	_____	<b>\$850,242.09</b>

DocuSigned by:  
**Russ Lewton**  
OMPANIES US, INC.  
By: 81F9F386B69C4E1... \_\_\_\_\_

DATE: 12/6/2022

### ARCHITECT'S CERTIFICATE FOR PAYMENT

DocuSigned by:  
**JOSE L. RANGEL**  
By: F6081BB84F41432... \_\_\_\_\_

DATE: 12/9/2022

State of: Missouri County of: Jackson

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Notary Public:

My Commission expires:

CONTINUATION SHEET  
 AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing  
 Contractor's signed Certification is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainage for line items may apply.

AIA DOCUMENT G703

CCL PARKING LLC  
 APPLICATION NUMBER: 25  
 APPLICATION DATE: 12/06/2022  
 PERIOD FROM: 11/01/2022  
 TO: 11/30/2022

**GARAGE AND SITE**

ITEM No.	DESCRIPTION OF WORK	SCHEDULED VALUE	BUDGET RECONCILIATION	CHANGE ORDER	REVISED VALUE	PREVIOUS APPLICATIONS	WORK COMPLETED		Total Completed and Stored To Date (F+G+H)	% (I/C)	Balance To Finish (C-I)
							Work in Place	Stored Materials (not in D or E)			
011000	- General Conditions	694,384.16	23,323.29	(95.22)	717,517.01	717,517.01			717,517.01	100.00%	0.00
015000	- General Requirements	404,715.49	86,119.86	(37,800.00)	415,235.35	415,235.35			415,235.35	100.00%	0.00
024100	- Demolition & Structure	52,000.00	6,629.00	0.00	58,629.00	58,629.00			58,629.00	100.00%	0.00
033000	- Cast In Place Concrete	4,605,201.00	(1,414,581.55)	92,328.00	3,375,275.45	3,375,275.45			3,375,275.45	100.00%	0.00
033800	- PT slab	0.00	0.00	0.00	0.00	0.00			0.00	0.00%	0.00
034000	- Precast Concrete	4,749,312.00	34,290.00	28,840.00	4,841,282.00	4,841,282.00			4,841,282.00	100.00%	0.00
042200	- Masonry	242,338.76	0.00	270,984.41	784,307.58	272,882.56	290,629.41		563,511.97	71.85%	220,795.61
051200	- Steel Fabrication	62,240.41	0.00	23,102.00	108,444.41	108,444.41			108,444.41	100.00%	0.00
055000	- Misc. Metals	64,187.32	23,000.00	5,047.00	97,281.32	87,187.32	10,094.00		97,281.32	100.00%	0.00
071400	- Water/Dampproofing	50,000.00	0.00	0.00	50,000.00	50,000.00			50,000.00	100.00%	0.00
072100	- Insulation	127,103.38	0.00	12,569.64	152,242.66	11,383.00	140,859.66		152,242.66	100.00%	(0.00)
072100	- Metal Wall Panels	233,871.94	0.00	0.00	233,871.94	84,768.00	133,994.10		218,762.10	93.54%	15,109.84
075100	- Roofing	216,063.24	0.00	0.00	216,063.24	216,063.24			216,063.24	100.00%	(0.00)
078200	- Fireproofing	25,000.00	0.00	0.00	25,000.00	18,647.00			18,647.00	74.59%	6,353.00
079200	- Joint Sealers, Caulking	194,242.00	0.00	0.00	194,242.00	66,046.00			66,046.00	34.00%	128,196.00
081100	- Doors, Frames & Hardware	17,000.00	0.00	0.00	17,000.00	0.00			0.00	0.00%	17,000.00
083300	- Overhead Doors / Grilles	16,000.00	8,986.00	0.00	24,986.00	22,971.00			22,971.00	91.94%	2,015.00
088100	- Glass & Glazing	16,600.00	0.00	5,660.65	27,921.30	8,136.00			8,136.00	29.14%	19,785.30
092100	- Drywall Systems	30,780.00	0.00	8,069.00	46,918.00	0.00			0.00	0.00%	46,918.00
111300	- Dock Equipment	1,024.00	0.00	0.00	1,024.00	619.00			619.00	60.45%	405.00
142000	- Elevators	464,732.36	0.00	0.00	464,732.36	274,568.26			274,568.26	59.08%	190,164.10
210000	- Fire Protection	359,495.99	0.00	0.00	359,495.99	359,495.99			359,495.99	100.00%	(0.00)
220000	- Plumbing	940,891.00	0.00	11,300.00	963,491.00	963,491.00			963,491.00	100.00%	(0.00)
230000	- HVAC	934,347.07	0.00	0.00	934,347.07	917,467.21	6,230.00		923,697.21	98.86%	10,649.86
260010	- Electrical Systems	1,706,928.76	52,470.11	0.00	1,759,398.87	1,759,398.87			1,759,398.87	100.00%	0.00
312000	- Earthwork	337,000.00	0.00	38,863.12	414,726.24	386,748.52			386,748.52	93.25%	27,977.72
312300	- Structural Excavation	3,361,762.00	(104,448.21)	0.00	3,257,313.79	3,257,313.79			3,257,313.79	100.00%	0.00
312500	- Soil Erosion Control	7,500.00	0.00	0.00	7,500.00	4,000.00			4,000.00	53.33%	3,500.00
320100	- Site Concrete	325,600.00	(313,832.00)	0.00	11,768.00	11,768.00			11,768.00	100.00%	0.00
320101	- Site Footings	0.00	1,377,855.50	0.00	1,377,855.50	1,377,855.50			1,377,855.50	100.00%	0.00
321300	- Asphalt Paving	61,760.00	0.00	0.00	61,760.00	0.00			0.00	0.00%	61,760.00
323100	- Fences and Gates	6,500.00	0.00	83,045.00	172,590.00	0.00			0.00	0.00%	172,590.00
329100	- Planting, Irrigation Systems	42,000.00	0.00	120,810.50	283,621.00	41,164.50	26286.5		67,451.00	23.78%	216,170.00
329510	- Site Signage	10,000.00	0.00	(10,000.00)	(10,000.00)	12,276.25	-22,276.25		(10,000.00)	100.00%	0.00
330000	- Site Utility Services	242,203.00	39,594.00	7,800.00	297,397.00	261,720.75			261,720.75	88.00%	35,676.25
337000	- Site Electrical Systems	69,129.00	52,689.89	103,197.00	328,212.89	64,934.00	21,601.00		86,535.00	26.37%	241,677.89
541000	- Off-Site Construction	524,330.00	0.00	0.00	524,330.00	265,325.62	156,644.79		421,970.41	80.48%	102,359.59
501000	- Design Costs	7,500.00	0.00	0.00	7,500.00	7,500.00			7,500.00	100.00%	0.00
504000	- Insurance & Misc	350,276.79	0.00	8,526.27	367,329.33	361,047.45	6,281.88		367,329.33	100.00%	(0.00)
506000	- Quality Assurance Testing	118,234.00	0.00	0.00	118,234.00	118,234.00	0.00		118,234.00	100.00%	0.00
511000	- Weather Conditions	38,161.00	0.00	0.00	38,161.00	38,161.00	0.00		38,161.00	100.00%	0.00
531000	- Proj Mgmt Personnel	917,559.65	225,076.83	3,360.00	1,149,356.48	1,149,356.48	0.00		1,149,356.48	100.00%	0.00
602000	- Contingency	794,724.69	(97,172.72)	0.00	697,551.97	558,467.93	139,084.04		697,551.97	100.00%	0.00
661000	- Contractor's Fee	550,126.00	0.00	115,327.21	780,780.42	609,307.36	35,284.30	0.00	644,591.66	82.56%	136,188.76
	Estimated Sales Tax Savings	(471,896.40)	0.00	0.00	(471,896.40)	0.00			0.00	0.00%	(471,896.40)
		<b>23,500,928.00</b>	<b>0.00</b>	<b>890,934.58</b>	<b>24,391,862.58</b>	<b>23,154,688.82</b>	<b>944,713.43</b>	<b>0.00</b>	<b>24,099,402.25</b>	<b>98.80%</b>	<b>1,183,394.91</b>