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

Date of Budget Submittal:	December 30, 2025
District Point of Contact Information:	Polsinelli PC c/o Amy Grant (816) 753-1000 agrant@polsinelli.com

BUDGET MESSAGES:

The District is proposed to provide funding for the Improvements, Services, Formation Costs, and Operating/Administrative Costs (as those terms are defined below). The District will enter into an agreement with STAR Development Corporation or its assigns ("Developer") whereby Developer will agree to advance such costs, as necessary, and the District will use District Sales Tax (defined below) revenues collected over time to repay Developer with interest. Any obligation of the District will not be a financial obligation of the City of Kansas City, Missouri.

The Pioneer Center Community Improvement District was established by the City Council of Kansas City, Missouri on February 20, 2020. The District's Board of Directors and the owner of the real property that constitutes the District anticipate approving a 1.0% CID sales and use tax on April 9, 2020 . The CID Sales Tax Election was held on June 23 2020, with the tax becoming effective on October 1, 2020.

Services are expected to include cleaning, maintenance, and other services within the District and other services the District may provide or cause to be provided under Section 67.1461, RSMO. No such Services are expected during the first five years of the District.

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2027 PROPOSED BUDGET

		FYE 4/30/2027* (proposed)
FUNDS AVAILABLE:		
- Cash on Hand (Beginning of Fiscal Year)	$	3,496.59
ESTIMATED REVENUE:		
- 1% CID Sales Tax (effective date 10/1/2020)	$	55,000
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	**$**	**58,496.59**
ESTIMATED EXPENDITURES:		
- Bank Fees	$	100
- Repayment of Developer Advances^		
Formation Costs - Legal Fees	$	-
Operating Costs - Legal Fees	$	-
Operating Costs - Board of Directors Insurance	$	-
N. Star Avenue Extension	$	55,000
Signalization (N. Stark Avenue/Route 291)	$	-
Signalization (NE 108th Street/Route 291)	$	-
Utility Relocation	$	-
TOTAL ESTIMATED EXPENDITURES:	**$**	**55,100**
FUNDS AVAILABLE:		
- Cash on Hand End of Fiscal Year	$	3,396.59

***** Estimated values.

^ The Repayment of Developer Advances, including interest, will be done in compliance with the Construction and Financing Agreement entered into by the CID and the Developer.