

**Proposed Budget for
46th & Wornall CID #1
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
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BUDGET MESSAGES:

The 46th & Wornall Community Improvement District #1 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) year 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 #1**

FYE 4/30/2026 BUDGET

		<u>FYE 4/30/2026*</u> 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	\$	-
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	185,000
ESTIMATED EXPENDITURES:		
- Contribution to City's Municipal Court Fund Program	\$	25,000
- 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
- Audit	\$	-
- Services	\$	-
- Developer reimbursement of Advanced Project Costs	\$	117,000
See attached Pay App from Contractor for Detailed Breakdown of Project Costs		
TOTAL ESTIMATED EXPENDITURES:	\$	149,700
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	_____	\$23,500,928.00
Net change by Change Orders	_____	\$890,934.58
CONTRACT SUM TO DATE	_____	\$24,391,862.58
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TOTAL COMPLETED & STORED TO DATE	_____	\$24,099,402.25
RETAINAGE 10.0% Lump Sum	_____	\$2,409,940.23
EARLY RELEASED RETAINAGE (see summary)	_____	\$0.00
TOTAL EARNED LESS RETAINAGE	_____	\$21,689,462.03
LESS PREVIOUS CERTIFICATES FOR PAYMENT	_____	\$20,839,219.94
CURRENT PAYMENT DUE	_____	\$850,242.09
AMOUNT DUE FROM PREVIOUS APPLICATIONS	_____	\$0.00
TOTAL AMOUNT DUE	_____	\$850,242.09

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)
		23,500,928.00	0.00	890,934.58	24,391,862.58	23,154,688.82	944,713.43	0.00	24,099,402.25	98.80%	1,183,394.91