

**McCroskey Street  
Community Improvement District**

Year Ending December 31, 2025

Nixa, Missouri

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*Signatures on documents attached have been redacted for security purposes.*

## 1. Annual Report Overview

This Annual Report is submitted to City of Nixa, Missouri (the “City”) and the Missouri Department of Economic Development (MoDED) in accordance with provisions within the Community Improvement District Act (the “CID Act”), Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended.

## 2. District Description

The McCroskey Street Community Improvement District (the “District”) was established to provide assistance with the construction, reconstruction, installation, repair, maintenance, and equipping of certain public improvements within its boundaries, as further authorized by Section 67.1461 of the Revised Statutes of Missouri, as amended; to support business activity and economic development in the District; and to provide services and activities as allowed under Sections 67.1461–67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”). The District imposed funding mechanisms to finance and administer these improvements and services as provided with the CID Act.

Reporting Period:	January 1, 2025 through December 31, 2025	
Date District Established:	November 21, 2011	
Enacting Ordinance:	City of Nixa Ordinance No. 1710	
CID Sales Tax Effective Date:	April 1, 2012	
Date Annual Budget Adopted:	January 29, 2025	
Date Proposed Budget Submitted to Municipality:	September 30, 2025	
Date Annual Report Submitted to Municipal Clerk:	April 29, 2025	
Municipality:	City of Nixa 715 West Mt. Vernon Nixa, MO 65714	
County:	Christian County	
District Administrator:	Development Dynamics, LLC 2897 Highway K, Suite 210 O’Fallon, MO 63368 Phone: 636/561-8602	
Governing Board of Directors:	Chair	Curtis Jared
	Treasurer	Tyler Creach
	Secretary	Kerry Rovig
	Director	David Havens
	Director	Leigh Babbit

### 3. Purpose

The District has authority to make and enter into contracts with both public and private entities; enter into agreements to eliminate a public nuisance within the CID; borrow money, issue bonds and other obligations, and loan money, employ or contract for services, including managerial engineering, legal, technical, clerical, accounting, security, cleaning, waste removal, and maintenance; and provide assistance and funding to construct, reconstruct, install, repair, maintain, and equip numerous improvements including, but not limited to the following; shopping malls, landscape, streetscape, convention centers, sidewalks, streets, water and sewer systems, parking lots and garages, waterways bus stops and other shelters, sculptures and fountains, and any other useful, necessary or desired improvement.

### 4. District Legal Description

ALL OF LOTS FOUR (4) AND FIVE (5), FINAL PLAT OF MCCROSKEY PLAZA, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI.

### 5. District Boundary Map



## 6. District Financials

The District financials are included with the attachments of this report. The financials provide a summary of District revenues, expenditures, outstanding debt, and fund balances.

### Attachments:

- Resolutions adopted during 2025:
  - **Resolution 25-001**, Approving past actions
  - **Resolution 25-002**, Updating Banking
  - **Resolution 25-003**, Certificate of Reimbursable Project Costs No. 3  
\$123,925.00
  - **Resolution 25-004**, Certificate of Reimbursable Project Costs No. 4  
\$30,824.79
  - **Resolution 25-005**, Amending 2025 Budget and Approving 2026 Budget
- Financial Statement for the year ending December 31, 2025

**McCroskey Street Community Improvement District**  
**Annual Report of Financial Transactions**  
**For the Fiscal Year January 1, 2025 to December 31, 2025**

<b>A. Beginning Balance</b>		\$	<b>1,086.38</b>
<b>B. Summary of Receipts</b>			
CID Sales Tax	\$	55,543.37	
CID Use Tax	\$	31,987.74	
Interest Earnings	\$	25.28	
<b>Total Receipts</b>		<b>\$</b>	<b>87,556.39</b>
<b>C. Summary of Disbursements</b>			
Legal Expenses	\$	(1,728.00)	
Certificate Payments - Principal	\$	(76,055.26)	
Certificate Payments - Interest	\$	(1,594.51)	
Administrative Costs	\$	(5,000.00)	
<b>Total Disbursements</b>		<b>\$</b>	<b>(84,377.77)</b>
<b>D. Ending Balance</b>		<b>\$</b>	<b>4,265.00</b>
<b>E. Summary of Ending Balance by Depository</b>			
The Bank of Missouri		<b>\$</b>	<b>4,265.00</b>

<b>F. Statement of Indebtedness</b>		<b>Outstanding on</b>	<b>Issued During</b>	<b>Retired During 2025</b>	<b>Outstanding on</b>
		<b>01/01/2025</b>	<b>2025</b>	<b>2025</b>	<b>12/31/2025</b>
Certificate No. 3	\$	15,230.47	\$ -	\$ (15,230.47)	\$ -
Certificate No. 4	\$	30,824.79	\$ -	\$ (30,824.79)	\$ -
Certificate No. 5	\$	-	\$ 123,925.00	\$ (30,000.00)	\$ 93,925.00
Certificate No. 6	\$	-	\$ 51,408.89	\$ -	\$ 51,408.89
<b>Total</b>	<b>\$</b>	<b>46,055.26</b>	<b>\$ 175,333.89</b>	<b>\$ (76,055.26)</b>	<b>\$ 145,333.89</b>

**G. Statement of Assessed Valuation and Tax Rates**

The McCroskey Street Community Improvement District does not calculate assessed valuation since it does not impose a property tax or special assessment.  
 GASB 77 Disclosure: The District has not entered into any property tax abatement agreements during the budget year.

**RESOLUTION NO. 25-001**

**A RESOLUTION OF THE MCCROSKEY STREET COMMUNITY  
IMPROVEMENT DISTRICT APPROVING; PAST ACTIONS;  
AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION  
THEREWITH**

**WHEREAS**, on November 21, 2011, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended, (the "CID Act"), the City of Nixa, Missouri (the "City") adopted Ordinance No. 1710 (the "CID Ordinance"), establishing the McCroskey Street Community Improvement District (the "District"); and

**WHEREAS**, the District is a political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri; and

**WHEREAS**, the District is authorized and empowered under the CID Act to pay for improvements and other costs, or to assist in any such activity to accomplish the objectives of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MCCROSKEY STREET COMMUNITY IMPROVMENT DISTRICT AS FOLLOWS:**

**Section 1. Authorization and Approval of Payments.** The District Administrator has been directed and authorized to take any and all reasonable actions to initiate the payment of available District funds towards District operational costs and outstanding CID Project Costs.

**Section 2. Approval of Past Actions.** Actions taken by or on behalf of the District for purposes and in furtherance of the proposed projects and ongoing operations of the District are hereby ratified, acknowledged and accepted.

**Section 3. Execution of the Resolution.** The Chair of the Board of Directors is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and that the Secretary of the Board of Directors is hereby authorized and directed to attest to this Resolution.

**Section 4. Further Authority.** All actions heretofore taken by the authorized representatives of the District in connection with the transactions contemplated by this Resolution are hereby ratified and confirmed and the representatives of the District are hereby authorized and directed to take such further action and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the reimbursement.

**Section 6. Severability.** The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

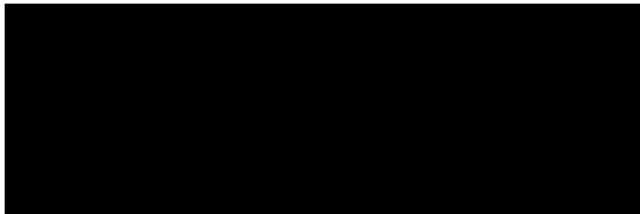
**Section 7. Governing Law.** This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 8. Effective Date.** This Resolution shall take effect and be in full force upon its adoption by the Board of Directors of the District.

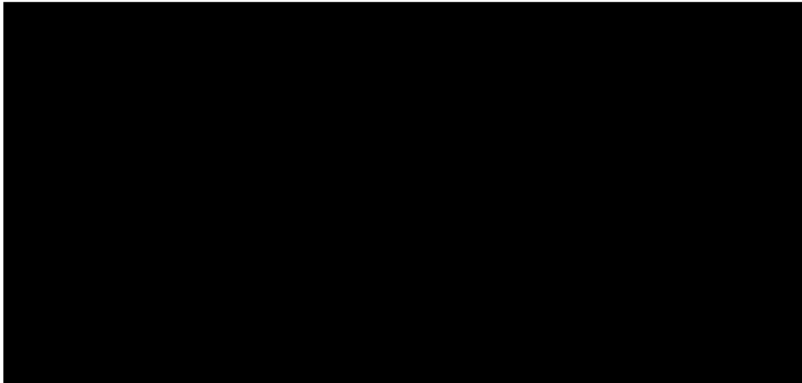
Passed this 29<sup>th</sup> day of January, 2025.

I, the undersigned, Chair of the McCroskey Street Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on January 29, 2025.

**MCCROSKEY STREET  
COMMUNITY IMPROVEMENT DISTRICT**



WITNESS my hand and official seal this 29<sup>th</sup> day of January, 2025.



**RESOLUTION NO. 25-002**

**A RESOLUTION OF THE MCCROSKEY STREET  
COMMUNITY IMPROVEMENT DISTRICT UPDATING  
OFFICER AND AGENT AUTHORIZATIONS FOR AN  
ACCOUNT MAINTAINED BY THE DISTRICT; AND  
AUTHORIZING CERTAIN ACTIONS IN CONNECTION  
THEREWITH**

**WHEREAS**, on November 21, 2011, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended, (the “CID Act”), the City of Nixa, Missouri (the “City”) adopted Ordinance No. 1710 (the “CID Ordinance”), establishing the McCroskey Street Community Improvement District (the “District”); and

**WHEREAS**, the Board of Directors of the District has determined that it is necessary to update to the designation of certain officers and agents of the District to order the payment of money from an account opened and maintained by the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MCCROSKEY STREET COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

**Section 1. Designation.** The Board of Directors of the District hereby authorizes that new banking resolutions be provided to designate the following officers and agents of the District to order the payment of money from the account opened and maintained by the District: (a) Chair, currently Curtis Jared; (b) Treasurer, currently Tyler Creach; and (c) the District Administrators, currently Laura A. Lashley and/or Anne Grotjan.

**Section 2. Further Authority.** All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

**Section 3. Severability.** The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

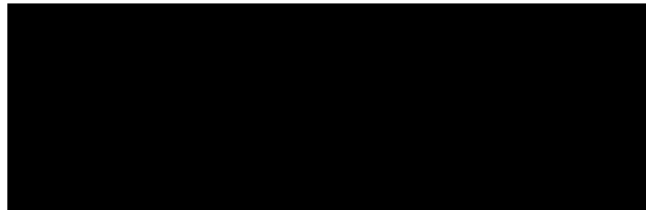
**Section 4. Governing Law.** This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 5. Effective Date.** This Resolution shall take effect and be in full force upon its passage by the District's Board of Directors.

Passed this 29<sup>th</sup> day of January, 2025.

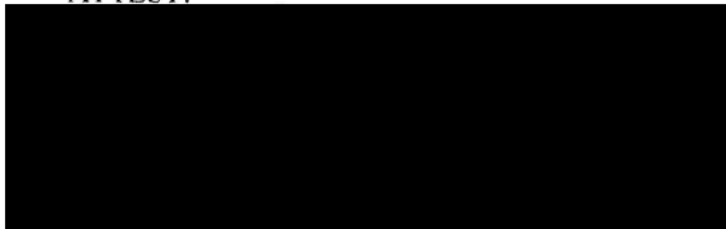
I, the undersigned, Chair of the McCroskey Street Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on January 29, 2025.

**MCCROSKEY STREET  
COMMUNITY IMPROVEMENT DISTRICT**



WITNESS my hand and official seal this 29<sup>th</sup> day of January, 2025.

ATTEST:



**RESOLUTION NO. 25-003**

**A RESOLUTION OF THE MCCROSKEY STREET  
COMMUNITY IMPROVEMENT DISTRICT APPROVING  
CERTIFICATE OF REIMBURSABLE PROJECT COSTS  
NO. 3 IN AMOUNT OF \$123,925.00 AND AUTHORIZING  
CERTAIN ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, the McCroskey Street Community Improvement District (the “District”) was declared established by Ordinance No. 1710 of the City of Nixa, Missouri, on November 21, 2011, which ordinance approved a petition filed by the owners of more than fifty percent (50%) by assessed value of real property within the District and by more than fifty percent (50%) per capita of all owners of real property with the boundaries of the District (the “Petitioners”) pursuant to the Missouri Community Improvement District Act, Sections 67.1401, *et seq.*, Revised Statutes of Missouri, as amended (the “CID Act”); and

**WHEREAS**, the CID is authorized under the CID Act to finance public improvements and other costs pursuant to the CID Act; and

**WHEREAS**, Jared Enterprises, Inc. a limited liability company organized and existing under the laws of the State of Missouri (the “Developer”) has submitted a Certificate of Reimbursable Project Costs accompanied by itemized invoices, receipts, and other information to allow the CID to confirm that the amounts advanced by the Developer constitute Reimbursable Project Costs.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MCCROSKEY STREET IMPROVEMENT DISTRICT AS FOLLOWS:**

**Section 1. Approval of Certificate of Reimbursable Project Costs.** The District’s Board of Directors hereby approves the Certificate of Reimbursable Project Costs No. 3 in the amount of \$123,925.00 as set forth on Exhibit A, attached hereto and incorporated herein by reference.

**Section 2. Execution of the Certificate of Reimbursable Project Costs.** The Chair or Vice Chair of the District is hereby authorized and directed to execute and deliver the Certificate of Reimbursable Project Costs for and on behalf of and as the act and deed of the District. The Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to the Certificate of Reimbursable Project Costs, if necessary.

**Section 3. Further Authority.** All actions heretofore taken by the authorized representatives, agents and employees of the CID in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the CID shall, and the representatives, agents and employees of the CID are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the CID with respect to the Certificate of Reimbursable Project Costs.

**Section 4. Severability.** The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent

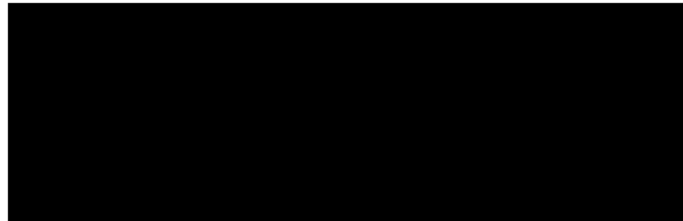
**Section 5. Governing Law.** This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 6. Effective Date.** This Resolution shall take effect and be in full force upon its adoption by the Board of Directors of the CID.

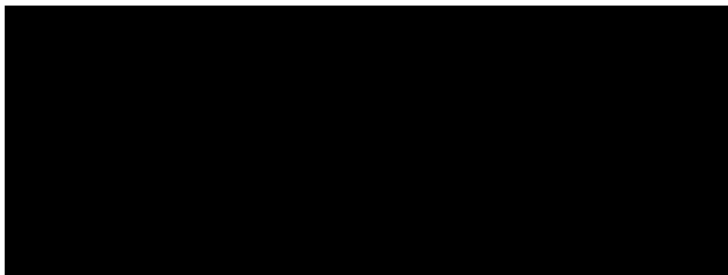
Passed this 29<sup>th</sup> day of January, 2025.

I, the undersigned, Chair of the McCroskey Street Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on January 29, 2025.

**MCCROSKEY STREET  
COMMUNITY IMPROVEMENT DISTRICT**



WITNESS my hand and official seal this 29<sup>th</sup> day of January, 2025.



**EXHIBIT A**

**CERTIFICATE OF REIMBURSABLE PROJECT COSTS NO. 3**

**IN THE AMOUNT OF \$123,925.00**

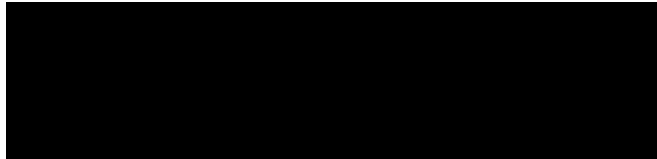
**(Attached hereto.)**

**CERTIFICATE OF REIMBURSABLE PROJECT COSTS**

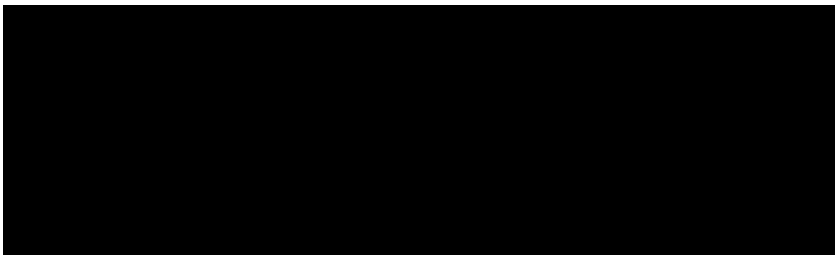
To: McCroskey Street Community Improvement District Board of Directors  
Re: Certificate of Reimbursable Project Costs No. 3, in the amount of \$123,925.00  
Date: January 29, 2025

The undersigned hereby states and certifies that:

1. Each item listed on Schedule attached hereto is a Reimbursable Project Cost and was incurred in connection with the construction of the CID Project.
2. These Reimbursable Project Costs have been paid by the Developer and are reimbursable under the CID Act.
3. Each item listed on Schedule has not previously been paid or reimbursed from money derived from the District Sales Tax and no part thereof has been included in any other certificate previously filed with the District.
4. There has not been filed with or served upon the Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith.
5. All necessary permits and approvals required for the work for which this certificate relates have been issued and are in full force and effect.
6. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner.
7. If any cost item to be reimbursed under this Certificate is deemed not to constitute a Reimbursable Project Cost within the meaning of the CID Act, the Developer shall have the right to substitute other eligible Reimbursable Project Costs for payment hereunder.



Approved for payment this 29th day of January, 2025:



McCroskey Street Reimbursement GD Expenses

Description	Vendor	Contract Amount	Invoice #	Amount Paid	Status	Date	Check #	Reimbursed by TDD?	Date Paid	Check #
	Springfield Roof Systems	\$ 123,925.00	4328	\$ 123,925.00	PAID	11/30/2023	1186			
				\$ 123,925.00						

Village marketplace



September 14, 2023

Village Marketplace  
701 & 703 N McCroskey St  
Nixa, Mo 65714

Flat Roof Bid for both buildings:

1. Install 1/2" Fan Fold insulation mechanically attached to existing roofing material
2. Install 60mil TPO mechanically attached to existing roofing
3. Wrap TPO up walls and terminate with termination bar
4. Terminate with termination bar in existing gutters
5. Seal all penetrations (curbs, stacks, pipes, and vents)
6. 15-year material and labor warranty

Total: \$225,000.00

Additional Options:

- Install 1/2" HD ISO, fully adhere, and 20 year warranty in lieu of fan fold, mechanically attaching, and ~~15-year warranty~~  
○ ADD: \$30,000.00
- Install new 24-gauge gutters and downspouts  
○ ADD: \$14,000.00

\*Additional \$6.00/sqft for any bad decking replacement

\*\*This bid excludes chimney cap, skylights, soffit, fascia, gutters, downspouts, window and door flashing, masonry and EIFS flashing

Thank you,

Kristen Doty  
Project Manager  
Brad Kiser  
General Manager

\$ 255,000

**RESOLUTION NO. 25-004**

**A RESOLUTION OF THE MCCROSKEY STREET  
COMMUNITY IMPROVEMENT DISTRICT APPROVING  
CERTIFICATE OF REIMBURSABLE PROJECT COSTS  
NO. 4 IN AMOUNT OF \$30,824.79 AND AUTHORIZING  
CERTAIN ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, the McCroskey Street Community Improvement District (the “District”) was declared established by Ordinance No. 1710 of the City of Nixa, Missouri, on November 21, 2011, which ordinance approved a petition filed by the owners of more than fifty percent (50%) by assessed value of real property within the District and by more than fifty percent (50%) per capita of all owners of real property with the boundaries of the District (the “Petitioners”) pursuant to the Missouri Community Improvement District Act, Sections 67.1401, *et seq.*, Revised Statutes of Missouri, as amended (the “CID Act”); and

**WHEREAS**, the CID is authorized under the CID Act to finance public improvements and other costs pursuant to the CID Act; and

**WHEREAS**, Jared Enterprises, Inc. a limited liability company organized and existing under the laws of the State of Missouri (the “Developer”) has submitted a Certificate of Reimbursable Project Costs accompanied by itemized invoices, receipts, and other information to allow the CID to confirm that the amounts advanced by the Developer constitute Reimbursable Project Costs.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MCCROSKEY STREET IMPROVEMENT DISTRICT AS FOLLOWS:**

**Section 1. Approval of Certificate of Reimbursable Project Costs.** The District’s Board of Directors hereby approves the Certificate of Reimbursable Project Costs No. 4 in the amount of \$30,824.79 as set forth on Exhibit A, attached hereto and incorporated herein by reference.

**Section 2. Execution of the Certificate of Reimbursable Project Costs.** The Chair or Vice Chair of the District is hereby authorized and directed to execute and deliver the Certificate of Reimbursable Project Costs for and on behalf of and as the act and deed of the District. The Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to the Certificate of Reimbursable Project Costs, if necessary.

**Section 3. Further Authority.** All actions heretofore taken by the authorized representatives, agents and employees of the CID in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the CID shall, and the representatives, agents and employees of the CID are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the CID with respect to the Certificate of Reimbursable Project Costs.

**Section 4. Severability.** The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent

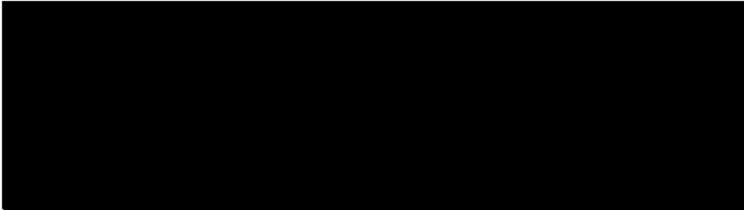
**Section 5. Governing Law.** This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 6. Effective Date.** This Resolution shall take effect and be in full force upon its adoption by the Board of Directors of the CID.

Passed this 29<sup>th</sup> day of January, 2025.

I, the undersigned, Chair of the McCroskey Street Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on January 29, 2025.

**MCCROSKEY STREET  
COMMUNITY IMPROVEMENT DISTRICT**



WITNESS my hand and official seal this 29<sup>th</sup> day of January, 2025.



**EXHIBIT A**

**CERTIFICATE OF REIMBURSABLE PROJECT COSTS NO. 4**

**IN THE AMOUNT OF \$30,824.79**

**(Attached hereto.)**

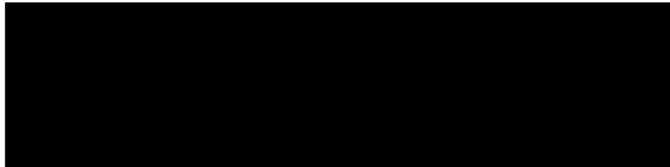
**CERTIFICATE OF REIMBURSABLE PROJECT COSTS**

To: McCroskey Street Community Improvement District Board of Directors  
Re: Certificate of Reimbursable Project Costs No. 4, in the amount of \$30,824.79  
Date: January 29, 2025

The undersigned hereby states and certifies that:

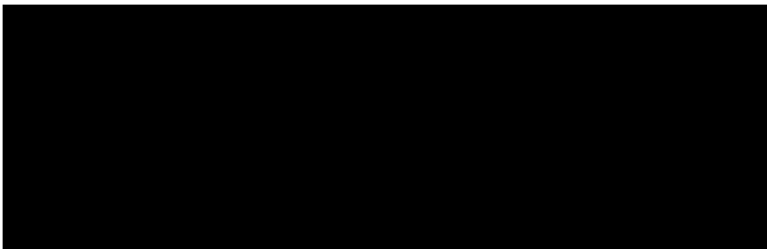
1. Each item listed on Schedule attached hereto is a Reimbursable Project Cost and was incurred in connection with the construction of the CID Project.
2. These Reimbursable Project Costs have been paid by the Developer and are reimbursable under the CID Act.
3. Each item listed on Schedule has not previously been paid or reimbursed from money derived from the District Sales Tax and no part thereof has been included in any other certificate previously filed with the District.
4. There has not been filed with or served upon the Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith.
5. All necessary permits and approvals required for the work for which this certificate relates have been issued and are in full force and effect.
6. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner.
7. If any cost item to be reimbursed under this Certificate is deemed not to constitute a Reimbursable Project Cost within the meaning of the CID Act, the Developer shall have the right to substitute other eligible Reimbursable Project Costs for payment hereunder.

DEVELOPER



Approved for payment this 29th day of January, 2025:

MCCROSKEY STREET



McCroskey (Village Marketplace) Reimbursement CID Expenses										
Description	Vendor	Tracking #	Invoice #	Amount Paid	Status	Date	Check #	Reimbursed by TDD?	Date Paid	Check #
Roof Repairs	Springfield Roofing Company	M1	4380	1,500.00	PAID	2/29/2024	1201			
Repairs	Current Electrical Services, LLC	M2	4222	180.00	PAID	3/15/2024	1207			
	Draper Plumbing	M3	10231	3,286.25	PAID	3/15/2024	1209			
	Current Electrical Services	M4	4522	1,750.86	PAID	8/1/2024	1277			
	Blue Sky Lawn	M5	3178	5,663.00	PAID	8/23/2024	1291			
HVAC	Signature Home Comfort	M6	250245	2,252.00	PAID	3/21/2024	1217			
	Signature Home Comfort	M7	250245	10,000.00	PAID	3/21/2024	CC			
	Signature Home Comfort	M8	252600	130.00	PAID	8/28/2024	CC			
Sign Repairs	Signature Sign	M9	1152	6,062.68	PAID	4/12/2024	2328			
				\$ 30,824.79						

**RESOLUTION NO. 25-005**

**A RESOLUTION OF THE MCCROSKEY STREET COMMUNITY IMPROVEMENT DISTRICT AMENDING THE BUDGET OF THE DISTRICT FOR THE YEAR ENDING DECEMBER 31, 2025 AND APPROVING A PRELIMINARY BUDGET FOR THE YEAR ENDING DECEMBER 31, 2026, WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF NIXA, THE MISSOURI DEPARTMENT OF REVENUE, AND THE OFFICE OF THE STATE AUDITOR OF MISSOURI IN COMPLIANCE WITH PROVISIONS WITHIN THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, on November 21, 2011, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended, (the "CID Act"), the City of Nixa, Missouri (the "City") adopted Ordinance No. 1710 (the "CID Ordinance"), establishing the McCroskey Street Community Improvement District (the "District"); and

**WHEREAS**, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

**WHEREAS**, Section 67.030 of the Revised Statutes of Missouri, as amended, allows political subdivisions to revise, alter, increase or decrease the items contained in the budget; provided, that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year.

**WHEREAS**, prior to the beginning of the year, the Board of Directors of the District shall submit to the Board of Aldermen of the City of Nixa, Missouri a proposed annual budget setting forth expected expenditures and revenues as provided for in Section 67.1471 of the CID Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE BY THE BOARD OF DIRECTORS OF THE MCCROSKEY STREET COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

**Section 1. Amending the Budget for the year ending December 31, 2025.** The budget of the District for the year ending December 31, 2025 is hereby amended as set forth on **Exhibit A**, attached hereto and incorporated herein by reference. The Board of Directors authorizes the District Administrator to amend the budget revenues and expenditures to actual revenues and expenditures. The ending budget should demonstrate revenues plus fund balance exceed expenditures for the fiscal year.

**Section 2. Approval of the Preliminary Budget for the year ending December 31, 2026.** The preliminary budget of the District for the year ending December 31, 2026 is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference. In the event the District receives no written comments on the preliminary budget it will become the final budget.

**Section 3. Transmittal of the Budget to the City of Nixa, the Missouri Department of Revenue, and the Office of Missouri State Auditor.** The District shall submit a copy of the proposed budget to the City of Mansfield, Missouri, the Missouri Department of Revenue, and the Office of Missouri State Auditor. If the District does not receive written comments from the City's 30 days after submission of the proposed budget, the proposed budget shall become the final budget.

**Section 4. Execution of the Resolution.** The Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and that the Secretary of the Board of Directors is hereby authorized and directed to attest to this Resolution.

**Section 5. Further Authority.** All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed and the representatives, agents and employees of the District are hereby authorized and directed to take such further action and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

**Section 6. Severability.** The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 7. Governing Law.** This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

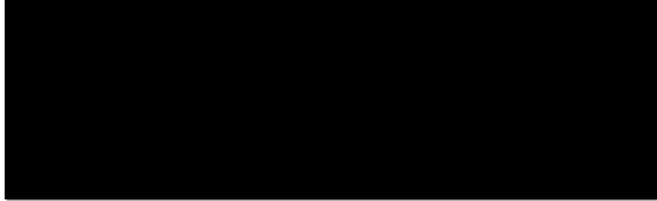
**Section 8. Effective Date.** This Resolution shall take effect and be in full force upon its passage by the District.

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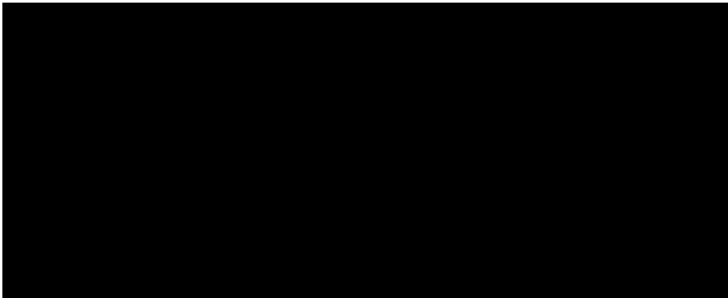
Passed this 29<sup>th</sup> day of January, 2025.

I, the undersigned, Chair of the McCroskey Street Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on January 29, 2025.

**MCCROSKEY STREET  
COMMUNITY IMPROVEMENT DISTRICT**



WITNESS my hand and official seal this 29<sup>th</sup> day of January, 2025.



**EXHIBIT A**

**MCCROSKEY STREET COMMUNITY  
IMPROVEMENT DISTRICT**

**AMENDED BUDGET  
FYE DECEMBER 31, 2025**

**PRELIMINARY BUDGET  
FYE DECEMBER 31, 2026**

## BUDGET MESSAGE

Pursuant to the Missouri Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act"), the McCroskey Street Community Improvement District (the "District") was formed by Ordinance No. 1710 of the City of Nixa, Missouri (the "City") passed on November 21, 2011, (the "Ordinance").

The Ordinance established the District to support the development of the Projects referenced in the Ordinance by providing revenues to repay any obligations issued in relation to the Projects.

On December 22, 2011, in accordance with the CID Act and the Ordinance, the Board of Directors of the District approved Resolution No. 11-003, authorizing the District to impose sales and use taxes at the rate of one percent (1.0%) (the "CID Sales Tax"), upon approval by the qualified voters of the District, which CID Sales Tax is levied upon the receipts from the sale at retail of all tangible personal property or taxable services at retail within the District, if such property and services are subject to taxation by the State of Missouri pursuant to the provisions of Sections 144.010 to 144.525 of the Revised Statutes of Missouri, as amended, except such Sales Tax shall not apply to the sale or use of motor vehicles, trailers, boats or outboard motors nor to public utilities. The qualified voters of the District approved the CID Sales Tax at a mail-in election held on December 22, 2011, pursuant to Section 67.1545.1 of the CID Act.

Pursuant to Section 67.1545.4 of the CID Act, the director of the Missouri Department of Revenue will collect the CID Sales Tax and deduct the actual cost of such collection (in an amount equal to 1% of the CID Sales Tax collected).

For the year ending December 31, 2024, the District began the year with a fund balance of \$33,080. The District received CID sales tax revenue in the amount of \$97,601 and incurred expenditures of \$129,726, consisting of District operational costs and Project Cost reimbursements. The year end fund balance was \$986.

For the year ending December 31, 2025, the District began the year with a fund balance of \$986. The District anticipates receiving CID sales tax revenue of approximately \$100,000 and expenditures of approximately \$98,555, consisting of District operational costs and Project Cost reimbursements. The anticipated year end fund balance is expected to be approximately \$2,481.

For the budget year ending December 31, 2026, the District anticipates beginning the year with a fund balance of approximately \$2,481. The District further anticipates receiving CID sales tax revenue of approximately \$120,070 and expenditures of approximately \$114,970, consisting of District operational costs and Project Cost reimbursements. The anticipated year end fund balance is expected to be approximately \$117,451.

**McCroskey Street CID  
Proposed Budget  
YE December 31, 2026**

	<b>Proposed Budget</b>
<b>Income</b>	
CID Sales Tax	120,000.00
Interest	70.00
<b>Total Income</b>	<b>120,070.00</b>
<b>Expense</b>	
<b>Reimbursement of Project Costs</b>	
Debt Service Principal	0.00
Debt Service Interest	0.00
<b>Total Reimbursement of Project Costs</b>	<b>0.00</b>
<b>Sales Tax Trust Expenses</b>	
<b>Administration Expenses</b>	
Administration Fee	5,000.00
Insurance	0.00
<b>Total Administration Expenses</b>	<b>5,000.00</b>
Bank Fees	100.00
<b>Total Sales Tax Trust Expenses</b>	<b>5,100.00</b>
<b>Total Expense</b>	<b>5,100.00</b>
<b>Net Income</b>	<b>114,970.00</b>

Beginning Balance	\$ 2,481.44
Ending Balance	\$ 117,451.44

Outstanding Obligations	1/1/2026	Issued	Retired	12/31/2026
Total	\$ -	\$ -	\$ -	\$ -

**McCroskey Street CID  
Amended Budget  
YE December 31, 2025**

	Amended Budget	Original Budget
<b>Income</b>		
CID Sales Tax	100,000.00	90,000.00
Interest	50.00	50.00
<b>Total Income</b>	100,050.00	90,050.00
<b>Expense</b>		
<b>Reimbursement of Project Costs</b>		
Debt Service Principal	90,577.31	0.00
Debt Service Interest	2,877.63	0.00
<b>Total Reimbursement of Project Costs</b>	93,454.94	110,000.00
<b>Sales Tax Trust Expenses</b>		
<b>Administration Expenses</b>		
Administration Fee	5,000.00	5,000.00
Insurance	0.00	0.00
<b>Total Administration Expenses</b>	5,000.00	5,000.00
Bank Fees	100.00	100.00
<b>Total Sales Tax Trust Expenses</b>	5,100.00	5,100.00
<b>Total Expense</b>	98,554.94	115,100.00
<b>Net Income</b>	1,495.06	-25,050.00

Beginning Balance	\$	986.38
Ending Balance	\$	2,481.44

Outstanding Obligations		1/1/2025	Issued	Retired	12/31/2025
Certificate #3 -McCroskey Street CID (25-003)	\$	15,230.47	\$ -	\$ (15,230.47)	-
Certificate #4 -McCroskey Street CID (25-004)	\$	30,824.79	\$ -	\$ (30,824.79)	-
Additional Certificate	\$		\$ 44,522.05	\$ (44,522.05)	-
<b>Total</b>	<b>\$</b>	<b>46,055.26</b>	<b>\$ 44,522.05</b>	<b>\$ (90,577.31)</b>	<b>\$ -</b>

**McCroskey Street CID  
Budget to Actual  
YE December 31, 2024**

	Actual 2024	Amended Budget	Original Budget
<b>Income</b>			
CID Sales Tax	97,601.13	85,000.00	61,000.00
Interest	30.91	50.00	20.00
<b>Total Income</b>	<b>97,632.04</b>	<b>85,050.00</b>	<b>61,020.00</b>
<b>Expense</b>			
<b>Reimbursement of Project Costs</b>			
Debt Service Principal	122,860.02		
Debt Service Interest	1,765.85		
<b>Total Reimbursement of Project Costs</b>	<b>124,625.87</b>	<b>75,000.00</b>	<b>19,550.14</b>
<b>Sales Tax Trust Expenses</b>			
<b>Administration Expenses</b>			
Administration Fee	5,000.00	5,000.00	5,000.00
Insurance	0.00	0.00	0.00
<b>Total Administration Expenses</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>5,000.00</b>
Bank Fees	100.00	100.00	100.00
<b>Total Sales Tax Trust Expenses</b>	<b>5,100.00</b>	<b>5,100.00</b>	<b>5,100.00</b>
<b>Total Expense</b>	<b>129,725.87</b>	<b>80,100.00</b>	<b>24,650.14</b>
<b>Net Income</b>	<b>-32,093.83</b>	<b>4,950.00</b>	<b>36,369.86</b>

Beginning Balance	\$ 33,080.21
Ending Balance	\$ 986.38

Outstanding Obligations	1/1/2024	Issued	Retired	12/31/2024
Certificate #2 -McCroskey Street CID (15-	\$ 14,165.49	\$ -	\$ (14,165.49)	\$ -
Certificate #3 -McCroskey Street CID (25-	-	\$ 123,925.00	\$ (108,694.53)	15,230.47
Certificate #4 -McCroskey Street CID (25-	-	\$ 30,824.79	-	30,824.79
<b>Total</b>	<b>\$ 14,165.49</b>	<b>\$ 154,749.79</b>	<b>\$ (122,860.02)</b>	<b>\$ 46,055.26</b>