



Main Street

Community Improvement District

July 28, 2022

Ms. Marilyn Sanders
City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106

Re: Main Street CID Report

Dear Ms. Sanders:

Attached you will find the adopted forecasted budget for the Main Street Community Improvement District (CID) fiscal year May 1, 2022 – April 30, 2023 along with the current Board of Directors and Financial Statement of year May 1, 2021 – April 30, 2022.

Please contact me with any questions or comments.

Sincerely,

Kevin Klinkenberg
Chief Administrator
Main Street Community Improvement District

Main Street Community Improvement District
 Draft Budget
 May 2022-April 2023

Budget

Income

CID Income	\$805,000.00
Interest Income	\$700.00
MSCID Meeting Income	\$0.00
KCATA Income	\$0.00
KCMO Landscaping Income	\$0.00
Streetscape M&R Income	\$25,000.00
Total Income	\$830,700.00

Expenses

Bank Service Charges	\$100.00
City of KCMO Fee	\$1,500.00
Façade Improvement Program	\$30,000.00
Insurance	\$10,000.00
Management Fee	\$136,850.00
Marketing / Advertising	\$1,000.00
Meals & Entertainment	\$1,000.00
MSCID Meetings	\$2,500.00
Office Supplies & Equipment	\$1,000.00
Postage & Delivery	\$100.00
Printing & Reproduction	\$500.00
Professional Fees - Accounting	\$5,000.00
Professional Fees - Legal	\$1,000.00
Special Projects	\$20,000.00
Website	\$1,000.00
Subtotal Administration	\$211,550.00

Apparel	\$4,000.00
Area Transportation	\$10,000.00
Maintenance Supplies	\$15,000.00
KCMO Landscaping	\$0.00
Streetscape Maintenance & Repair	\$35,000.00
Streetscape Utilities	\$5,000.00
Sub-Station Rental	\$0.00
Telephone	\$10,000.00
Trash	\$4,000.00
Subtotal Operations	\$83,000.00

Annual Retreat	\$500.00
Board / Employee Training	\$2,000.00
Holiday Party	\$1,000.00
Party in the Parking Lot	\$2,000.00
Shared Staff Fee	\$54,000.00
Subcontractor - Maintenance	\$200,000.00
Subcontractor - Security	\$275,000.00
Subtotal Staffing	\$534,500.00

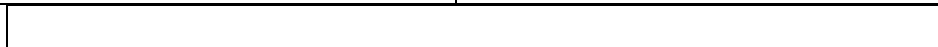
Total Expenses **\$829,050.00**

Net Income **\$1,650.00**

Main Street Community Improvement District

Board of Directors 2022-23

<p>Audrey Navarro – Vice-Chair Clemons Real Estate 2999 Troost Avenue, Suite 3 Kansas City, MO 64109 913-271-6929 1st Term (April 30, 2023) audrey@clemonsrealestate.com</p>	<p>Andrew Brain – Vice-Chair Brain Group 300 East 39th Street Kansas City, MO 64111 816-808-2956 2nd Term (April 30, 2025) abrain@braingroup.co</p>
<p>Amy Castillo – Past Chair Ability KC 3011 Baltimore Kansas City, MO 64108 816-751-7983 cell 816-751-7940 2nd Term (April 30, 2025) amy.castillo@abilitykc.org</p>	<p>Damon Boydston American Century 4500 Main Street Kansas City, MO 64111 816-340-3178 1st Term (April 30, 2024) damon_boydston@americancentury.com</p>
<p>Barbara Feyerabend – Chair Union Hill Animal Hospital 3025 Main Street Kansas City, MO 64108 816-931-4930 1st Term (April 30, 2024) feyerabt@swbell.net</p>	<p>Martin English Kansas City Young Audiences 3732 Main Street Kansas City, MO 64111 816-531-4022 2nd Term (April 30, 2025) menglish@kcya.org</p>
<p>Sarah Arens Federal Reserve Bank of Kansas City 1 Memorial Drive Kansas City, MO 64155 816-881-2607 cell 816-365-6170 1st Term (April 30, 2023) Sarah.Arens@kc.frb.org</p>	<p>Dick Keller Keller & Associates 3141 Main Street Kansas City, MO 64111 816-753-3535 cell 816-210-8243 2nd Term (April 30, 2025) kellerkansascity@aol.com</p>
	<p>Lauren Jensen - Secretary Exact Partners 1106 East 30th Street, Suite D Kansas City, MO 64109 816-945-4376 1st Term (April 30, 2023) lauren@exactkc.com</p>
<p>Jon McGraw – Treasurer Buttonwood Financial Group 3013 Main Street Kansas City, MO 64111 816-285-9000 cell 816-305-8273 1st Term (April 30, 2024) Jon@ButtonwoodFG.com</p>	<p>Stephanie Medina Plexpod Westport Commons 300 East 39th Street Kansas City, MO 64111 844-753-9763 1st Term (April 30, 2025) smedina@plexpod.com</p>



Balance Sheet

Main Street CID
As of April 30, 2022
Accrual Basis

APR 30, 2022 APR 30, 2021

Assets

Current Assets

Cash and Cash Equivalents

ADM Swap Account	310,015.31	-
Cap Fed Checking	36,390.95	200,452.96
Cap Fed Money Market	101,069.31	200,685.53
Great American Bank Checking	222,337.35	241,532.99
Total Cash and Cash Equivalents	669,812.92	642,671.48

Accounts Receivable	-	73,897.20
Total Current Assets	669,812.92	716,568.68

Fixed Assets

Vehicles	15,000.00	15,000.00
Total Fixed Assets	15,000.00	15,000.00

Total Assets	684,812.92	731,568.68
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Liabilities and Equity

Liabilities

Current Liabilities

Accounts Payable	-	357.00
Total Current Liabilities	-	357.00

Total Liabilities	-	357.00
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Equity

Current Year Earnings	(46,398.76)	265,489.49
Retained Earnings	731,211.68	465,722.19
Total Equity	684,812.92	731,211.68

Total Liabilities and Equity	684,812.92	731,568.68
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Income Statement (Profit and Loss)

Main Street CID

For the year ended April 30, 2022

Accrual Basis

	2022	2021
Income		
CID Income	686,580.73	895,394.37
Interest Income	786.01	685.52
KCATA Income	-	11,006.24
KCMO Landscaping Income	-	26,873.98
Streetscape M&R Income	21,250.00	37,378.70
Total Income	708,616.74	971,338.81
Gross Profit		
	708,616.74	971,338.81
Operating Expenses		
Administration		
Bank Service Charges	108.00	105.27
Business License & Fees	26.25	-
Contributions	-	2,500.00
Facade Improvement Program	11,128.65	4,430.00
Insurance	11,421.00	17,584.00
Management Fee	116,718.72	139,519.48
Meals & Entertainment	61.31	65.11
MSCID Meetings	763.26	-
Office Supplies & Equipment	1,602.52	1,032.09
Printing & Reproduction	1,710.49	228.00
Professional Fees - Audit & Accounting	-	700.00
Website / IT Support	1,619.97	-
Total Administration	145,160.17	166,163.95
Operations		
Apparel	2,006.33	2,637.12
Area Transportation	23,206.94	10,826.87
KCMO Landscaping Contract	12,354.60	20,176.36
Maintenance Supplies	17,959.40	10,208.74
Streetscape Maintenance & Repair	34,569.10	35,742.55
Streetscape Utilities	4,617.66	-
Sub-station rental	1,210.00	-
Telephone	11,446.75	8,962.92
Trash	-	4,000.00
Total Operations	107,370.78	92,554.56
Staffing		

Income Statement (Profit and Loss)

	2022	2021
Annual Retreat	103.88	-
Board / Employee Training	1,424.56	-
Holiday Party	954.92	1,210.00
Party in the Parking Lot	2,459.24	520.00
Subcontractor - Maintenance	188,471.88	172,502.14
Subcontractor - MKCN Shared Staff	54,000.00	54,000.00
Subcontractor - Security	255,021.40	219,180.61
Total Staffing	502,435.88	447,412.75
Other Expense	20.00	-
Employee Gifts	60.00	-
Subcontractor - Office	1,027.50	-
Total Operating Expenses	756,074.33	706,131.26
Operating Income	(47,457.59)	265,207.55
Other Income / (Expense)		
Other Income	305.00	-
Vendor Refunds	753.83	281.94
Total Other Income / (Expense)	1,058.83	281.94
Net Income	(46,398.76)	265,489.49