

**MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT**

***COMMUNITY IMPROVEMENT DISTRICT ANNUAL REPORT***

***2024 FISCAL YEAR***

67.1471.4 RSMo "Within one hundred twenty days after the end of each fiscal year, the District shall submit a report to the Municipal Clerk and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the district during such fiscal year, and copies of written resolutions approved by the Board during the fiscal year. The Municipal Clerk shall retain this report as part of the official records of the municipality and shall also cause this report to be spread upon the records of the governing body.

**Section 1: Description**

1. Name of C.I.D.            Shoal Creek Valley Community Improvement District
2. Name of municipality City of Kansas City, Missouri
3. Report period, from May 1, 2024, to April 30, 2025
4. Name of person preparing this report Mark McHenry, Executive Director
5. Contact information: Municipality
  - a. Responsible department / agency City Clerk
  - b. Contact person Marilyn Sanders
  - c. Phone (816) 513-3360            Fax (816) 513-3353
  - d. Email address Marilyn.Sanders@kcmo.org
6. Contact information: CID
  - a. Chief officer of the governing board (primary contact):  
Mark McHenry, Executive Director
  - b. Phone N/A                            Fax N/A
  - c. Email address McHenry.Mark@live.com
7. Names of the members of the governing board as of the date of the most recent Annual Meeting:  
Philip Burrignt, Chairman  
Jon Passiglia, Vice Chairman  
Mark McHenry, Executive Director  
Dustin Yeates, Secretary/Treasurer  
Vacant
8. Date of the most recent meeting of the CID  
The District's most recent annual meeting was held March 13, 2017. The District is in the process of being terminated and no meeting was held in the fiscal year ending April 30, 2024.
9. Original date of establishment of the CID March 16, 2008
10. CID establishing Ordinance No. 080193

**Section 2: Purpose**

1. State the primary responsibility(s) of the CID, and the specific services provided during the previous fiscal year.

Primary responsibilities ("District Purposes"):

{32684 / 67200; 997431. }

Owning, leasing, maintaining and/or operating the recreational facility and grounds (collectively, the "Facility") and other improvements constructed or to be constructed within the boundaries of the District; providing, planning, implanting, and financing the Eligible Services (described below) and related costs; coordinating with public and private entities to plan and implement the Eligible Services; levying and collecting a special assessment on property within the District to pay for the Eligible Services; and charging fees for use of the Facility and/or other property of the District in accordance with the Act.

The District's "Eligible Services" include financing the maintenance, operation, and administration of the Facility, and, to the extent funds are available, any additional public improvements constructed in the future as well as common area within the District; providing security services within the District; and contracting for managerial, technical, administrative, operational, and other support as necessary to meet the District Purposes.

The CID previously assigned responsibility for the District Purposes to the Shoal Creek Valley Community Association, Inc.

### Section 3: Financials

1. The CID is established as a:  X  Political subdivision  
  Not-for-profit Corporation
2. State the total amount of CID revenues collected during the previous fiscal year, and list revenues by their source (special assessments, rent, fees, grants, etc.)

The CID has not imposed a special assessment and has zero special assessment revenue .

#### District Revenue for the Fiscal Year Ending 4-30-24:

Special Assessments	\$0
Income from Rentals	\$0
Developer Advances & Homeowner Contributions	\$415.00
TOTAL	\$415.00

3. List all expenditures made by the CID during the previous fiscal year.

#### District Expenditures for the Fiscal Year Ending 4-30-23

Administrative	\$ 0
Legal	\$415
Clubhouse	\$0
Pool	\$0
Insurance	\$0
Grounds	\$0
Private Drive	\$0
TOTAL	\$415

### Section 4: Administrative

1. Attach copies of any written resolutions approved by the governing board of the CID during the previous fiscal year.  None

#### Send Report To:

Missouri Department of Economic Development

Attn: Community Improvement District Annual Report

301 W. High Street, P.O. Box 118, Jefferson City, MO 65102

For further information or assistance please call 573-526-8004 or 573-526-0748

Shoal Creek Valley Community Improvement District

8515 N. Sycamore Drive

Kansas City, Missouri 64157

(816) 415-4100

[mark.mchenry@icloud.com](mailto:mark.mchenry@icloud.com)

**SHOAL CREEK VALLEY COMMUNITY IMPROVEMENT DISTRICT**

**REVENUE AND EXPENDITURES F/Y/E APRIL 30, 2024**

<b>**INCOME**</b>	
Income from Rentals	\$0.00
Special Assessments	\$0.00
Developer & Homeowner Contributions	\$415.00
<b>TOTAL INCOME</b>	<b>\$415.00</b>
<b>**EXPENSES**</b>	
Administrative	
Clubhouse and Pool	
Utilities	
Insurance	
Grounds	
Legal	415.00
<b>TOTAL EXPENSES</b>	<b>415.00</b>
<b>NET INCOME/LOSS</b>	<b>\$0.00</b>

**STATEMENT OF INDEBTEDNESS**

**F/Y/E APRIL 30, 2024**

Debt Outstanding May 1, 2022	\$0.00
Debt Issued During Fiscal Year	\$0.00
Debt Retired During Fiscal Year	\$0.00
<b>DEBT OUTSTANDING APRIL 30, 2024</b>	<b>\$0.00</b>

**SHOAL CREEK VALLEY COMMUNITY IMPROVEMENT DISTRICT**

<b>REVENUE AND EXPENDITURES F/Y/E APRIL 30, 2024</b>	
<b>**INCOME**</b>	
Income from Rentals	
Developer & Homeowner Contributions	\$485.00
<b>TOTAL INCOME</b>	<b>\$485.00</b>
<b>**EXPENSES**</b>	
Administrative	
Clubhouse and Pool	
Utilities	
Insurance	0.00
Grounds	
Legal	485.00
<b>TOTAL EXPENSES</b>	<b>\$485.00</b>
<b>NET INCOME/LOSS</b>	<b>\$0.00</b>

<b>STATEMENT OF INDEBTEDNESS</b>	
<b>F/Y/E Projected APRIL 30, 2024</b>	
Debt Outstanding May 1, 2019	\$0.00
Debt Issued During Fiscal Year	\$0.00
Debt Retired During Fiscal Year	\$0.00
<b>DEBT OUTSTANDING APRIL 30, 2022</b>	<b>\$0.00</b>

**SHOAL CREEK VALLEY COMMUNITY IMPROVEMENT DISTRICT****REVENUE AND EXPENDITURES F/Y/E APRIL 30, 2025**

<b>**INCOME**</b>	
Income from Rentals	\$ -
Developer & Homeowner Contributions	\$ 485.00
<b>TOTAL INCOME</b>	<b>\$ 485.00</b>
<b>**EXPENSES**</b>	
Administrative	\$0.00
Clubhouse and Pool	\$ -
Utilities	\$ -
Insurance	\$ -
Grounds	\$ -
Legal	\$ 485.00
<b>TOTAL EXPENSES</b>	<b>\$485.00</b>
<b>NET INCOME/LOSS</b>	<b>\$0.00</b>

**STATEMENT OF INDEBTEDNESS****F/Y/E Projected APRIL 30, 2024**

Debt Outstanding	\$ -
Debt Issued During Fiscal Year	\$ -
Debt Retired During Fiscal Year	\$ -
<b>DEBT OUTSTANDING</b>	<b>\$ -</b>

## Sanders, Marilyn

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**From:** Bryan Charcut <bryancharcut@camkc.com>  
**Sent:** Wednesday, June 12, 2024 6:37 PM  
**To:** Clerk; localgov@dor.mo.gov; localgovernment@auditor.mo.gov  
**Subject:** Shoal Creek Valley CID Budget  
**Attachments:** 2025 CID Annual Financial Report.xls; 2024 CID Annual Financial Report.xls; DOC061224.pdf

**EXTERNAL:** This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

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Hello,

Abbey Brinkley let Shoal Creek Valley CID in KC, MO know you were not in receipt of the attached budget information we sent to her in February 2024. I wanted to follow up via an email and make sure you were in receipt of our records. This CID has not initiated any revenue since its inception 16 years ago with the exception of minimal contribution to cover legal costs necessary each year for annual reporting. Please confirm receipt and let me know if you have any questions. Thank you for your assistance.

Regards,

Bryan Charcut, AMS, CMCA  
Community Association Management (CAM)  
5000 West 95<sup>th</sup> Street, Suite 280 Prairie Village, KS 66207  
(P) 913.738.9600, Extension 1 (F) 913.738.9603  
<https://www.camkc.com>



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