

ANNUAL REPORT FOR
4840 COMMUNITY IMPROVEMENT DISTRICT (the "District")
FOR FISCAL YEAR ENDING APRIL 30, 2021

SECTION I

Date: August 5, 2021

CID Contact Information: c/o Roxsen Koch, Polsinelli PC (Legal Counsel), 900 West 48th Place, Suite 900, Kansas City, Missouri 64112, rkoch@polsinelli.com, (816) 572-4669

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 130205, passed on March 28, 2013

SECTION II

PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for the construction of certain public improvements and the provision of certain services within the District's boundaries. The public improvements initially contemplated include parks, lawns, trees, and any other landscape, sewer and other utility improvements, construction of storm water detention and associated facilities, construction of infrastructure improvements serving the District, construction or installation of streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers, as well as any other improvements permitted by the CID Act.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Jennifer Phillips

Phil Taggart

Loni Abraham

Jennifer Metz

Brian Meader

SECTION IV

See attached, final budget for FYE 4/30/2021

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR
(ATTACH COPIES):

Resolution #	Resolution
2021-1	Accept Resignation and Appoint Interim Director
2021-2	Approve Minutes of 12/9/2020 Board Meeting
2021-3	Appoint Officers of the District
2021-4	Adopt Budget for FYE 4/30/2022
2021-5	Acknowledge and Authorize Payment of MarksNelson Invoices.
2021-6	Appropriate Funds for Accounting Services
2021-7	Nominate Successor Directors
2021-8	Authorize Preparation and Submittal of FYE 4/30/2021 Annual Report to City Clerk and DED
2021-9	Authorize Preparation and Submittal of FYE 4/30/2021 Annual Report to State Auditor

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept of Economic Development
Attn: CID Annual Report
301 W. High Street, P. O. Box 118
Jefferson City, MO 65102
Phone: 1-573-526-8004
Fax: 1-573-522-9462
Email: Matthew.Colen@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: (816) 513-6401
Fax: (816) 513-3353
Email: Marilyn.Sanders@kcmo.or

**4840 Community Improvement District
FYE 4/30/2022 PROPOSED BUDGET**

BUDGET MESSAGE:

The 4840 Community Improvement District was established by the City Council of Kansas City, Missouri on March 28, 2013. The District's Board of Directors approved a 1.0% sales and use tax on January 8, 2014 and such tax was subsequently approved by the qualified electors within the District. The CID Sales Tax became effective on October 1, 2014.

	FYE 4/30/2023 (Proposed)	FYE 4/30/2022 (Proposed, as amended)	FYE 4/30/2021 (Actual)
Beginning Balance	\$ 7,100.00	\$ 28,674.00	\$ 72,768.00
INCOME:			
a) CID Sales Tax Revenues (1%)	\$ 94,610.00	\$ 93,673.00	\$ 92,746.00
c) Interest Earned	\$ 75.00	\$ 75.00	\$ 73.00
Subtotal:	\$ 94,685.00	\$ 122,422.00	\$ 92,819.00
TOTAL AVAILABLE RECEIPTS	\$ 101,785.00	\$ 122,422.00	\$ 165,587.00
EXPENSES/DISBURSEMENTS:			
I. Administrative:			
a) Management fees, Legal Fees, Administrative, Accounting, Audit fees, and Insurance Costs	\$ 24,000.00	\$ 24,000.00	\$ 24,659.00
II. Services:			
a) Ongoing Services	\$ -	\$ -	\$ -
III. Capital Improvements			
a) Entry canopy, awnings, lighting	\$ -	\$ -	\$ -
b) Landscaping	\$ -	\$ -	\$ -
c) Traffic Improvements	\$ -	\$ -	\$ -
d) General Sitework	\$ -	\$ -	\$ -
IV. Other			
a) Repayment of Developer Advances (Principal & Interest)	\$ 63,585.00	\$ 91,322.00	\$ 112,254.00
TOTAL EXPENSES	\$ 87,585.00	\$ 115,322.00	\$ 136,913.00
TOTAL RECEIPTS	\$ 94,685.00	\$ 122,422.00	\$ 165,587.00
LESS TOTAL EXPENSES	\$ 87,585.00	\$ 115,322.00	\$ 136,913.00
END BALANCE	\$ 7,100.00	\$ 7,100.00	\$ 28,674.00

[1] The terms of the repayment of Developer Advances, including interest thereon, is addressed and governed by that certain Reimbursement Agreement by and between the CID and the Developer.

[2] CID to maintain a minimum balance of \$7,100 as an Administrative Reserve Fund

4840 CID Actual CID Sales Tax Revenue, Expenses, and Distributions

Fiscal Year Ending	Actual CID Sales Tax Revenue - Retail	Actual CID Sales Tax Revenue - Hotel	Actual CID Sales Tax Revenue - Total
4/30/2015	\$ 29,313	\$ 38,570	\$ 67,883
4/30/2016	\$ 60,897	\$ 105,378	\$ 166,275
4/30/2017	\$ 56,982	\$ 107,288	\$ 164,270
4/30/2018	\$ 64,697	\$ 93,854	\$ 158,551
4/30/2019	\$ 68,060	\$ 94,606	\$ 162,666
4/30/2020	\$ 69,864	\$ 90,783	\$ 160,647
4/30/2021	\$ 63,665	\$ 31,231	\$ 94,896

Fiscal Year Ending	Beginning Year Balance - Developer Advanced CID Costs	Annual Ongoing CID Admin/Service Expense and Reserves	Subtotal to Calculate Interest	Annual Interest Carry (6%)	Paid Expenses	Paid Distributions	Total Paid Distributions and Expenses	Developer Note Balance End of Year
4/30/2015	\$ 1,996,555	\$ 18,876	\$ 2,015,431	\$ 120,926	\$ (18,876)	\$ (49,007)	\$ (67,883)	\$ 1,996,555
4/30/2016	\$ 2,068,474	\$ 10,884	\$ 2,079,358	\$ 124,761	\$ (10,884)	\$ (155,391)	\$ (166,275)	\$ 2,068,474
4/30/2017	\$ 2,037,844	\$ 22,390	\$ 2,060,234	\$ 123,614	\$ (22,390)	\$ (141,880)	\$ (164,270)	\$ 2,019,578
4/30/2018	\$ 2,019,578	\$ 17,714	\$ 2,037,292	\$ 122,238	\$ (17,714)	\$ (140,837)	\$ (158,551)	\$ 2,000,979
4/30/2019	\$ 2,000,979	\$ 19,047	\$ 2,020,026	\$ 121,202	\$ (19,047)	\$ (143,620)	\$ (162,667)	\$ 1,978,560
4/30/2020	\$ 1,978,560	\$ 15,793	\$ 1,994,353	\$ 119,661	\$ (15,793)	\$ (144,528)	\$ (160,321)	\$ 1,953,693
4/30/2021	\$ 1,953,693	\$ 24,659	\$ 1,978,352	\$ 118,701	\$ (24,659)	\$ (70,314)	\$ (94,973)	\$ 2,002,080

Fiscal Year Ending	Paid Distributions		Total
	Retail	Hotel	
4/30/2015	\$ 21,162	\$ 27,845	\$ 49,007
4/30/2016	\$ 56,801	\$ 98,590	\$ 155,391
4/30/2017	\$ 49,078	\$ 92,802	\$ 141,880
4/30/2018	\$ 56,227	\$ 84,610	\$ 140,837
4/30/2019	\$ 59,774	\$ 83,846	\$ 143,620
4/30/2020	\$ 62,903	\$ 81,625	\$ 144,528
4/30/2021	\$ 46,413	\$ 23,901	\$ 70,314
Total	\$ 183,268	\$ 303,847	\$ 487,115

4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-1

ACCEPT RESIGNATION OF DIRECTOR AND APPOINT INTERIM DIRECTOR

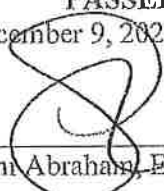
WHEREAS, the Bylaws of the 4840 Community Improvement District (the "District") require that the resignation of a director be in writing and such resignation shall be effective upon its acceptance by the Board of Directors and that in the event of a vacancy on the Board prior to the expiration of a director's term, the remaining Directors shall elect an Interim Director to fill the vacancy for the unexpired term; and

WHEREAS, the Board of Directors of the District desire to accept Director Rick Oberdahlhoff's resignation, and elect interim Director, Brian Meader, in accordance with the Bylaws.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 4840 COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Rick Oberdahlhoff has resigned from the Board of Director for the 4840 Community Improvement District. Rick Oberdahlhoff's current term expires on January 7, 2024.
2. The remaining Board of Directors hereby accept Oberdahlhoff's resignation and appoint Brian Meader as interim director to fill said vacant seat with the term expiring on January 7, 2024.
3. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the 4840 Community Improvement District on December 9, 2020.



Loni Abraham, Executive Director

**RESIGNATION FROM THE BOARD OF DIRECTORS OF
THE 4840 COMMUNITY IMPROVEMENT DISTRICT**

TO: Secretary of the 4840 Community Improvement District

FROM: Rick Oberdahlhoff

DATE:

NO
/ / /

I, Rick Oberdahlhoff, a member of the Board of Directors of the 4840 Community Improvement District, do hereby resign from such position immediately.

Signature

4840 COMMUNITY IMPROVEMENT DISTRICT

OATH OF OFFICE

I, Brian Meader, do solemnly swear and affirm that I possess the qualifications prescribed by law to serve as a member of the Board of Directors of the 4840 Community Improvement District (the “**District**”) and that I support the Constitutions of the United States and the State of Missouri, and the provisions of the Revised Statutes of Missouri, as amended, affecting community improvement districts.

I shall faithfully conduct myself as a member of the Board of Directors of the District pursuant to the laws of the State of Missouri and the resolutions and bylaws of the District.

(Appointed to serve a Four-Year Term beginning March 10, 2021)

Brian Meader

4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-2

APPROVING MINUTES OF THE DECEMBER 9, 2020
SPECIAL MEETING OF THE BOARD OF DIRECTORS


WHEREAS, the Bylaws of the 4840 Community Improvement District (the "District") requires the District to keep minutes of the Board of Directors meetings;

WHEREAS, the Board conducted a Special Board of Directors Meeting on December 9, 2020; and

WHEREAS, minutes of such meeting have been prepared and circulated to members of the Board.

NOW, THEREFORE, BE IT RESOLVED, that the minutes of the Board of Directors meeting held on December 9, 2020 are attached hereto as Exhibit A and shall be and are hereby approved in all respects.

PASSED by the Board of Directors of the 4840 Community Improvement District on March 10, 2021.



Loni Abraham, Executive Director

Exhibit A

December 9, 2020 Meeting Minutes
[See Attached]

4840 COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT
DECEMBER 9, 2020

A special of the Board of Directors (the "Directors" or "Board") of the 4840 Community Improvement District (the "District") was held on December 9, 2020 commencing at 10:00 a.m. at 900 West 48th Place, Suite 900, Kansas City, Missouri and/or by telephone conference, after giving due notice in accordance the District's Sunshine Act Policy.

The following Directors were present: Rick Oberdahloff, Phil Taggart, and Jennifer Metz.

The following Directors were absent: Two vacant positions.

Also present were: Amy Grant, Paralegal with Polsinelli PC; Jenna Phillips, future Director; and Loni Abraham, future Director.


After recognizing that a quorum of the Board was present, Amy Grant called the meeting to order. The Board then considered the following Resolutions:

- Resolution 2020-1, approving minutes of October 29, 2019 meeting
 - Motion: Rick Oberdahloff
 - Second: Phil Taggart
 - Approval: Unanimous

- Resolution 2020-2, appointing interim directors.
 - Motion: Rick Oberdahloff
 - Second: Phil Taggart
 - Approval: Unanimous

- Resolution 2020-3, appoint officer of the District
 - Motion: Rick Oberdahloff
 - Second: Phil Taggart
 - Approval: Unanimous

There being no other business to come before the meeting, the meeting was adjourned.



Loni Abraham, Secretary

**4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS
RESOLUTION NO. 2021-3
APPOINT OFFICERS OF THE DISTRICT**

WHEREAS, the Bylaws of the 4840 Community Improvement District (the "District") require the District's Board of Directors to annually appoint a chairman, executive director, secretary, treasurer and such other officers or employees as it deems necessary;

WHEREAS, the Board of Directors of the District desires to appoint a chairman, secretary, treasurer and executive director as the officers of the District in accordance with the Bylaws; and

WHEREAS, the chairman, secretary, treasurer and executive director shall have the powers and duties described in the Bylaws.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 4840 COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Loni Abraham is appointed Executive Director/Chairman of the District.
2. Jenna Phillips is appointed Secretary/Treasurer of the District.
3. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the 4840 Community Improvement District on March 10, 2021.



Loni Abraham, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-4

APPROVE A BUDGET FOR FYE 4/30/2022 AND APPROPRIATE FUNDS

WHEREAS, the 4840 Community Improvement District (the "District") is required to adopt an annual budget for the operation of the District;

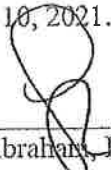
WHEREAS, the District submitted to the City the proposed annual budget for FYE 4/30/2022, which is attached hereto as Exhibit A; and

WHEREAS, the Board of Directors desires to approve a budget for FYE 4/30/2022 and appropriate funds for payment of the District's expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 4840 COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby adopts a Budget for the District's FYE 4/30/2022, which attached hereto as Exhibit A and authorizes appropriation of funds in accordance therewith.
2. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the 4840 Community Improvement District on March 10, 2021.



Loni Abraham, Executive Director

EXHIBIT A
FYE 4/30/2022 BUDGET

**4840 Community Improvement District
FYE 4/30/2022 PROPOSED BUDGET**

BUDGET MESSAGE:

The 4840 Community Improvement District was established by the City Council of Kansas City, Missouri on March 28, 2013. The District's Board of Directors approved a 1.0% sales and use tax on January 8, 2014 and such tax was subsequently approved by the qualified electors within the District. The CID Sales Tax became effective on October 1, 2014.

	FYE 4/30/2022 (Proposed)	FYE 4/30/2021 (Proposed, as amended)	FYE 4/30/2020 (Actual)
Beginning Balance	\$ 328.00	\$ 72,768.00	\$ 26,974.00
INCOME:			
a) CID Sales Tax Revenues (1%)	\$ 163,814.00	\$ 163,814.00	\$ 172,360.00
c) Interest Earned	\$ 328.00	\$ 328.00	\$ 328.00
Subtotal:	\$ 164,142.00	\$ 164,142.00	\$ 172,688.00
TOTAL AVAILABLE RECEIPTS	\$ 164,470.00	\$ 236,910.00	\$ 199,662.00
EXPENSES/DISBURSEMENTS:			
I. Administrative:			
a) Management fees, Legal Fees, Administrative, Accounting, Audit fees, and Insurance Costs	\$ 20,000.00	\$ 20,000.00	\$ 21,369.00
II. Services:			
a) Ongoing Services	\$ -	\$ -	\$ -
III. Capital Improvements			
a) Entry canopy, awnings, lighting	\$ -	\$ -	\$ -
b) Landscaping	\$ -	\$ -	\$ -
c) Traffic Improvements	\$ -	\$ -	\$ -
d) General Sitework	\$ -	\$ -	\$ -
IV. Other			
a) Repayment of Developer Advances (Principal & Interest)	\$ 143,814.00	\$ 143,814.00	\$ 105,525.00
TOTAL EXPENSES	\$ 163,814.00	\$ 163,814.00	\$ 126,894.00
TOTAL RECEIPTS	\$ 164,142.00	\$ 164,142.00	\$ 199,662.00
LESS TOTAL EXPENSES	\$ 163,814.00	\$ 163,814.00	\$ 126,894.00
END BALANCE	\$ 328.00	\$ 328.00	\$ 72,768.00

The terms of the repayment of Developer Advances, including interest thereon, is addressed and governed by that certain reimbursement Agreement by and between the CID and the Developer.

[2] CID to maintain a minimum balance of \$7,100 as an Administrative Reserve Fund

4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-5

ACKNOWLEDGING AND AUTHORIZING RECEIPT AND PAYMENT OF
INVOICES OF DISTRICT ACCOUNTANT

WHEREAS, the 4840 Community Improvement District (the "District") enters into an Engagement Letter with MarksNelson each fiscal year for accounting services;

WHEREAS, the District and MarksNelson entered into Engagement Letters for FYE 4/30/2020 and FYE 4/30/2021;


WHEREAS, the Board of Directors of the 4840 Community Improvement District desires to acknowledge receipt and payment of MarksNelson invoices for FYE 4/30/2020, attached hereto as Exhibit A; and

WHEREAS, the Board of Directors of the 4840 Community Improvement District desires to acknowledge receipt and payment of MarksNelson invoices, for a portion of FYE 4/30/2021, attached hereto as Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 4840 COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The Board acknowledges receipt and payment of MarksNelson invoices for FYE 4/30/2020, attached hereto as Exhibit A.
2. The Board acknowledges receipt and payment of certain MarksNelson invoices, for a portion of FYE 4/30/2021, attached hereto as Exhibit B.
3. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the 4840 Community Improvement District on March 10, 2021.



Loni Abraham, Executive Director

EXHIBIT A

**MarksNelson Invoices for FYE 4/30/2020
[See Attached]**

All for FYE 4/30/2020

Invoice Date: 05/21/2019
Invoice No.: 235464
Client No.: 0005033.001

4840 CID
c/o Roxsen Koch & Kristin Czubkowsk, Polsinelli
900 W. 48th Place, Suite 900
Kansas City, MO 64112-1895

Invoices are due upon receipt. A service charge of 1.25% per month will be assessed on accounts over thirty days past due.

For professional services rendered for the period ending 04/30/2019

Advisory services through 4/30/19, including 1/31/19 reporting
schedules transmittal letter for distribution checks, download
and save MDOR reports, review invoices, preparation and
attending board meeting \$ 1,235.00

Current Amount Due \$ 1,235.00

DATE	SERVICE	STAFF	HOURS	AMOUNT
03/11/2019	Business Advisory plan for board meeting	Johnston	0.25	\$ 72.50
03/13/2019	Business Advisory correspondence on meeting	Calvert	0.25	43.75
03/13/2019	Business Advisory Review agenda, prep for board meeting	Johnston	0.25	72.50
03/14/2019	Business Advisory phone conference call	Calvert	0.25	43.75
03/14/2019	Business Advisory Board call/quarterly meeting	Johnston	0.25	72.50
03/19/2019	Business Advisory January Reporting	Calvert	0.50	87.50
03/25/2019	Business Advisory January Reporting	Calvert	3.50	612.50
03/25/2019	Business Advisory Review 1/31/19 report, prepare, sign checks, correspondence	Johnston	0.50	145.00
04/01/2019	Business Advisory Correspondence on January reporting	Calvert	0.50	<u>87.50</u>
			Detail Total	\$ 1,237.50
			Less Courtesy Discount	<u>(2.50)</u>
			Current Amount Due	\$ <u>1,235.00</u>

Invoice Date: 06/14/2019
 Invoice No.: 236591
 Client No.: 0005033.001

4840 CID
 c/o Roxsen Koch & Kristin Czubkowsk, Polsinelli
 900 W. 48th Place, Suite 900
 Kansas City, MO 64112-1895

Invoices are due upon receipt. A service charge of 1.25% per month will be assessed on accounts over thirty days past due.

For professional services rendered for the period ending 05/31/2019

Advisory services through 5/31/2019 - see detail below \$ 1,875.00

DATE	SERVICE	STAFF	HOURS	AMOUNT
05/01/2019	Business Advisory Select, print and share on line bank statement through April with Crystal for annual reporting	Johnston	0.25	\$ 72.50
05/15/2019	Business Advisory April Reporting	Calvert	1.50	262.50
05/16/2019	Business Advisory April reporting	Calvert	4.00	700.00
05/16/2019	Business Advisory Review reports of 4/30/19 quarter	Johnston	0.50	145.00
05/17/2019	Business Advisory supervise quarterly reporting	Johnston	0.25	72.50
05/20/2019	Business Advisory April Reporting and Interest calculation	Calvert	1.50	262.50
05/21/2019	Business Advisory Review agenda, minutes, prep for quarterly meeting, call with board	Johnston	0.50	145.00
05/24/2019	Business Advisory Send invoices, draft report, interest calculation to client in draft form	Calvert	0.50	87.50
05/30/2019	Accounting Support With Chris on accounting	Eshnaur	0.25	55.00
05/30/2019	Business Advisory Transition planning with Nicole and Crystal	Johnston	0.25	<u>72.50</u>
Current Amount Due				\$ <u>1,875.00</u>

Invoice Date: 07/16/2019
Invoice No.: 237336
Client No.: 0005033.001

4840 CID
 c/o Roxsen Koch & Kristin Czubkowsk, Polsinelli
 900 W. 48th Place, Suite 900
 Kansas City, MO 64112-1895

Invoices are due upon receipt. A service charge of 1.25% per month will be assessed on accounts over thirty days past due.

For professional services rendered for the period ending 06/30/2019

Advisory services through 6/30/2019 - see detail below \$ 570.00

DATE	SERVICE	STAFF	HOURS	AMOUNT
06/17/2019	Business Advisory set up a conference phone call	Calvert	0.50	\$ 87.50
06/24/2019	Business Advisory Call with attorney regarding transition of team at MN, timing; review invoices and reports, write and sign checks	Johnston	0.75	217.50
06/24/2019	Business Advisory Phone Call, update records, write checks and save documents	Calvert	1.75	<u>306.25</u>
			Detail Total	\$ 611.25
			Less Courtesy Discount	<u>(41.25)</u>
			Current Amount Due	\$ <u>570.00</u>

Invoice Date: 07/25/2019

Invoice No.: 237590

Client No.: 0005033.001

4840 CID
c/o Roxsen Koch & Kristin Czubkowsk, Polsinelli
900 W. 48th Place, Suite 900
Kansas City, MO 64112-1895

Invoices are due upon receipt. A service charge of 1.25% per month will be assessed on accounts over thirty days past due.

For professional services rendered for the period ending 06/30/2019

DATE	SERVICE	STAFF	HOURS	AMOUNT
06/11/2019	Business Advisory Transition to Accounting Service Meeting	Calvert	0.75	\$ 0.00
06/11/2019	Business Advisory Prep for transition meeting, discussion with partner, organize files, and schedule a call with client.	Calvert	2.50	0.00
06/11/2019	Business Advisory supervision, plans for transition	Johnston	0.25	0.00
06/12/2019	Business Advisory Supervision, planning for transition	Johnston	0.25	<u>0.00</u>
		Current Amount Due		<u>\$ 0.00</u>

Invoice Date: 08/20/2019
 Invoice No.: 238118
 Client No.: 0005033.001

4840 CID
 c/o Roxsen Koch & Kristin Czubkowsk, Polsinelli
 900 W. 48th Place, Suite 900
 Kansas City, MO 64112-1895

Invoices are due upon receipt. A service charge of 1.25% per month will be assessed on accounts over thirty days past due.

For professional services rendered for the period ending 07/31/2019

Advisory services through 7/31/2019 - see detail below \$ 900.00

DATE	SERVICE	STAFF	HOURS	AMOUNT
07/08/2019	Business Advisory Prepare check from EverWest	Calvert	0.25	\$ 43.75
07/08/2019	Business Advisory Write checks, scan/save, reconcile bank statement, update MDOR reports for FY 4/30/20	Calvert	1.25	218.75
07/09/2019	Business Advisory FY 4/30/20 Reporting	Calvert	1.25	218.75
07/09/2019	Business Advisory Download bank statement, review/sign Everwest distribution check	Johnston	0.25	72.50
07/11/2019	Accounting Support Prepare form 4379	Beauchamp	0.25	35.00
07/30/2019	Business Advisory Scan and send checks; update check register and save documents.	Calvert	1.00	175.00
07/30/2019	Business Advisory Review invoices, prepare and sign checks, to Crystal for processing	Johnston	0.50	<u>145.00</u>
			Detail Total	\$ 908.75
			Less Courtesy Discount	<u>(8.75)</u>
			Current Amount Due	\$ <u>900.00</u>

MarksNelson

Certified Public Accountants
and Business Advisors

Please Remit To:
1310 East 104th St., Suite 300
Kansas City, MO 64131
Phone 816.743.7700
www.marksnelsoncpa.com

Please reference invoice number on payment.

4840 CID
Roxsen Koch & Kristin Czubkowsk, Polsinelli
900 W. 48th Place, Suite 900
Kansas City, MO 64112-1895

Invoice No. MN1000536
Date 12/30/2019
Client No. 0019353

Delivered to: KCzubkowski@Polsinelli.com

Invoices are due upon receipt. A service charge of 1.25% per month will be assessed on accounts over thirty days past due

For professional services rendered

Amount Due This Invoice **\$4,777.50**

Advisory Services through 12/31/19 - see detail below.

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
08/27/2019	Crystal Calvert	Follow up with Accounting Service	0.25	\$43.75
09/03/2019	Chris Johnston	Review reports, supervision	0.50	\$145.00
09/03/2019	Crystal Calvert	Correspondence on reporting	0.50	\$87.50
09/04/2019	Chris Johnston	Bank statement, July reporting	0.50	\$145.00
09/05/2019	Crystal Calvert	July Reporting	1.25	\$218.75
09/06/2019	Chris Johnston	Review 4/30 year end reporting	0.50	\$145.00
09/06/2019	Crystal Calvert	July Reporting and YE reporting	2.50	\$437.50
09/09/2019	Chris Johnston	Year end reporting, supp	0.25	\$72.50
09/09/2019	Crystal Calvert	Prep for checks, transmittal letters, correspondence, etc.	1.25	\$218.75
09/10/2019	Chris Johnston	Set up of final check tx; call with Kari	0.25	\$72.50
09/10/2019	Bret Mueller	Scanning/sending checks	0.25	\$35.00
10/11/2019	Chris Johnston	Address changes to team, supervision, respond to Kristin	0.25	\$72.50
10/22/2019	Chris Johnston	Sales tax forms, supervision	0.25	\$72.50
10/25/2019	Chris Johnston	Prep for board meeting; review, sign planning documents	0.50	\$145.00
10/28/2019	Chris Johnston	Review planning documents, suggest changes to services; Review invoices, sign checks and mail, board meeting call, follow up with Kristin on reports needed, staff direction and review of reports for Everwest.	2.00	\$580.00



MarksNelson

Certified Public Accountants
and Business Advisors

Please Remit To:
1310 East 104th St., Suite 300
Kansas City, MO 64131
Phone 816.743.7700
www.marksnelsoncpa.com

Please reference invoice number on payment.

11/19/2019	Chris Johnston	Respond to team re sales/use tax access and bank statements	0.25	\$72.50
12/02/2019	Chris Johnston	Work with Crystal on 10/31 reporting	0.25	\$72.50
12/05/2019	Crystal Calvert	Correspondence, Download and save MDOR Reports	0.75	\$131.25
12/06/2019	Crystal Calvert	10/31 reporting	1.50	\$262.50
12/06/2019	Crystal Calvert	10/31 reporting	1.50	\$262.50
12/09/2019	Crystal Calvert	10/31 reporting	3.00	\$525.00
12/10/2019	Chris Johnston	Qtr end reports, review, supervision, transition planning with new team	0.75	\$217.50
12/10/2019	Crystal Calvert	October Reporting, transition, Interest update, and discussion with MODOR	2.00	\$350.00
12/11/2019	Chris Johnston	Review, approve draft 10/31 quarterly report	0.25	\$72.50
12/11/2019	Crystal Calvert	10/31 reporting	0.50	\$87.50
12/16/2019	Chris Johnston	1099s for 2019 planning, supervision	0.25	\$72.50
12/19/2019	Crystal Calvert	Correspondence	0.50	\$87.50
12/23/2019	Chris Johnston	Renewal of Missouri reporting on sales/use tax, supervision	0.25	\$72.50
			<hr/>	
			22.75	\$4,777.50



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 1310 E 104th Street, Suite 300
 Kansas City, MO 64131
 Phone: (816) 743-7700
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Please reference invoice number on payment.

4840 CID
 Matt Moriarity, Polsinelli
 900 W. 48th Place, Suite 900
 Kansas City, MO 64112-1895

Invoice No. MN1001638
 Date 03/12/2020
 Client No. 0019353

Delivered to: mmoriarity@polsinelli.com

Invoices are due upon receipt. A service charge of 1.25% per month will be assessed on accounts over thirty days past due

For professional services rendered

Amount Due This Invoice **\$2,200.00**

Accounting Team - Advisory Services through 2/29/20

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
01/28/2020	Nicole Eshnaur	Reach out to Matt on next steps; update 4379	0.25	\$75.00
02/10/2020	Nicole Eshnaur	With Adam on accounting; with Max on signature card	0.25	\$75.00
			0.50	\$150.00

Advisory Services through 2/29/2020 - see detail below.

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
01/06/2020	Chris Johnston	State reporting registry issues, 1099s supervision	0.25	\$136.06
01/06/2020	Crystal Caivert	10/31 Reporting, Correspondence, and 1099 Info	0.75	\$312.94
01/07/2020	Chris Johnston	Reporting update, supervision	0.25	\$136.07
01/14/2020	Chris Johnston	Follow up on transition at Polsinelli and approval of reports, call to Roxen	0.25	\$136.06
01/16/2020	Chris Johnston	Review check requests, prepare and sign checks	0.25	\$136.06
01/17/2020	Chris Johnston	Supervision, report transmittal	0.25	\$136.06
01/18/2020	Chris Johnston	Review final reports and client correspondence, supervision	0.25	\$136.06
01/23/2020	Chris Johnston	New attorneys assigned, respond to meeting request, set appt	0.25	\$136.07



Please reference invoice number on payment.

01/24/2020	Chris Johnston	Finalize meeting, call #, call with new attorneys at Polsinelli re background and services provided, next steps	0.75	\$408.18
01/25/2020	Crystal Calvert	Correspondence with Matt	0.25	\$104.32
01/28/2020	Chris Johnston	Supervision of team transition	0.25	\$136.06
02/10/2020	Chris Johnston	Supervision - check writing and bank accounts transition	0.25	\$136.06
			4.00	\$2,050.00

EXHIBIT B

**MarksNelson Invoices for portion of FYE 4/20/2021
[See Attached]**

Partial FYE 4/30/2021



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Kansas City, MO 64131
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Please reference invoice number on payment.

4840 CID
Attn: Matt Moriarity, Polsinelli
900 W. 48th Place, Suite 900
Kansas City, MO 64112-1895

Invoice No. MN1003757
Date 05/15/2020
Client No. 0019353

Delivered to: mmoriarity@polsinelli.com

Invoices are due upon receipt. A service charge of 1.25% per month will be assessed on accounts over thirty days past due

For professional services rendered

Amount Due This Invoice \$4,095.75

1099 Preparation \$184.50

Accounting Team - Advisory Services through 5/10/2020

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
03/10/2020	Adam Swearingin	Calling state to inquire about the status of form 4379 that had been sent in awhile back	0.25	\$40.00
03/12/2020	Nicole Eshnaur	With Max on transition	0.25	\$88.88
04/15/2020	Nicole Eshnaur	w/ Amy Grant on distributions	0.25	\$88.88
04/17/2020	Nicole Eshnaur	Register on MO Mytax	0.50	\$177.76
04/21/2020	Adam Swearingin	pulling reports from DOR site and looking through K drive for prior period reference to get started.	1.00	\$159.99
04/27/2020	Adam Swearingin	Q3 Reporting	2.50	\$399.97
04/29/2020	Chris Johnston	Review Polsinelli invoice, pass along to team	0.25	\$85.92
04/29/2020	Tara Fraser	Review QTR end 1.31.20 accounting	1.00	\$213.31
04/30/2020	Adam Swearingin	call with Tara to discuss project questions/procedures	0.50	\$80.00
04/30/2020	Nicole Eshnaur	w/ Tara; send reports to Amy	0.25	\$88.88
04/30/2020	Chris Johnston	Review, sign planning docs, forward to Crystal	0.25	\$85.92
05/01/2020	Tara Fraser	Call with Amy on 1.31.20 reports and MISC questions	0.50	\$106.66



Please reference invoice number on payment.

05/01/2020	Chris Johnston	supervision, update Tara on a number of issues	0.25	\$85.92
05/01/2020	Nicole Eshnaur	questions w/ Tara	0.25	\$88.88
05/04/2020	Chris Johnston	Supervision - preparing for cash disbursements	0.25	\$85.92
05/05/2020	Adam Swearingin	creating binder and adding workpapers for Q3. rolling it forward and starting to update for Q4.	3.00	\$479.96
05/05/2020	Tara Fraser	With Chris on cutting checks and update with Amy on questions from last week	0.50	\$106.66
05/06/2020	Chris Johnston	Review reports, write checks, prep for mailing, emails with Tara.	0.75	\$257.75
05/07/2020	Tara Fraser	Final information on checks cut and engagement letter	0.25	\$53.33
05/07/2020	Tara Fraser	Response to Amy with additional questions on process ect, review 4.30.2021 Engagement Letter	0.50	\$106.66
			13.25	\$2,881.25

Advisory Services through 5/10/2020

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
03/11/2020	Chris Johnston	Download, print March bank statements, supervision of transition	0.25	\$156.06
03/11/2020	Crystal Calvert	Correspondence on Jan Reporting	0.25	\$119.65
03/12/2020	Chris Johnston	Transition supervision	0.25	\$156.06
04/27/2020	Crystal Calvert	Supervision	0.50	\$239.29
04/30/2020	Crystal Calvert	Supervision - Help internal team with reporting	0.25	\$119.65
05/05/2020	Crystal Calvert	supervision	0.50	\$239.29
			2.00	\$1,030.00



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 Kansas City, MO 64131
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Please reference Invoice number on payment.

4840 CID
 Attn: Roxsen Koch & Amy Grant
 900 W. 48th Place, Suite 900
 Kansas City, MO 64112-1895

Invoice No. MN1007385
 Date 11/19/2020
 Client No. 0019353

Delivered to: agrant@polsinelli.com; rkoch@polsinelli.com

Invoices are due upon receipt. A service charge of 1.25% per month will be assessed on accounts over thirty days past due

For professional services rendered

Amount Due This Invoice \$6,600.25

Advisory Services for 1st and 2nd Quarter 2020

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
05/11/2020	Tara Fraser	With Amy on Polsinelli overpayment	0.25	\$45.00
05/11/2020	Tara Fraser	Questions on April 30th quarter end accounting	0.25	\$45.00
05/11/2020	Adam Swearengin	Q4 reporting	1.25	\$168.75
05/11/2020	Chrls Johnston	Pull May online bank statement from FNB, review, to Tara for reporting	0.50	\$145.00
05/12/2020	Tara Fraser	Questions with Adam on 4th quarter accounting	0.25	\$45.00
05/12/2020	Adam Swearengin	asking questions on income that doesnt match reports and finishing Q4 reports	1.00	\$135.00
05/14/2020	Tara Fraser	Look into questions for Amy and reach out to Crystal for assistance.	0.25	\$45.00
05/14/2020	Tara Fraser	Response and questions with Crystal and Amy	0.25	\$45.00
05/18/2020	Adam Swearengin	Annual Report	0.75	\$101.25
05/22/2020	Tara Fraser	Question on check from 3rd quarter	0.15	\$27.00
05/26/2020	Tara Fraser	Review 4th quarter accounting	1.00	\$180.00
05/26/2020	Tara Fraser	Review Annual Reporting	0.50	\$90.00
05/27/2020	Adam Swearengin	Updating Annual report for review points	1.25	\$168.75
05/27/2020	Tara Fraser	Call with Adam on Annual report	0.25	\$45.00



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 Phone: (816) 743-7700

Please reference invoice number on payment.

05/28/2020	Tara Fraser	Clear review points and finalize Annual, send to Amy	0.50	\$90.00
06/01/2020	Adam Swearengin	Rolling forward Local Government Financial Statement and sending questions to Tara	1.00	\$135.00
06/01/2020	Tara Fraser	With Adam on government report	0.25	\$45.00
06/02/2020	Chris Johnston	Review, send Polsinelli invoices to Tara to record	0.25	\$72.50
06/15/2020	Tara Fraser	Work on Local Government Financial Statement	1.25	\$225.00
06/15/2020	Adam Swearengin	rolling forward binder and adding Tax deposit notice	0.25	\$33.75
06/16/2020	Tara Fraser	Call with Crystal on information for government form	0.25	\$45.00
06/16/2020	Crystal Calvert	Supervision on year-end reporting	0.75	\$116.25
06/17/2020	Tara Fraser	Call with Amy on government form format	0.25	\$45.00
06/18/2020	Adam Swearengin	Local Government Annual Report	0.75	\$101.25
06/30/2020	Tara Fraser	Review MO Govt Financials	0.50	\$90.00
06/30/2020	Tara Fraser	Update contact information and reprint to include all pages for Amy	0.25	\$45.00
07/06/2020	Tara Fraser	Follow up with Amy and send annual report	0.25	\$45.00
07/07/2020	Tara Fraser	Polsinelli invoice	0.25	\$45.00
07/07/2020	Chris Johnston	Polsinelli invoices, review, approval, forward to accounting team	0.25	\$72.50
08/03/2020	Tara Fraser	Check on status of bank access update from Chris to Nicole	0.25	\$45.00
08/06/2020	Adam Swearengin	pulling info and begin updating reports for Q1	3.00	\$405.00
08/12/2020	Chris Johnston	On line banking - select and print/save bank statement through 8/12	0.25	\$72.50
08/17/2020	Adam Swearengin	preparing Q1 reporting	1.25	\$168.75
08/20/2020	Tara Fraser	Start reviewing 7/31 QTR end	0.25	\$45.00
08/20/2020	Tara Fraser	Review July 31st QTR	0.50	\$90.00
08/20/2020	Tara Fraser	Review July 31st Qtr end	0.75	\$135.00

Please reference invoice number on payment.

09/01/2020	Tara Fraser	Update with Chris and check in with Amy Grant on 7.31 QTR end	0.25	\$45.00
09/01/2020	Tara Fraser	Call with Amy to walk through 7.31.20 Qtr reports	0.25	\$45.00
09/01/2020	Tara Fraser	Confirm addresses for distributions sent	0.15	\$27.00
09/01/2020	Chris Johnston	Update call with Tara on progress of 7/31/20 quarter end, change of bank signers	0.50	\$145.00
09/02/2020	Tara Fraser	7.31.20 checks to Chris J to cut	0.25	\$45.00
09/03/2020	Chris Johnston	Call with Tara re draft report comments	0.25	\$72.50
09/04/2020	Tara Fraser	Look into cash shortage for 7.31 period end	0.25	\$45.00
09/07/2020	Crystal Calvert	Review 7/31 Reporting	1.00	\$210.00
09/08/2020	Tara Fraser	With Crystal on issue with 7.31.20 report	0.25	\$45.00
09/08/2020	Crystal Calvert	supervision and discussion with Tara	0.50	\$105.00
09/09/2020	Tara Fraser	With Chris on changes to 7/31.20 report	0.25	\$45.00
09/09/2020	Tara Fraser	7.31.20 Changes per Chris	0.25	\$45.00
09/09/2020	Chris Johnston	Review report with Tara, recommend changes, review, approve revised report	0.50	\$145.00
09/09/2020	Chris Johnston	Review report with Tara, recommend changes, review, approve revised report	0.25	\$72.50
09/11/2020	Tara Fraser	Update to Amy	0.25	\$45.00
09/15/2020	Tara Fraser	Call with Amy on changes to 7.31 report	0.25	\$45.00
09/15/2020	Tara Fraser	Call FNBO for process on changing signatures on bank account	0.25	\$45.00
09/15/2020	Chris Johnston	Call with Tara, review reports, finalize, write checks, deliver for mailing, discuss transition of bank account signers	1.00	\$290.00
09/20/2020	Chris Johnston	916 - Making changes in banking	0.25	\$72.50



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09/20/2020	Chris Johnston	9/17 - Follow up on changes, supervision	0.25	\$72.50
10/02/2020	Nicole Eshnaur	w/ FNBO on signatories	0.25	\$75.00
10/02/2020	Chris Johnston	Schedule banking visit, signer changes with Nicole	0.25	\$72.50
10/05/2020	Adam Swearengin	looking up client info for Nicole	0.25	\$33.75
10/05/2020	Nicole Eshnaur	To bank for signatory change; attempt to enroll in online banking	1.25	\$375.00
10/05/2020	Chris Johnston	Banking - travel to bank for signature change and update, follow up with Nicole	1.00	\$290.00
10/06/2020	Adam Swearengin	digging through old emails for Form 4879 signer info and preparing form	0.50	\$67.50
10/07/2020	Nicole Eshnaur	MO 4379	0.25	\$75.00
10/08/2020	Adam Swearengin	New form 4379	0.25	\$33.75
10/08/2020	Nicole Eshnaur	w/ Chris on online bank access	0.25	\$75.00
10/13/2020	Nicole Eshnaur	Sign and send Form 4379 Look at Paymaster	0.50	\$150.00
10/14/2020	Tara Fraser	With Nicole and Adam on transfer of online bank access	0.50	\$90.00
10/14/2020	Nicole Eshnaur	w/ Adam and Tara on bank account and bill payments	0.25	\$75.00
10/14/2020	Chris Johnston	Banking supervision, update to Nichole	0.25	\$72.50
			34.05	\$6,600.25



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1310 E. 104th Street, Suite 300
Kansas City, MO 64131
Phone: (816) 743-7700

Please reference invoice number on payment.

4840 CID
Attn: Roxsen Koch & Amy Grant
900 W. 48th Place, Suite 900
Kansas City, MO 64112-1895

Invoice No. MN1008497
Date 01/19/2021
Client No. 0019353

Delivered to: agrant@polsinelli.com; rkoch@polsinelli.com

Invoices are due upon receipt. A service charge of 1.25% per month will be assessed on accounts over thirty days past due

For professional services rendered

Advisory services for fiscal third Quarter 2020

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
11/09/2020	Adam Swearengin	Q2 Reporting	2.50	\$368.85
12/08/2020	Tara Fraser	Review 10.31QTR end financials	1.75	\$344.26
12/08/2020	Nicole Eshnaur	Quarter end report	0.25	\$81.97
12/09/2020	Nicole Eshnaur	send MO Form 4379	0.25	\$81.97
12/15/2020	Tara Fraser	With Amy on October distributions and April checks	0.25	\$49.18
12/16/2020	Adam Swearengin	looking into online bill pay feature to respond to Tara	0.25	\$36.88
12/17/2020	Adam Swearengin	getting with Nicole to get access for bill pay bank feature. looking into vendor setup info	0.25	\$36.89
			<u>5.50</u>	<u>\$1,000.00</u>
		Amount Due This Invoice		<u><u>\$1,000.00</u></u>





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Kansas City, MO 64131
Phone: (816) 743-7700

Please reference Invoice number on payment.

4840 CID
Attn: Roxsen Koch & Amy Grant
900 W. 48th Place, Suite 900
Kansas City, MO 64112-1895

Invoice No. MN1009172
Date 02/22/2021
Client No. 0019353

Delivered to: agrant@polsinelli.com; rkoch@polsinelli.com

Invoices are due upon receipt. A service charge of 1.25% per month will be assessed on accounts over thirty days past due

For professional services rendered

Monthly accounting support for January 2021	\$738.50
Preparation of 2020 1099s	\$270.00
Amount Due This Invoice	\$1,008.50



4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-6

APPROPRIATING FUNDS FOR ACCOUNTING SERVICES

WHEREAS, the 4840 Community Improvement District (the "District") Board of Directors (the "Board") has required and continues to require accounting services from MarksNelson;

WHEREAS, the Board wishes to appropriate funds necessary to pay invoices for accounting services during FYE 4/30/2021 for work not already invoiced and paid pursuant to Resolution 2021-5; and

WHEREAS, the Board wishes to appropriate funds necessary to pay for such accounting services as are necessary during FYE 4/30/2022.

NOW THEREFORE, BE IT RESOLVED, the Board hereby appropriates from the general funds of the District such funds as are necessary to pay for accounting services provided to the District.

BE IT FURTHER RESOLVED, the Board authorizes and directs the Chairman and/or Treasurer of the District to review all invoices and authorize such payments as they become due and payable and as funds are available.

PASSED by the Board of Directors of the 4840 Community Improvement District on March 10, 2021.



Loni Abraham, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-7

NOMINATION OF SUCCESSOR DIRECTORS

WHEREAS, by Ordinance No. 130205, adopted and approved on March 28, 2013 (the "Approving Ordinance"), the City Council approved a certain petition (the "Petition") and established the 4840 Community Improvement District (the "District") as a political subdivision of the State of Missouri, all pursuant to the Community Improvement District Act, sections 67.1401 through 67.1571, inclusive, of the Revised Statutes of Missouri, as amended (the "CID Act");

WHEREAS, the CID Act and the Petition provides for the Mayor to appoint Successor Directors of the CID, with the consent of the City Council;

WHEREAS, Jenna Phillips and Loni Abraham's current 4-year terms are set to expire on January 7, 2022; and

WHEREAS, the CID's Board of Directors hereby submits to the Mayor nominations for Successor Directors, in accordance with the qualifications set forth in the Petition.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the 4840 Community Improvement District, as follows:

Section 1. The Board of Directors hereby submits to the Mayor and the City Council the following nominees to serve as Successor Directors of the CID:

- (a) Jenna Phillips, to serve a new four-year term, with the term commencing on January 8, 2022 and expiring on January 7, 2026.
- (b) Loni Abraham, to serve a new four-year term, with the term commencing on January 8, 2022 and expiring on January 7, 2026.

PASSED by the Board of Directors of the 4840 Community Improvement District on March 10, 2021.



Loni Abraham, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-8

AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2021 ANNUAL REPORT TO CITY CLERK AND DED

WHEREAS, State law requires that the District state the services provided, revenues collected, and expenditures made by the District during the most recently completed fiscal year, and that the District attach the written resolutions approved by the District's Board of Directors during that period under Section 67.1471.4, RSMo.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the 4840 Community Improvement District, as follows:

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2021 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the City Clerk and Missouri Department of Economic Development on its behalf.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the 4840 Community Improvement District on March 10, 2021.



Loni Abraham, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS
RESOLUTION NO. 2021-9
AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2021 ANNUAL REPORT TO STATE AUDITOR

WHEREAS, State law requires the District to file a financial report with the State Auditor's Office each year under Section 105.145, RSMo, and 15 CSR 40-3.030.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the 4840 Community Improvement District, as follows:

1. The District hereby directs its accountant, MarksNelson, to prepare and provide a copy of the FYE 4/30/2021 Annual Report to the Polsinelli PC at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the State Auditor on its behalf.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the 4840 Community Improvement District on
March 10, 2021.



Loni Abraham, Executive Director