

ANNUAL REPORT FOR
4840 COMMUNITY IMPROVEMENT DISTRICT (the "District")
FOR FISCAL YEAR ENDING APRIL 30, 2022

SECTION I

Date: August 16, 2022

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:

Zachary Alft

Phil Taggart

Stephanie Porter

Jennifer Metz

Jerry Winemiller

SECTION IV

See attached, final budget for FYE 4/30/2022

SECTION V

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

Resolution #	Resolution
2022-1	Accept Resignation and Appoint Interim Director
2022-2	Approve Minutes of 3/10/2021 Board Meeting
2022-3	Appoint Officers of the District
2022-4	Adopt Budget for FYE 4/30/2023 and appropriate funds
2022-5	Acknowledge and Authorize Payment of MarksNelson Invoices.
2022-6	Appropriate Funds for Accounting Services
2022-7	Authorize Preparation and Submittal of FYE 4/30/2022 Annual Report to City Clerk and DED
2022-8	Authorize Preparation and Submittal of FYE 4/30/2022 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](mailto: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](mailto:Marilyn.Sanders@kcmo.or)

**4840 Community Improvement District
FYE 4/30/2024 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 4/30/2024 (Proposed)	FYE 4/30/2023 (Proposed, as amended)	FYE 4/30/2022 (Actual)
Beginning Balance	\$ 7,100.00	\$ 41,626.00	\$ 28,674.00
INCOME:			
a) CID Sales Tax Revenues (1%)	\$ 158,523.00	\$ 156,953.00	\$ 155,399.00
c) Interest Earned	\$ -	\$ -	\$ -
Subtotal:	\$ 158,523.00	\$ 156,953.00	\$ 184,073.00
TOTAL AVAILABLE RECEIPTS	\$ 165,623.00	\$ 198,579.00	\$ 184,073.00
EXPENSES/DISBURSEMENTS:			
I. Administrative:			
a) Management fees, Legal Fees, Administrative, Accounting, Audit fees, and Insurance Costs	\$ 12,000.00	\$ 12,000.00	\$ 10,538.00
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)	\$ 139,423.00	\$ 137,853.00	\$ 131,909.00
TOTAL EXPENSES	\$ 151,423.00	\$ 149,853.00	\$ 142,447.00
TOTAL RECEIPTS	\$ 158,523.00	\$ 156,953.00	\$ 184,073.00
LESS TOTAL EXPENSES	\$ 151,423.00	\$ 149,853.00	\$ 142,447.00
END BALANCE	\$ 7,100.00	\$ 7,100.00	\$ 41,626.00

[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 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-1

ACCEPT RESIGNATION OF DIRECTORS AND ELECT INTERIM DIRECTORS

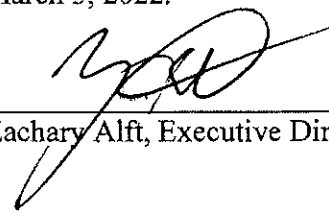
WHEREAS, the Bylaws of the 4840 Community Improvement District (the “**District**”) require that the resignation of a director be in writing and such resignation shall be effective upon its acceptance by the Board of Directors and that in the event of a vacancy on the Board prior to the expiration of 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 resignations from Directors’ Jenna Phillips, Loni Abraham and Brain Meader; and elect interim Directors Zachary Alft, Stephanie Porter and Jenrry Winemiller, in accordance with the Bylaws.

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

1. Zachary Alft is elected as interim director to replace Jenna Phillips. Zachary Alft’s interim term will expire on January 7, 2026.
2. Stephanie Porter is elected as interim director to replace Loni Abraham. Stephanie Porter’s interim term will expire on January 7, 2026.
3. Jerry Winemiller is elected as interim director to replace Brain Meader. Jerry Winemiller’s interim term will expire on January 7, 2024.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the 4840 Community Improvement District on March 3, 2022.



Zachary Alft, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-2

APPROVING MINUTES OF THE MARCH 10, 2021
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 March 10, 2021; 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 March 10, 2021 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 3, 2022.



Zachary Alt, Executive Director

Exhibit A

March 10, 2021 Meeting Minutes
[See Attached]

**THE 4840 COMMUNITY IMPROVEMENT DISTRICT MINUTES OF THE MARCH 9,
2021 ANNUAL MEETING**

An annual meeting of the Board of Directors was held on March 10, 2021 at 2:00 p.m., at Polsinelli PC, 900 W. 48th Place, Suite 900, Kansas City, MO 64112, pursuant to notice duly given.

The following members of the Board were present: Jenna Phillips, Loni Abraham, Phil Taggart, and Jennifer Metz (Board Member Rick Oberdahlhoff has resigned). Also present were Matt Moriarity and Amy Grant, Polsinelli PC, legal counsel for the District.

After determining that a majority of the Board Members were present and a quorum was recognized, the meeting was commenced.

The following Resolutions were addressed by the Board as follows:

1. Resolution No. 2021-1, accept resignation of Rick Oberdahlhoff and appoint Brian Meader as interim director. After discussion a motion to approve was made by Loni Abraham, seconded by Jennifer Metz, and was approved by the Board.
2. Resolution No. 2021-2, approving the minutes of the December 9, 2020 board meeting. After discussion a motion to approve was made by Loni Abraham, seconded by Jennifer Metz, and was approved by the Board.
3. Resolution No. 2021-3, appoint officers of the District. Loni Abraham is appointed as Executive Director/Chairman and Jenna Phillips is appointed as Secretary/Treasurer. After discussion a motion to approve was made by Loni Abraham, seconded by Jennifer Metz, and was approved by the Board.
4. Resolution No. 2021-4, adopt budget for FYE April 30, 2022. After discussion a motion to approve was made by Loni Abraham, seconded by Jennifer Metz, and was approved by the Board.
5. Resolution No. 2021-5, acknowledge and authorize payment of MarksNelson invoices. After discussion a motion to approve was made by Loni Abraham, seconded by Jennifer Metz, and was approved by the Board.
6. Resolution No. 2021-6, appropriate funds for accounting services. After discussion a motion to approve was made by Loni Abraham, seconded by Jennifer Metz, and was approved by the Board.
7. Resolution No. 2021-7, nomination of successor directors. After discussion a motion to approve was made by Loni Abraham, seconded by Jennifer Metz, and was approved by the Board.

8. Resolution No. 2021-8, authorize preparation and submittal of FYE 4/30/2021 Annual Report to City Clerk and Department of Economic Development. After discussion a motion to approve was made by Loni Abraham, seconded by Jennifer Metz, and was approved by the Board.
9. Resolution No. 2021-9, authorize preparation and submittal of FYE 4/30/2021 Financial Report to State Auditor. After discussion a motion to approve was made by Loni Abraham, seconded by Jennifer Metz, and was approved by the Board.

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

Respectfully submitted,

Jenna Phillips, Secretary

4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS
RESOLUTION NO. 2022-3
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;

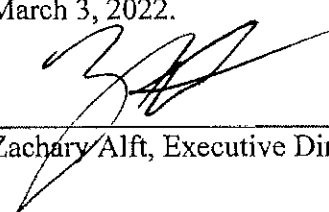
WHEREAS, the Board of Directors of the District desires to appoint a chairman, secretary, treasurer and executive director as the officers of the District in accordance with the Bylaws; and

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. Zachary Alft is appointed Executive Director/Chairman of the District.
2. Stephanie Porter 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 3, 2022.



Zachary Alft, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-4

APPROVE A BUDGET FOR FYE 4/30/2023 AND APPROPRIATE FUNDS

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

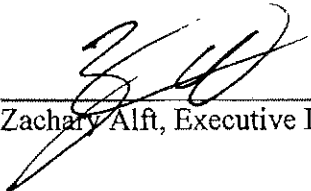
WHEREAS, the District submitted to the City the proposed annual budget for FYE 4/30/2023, which is attached hereto as **Exhibit A**; and

WHEREAS, the Board of Directors desires to approve a budget for FYE 4/30/2023 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 4/30/2023, 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 3, 2022.



Zachary Alft, Executive Director

EXHIBIT A
FYE 4/30/2023 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 4/30/2023 (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 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-5

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 4/30/2021 and FYE 4/30/2022;

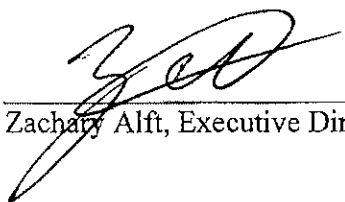
WHEREAS, the Board of Directors of the 4840 Community Improvement District desires to acknowledge receipt and payment of MarksNelson invoices for FYE 4/30/2021, attached hereto as **Exhibit A**; and

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 4/30/2022, 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 4/30/2021, attached hereto as **Exhibit A**.
2. The Board acknowledges receipt and payment of certain MarksNelson invoices, for a portion of FYE 4/30/2022, 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 3, 2022.



Zachary Alft, Executive Director

EXHIBIT A

**MarksNelson Invoices for FYE 4/30/2021
[See Attached]**



Please Remit To:

www.marksnelsoncpa.com/payment

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

Please reference invoice number on payment.

4840 CID
Attn: Brian Meader
900 W. 48th Place, Suite 900
Kansas City, MO 64112-1895

Invoice No. MN1009467
Date 03/10/2021
Client No. 0019353

Delivered to: bmeader@thefontainehotel.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 February 2021 to complete period ending January 31 quarterly report and bill payment

Amount Due This Invoice

\$848.75



EXHIBIT B

**MarksNelson Invoices for portion of FYE 4/20/2022
[See Attached]**



Please Remit To:

www.marksnelsoncpa.com/payment

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

Please reference invoice number on payment.

4840 CID
Attn: Brian Meader
900 W. 48th Place, Suite 900
Kansas City, MO 64112-1895

Invoice No. MN1012493
Date 06/27/2021
Client No. 0019353

Delivered to: bmeader@thefontainehotel.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

Accounting support for Quarter 4 and annual reporting.

Amount Due This Invoice \$1,405.00





Please Remit To:

www.marksnelsoncpa.com/payment

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

Please reference invoice number on payment.

4840 CID
Attn: Brian Meader
900 W. 48th Place, Suite 900
Kansas City, MO 64112-1895

Invoice No. MN1014739
Date 09/15/2021
Client No. 0019353

Delivered to: bmeader@thefontainehotel.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

Accounting support for Quarter 1 ending July 31 and budget updates

Amount Due This Invoice \$1,365.00





www.marksnelsoncpa.com/payment

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

4840 CID
Attn: Brian Meader
900 W. 48th Place, Suite 900
Kansas City, MO 64112-1895

Invoice No. MN1018175
Date 01/23/2022
Client No. 0019353

Delivered to: bmeader@thefontainehotel.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

Accounting support for period ending October 31, 2021

Amount Due This Invoice \$1,500.00



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

Invoice No. MN1018752
Date 02/08/2022
Client No. 0019353

Delivered to: AP@thefountainehotel.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

Preparation of annual Form 1096 and 1099s

Amount Due This Invoice \$255.00

4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-6

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;

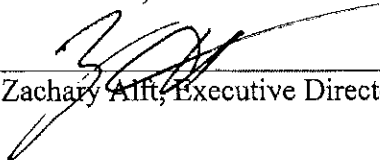
WHEREAS, the Board wishes to appropriate funds necessary to pay invoices for accounting services during FYE 4/30/2022 for work not already invoiced and paid pursuant to Resolution 2022-5; and

WHEREAS, the Board wishes to appropriate funds necessary to pay for such accounting services as are necessary during FYE 4/30/2023.

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 3, 2022.



Zachary Aft, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-7

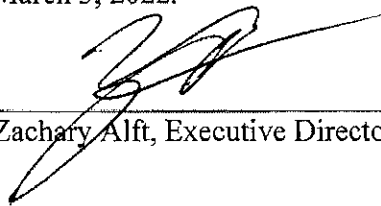
**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2022 ANNUAL REPORT TO CITY CLERK AND DED**

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 4/30/2022 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 3, 2022.



Zachary Alft, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-8

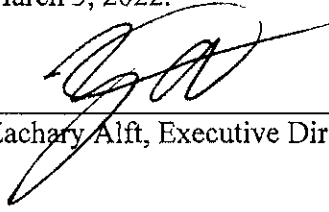
**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2022 ANNUAL REPORT TO STATE AUDITOR**

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 4/30/2022 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 3, 2022.



Zachary Alft, Executive Director