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November 30, 2023

Brian Platt, City Manager
414 E. 12th St. #105
Kansas City, MO 64106
Brian.Platt@kcmo.org

Re: Linwood Shopping Center CID FY25 Budget

Dear Brian,

Please find attached the Fiscal Year 2025 Budget for the Linwood Shopping Center CID, as well as the approving resolution number 2023-14. This budget is being submitted in accordance with RSMo 67.147 for your review, and comment, if applicable.

Please feel free to reach out if you need anything further.

Sincerely,

Stephanie Franklin
Records Custodian
Linwood Shopping Center CID

Attachment
SAF

c: clerk@kcmo.org; localgovernment@auditor.mo.gov; localgov@dor.mo.gov

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023-14

**A Resolution Approving the Budget
for Fiscal Year May 1, 2024 – April 30, 2025
for the Linwood Shopping Center Community Improvement District**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 9th day of November 2023; and

WHEREAS, the Board of Directors desire to adopt the District Budget for the May 1, 2024 – April 30, 2025 Fiscal year.

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

1. The District hereby adopts as its proposed budget and budget message for the fiscal year beginning May 1, 2024 and ending April 30, 2025, the budget and budget message which are attached hereto as **Exhibit A** and which are incorporated herein by this reference.
2. The District’s staff is directed and authorized to submit the budget to the City Manager or designee.
3. The Board of Directors will consider any written comments received from the City Manager or designee pursuant to the Agreement.
4. Subject to the condition in Section 2 of this Resolution, the District hereby adopts as its budget for the fiscal year beginning May 1, 2024 and ending April 30, 2025, the budget which is attached here to as **Exhibit A** and which is incorporated herein by this reference. In the event the District receives written comments from the City which the District desires to adopt, the Board may amend the budget by further resolution.
5. This resolution shall take effect immediately upon its execution.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 9th day of November, 2023.

DocuSigned by:

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Mario Vasquez, Executive Director

Exhibit A

Linwood Shopping Center
Community Improvement District

Fiscal Year Budget
Beginning May 1, 2024 and Ending April 30, 2025

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR
MAY 1, 2024- APRIL 30, 2025
BUDGET**

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 BUDGET

BUDGET MESSAGE

The Linwood Shopping Center Community Improvement District ("District") was declared established by Ordinance No. 180778 of the City Council of the City of Kansas City on October 11, 2018. The District desires to fund, or assist in the funding of, certain services and improvements as allowed by Sections 67.1401 to 67.1571 RSMo.

On November 28, 2018, the District's Board of Directors passed Resolution No. 2018-06 which imposed, upon approval of the qualified voters of the District, a one percent (1.0%) sales tax on retail sales in the District for the life of the district. The sales tax collection began April 1, 2019.

The District expects to enter into a Cooperative Agreement with the City of Kansas City, Missouri, setting forth the process for implementation of the District's proposed services and improvements. The District also anticipates entering into a Reimbursement Agreement with the City of Kansas City, Missouri, which will provide for formation costs, administration costs, public services and improvements within the District Project and related reimbursement.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET -- Cash Basis
FISCAL YEAR MAY 1, 2024 THROUGH APRIL 30, 2025**

	Proposed Budget			Approved Budget	Actual (unaudited)	Actual (unaudited)	Actual (unaudited)
	Operating Fund Budget	Property Management Budget	Fiscal Year Ending April 30, 2025	Fiscal Year Ending April 30, 2024	Fiscal Year Ending April 30, 2023	Fiscal Year Ending April 30, 2022	Fiscal Year Ending April 30, 2021
REVENUES:							
Revenue Funds:							
CID Sales & Use Tax Revenues	-	120,000	120,000	100,000	115,036	104,354	105,051
Interest Income	-	-	-	-	199	19	117
CAM reimbursements collected by City	-	217,488	217,488	115,690	-	85,000	-
Total Revenue Funds	<u>-</u>	<u>337,488</u>	<u>337,488</u>	<u>215,690</u>	<u>115,235</u>	<u>189,373</u>	<u>105,168</u>
TOTAL REVENUES	<u>-</u>	<u>337,488</u>	<u>337,488</u>	<u>215,690</u>	<u>115,235</u>	<u>189,373</u>	<u>105,168</u>
EXPENDITURES:							
Property management expenditures:							
Property Upkeep and Safety	-	172,080	172,080	60,480	56,419	58,922	37,219
Property Maintenance and Repairs	-	88,778	88,778	82,778	10,605	43,205	36,547
Property Insurance costs	-	29,680	29,680	26,982	25,611	22,218	11,973
Utilities	-	-	-	-	569	2,822	1,509
Property Management fees	-	24,000	24,000	24,000	24,000	24,000	13,097
Operating expenditures:							
Accounting fees	9,000	-	9,000	9,000	8,687	7,103	3,267
Bank service charges	250	-	250	250	55	196	125
Postage/delivery	200	-	200	200	-	-	-
Legal fees	12,000	-	12,000	12,000	11,288	9,008	13,335
Board insurance costs	1,500	-	1,500	-	-	-	-
Other operating costs of the district	-	-	-	-	1,000	-	-
TOTAL EXPENDITURES	<u>22,950</u>	<u>314,538</u>	<u>337,488</u>	<u>215,690</u>	<u>138,234</u>	<u>167,474</u>	<u>117,072</u>
TRANSFERS TO/(FROM) OTHER FUNDS	<u>(22,950)</u>	<u>22,950</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	<u>\$ -</u>	<u>\$ (0)</u>	<u>\$ (0)</u>	<u>\$ -</u>	<u>\$ (22,999)</u>	<u>\$ 21,899</u>	<u>\$ (11,904)</u>

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 BUDGET

***CID PROPERTY MANAGEMENT EXPENDITURES
SUPPLEMENTAL DETAIL***

<i>Proposed Budget</i>	<i>Approved Final Budget</i>
<i>FYE 4/30/25</i>	<i>FYE 4/30/24</i>

Basic Property Management Costs

Property Upkeep and Safety:		
Day Porter/ Sweeping	20,880	20,880
Security - Linwood Initiative contract	-	-
Additional security	<u>151,200</u>	<u>39,600</u>
<i>Total Property Upkeep and Safety</i>	<u>172,080</u>	<u>60,480</u>
Property Maintenance and Repairs:		
Alarm Monitoring	1,920	1,920
Electrical (lighting repairs parking lot)	3,600	3,600
Exterior Building Repairs	13,500	13,500
Exterior Landscaping	19,200	19,200
Janitorial Supplies	600	600
Maintenance Personnel (3 hours/week)	5,460	5,460
Parking Lot Repairs (warranty)	6,498	6,498
Pest Control	-	-
Pressure Washing	5,600	5,600
Roof Repairs/Inspections	2,400	2,400
Snow Removal	<u>30,000</u>	<u>24,000</u>
<i>Total Property Maintenance and Repairs</i>	<u>88,778</u>	<u>82,778</u>
Insurance:		
Property - general/umbrella	29,680	26,982
Additional insurance	-	-
<i>Total Insurance</i>	<u>29,680</u>	<u>26,982</u>
Utilities	<u>-</u>	<u>-</u>
Property management fees	<u>24,000</u>	<u>24,000</u>
TOTAL CID PROPERTY MANAGEMENT	<u>\$ 314,538</u>	<u>\$ 194,240</u>

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 BUDGET

BUDGET SUMMARY

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.