



**Main Street**  
Community Improvement District

July 28, 2022

Missouri Department of Economic Development  
Attn: CID Annual Report  
301 W. High ST.  
P.O. Box 118  
Jefferson City, MO 65102

Re: Main Street CID Report

To Missouri Department of Economic Development:

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.

If you have any questions or comments, feel free to call me 816-753-3820.

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	<b>\$830,700.00</b>

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	<b>\$211,550.00</b>

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	<b>\$83,000.00</b>

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	<b>\$534,500.00</b>

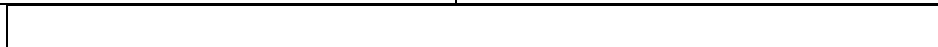
Total Expenses **\$829,050.00**

Net Income **\$1,650.00**

## Main Street Community Improvement District

### Board of Directors 2022-23

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



# Balance Sheet

## Main Street CID As of April 30, 2022 Accrual Basis

	APR 30, 2022	APR 30, 2021
<b>Assets</b>		
<b>Current Assets</b>		
<b>Cash and Cash Equivalents</b>		
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
<b>Total Cash and Cash Equivalents</b>	<b>669,812.92</b>	<b>642,671.48</b>
Accounts Receivable	-	73,897.20
<b>Total Current Assets</b>	<b>669,812.92</b>	<b>716,568.68</b>
<b>Fixed Assets</b>		
Vehicles	15,000.00	15,000.00
<b>Total Fixed Assets</b>	<b>15,000.00</b>	<b>15,000.00</b>
<b>Total Assets</b>	<b>684,812.92</b>	<b>731,568.68</b>
<b>Liabilities and Equity</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Accounts Payable	-	357.00
<b>Total Current Liabilities</b>	<b>-</b>	<b>357.00</b>
<b>Total Liabilities</b>	<b>-</b>	<b>357.00</b>
<b>Equity</b>		
Current Year Earnings	(46,398.76)	265,489.49
Retained Earnings	731,211.68	465,722.19
<b>Total Equity</b>	<b>684,812.92</b>	<b>731,211.68</b>
<b>Total Liabilities and Equity</b>	<b>684,812.92</b>	<b>731,568.68</b>

# Income Statement (Profit and Loss)

## Main Street CID

For the year ended April 30, 2022

### Accrual Basis

	2022	2021
<b>Income</b>		
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
<b>Total Income</b>	<b>708,616.74</b>	<b>971,338.81</b>
<b>Gross Profit</b>		
	<b>708,616.74</b>	<b>971,338.81</b>
<b>Operating Expenses</b>		
<b>Administration</b>		
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	-
<b>Total Administration</b>	<b>145,160.17</b>	<b>166,163.95</b>
<b>Operations</b>		
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
<b>Total Operations</b>	<b>107,370.78</b>	<b>92,554.56</b>
<b>Staffing</b>		

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
<b>Total Staffing</b>	<b>502,435.88</b>	<b>447,412.75</b>
Other Expense	20.00	-
Employee Gifts	60.00	-
Subcontractor - Office	1,027.50	-
<b>Total Operating Expenses</b>	<b>756,074.33</b>	<b>706,131.26</b>
<b>Operating Income</b>	<b>(47,457.59)</b>	<b>265,207.55</b>
<b>Other Income / (Expense)</b>		
Other Income	305.00	-
Vendor Refunds	753.83	281.94
<b>Total Other Income / (Expense)</b>	<b>1,058.83</b>	<b>281.94</b>
<b>Net Income</b>	<b>(46,398.76)</b>	<b>265,489.49</b>