

ANNUAL REPORT FOR
4840 COMMUNITY IMPROVEMENT DISTRICT (the “District”)
FOR FISCAL YEAR ENDING APRIL 30, 2026

SECTION I

Date: August 4, 2026

CID Contact Information: c/o Roxsen Koch, Polsinelli PC (Legal Counsel), 900 West 48th Place, Suite 900, Kansas City, MO 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

CURRENT BOARD MEMBER, CONTACT INFORMATION AND TERM DATES:

Name	Email	Term
Stephen Jenkins	sjenkins@thefontainehotel.com	1/7/2026 – 1/7/2030
Stephanie Porter	sporter@thefontainehotel.com	1/7/2026 – 1/7/2030
Courtney Jenkins	cjenkins@thefountainhotel.com	3/18/2024 – 3/18/2028
Mike Long	mlong@openarea.com	3/18/2024 – 3/18/2028
Jennifer Metz	Jennifer.Metz@platformv.com	3/18/2024 – 3/18/2028

SECTION III

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. No services were provided during FYE 4/30/2026.

SECTION IV

For this section provide the date of budget and report submittal that occurred during the fiscal year this report is regarding.

Date Proposed Budget was Submitted: 12/30/2025

Date Annual Budget was Adopted: 3/30/2026

Date FYE 4/30/2025 Annual Report was Submitted: 8/8/2025

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACHED COPIES)

Resolution #	Resolution
2026-1	Acknowledge Resignation and elect interim director
2026-2	Approve Minutes of 8/19/2025 Board Meeting
2026-3	Appoint Officers of the District
2026-4	Adopt Budget for FYE 4/30/2027 and appropriate funds
2026-5	Adopt Amended Budget for FYE 4/30/2026 and appropriate funds
2026-6	Acknowledge and Authorize payment of MarksNelson invoices.
2026-7	Appropriate Funds for Accounting Services
2026-8	Authorize Preparation and Submittal of FYE 4/30/2026 Annual Report
2026-9	Authorize Preparation and Submittal of FYE 4/30/2026 Financial Report

Board Resolutions Attached: Yes

CID Bylaw Amendments Attached: N/A

SECTION VI

For this section, attach a copy of the budget with actual revenues and expenses for the fiscal year this report is regarding. See Attached.

RELEVANT AGENCY CONTACT INFORMATION

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 Email: redevelopment@ded.mo.gov	City Clerk 25th Floor, City Hall 414 E. 12 th Street Kansas City, MO 64106 Phone: (816) 513-6401 Clerk@kcmo.org
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4840 Community Improvement District
FYE 4/30/2026 BUDGET

	FYE 4/30/2026 (actual)
Beginning Balance	\$ 28,975.00
INCOME:	
a) 1% CID Sales Tax Revenues - Retail	\$ 87,796.00
b) 1% CID Sales Tax Revenues - Hotel	\$ 101,307.00
c) Interest Earned	\$ 543.00
Subtotal:	\$ 189,646.00
TOTAL AVAILABLE RECEIPTS	\$ 218,621.00
EXPENSES/DISBURSEMENTS:	
I. Administrative:	
Legal	\$ 6,100.00
Accounting	\$ 7,805.00
Bank Charges	\$ 245.00
City CID Annual Submission Review Fee	\$ 1,000.00
II. Services:	
a) Ongoing Services	\$ -
iii. Repayment of Developer Advances	
a) Entry canopy, awnings, lighting	\$ -
b) Landscaping	\$ -
c) Traffic Improvements	\$ -
d) Storm Water Detention	\$ -
e) General Sitework	\$ 170,374.00
f) Interest	
TOTAL EXPENSES	\$ 185,524.00
TOTAL RECEIPTS	\$ 218,621.00
LESS TOTAL EXPENSES	\$ 185,524.00
END BALANCE	\$ 33,097.00

[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. 2026-1

ACKNOWLEDGE RESIGNATION AND ELECT INTERIM DIRECTOR

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, Article III of the bylaws states that in the event a vacancy on the Board of Directors 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, Curt Cerise is no longer employed by the hotel and therefore has effectively resigned his position on the Board. The Board desires to elect Stephen Jenkins to fill the vacancy.

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

1. The Board of Directors hereby acknowledge Curt Cerise's resignation and elect Stephen Jenkins to fill the vacancy of the unexpired term (term expires on 1/7/2030).
2. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the 4840 Community Improvement District on March 20, 2026.



Stephen Jenkins, Executive Director

**4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS**

RESOLUTION NO. 2026-2

APPROVING MINUTES OF THE BOARD OF DIRECTOR'S MEETING

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 September 19, 2025; 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 September 19, 2025 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 20, 2026.



Stephen Jenkins, Executive Director

Exhibit A

September 19, 2025 Meeting Minutes

**THE 4840 COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE SEPTEMBER 19, 2025 BOARD MEETING**

A board meeting of the Board of Directors was held on September 19, 2025 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 by telephone: Curt Cerise, Stephanie Porter, Mike Long, and Jennifer Metz (Director Courtney Jenkins was absent). Also present was Amy Grant, Paralegal with Polsinelli PC, legal counsel for the District.

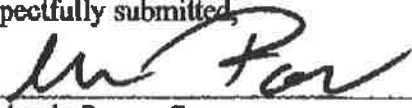
After determining that a majority of the Board Members were present and a quorum was recognized, the meeting was commenced.

The following Resolutions were addressed by the Board as follows:

1. Resolution No. 2025-11, approving the minutes of the March 12, 2025 board meeting. After discussion a motion to approve was made by Mike Long, seconded by Stephanie Porter, and was approved by the Board.
2. Resolution No. 2025-12, authorize execution of acknowledgment of collateral assignment of rights under reimbursement agreement. After discussion a motion to approve was made by Mike Long, seconded by Stephanie Porter, and was approved by the Board.

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

Respectfully submitted,


Stephanie Porter, Secretary

**4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS**

RESOLUTION NO. 2026-3

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. Stephen Jenkins 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 20, 2026.



Stephen Jenkins, Executive Director

**4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS**

RESOLUTION NO. 2026-4

APPROVE A BUDGET FOR FYE 4/30/2027 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 4/30/2027, which is attached hereto as Exhibit A; and

WHEREAS, the Board of Directors desires to approve a budget for FYE 4/30/2027 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 4/30/2027, 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 20, 2026.



Stephen Jenkins, Executive Director

EXHIBIT A
FYE 4/30/2027 BUDGET

**Proposed Budget for
4840 Community Improvement District
Fiscal Year Ending April 30, 2027**

Date of Budget Submittal: December 30, 2025
District Point of Contact Information: Polsinelli PC c/o Amy Grant
(816) 753-1000
agrant@polsinelli.com

BUDGET MESSAGES:

PURPOSE. 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 (the "Improvements"). The particular items included within the Improvements may be increased or amended from time to time and the costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing, private interest carry, legal and administrative costs of same. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis.

FUNDING AND TERM: 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. An Amended CID Petition was approved by the City Council of Kansas City, Missouri on June 29, 2023, extending the term of the District from twenty (20) to twenty-seven (27) years with the new expiration date being March 28, 2040. The District's Board of Directors authorized a new sales and use tax election and such tax and extended district term was subsequently approved by the qualified electors within the District.

SERVICES: The District may also fund the provision of services within its boundaries for the benefit of the owner and tenants of the District (the "Services"), which may include: operating, maintaining, installing, equipping, repairing and protecting the common areas within the District, including, without limitation (a) operating, installing, maintaining and repairing the common driveways and access roads, sidewalks, curbs, signs, streetlights, landscaping and parking areas; (b) causing the necessary engineering and planning performed in connection with the Services; (c) streetscaping, gardening and landscaping (including but not limited to purchasing, installing and maintaining trees, shrubs, flowers and other vegetation, maintaining pots and Planters, planting and replacing trees located along or adjacent to public rights-of-way and private drives, installing and maintaining lighting, public art, mowing, seeding and fertilizing grass and other vegetation); (d) maintaining and repairing irrigation systems and fire protection systems; (e) maintaining and repairing sanitary and storm sewers; (f) repairing, lighting, restriping, resurfacing and replacing the parking lots; (g) providing or contracting for the provision of cleaning and maintenance services for exterior common areas in order to improve the appearance and image of the District, including but not necessarily limited to litter removal, purchase and maintenance of trash receptacles, cleaning and sweeping of sidewalks, streets, parking areas, private drives, and gutters; (h) snow and ice removal; (i) trash, garbage, and other refuse removal; (j) repair and maintenance of directional and pylon signs; (k) repainting and repairing exterior areas; (l) repair and maintenance of exterior building and canopy lighting systems and components; (m) repair and maintenance of roofs, gutters, downspouts, fascia and columns; (n) the cost of non-administrative personnel (including, without limitation, workers compensation insurance) to implement such services; (o) employing or contracting for the provision of personnel to assist landowners, occupants, and users to improve security and safety conditions within the District, including but not limited to addressing public safety concerns, identifying and reporting public nuisances, and (if deemed advisable by the District) conducting security patrols; and (p) hiring or contracting for personnel to staff and provide services to the District.

4840 Community Improvement District
FYE 4/30/2027 PROPOSED BUDGET

	FYE 4/30/2027* (Proposed)
Beginning Balance	\$ 7,900.00
INCOME:	
a) 1% CID Sales Tax Revenues - Retail	\$ 100,000.00
b) 1% CID Sales Tax Revenues - Hotel	\$ 105,000.00
c) Interest Earned	\$ -
Subtotal:	\$ 205,000.00
TOTAL AVAILABLE RECEIPTS	\$ 212,900.00
EXPENSES/DISBURSEMENTS:	
I. Administrative:	
Legal	\$ 5,000.00
Accounting	\$ 10,000.00
Bank Charges	\$ 200.00
City CID Annual Submission Review Fee	\$ 1,000.00
II. Services:	
a) Ongoing Services	\$ -
iii. Repayment of Developer Advances	
a) Entry canopy, awnings, lighting	\$ -
b) Landscaping	\$ -
c) Traffic Improvements	\$ -
d) Storm Water Detention	\$ -
e) General Sitework	\$ 185,000.00
f) Interest	\$ -
TOTAL EXPENSES	\$ 201,200.00
TOTAL RECEIPTS	\$ 212,900.00
LESS TOTAL EXPENSES	\$ 201,200.00
END BALANCE	\$ 11,700.00

[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. 2026-5

APPROVE AN AMENDED BUDGET FOR FYE 4/30/2026 AND APPROPRIATE FUNDS

WHEREAS, the CID's accountant, MarksNelson, has prepared an amended budget for FYE 4/30/2026 to reflect revised estimated revenues and expenditures for said fiscal year;

WHEREAS, the Board of Directors desires to approve the amended budget for FYE 4/30/2026 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:

3. The District hereby adopts an Amended Budget for the District's FYE 4/30/2026, which attached hereto as Exhibit A and authorizes appropriation of funds in accordance therewith.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the 4840 Community Improvement District on March 20, 2026.



Stephen Jenkins, Executive Director

EXHIBIT A

FYE 4/30/2026 AMENDED BUDGET

**4840 Community Improvement District
FYE 4/30/2026 PROPOSED BUDGET**

	FYE 4/30/2026* (Amended)	FYE 4/30/2026* (Proposed)
Beginning Balance	28,975.00	\$ -
INCOME:		
a) 1% CID Sales Tax Revenues - Retail	83,569.00	\$ 100,000.00
b) 1% CID Sales Tax Revenues - Hotel	111,723.00	\$ 105,000.00
c) Interest Earned	459.00	\$ -
Subtotal:	195,751.00	\$ 205,000.00
TOTAL AVAILABLE RECEIPTS	224,726.00	\$ 205,000.00
EXPENSES/DISBURSEMENTS:		
I. Administrative:		
Legal	6,393.00	\$ 5,000.00
Accounting	7,700.00	\$ 1,000.00
Bank Charges	236.00	\$ 200.00
City CID Annual Submission Review Fee	1,000.00	\$ 1,000.00
II. Services:		
a) Ongoing Services		\$ -
iii. Repayment of Developer Advances		
a) Entry canopy, awnings, lighting		\$ -
b) Landscaping		\$ -
c) Traffic Improvements		\$ -
d) Storm Water Detention		\$ -
e) General Sitework	231,272.00	\$ 197,000.00
f) Interest		\$ -
TOTAL EXPENSES	246,601.00	\$ 204,200.00
TOTAL RECEIPTS	224,726.00	\$ 205,000.00
LESS TOTAL EXPENSES	246,601.00	\$ 204,200.00
END BALANCE	7,100.00	\$ 800.00

[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. 2026-6

**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 4/30/2025 and FYE 4/30/2026;

WHEREAS, the Board of Directors of the 4840 Community Improvement District desires to acknowledge receipt and payment of MarksNelson invoices for FYE 4/30/2025, 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 4/30/2026, 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 4/30/2025, attached hereto as Exhibit A.
2. The Board acknowledges receipt and payment of certain MarksNelson invoices, for a portion of FYE 4/30/2026, 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 20, 2026.



Stephen Jenkins, Executive Director

EXHIBIT A

Marka Nelson Invoices for FYE 4/30/2025
[See Attached]



Please Remit To:

www.mnadvisors.com/payment

6800 W. 115th Street, Suite 3511

Overland Park, KS 66211-2420

Phone: (816) 743-7700

EIN: 92-1368147

[Click Here For W-9](#)

Please reference invoice number on payment

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

Invoice No. MN1046960
Date 02/07/2025
Client No. 19353

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

Assistance related to MO DOR sales tax discount issue	\$300.00
Search for annual Form 1096 and 1099s	\$100.00
Preparation of Form 1099-NEC, including required state filing	\$345.00

Amount Due This Invoice	\$745.00
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"MarksNelson" is the brand name under which MarksNelson LLC and MarksNelson Advisory, LLC provide professional services. MarksNelson LLC is a licensed independent CPA firm that provides attest services to its clients, and MarksNelson Advisory, LLC and its subsidiary entities provide tax, advisory, and business consulting services to their clients. For more information, visit <https://www.mnadvisors.com/marksnelson-disclaimer>

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Overland Park, KS 66211-2420

Phone: (816) 743-7700

EN: 92-1368147

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Please reference invoice number on payment

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

Invoice No. MN1048694
Date 03/21/2025
Client No. 19353

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

Amount Due This Invoice	\$3,000.00
Accounting support - Quarterly reporting for the period ending 1/31/25	\$2,000.00
Amended Year-End budgets for the city	\$700.00
Assistance with Form 4379	\$300.00

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EXHIBIT B

**MarksNelson Invoices for portion of FYE 4/30/2026
[See Attached]**



Please Remit To

www.mnadvisors.com/payment

6800 W.115th Street, Suite 3511

Overland Park, KS 66211-2420

Phone: (816) 743-7700

EIN: 48-1238645

[Click Here For W-9](#)

Please include invoice number on payment.

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

Invoice No. MN1051458
Date 06/10/2025
Client No. 19353

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

Quarterly accounting support - period ending 5/31/25	\$1,400.00
Assistance with additional fiscal year end reporting	\$600.00

Amount Due This Invoice	\$2,000.00
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Phone: (816) 743-7700

EIN: 92-1368147

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Please refer all remittance numbers to payment.

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

Invoice No. MN1053035
Date 09/05/2025
Client No. 19353

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

Quarterly accounting support - period ending 8/31/25	\$1,400.00
FYE 2025 budget to actual report for KCMO city reporting	\$500.00
Assistance with questions for loan refinancing	\$300.00

Amount Due This Invoice	\$2,200.00
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6800 W 115th Street, Suite 3511
Overland Park, KS 66211-2420
Phone: (816) 743-7700
EIN: 92-1368147

[Click Here For W-9](#)

Please reference invoice number on payment.

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

Invoice No. MN1055131
Date 12/09/2025
Client No. 19353

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

Quarterly accounting support - period ending 10/31/25	\$1,350.00
Assistance with refinance items and participation in related board meeting	\$225.00
Amount Due This Invoice	\$1,575.00

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Please Email To:

www.mnadvisors.com/payment

6800 W. 115th Street, Suite 3511

Overland Park, KS 66211-2420

Phone: (816) 743-7700

BN: 92-1368147

[Click Here For W-9](#)

Please reference invoice number on payment.

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

Invoice No. MN1057354
Date 02/26/2026
Client No. 19353

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

	Amount Due This Invoice	\$2,030.00
Quarterly Accounting Support - period ending 1/31/2026		\$1,690.00
Preparation of Form 1096 and 1099-NEC, including required state filings		\$340.00

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AN INDEPENDENT MEMBER OF
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4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2026-7

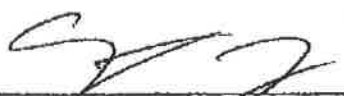
APPROPRIATING FUNDS FOR ACCOUNTING SERVICES

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

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 and reflected in the CID budget.

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 20, 2026.



Stephen Jenkins, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2026-8

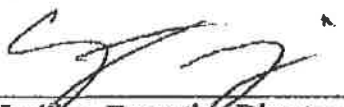
AUTHORIZE FYE 4/30/2026 ANNUAL REPORT

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 4/30/2026 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 20, 2026.



Stephen Jenkins, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2026-9

AUTHORIZE FYE 4/30/2026 FINANCIAL REPORT

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 4/30/2026 Financial 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 20, 2026.



Stephen Jenkins, Executive Director