



# Main Street

Community Improvement District

August 3, 2021

Ms. Marilyn Sanders  
City Clerk  
25<sup>th</sup> Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106

Re: Main Street CID Report

Dear Ms. Sanders:

Attached you will find the adopted forecasted budget for the Main Street Community Improvement District (CID) fiscal year May 1, 2021 – April 30, 2022 along with the current Board of Directors and Financial Statement of year May 1, 2020 – April 30, 2021.

Please contact me with any questions or comments.

Sincerely,

Kevin Klinkenberg  
Chief Administrator  
Main Street Community Improvement District

Main Street Community Improvement District  
 Adopted Budget  
 May 2021-April 2022

Budget

Income

CID Income	\$790,000.00
Interest Income	\$700.00
MSCID Meeting Income	\$0.00
KCATA Income	\$10,000.00
KCMO Landscaping Income	\$25,000.00
Streetscape M&R Income	\$5,000.00
<b>Total Income</b>	<b>\$830,700.00</b>

Expenses

Bank Service Charges	\$100.00
Façade Improvement Program	\$30,000.00
Insurance	\$10,000.00
Management Fee	\$134,300.00 17% of CID Income
Marketing / Advertising	\$1,000.00
Meals & Entertainment	\$1,000.00
MSCID Meetings	\$1,000.00
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	\$2,500.00
<b>Subtotal Administration</b>	<b>\$207,500.00</b>

Apparel	\$4,000.00
Area Transportation	\$8,000.00
Maintenance Supplies	\$10,000.00
KCMO Landscaping	\$25,000.00
Streetscape Maintenance & Repair	\$20,000.00
Streetscape Utilities	\$5,000.00
Sub-Station Rental	\$0.00
Telephone	\$10,000.00
Trash	\$4,000.00
<b>Subtotal Operations</b>	<b>\$86,000.00</b>

Annual Retreat	\$500.00
Board / Employee Training	\$2,500.00
Holiday Party	\$2,000.00
Party in the Parking Lot	\$500.00
Shared Staff Fee	\$54,000.00
Subcontractor - Maintenance	\$200,000.00
Subcontractor - Security	\$275,000.00
<b>Subtotal Staffing</b>	<b>\$534,500.00</b>

Total Expenses **\$828,000.00**

Net Income **\$2,700.00** Build reserve for streetscape repairs?

<b>Main Street Community Improvement District</b>	
<b>Board of Directors 2020 - 2021</b>	
<p><b>Audrey Navarro</b>  Clemons Real Estate  2999 Troost Avenue, Suite 3  Kansas City, MO 64109  913-271-6929  1<sup>st</sup> Term  <a href="mailto:audrey@clemonsrealestate.com">audrey@clemonsrealestate.com</a></p>	<p><b>Andrew Brain – Treasurer</b>  Brain Group  300 East 39<sup>th</sup> Street  Kansas City, MO 64111  816-808-2956  2<sup>nd</sup> Term  <a href="mailto:abrain@braingroup.co">abrain@braingroup.co</a></p>
<p><b>Amy Castillo – Chair</b>  Ability KC  3011 Baltimore  Kansas City, MO 64108  816-751-7983 cell 816-751-7940  2<sup>nd</sup> Term  <a href="mailto:amy.castillo@abilitykc.org">amy.castillo@abilitykc.org</a></p>	<p><b>Chris Collier – Vice-Chair</b>  Redeemer Fellowship  3921 Baltimore Ave  Kansas City, MO 64111  816-561-1301 cell 816-872-2275  3<sup>rd</sup> Term  <a href="mailto:ccollier@redeemerkansascity.org">ccollier@redeemerkansascity.org</a></p>
<p><b>Barbara Feyerabend – Vice-Chair</b>  Union Hill Animal Hospital  3025 Main Street  Kansas City, MO 64108  816-931-4930  1<sup>st</sup> Term  <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  <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  <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  <a href="mailto:kellerkansascity@aol.com">kellerkansascity@aol.com</a></p>
<p><b>Zachary Alft</b>  Marriott Country Club Plaza  4445 Main Street  Kansas City, MO 64111  816-531-3000  1<sup>st</sup> Term  <a href="mailto:zachary.alft@aimhosp.com">zachary.alft@aimhosp.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  <a href="mailto:lauren@exactkc.com">lauren@exactkc.com</a></p>
<p><b>Jon McGraw – Past Chair</b>  Buttonwood Financial Group  3013 Main Street  Kansas City, MO 64111  816-285-9000 cell 816-305-8273  <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  <a href="mailto:smedina@plexpod.com">smedina@plexpod.com</a></p>

# Balance Sheet

## Main Street CID As of April 30, 2021

APR 30, 2021      APR 30, 2020

### Assets

#### Current Assets

##### Cash and Cash Equivalents

Cap Fed Checking	200,454.72	-
Cap Fed Money Market	200,636.05	1,068.32
Great American Bank Checking	241,532.99	450,555.89
<b>Total Cash and Cash Equivalents</b>	<b>642,623.76</b>	<b>451,624.21</b>

Accounts Receivable	73,897.20	-
<b>Total Current Assets</b>	<b>716,520.96</b>	<b>451,624.21</b>

#### Fixed Assets

Vehicles	15,895.26	15,000.00
<b>Total Fixed Assets</b>	<b>15,895.26</b>	<b>15,000.00</b>

<b>Total Assets</b>	<b>732,416.22</b>	<b>466,624.21</b>
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### Liabilities and Equity

#### Liabilities

##### Current Liabilities

Accounts Payable	-	902.02
<b>Total Current Liabilities</b>	<b>-</b>	<b>902.02</b>

<b>Total Liabilities</b>	<b>-</b>	<b>902.02</b>
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#### Equity

Current Year Earnings	266,694.03	36,938.03
Retained Earnings	465,722.19	428,784.16
<b>Total Equity</b>	<b>732,416.22</b>	<b>465,722.19</b>

<b>Total Liabilities and Equity</b>	<b>732,416.22</b>	<b>466,624.21</b>
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# Income Statement (Profit and Loss)

## Main Street CID

For the year ended April 30, 2021

	2021	2020
<b>Income</b>		
CID Income	895,394.37	729,878.76
Interest Income	627.80	1,058.11
KCATA Income	11,006.24	-
KCMO Landscaping Income	26,873.98	25,600.08
Streetscape M&R Income	37,378.70	10,800.51
<b>Total Income</b>	<b>971,281.09</b>	<b>767,337.46</b>
<b>Gross Profit</b>	<b>971,281.09</b>	<b>767,337.46</b>
<b>Operating Expenses</b>		
<b>Administration</b>		
Bank Service Charges	95.27	218.65
Contributions	2,500.00	-
Facade Improvement Program	4,430.00	10,000.00
Insurance	17,584.00	9,419.50
Management Fee	139,519.48	120,473.00
Meals & Entertainment	65.11	-
MSCID Meetings	-	2,401.38
Office Supplies & Equipment	1,032.09	581.12
Postage & Delivery	-	113.00
Printing & Reproduction	228.00	351.00
Professional Fees - Audit & Accounting	700.00	-
Professional Fees - Legal	-	2,695.63
<b>Total Administration</b>	<b>166,153.95</b>	<b>146,253.28</b>
<b>Operations</b>		
Apparel	2,280.12	3,446.65
Area Transportation	9,931.61	11,079.32
KCMO Landscaping Contract	20,176.36	-
Maintenance Supplies	10,208.74	13,621.08
Streetscape Maintenance & Repair	35,742.55	35,228.14
Sub-station rental	-	3,242.82
Telephone	8,962.92	9,574.08
Trash	4,000.00	2,202.05
<b>Total Operations</b>	<b>91,302.30</b>	<b>78,394.14</b>
<b>Staffing</b>		
Board / Employee Training	-	3,260.65
Holiday Party	1,210.00	450.00

Income Statement (Profit and Loss)

	2021	2020
Party in the Parking Lot	520.00	2,276.51
Subcontractor - Maintenance	172,502.14	213,937.10
Subcontractor - MKCN Shared Staff	54,000.00	54,000.00
Subcontractor - Security	219,180.61	235,438.78
<b>Total Staffing</b>	<b>447,412.75</b>	<b>509,363.04</b>
Other Expense	-	257.98
<b>Total Operating Expenses</b>	<b>704,869.00</b>	<b>734,268.44</b>
<b>Operating Income</b>	<b>266,412.09</b>	<b>33,069.02</b>
<b>Other Income / (Expense)</b>		
Other Income	-	592.61
Vendor Refunds	281.94	3,276.40
<b>Total Other Income / (Expense)</b>	<b>281.94</b>	<b>3,869.01</b>
<b>Net Income</b>	<b>266,694.03</b>	<b>36,938.03</b>