

ANNUAL REPORT FOR
4840 COMMUNITY IMPROVEMENT DISTRICT (the "District")
FOR FISCAL YEAR ENDING APRIL 30, 2023

SECTION I

Date: August 28, 2023

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. No services were provided during FYE 4/30/2023.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

| | |
|------------------|-------------------------------|
| Zachary Alft | zalft@thefountainhotel.com |
| Stephanie Porter | sporter@thefontainehotel.com |
| Courtney Jenkins | cjenkins@thefountainhotel.com |
| Mike Long | mlong@openarea.com |
| Jennifer Metz | Jennifer.Metz@platformv.com |

SECTION IV

BUDGET / REVENUES/ EXPENDITURES

Date proposed budget was submitted to January 19, 2023
City:
Date annual budget was adopted: March 23, 2023

See attached actual budget for FYE 4/30/2023

SECTION V

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

| Resolution # | Resolution |
|---------------------|---|
| 2023-1 | Accept Resignations and Appoint Interim Directors |
| 2023-2 | Approve Minutes of 3/3/2022 Board Meeting |
| 2023-3 | Appoint Officers of the District |
| 2023-4 | Adopt Budget for FYE 4/30/2024 and appropriate funds |
| 2023-5 | Adopt Budget for FYE 4/30/2023 and appropriate funds |
| 2023-6 | Acknowledge and Authorize Payment of MarksNelson Invoices. |
| 2023-7 | Appropriate Funds for Accounting Services |
| 2023-8 | Authorize Preparation and Submittal of FYE 4/30/2023 Annual Report to City Clerk, Department of Economic Development, Department of Revenue and State Auditor |
| 2023-9 | Authorize Preparation and Submittal of FYE 4/30/2023 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: redvelopment@ded.mo.gov | City Clerk 25th Floor, City Hall 414 E. 12 th Street Kansas City, MO 64106 Phone: (816) 513-6401 Fax: (816) 513-3353 Email: Marilyn.Sanders@kcmo.org |
| Missouri Department of Revenue Attn: CID Annual Report P.O. Box 3380 Jefferson City, MO 65105-3380 Phone: 573-751-4876 Email: localgov@dor.mo.gov | Missouri State Auditor Attn: CID Annual Report P.O. Box 869 Jefferson City, MO 65102 Phone: 573-751-4213 Email: localgovernment@auditor.mo.gov |

**4840 Community Improvement District
FYE 4/30/2023 ACTUAL 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 (actual) |
|---|-----------------------------------|
| Beginning Balance | \$ 41,626.00 |
| INCOME: | |
| a) 1% CID Sales Tax Revenues - Retail | \$ 92,899.00 |
| b) 1% CID Sales Tax Revenues - Hotel | \$ 97,838.00 |
| c) Interest Earned | \$ 11.00 |
| Subtotal: | \$ 190,748.00 |
| TOTAL AVAILABLE RECEIPTS | \$ 232,374.00 |
| EXPENSES/DISBURSEMENTS: | |
| I. Administrative: | |
| Legal | \$ 2,964.00 |
| Accounting | \$ 8,295.00 |
| Bank Charges | \$ 158.00 |
| City CID Annual Submission Review Fee | \$ 1,000.00 |
| II. Services: | |
| a) Ongoing Services | \$ - |
| III. Capital Improvements | |
| a) Entry canopy, awnings, lighting | \$ 63,092.00 |
| b) Landscaping | \$ 120,235.00 |
| c) Traffic Improvements | \$ - |
| d) Storm Water Detention | \$ - |
| e) General Sitework | \$ - |
| f) Interest | \$ - |
| IV. Other | |
| a) Repayment of Developer Advances (Principal & Interest) | |
| TOTAL EXPENSES | \$ 195,744.00 |
| TOTAL RECEIPTS | \$ 232,374.00 |
| LESS TOTAL EXPENSES | \$ 195,744.00 |
| END BALANCE | \$ 36,630.00 |

[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. 2023-1

ACCEPT RESIGNATION OF DIRECTORS AND ELECT INTERIM DIRECTORS

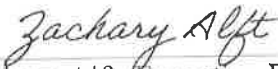
WHEREAS, the Bylaws of the 4840 Community Improvement District (the “**District**”) require that the resignation of a director be in writing and such resignation shall be effective upon its acceptance by the Board of Directors and that in the event of a vacancy on the Board prior to the expiration of 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 resignation from Directors’ Jerry Winemiller and Phil Taggart and elect interim Directors Courtney Jenkins and Mike Long, in accordance with the Bylaws.

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

1. Courtney Jenkins is elected as interim director to replace Jerry Winemiller. Courtney Jenkins’ interim term will expire on January 7, 2024.
2. Mike Long is elected as interim director to replace Phil Taggart. Mike Long’s interim term will expire on January 7, 2024.
2. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the 4840 Community Improvement District on March 23, 2023.



Zachary Alft, Executive Director

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

RESOLUTION NO. 2023-2

**APPROVING MINUTES OF THE MARCH 3, 2022
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 3, 2022;
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 3, 2022 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 23, 2023.


Zachary Alft, Executive Director

Exhibit A

March 3, 2022 Meeting Minutes
[See Attached]

**THE 4840 COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE MARCH 3, 2022 ANNUAL MEETING**

An annual meeting of the Board of Directors was held on March 3, 2022 at 1:00 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: Jennifer Metz and Phil Taggart (Board Members Loni Abraham, Jenna Phillips and Brian Meader have all resigned). 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. 2022-1, accept resignations of Jenna Phillips, Loni Abraham and Brian Meader and elect Zachary Alft, Stephanie Porter and Jerry Winemiller as interim directors. After discussion a motion to approve was made by Phil Taggart, seconded by Jennifer Metz, and was approved by the Board.

At this point in the meeting Zachary Alft, Stephanie Porter and Jerry Winemiller are authorized to vote as they have been elected interim directors.

2. Resolution No. 2022-2, approving the minutes of the March 10, 2021, board meeting. After discussion a motion to approve was made by Phil Taggart, seconded by Jennifer Metz, and was approved by the Board.
3. Resolution No. 2022-3, appoint officers of the District. Zachary Alft is appointed as Executive Director/Chairman and Stephanie Porter is appointed as Secretary/Treasurer. After discussion a motion to approve was made by Phil Taggart, seconded by Jennifer Metz, and was approved by the Board.
4. Resolution No. 2022-4, adopt budget for FYE April 30, 2023 and appropriate funds. After discussion a motion to approve was made by Phil Taggart, seconded by Jennifer Metz, and was approved by the Board.
5. Resolution No. 2022-5, acknowledge and authorize payment of MarksNelson invoices. After discussion a motion to approve was made by Phil Taggart, seconded by Jennifer Metz, and was approved by the Board.
6. Resolution No. 2022-6, appropriate funds for accounting services. After discussion a motion to approve was made by Phil Taggart, seconded by Jennifer Metz, and was approved by the Board.

7. Resolution No. 2022-7, authorize preparation and submittal of FYE 4/30/2022 Annual Report to City Clerk and Department of Economic Development. After discussion a motion to approve was made by Phil Taggart, seconded by Jennifer Metz, and was approved by the Board.
8. Resolution No. 2022-8, authorize preparation and submittal of FYE 4/30/2021 Financial Report to State Auditor. After discussion a motion to approve was made by Phil Taggart, seconded by Jennifer Metz, and was approved by the Board.

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

Respectfully submitted,

Stephanie Porter

Stephanie Porter, Secretary

4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS
RESOLUTION NO. 2023-3
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 23, 2023.



Zachary Alft, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2023-4

APPROVE A BUDGET FOR FYE 4/30/2024 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 4/30/2024, which is attached hereto as **Exhibit A**; and

WHEREAS, the Board of Directors desires to approve a budget for FYE 4/30/2024 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 4/30/2024, 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 23, 2023.



Zachary Alft, Executive Director

EXHIBIT A

FYE 4/30/2024 BUDGET

**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) |
|---|-------------------------------------|
| Beginning Balance | \$ 7,100.00 |
| INCOME: | |
| a) 1% CID Sales Tax Revenues - Retail | \$ 91,131.00 |
| b) 1% CID Sales Tax Revenues - Hotel | \$ 67,391.00 |
| c) Interest Earned | \$ - |
| Subtotal: | \$ 158,522.00 |
| TOTAL AVAILABLE RECEIPTS | \$ 165,622.00 |
| EXPENSES/DISBURSEMENTS: | |
| I. Administrative: | |
| Legal | \$ 5,500.00 |
| Accounting | \$ 6,600.00 |
| Bank Charges | \$ 330.00 |
| II. Services: | |
| a) Ongoing Services | \$ - |
| III. Capital Improvements | |
| a) Entry canopy, awnings, lighting | \$ - |
| b) Landscaping | \$ 12,943.00 |
| c) Traffic Improvements | \$ 133,149.00 |
| d) Storm Water Detention | \$ - |
| e) General Sitework | \$ - |
| f) Interest | \$ - |
| IV. Other | |
| a) Repayment of Developer Advances (Principal & Interest) | |
| TOTAL EXPENSES | \$ 158,522.00 |
| TOTAL RECEIPTS | \$ 165,622.00 |
| LESS TOTAL EXPENSES | \$ 158,522.00 |
| END BALANCE | \$ 7,100.00 |

[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. 2023-5

APPROVE AN AMENDED BUDGET FOR FYE 4/30/2023 AND APPROPRIATE FUNDS

WHEREAS, the CID's accountant, MarksNelson, has prepared an amended budget for FYE 4/30/2023 to reflect revised estimated revenues and expenditures for said fiscal year;

WHEREAS, the Board of Directors desires to approve the amended budget for FYE 4/30/2023 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:

3. The District hereby adopts an Amended Budget for the District's FYE 4/30/2023, 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 23, 2023.



Zachary Alft, Executive Director

EXHIBIT A

FYE 4/30/2023 AMENDED BUDGET

**4840 Community Improvement District
FYE 4/30/2023 AMENDED 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 (amended) |
|---|------------------------------------|
| Beginning Balance | \$ 41,626.00 |
| INCOME: | |
| a) 1% CID Sales Tax Revenues - Retail | \$ 90,229.00 |
| b) 1% CID Sales Tax Revenues - Hotel | \$ 66,724.00 |
| c) Interest Earned | \$ - |
| Subtotal: | \$ 156,953.00 |
| TOTAL AVAILABLE RECEIPTS | \$ 198,579.00 |
| EXPENSES/DISBURSEMENTS: | |
| I. Administrative: | |
| Legal | \$ 5,000.00 |
| Accounting | \$ 6,000.00 |
| Bank Charges | \$ 330.00 |
| II. Services: | |
| a) Ongoing Services | \$ - |
| III. Capital Improvements | |
| a) Entry canopy, awnings, lighting | \$ 63,092.00 |
| b) Landscaping | \$ 117,057.00 |
| c) Traffic Improvements | \$ - |
| d) Storm Water Detention | \$ - |
| e) General Sitework | \$ - |
| f) Interest | \$ - |
| IV. Other | |
| a) Repayment of Developer Advances (Principal & Interest) | |
| TOTAL EXPENSES | \$ 191,479.00 |
| TOTAL RECEIPTS | \$ 198,579.00 |
| LESS TOTAL EXPENSES | \$ 191,479.00 |
| END BALANCE | \$ 7,100.00 |

[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. 2023-6

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 4/30/2022 and FYE 4/30/2023;


WHEREAS, the Board of Directors of the 4840 Community Improvement District desires to acknowledge receipt and payment of MarksNelson invoices for FYE 4/30/2022, 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 4/30/2023, 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 4/30/2022, attached hereto as **Exhibit A**.
2. The Board acknowledges receipt and payment of certain MarksNelson invoices, for a portion of FYE 4/30/2023, 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 23, 2023.



Zachary Alft, Executive Director

EXHIBIT A

**MarksNelson Invoices for FYE 4/30/2022
[See Attached]**

EXHIBIT B

**MarksNelson Invoices for portion of FYE 4/20/2023
[See Attached]**



PLEASE PRINT TO

www.marksnelsoncpa.com/payment

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

PLEASE PRINT OR TYPE IN CAPITAL LETTERS

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

Invoice No. MN1021866
Date 05/10/2022
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

Accounting support for period ending January 31, 2022

Amount Due This Invoice

\$1,730.00





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

Invoice No. MN1023500
Date 07/13/2022
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

Amount Due This Invoice **\$1,200.00**

Accounting support for Quarter 4 and annual reporting





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

Delivered to: AP@thefountainehotel.com

Invoice No. MN1025214
Date 09/14/2022
Client No. 0019353

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 Reports for the period ending 7/31/22 \$1,175.00

Assistance with Preparing 2023 & 2024 Budget projections \$100.00

Amount Due This Invoice **\$1,275.00**





Please Remit To:

www.marksnelsoncpa.com/payment

6800 W.115th Street, Suite 3511
Overland Park, KS 66211-2420
Phone: (816) 743-7700

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

Delivered to: AP@thefountainehotel.com

Invoice No. MN1027942
Date 12/16/2022
Client No. 0019353

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 2 reporting

Amount Due This Invoice **\$1,135.00**





Please Print This

www.mnadvisors.com/payment

6800 W.115th Street, Suite 3511
Overland Park, KS 66211-2420
Phone: (816) 743-7700

Please reference this invoice when making payments

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

Invoice No. MN1029368
Date 02/23/2023
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

| | |
|---|------------|
| Accounting support for Quarter 3 reporting | \$1,550.00 |
| Updating 2023 budget, research, and conference call with client | \$1,100.00 |
| Preparation of annual Form 1096 and 1099s | \$305.00 |

Amount Due This Invoice \$2,955.00

"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>



4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2023-7

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;

WHEREAS, the Board wishes to appropriate funds necessary to pay invoices for accounting services during FYE 4/30/2023 for work not already invoiced and paid pursuant to Resolution 2022-6; and

WHEREAS, the Board wishes to appropriate funds necessary to pay for such accounting services as are necessary during FYE 4/30/2024.

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 23, 2023.



Zachary Alft, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2023-8

**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2023 ANNUAL REPORT TO CITY CLERK, DEPARTMENT OF ECONOMIC
DEVELOPMENT, DEPARTMENT OF REVENUE AND STATE AUDITOR**

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 4/30/2023 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, Missouri Department of Economic Development, Missouri Department of Revenue and 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 23, 2023.



Zachary Aft, Executive Director

4840 COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2023-9

**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2023 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 4/30/2023 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 23, 2023.



Zachary Alft, Executive Director