



August 8, 2025

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106

Re: Wagon Trails CID Report

To City of Kansas City, City Clerk:

The Wagon Trails CID provides “clean and safe” services along sections of Westport Road, Belleview and Madison Streets in Midtown Kansas City. We employ Area Maintenance Attendants and Area Awareness Officers through our subcontractors to complete these community services. We also utilize Midtown KC Now to help engage the community and work closely with all the stakeholders in the area.

Attached you will find the adopted forecasted budget for the Wagon Trails Community Improvement District (CID), a political subdivision, fiscal year May 1, 2025 – April 30, 2026 along with the current Board of Directors and Financial Statement of year May 1, 2024 – April 30, 2025. The proposed Annual Budget for 2025-26 was submitted to the City Clerk on January 24, 2025. The Annual Budget for Fiscal Year 2025-26 was adopted on March 12, 2025. The Annual Report was submitted for Fiscal Year 2023-24 on July 23, 2024.

No resolutions were adopted by the Board in the previous fiscal year.

The Wagon Trails CID is funded by a ½ percent (1/2%) sales tax and a one percent (1%) assessment on real property.

As you can see on the financial statements, no funds were used for interior improvement or exterior improvements. Additionally, no funds were spent on public infrastructure improvements, though the vast majority of expenses go for services in public space. That’s the nature of our “clean and safe” program.

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



Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Klinkenberg".

Kevin Klinkenberg
Chief Administrator
Broadway Area Community Improvement District

Wagon Trails Community Improvement District	
Board of Directors 2024-25	
Mike Doohan - Chair Mike's Wine & Spirits 1110 Westport Road Kansas City, MO 64111 816-561-3500 1 st Term (5/1/2023- 4/30/2025) mikesliquorskc@gmail.com	Andy Kuntz Andy's Frozen Custard 1200 Westport Road Kansas City, MO 64111 816-531-3300 1 st Term (5/1/2023- 4/30/2025) andy@eatandys.com
Joe Zwillenberg - Treasurer Westport Flea Market 817 Westport Road Kansas City, MO 64111 816-931-1986 1 st Term (5/1/2023- 4/30/2025) jzwillo@aol.com	Ally Letsky May Day Paper & Post 1715 Westport Road Kansas City, MO 64111 816-200-1160 1 st Term (5/1/2023- 4/30/2027) ally@maydaypaperandpost.com
Patrick Faltico Volker Neighborhood Association 1 st Term (5/1/2023- 4/30/2025) faltico@gmail.com	Brian McCalister The McCallister Law Firm 917 West 43 rd Street Kansas City, MO 64111 816-492-2963 1 st Term (5/1/2023- 4/30/2027) brian@mccallisterlawfirm.com
Kyle Jensen - Secretary Method Chiropractic 917 West 43 rd Street Kansas City, MO 64111 816-831-1300 1 st Term (5/1/2023- 4/30/2027) jensen@methodchiropractic.com	

Balance Sheet

Wagon Trails CID
As of April 30, 2025

	APR 30, 2025	APR 30, 2024
Assets		
Current Assets		
Cash and Cash Equivalents		
Great American Bank Checking	156,967.88	76,059.93
Total Cash and Cash Equivalents	156,967.88	76,059.93
Total Current Assets	156,967.88	76,059.93
Total Assets	156,967.88	76,059.93
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable	1,245.93	89.12
Total Current Liabilities	1,245.93	89.12
Total Liabilities	1,245.93	89.12
Equity		
Current Year Earnings	79,751.14	75,970.81
Retained Earnings	75,970.81	-
Total Equity	155,721.95	75,970.81
Total Liabilities and Equity	156,967.88	76,059.93

Income Statement (Profit and Loss)

Wagon Trails CID

For the year ended April 30, 2025

	2025	2024
Income		
Interest Income	182.60	61.49
WTCID Income	286,447.17	154,292.90
Total Income	286,629.77	154,354.39
Gross Profit	286,629.77	154,354.39
Operating Expenses		
Apparel	1,292.00	468.00
Area Transportation	4,302.31	-
Bank Service Charges	-	9.67
Holiday Party	646.29	-
Insurance	1,553.25	-
KCMO Admin Fee	1,500.50	1,050.00
Maintenance Supplies	3,300.91	648.51
Management Fees	48,696.02	13,114.90
Office - Taxes, Insurance, Fees	5.96	175.00
Office Supplies & Equipment	-	95.44
Party in the Parking Lot	469.15	-
Printing & Reproduction	401.16	532.00
Professional Fees - Audit & Accounting	6,000.00	1,500.00
Professional Fees - Legal	-	52,884.08
Security Office Lease	4,500.00	-
Subcontractor - Maintenance	47,955.13	1,269.44
Subcontractor - Office	3,352.82	-
Subcontractor - Security	60,239.38	-
Subcontractor - Shared Staff	18,000.00	6,171.72
Telephone	1,800.00	-
Website / IT Support	1,964.25	-
WTCID Meetings	899.50	464.82
Total Operating Expenses	206,878.63	78,383.58
Operating Income	79,751.14	75,970.81
Net Income	79,751.14	75,970.81

Wagon Trails Community Improvement District

Draft Budget, 2025-2026

**The Wagon Trails CID is funded by a Special Assessment of 1% of Assessed Value,
AND a 1/2 % sales tax in the District**

		Budget
Income		
	MO Department of Revenue	\$240,000.00
	Special Assessment - Jackson County	\$96,000.00
	Other Income	\$0.00
	Interest Income	\$100.00
	KCMO Landscaping Income	\$0.00
	Total Income	\$336,100.00
Expenses		
	Loan Payments to Founders	\$8,000.00 40K still outstanding
	Cameras	\$5,000.00
	WTCID Meetings	\$1,200.00
	City of KCMO Fee	\$1,500.00
	Façade Improvement Program	\$0.00
	Bank Charges	\$100.00
	Insurance	\$2,500.00
	Landscape Expenses / Watering	\$0.00
	Management Fee	\$57,120.00
	Marketing / Advertising	\$500.00
	Meals & Entertainment	\$500.00
	Office Supplies & Equipment	\$500.00
	Postage & Delivery	\$100.00
	Printing & Reproduction	\$500.00
	Professional Fees - Accounting	\$6,800.00
	Professional Fees - Legal	\$1,000.00
	Website	\$1,500.00
	Subtotal Administration	\$86,820.00
	Apparel	\$3,000.00
	Area Transportation	\$4,000.00
	Maintenance Supplies	\$4,000.00
	Sub-Station Rental	\$0.00
	Security Office Lease	\$6,000.00
	Telephone	\$5,000.00
	Trash	\$500.00
	Subtotal Operations	\$22,500.00
	Board / Employee Training	\$500.00
	Employee Gifts	\$1,000.00
	Holiday Party	\$1,000.00
	Party in the Parking Lot	\$1,000.00
	Shared Staff Fee	\$26,880.00
	Subcontractor - Office Manager	\$6,000.00
	Subcontractor - Maintenance	\$60,000.00
	Subcontractor - Security	\$130,000.00
	Subtotal Staffing	\$226,380.00
	Total Expenses	\$335,700.00
	Net Income	\$400.00