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.

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,

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 1st 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 1st 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 1st 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 1st Term (5/1/2023- 4/30/2027) ally@maydaypaperandpost.com
Patrick Faltico Volker Neighborhood Association 1st Term (5/1/2023- 4/30/2025) faltico@gmail.com	**Brian McCalister** The McCallister Law Firm 917 West 43rd Street Kansas City, MO 64111 816-492-2963 1st Term (5/1/2023- 4/30/2027) brian@mccallisterlawfirm.com
Kyle Jensen - Secretary Method Chiropractic 917 West 43rd Street Kansas City, MO 64111 816-831-1300 1st 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**	

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RESOLUTION NO. 2024-01

A RESOLUTION OF THE WAGON TRAILS COMMUNITY IMPROVEMENT DISTRICT TO ELECT A NEW BOARD MEMBER

WHEREAS, the District was established by Ordinance 230833 adopted on October 5, 2023, by the City Council of the City of Kansas City, Missouri approving the Petition to Establish the District (the "Petition") in accordance with Sections 67.1401 to 67.1571 Revised Statutes of Missouri, as amended (the "CID Act");

WHEREAS, one Board Member Antoinette Aragon resigned in November of 2023; and

WHEREAS, the Board desires to elect Ally Letsky, 1715 Westport Road, Kansas City, Missouri to fill the unexpired term of Antoinette Aragon

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Wagon Trails Community Improvement District that Ally Letsky is hereby elected to serve as a member of the Board of Directors for the remainder of the unexpired term of Antoinette Aragon.

This resolution shall take effect immediately upon approval of the Board of Directors

Adopted this 13th day of March, 2024

WAGON TRAILS COMMUNITY IMPROVEMENT DISTRICT

DocuSigned by:
Mike Doohan
8653E492B8E9457...

Mike Doohan, Chair

Attest:

DocuSigned by:
917A3AEC16CE456...

Kyle Jensen, Secretary