



July 23, 2024

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

Re: Broadway Area 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, 2024 – April 30, 2025 along with the current Board of Directors and Financial Statement of year May 1, 2023 – April 30, 2024. The proposed Annual Budget for 2024-25 was submitted to the City Clerk on January 30, 2024. The Annual Budget for Fiscal Year 2024-25 was adopted on March 8, 2024. No Annual Report was submitted for Fiscal Year 2022-23, since the District was officially formed in November of 2023.

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 black ink, appearing to read "Kevin Klinkenberg". The signature is fluid and cursive, with a prominent initial "K".

Kevin Klinkenberg
Chief Administrator
Broadway Area Community Improvement District

Wagon Trails Community Improvement District
 Draft Budget, 2024-2025

**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	Notes
Income		
MO Department of Revenue	\$200,000.00	
Special Assessment - Jackson County	\$80,000.00	
Other Income	\$0.00	
Interest Income	\$100.00	
KCMO Landscaping Income	\$0.00	
Total Income	\$280,100.00	
Expenses		
Loan Payments to Founders	\$0.00	40K Owed
Repay MKCN	\$0.00	
Cameras	\$0.00	
WTCID Meetings	\$1,200.00	
City of KCMO Fee	\$1,000.00	
Façade Improvement Program	\$0.00	
Bank Charges	\$100.00	
Insurance	\$2,000.00	
Landscape Expenses / Watering	\$0.00	
Management Fee	\$47,600.00	
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	\$63,300.00	
Apparel	\$3,000.00	
Area Transportation	\$3,000.00	
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	\$21,500.00	
Board / Employee Training	\$0.00	
Employee Gifts	\$1,000.00	
Holiday Party	\$500.00	
Party in the Parking Lot	\$1,000.00	
Shared Staff Fee	\$22,400.00	
Subcontractor - Maintenance	\$60,000.00	
Subcontractor - Security	\$110,000.00	
Subtotal Staffing	\$194,900.00	
Total Expenses	\$279,700.00	
Net Income	\$400.00	

Balance Sheet

Wagon Trails CID
As of April 30, 2024

APR 30, 2024

Assets

Current Assets

Cash and Cash Equivalents

Great American Bank Checking	76,059.93
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Total Cash and Cash Equivalents	76,059.93
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Total Current Assets	76,059.93
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Total Assets	76,059.93
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Liabilities and Equity

Liabilities

Current Liabilities

Accounts Payable	89.12
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Total Current Liabilities	89.12
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Total Liabilities	89.12
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Equity

Current Year Earnings	75,970.81
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Total Equity	75,970.81
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Total Liabilities and Equity	76,059.93
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Income Statement (Profit and Loss)

Wagon Trails CID

For the year ended April 30, 2024

2024

Income

Interest Income	61.49
WTCID Income	154,292.90
Total Income	154,354.39

Gross Profit

154,354.39

Operating Expenses

Apparel	468.00
Bank Service Charges	9.67
KCMO Admin Fee	1,050.00
Maintenance Supplies	648.51
Management Fees	13,114.90
Office - Taxes, Insurance, Fees	175.00
Office Supplies & Equipment	95.44
Printing & Reproduction	532.00
Professional Fees - Audit & Accounting	1,500.00
Professional Fees - Legal	52,884.08
Subcontractor - Maintenance	1,269.44
Subcontractor - Shared Staff	6,171.72
WTCID Meetings	464.82
Total Operating Expenses	78,383.58

Operating Income

75,970.81

Net Income

75,970.81

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