

**Proposed Budget for
Wallstreet Garage
Community Improvement District
Fiscal Year Ending April 30, 2026**

Date of Budget Submittal: January 22, 2025
District Point of Contact Information: Polsinelli PC c/o Amy Grant
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BUDGET MESSAGES:

The purpose of the District is to provide funding for demolition and the construction of certain improvements and the provision of certain services within the District's boundaries. The improvements initially contemplated include demolition of existing structures, site work, grading, infrastructure improvements, parking improvements/structures, additional improvements/structures, utility improvements, right-of-way improvements, landscaping, lawns, and trees, as well as any other improvements (the "Improvements") or services (the "Services") permitted by the CID Act. It is intended that the Improvements will remediate existing blighting conditions within the District to bring it to its highest and best use. The particular items included within the Improvements may be modified from those listed herein from time to time, and the costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing costs incurred to finance such Improvements, legal and administrative costs of same. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis

The Wallstreet Garage Community Improvement District was established by the City Council of Kansas City, Missouri on June 11, 2020. The District was formed for the purposes of providing revenue sources to assist with and support the financing of the costs of certain improvements that serve the area encompassing the District. The District's sole source of revenues are special assessments and the term of the District is twenty (20) years from the date upon which the first special assessment is levied within the District. The first special assessment was levied in tax year 2020.

Services are expected to include cleaning, maintenance, and other services within the District and other services the District may provide or cause to be provided under Section 67.1461, RSMO.

WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2026 PROPOSED BUDGET

	FYE 4/30/2026*	
	(proposed)	
FUNDS AVAILABLE:		
- Cash on Hand (Beginning of Fiscal Year)	\$	434,000
ESTIMATED REVENUE*		
- Special Assessments ^	\$	580,000
- Interest Earned on District Bank Accounts	\$	9,000
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	1,023,000
ESTIMATED EXPENDITURES:		
- County Collection Fee	\$	6,000
- City Annual Submission Review Fee	\$	1,000
- Refund to owners	\$	-
- Payments for work on garage to contractors	\$	-
- Loan Payments to Academy Bank for Reimbursement of Development Costs	\$	615,000
Note: See attached copy of Centric Pay Application for Detailed Breakdown of Expenditures.		
TOTAL ESTIMATED EXPENDITURES:	\$	622,000
FUNDS AVAILABLE:		
- Cash on Hand End of Fiscal Year	\$	401,000

* Estimated Revenues

^ See attached spreadsheet showing Estimated Rate of Assessment for each Condominium Unit Owner for year 2025.

29-220-49-16-00-0-01-025	1119 Grand, LLC	\$	1,514.47		
29-220-49-16-00-0-01-026	1119 Grand, LLC	\$	1,514.47		
29-220-49-16-00-0-01-027	1119 Grand, LLC	\$	1,514.47		
29-220-49-16-00-0-01-028	1119 Grand, LLC	\$	1,514.47		
29-220-49-16-00-0-01-029	1119 Grand, LLC	\$	1,514.47		
29-220-49-16-00-0-01-035	1119 Grand, LLC	\$	1,514.47		
29-220-49-16-00-0-01-034	1119 Grand, LLC	\$	1,514.47		
29-220-49-16-00-0-01-033	1119 Grand, LLC	\$	1,514.47		
29-220-49-16-00-0-01-032	1119 Grand, LLC	\$	1,514.47		
29-220-49-16-00-0-01-031	1119 Grand, LLC	\$	1,514.47		
29-220-49-16-00-0-01-030	1119 Grand, LLC	\$	1,515.68	total	\$ 313,496.50
29-220-49-16-00-0-06-028	Wallstreet Tower HOA (408)	\$	103,956.52		
29-220-49-16-00-0-12-006	Wallstreet Tower HOA (417)				
29-220-49-16-00-0-12-023	Wallstreet Tower HOA (425)				
29-220-49-16-00-0-13-001	Wallstreet Tower HOA (TR A)				
29-220-49-16-00-0-06-039	Dorothy Dring (302) paid in full				
29-220-49-16-00-0-06-038	Dorothy Dring (302) paid in full				
29-220-49-15-00-0-02-003	Dart Bein, LLC	\$	3,466.48		
29-220-49-16-00-0-11-015	Mcondo (201)	\$	3,028.95		
29-220-49-16-00-0-11-014	Mcondo (201)				
29-220-49-16-00-0-10-028	John Adams (414)	\$	3,028.95		
29-220-49-16-00-0-10-029	John Adams (415)				
29-220-49-16-00-0-07-022	Alejandro Lopez (411)	\$	3,028.95		
29-220-49-16-00-0-07-023	Alejandro Lopez (410)				
29-220-49-16-00-0-06-018	Arezo Hesaraki/Aidin Faziollahi	\$	3,028.95		
29-220-49-16-00-0-06-019	Arezo Hesaraki/Aidin Faziollahi				
29-220-49-16-00-0-12-004	Matt Crossland	\$	3,483.63		
29-220-49-16-00-0-12-005	Matt Crossland				
29-220-49-16-00-0-11-044	John Wenzel	\$	3,458.85		
29-220-49-16-00-0-11-045	John Wenzel				
29-220-49-16-00-0-12-007	Carol Moliterno	\$	3,479.08		
29-220-49-16-00-0-12-008	Carol Moliterno				
29-220-49-16-00-0-07-035	Nate Hogan				
29-220-49-16-00-0-07-034	Nate Hogan	\$	3,471.46		
29-220-49-16-00-0-09-028	Brandon Bordner (paid off in full)				
29-220-49-16-00-0-09-029	Brandon Bordner (paid off in full)				
29-220-49-16-00-0-12-009	Grace Chen	\$	3,458.85		
29-220-49-16-00-0-12-010	Grace Chen				
29-220-49-16-00-0-09-041	Paul Barbagallo				
29-220-49-16-00-0-09-040	Paul Barbagallo	\$	3,458.85		
29-220-49-16-00-0-11-035	William Cottrill (paid off in full)				
29-220-49-16-00-0-11-034	William Cottrill (paid off in full)				
29-220-49-16-00-0-09-030	Charles Gilstrap	\$	3,471.46		
29-220-49-16-00-0-09-031	Charles Gilstrap				
29-220-49-16-00-0-07-004	Troy & Jennifer Branch	\$	3,471.46		
29-220-49-16-00-0-07-005	Troy & Jennifer Branch				
29-220-49-16-00-0-10-006	Mary Beth Stuart	\$	3,342.27		
29-220-49-16-00-0-10-007	Mary Beth Stuart				
29-220-49-16-00-0-11-037	Matthew Houston				
29-220-49-16-00-0-11-036	Matthew Houston	\$	3,458.85		
29-220-49-15-00-0-08-008	Vincent & Kelly Privitera	\$	3,458.85		
29-220-49-16-00-0-09-024	Lawanna Long paid off in full				
29-220-49-16-00-0-09-025	Lawanna Long paid off in full				
29-220-49-16-00-0-07-039	Brent Begley				
29-220-49-16-00-0-07-038	Brent Begley	\$	3,471.46		
29-220-49-15-00-0-09-004	Ajanta Raman	\$	3,466.48		
29-220-49-16-00-0-10-008	Ryan Wager	\$	3,597.30		
29-220-49-16-00-0-10-009	Ryan Wager				
29-220-49-16-00-0-10-015	Juan Carlos Antequera (908)	\$	3,448.57		
29-220-49-16-00-0-10-014	Juan Carlos Antequera (908)				
29-220-49-16-00-0-08-028	William Hankins	\$	3,496.32		
29-220-49-16-00-0-08-029	William Hankins				
29-220-49-16-00-0-10-001	Kurt Fredrickson (1502) not in CID				
29-220-49-16-00-0-10-046	Kurt Fredrickson (1502) not in CID				
29-220-49-16-00-0-12-002	Bryan Welch & Nicholas Swiathawski (1006)	\$	3,476.43		
29-220-49-16-00-0-12-003	Bryan Welch & Nicholas Swiathawski (1006)				

29-220-49-16-00-0-10-002	Andrea Sivils	\$	3,724.34
29-220-49-16-00-0-10-003	Andrea Sivils		
29-220-49-16-00-0-08-006	Marcus Denmon		
29-220-49-16-00-0-08-007	Marcus Denmon	\$	3,367.82
29-220-49-16-00-0-10-021	Corey O'Neal		
29-220-49-16-00-0-10-020	Corey O'Neal	\$	3,883.44
29-220-49-16-00-0-08-012	Jared Gerhardt		
29-220-49-16-00-0-08-013	Jared Gerhardt	\$	3,458.85
29-220-49-16-00-0-09-032	Bryce Bell	\$	3,458.85
29-220-49-16-00-0-09-033	Bryce Bell		
29-220-49-16-00-0-08-019	Daniel Tokar		
29-220-49-16-00-0-08-018	Daniel Tokar	\$	3,471.46
29-220-49-16-00-0-07-030	Wayne Burge	\$	3,461.51
29-220-49-16-00-0-07-031	Wayne Burge		
29-220-49-16-00-0-09-043	Marti Lucas		
29-220-49-16-00-0-09-042	Marti Lucas	\$	3,458.85
29-220-49-16-00-0-08-039	Sedric Hibler		
29-220-49-16-00-0-08-038	Sedric Hibler	\$	3,458.85
29-220-49-16-00-0-09-006	Alan Velarde (paid off in full)		
29-220-49-16-00-0-09-007	Alan Velarde (paid off in full)		
29-220-49-16-00-0-10-043	Brian Schaff (paid off in full)		
29-220-49-16-00-0-10-042	Brian Schaff (paid off in full)		
29-220-49-16-00-0-08-004	Garrett Wiseman (paid off in full)		
29-220-49-16-00-0-08-005	Garrett Wiseman (paid off in full)		
29-220-49-16-00-0-07-012	Janice Cole	\$	3,461.51
29-220-49-16-00-0-07-013	Janice Cole		
29-220-49-16-00-0-11-021	Greg Sullivan	\$	3,458.85
29-220-49-16-00-0-11-020	Greg Sullivan		
29-220-49-16-00-0-08-010	Juan Carlos Antequera (1405)	\$	3,458.85
29-220-49-16-00-0-08-011	Juan Carlos Antequera (1405)		
29-220-49-16-00-0-10-041	Robert Weichers		
29-220-49-16-00-0-10-040	Robert Weichers	\$	3,458.85
29-220-49-16-00-0-10-012	Kelly Dale	\$	3,458.85
29-220-49-16-00-0-10-013	Kelly Dale		
29-220-49-15-00-0-15-007	Phil Hayes	\$	3,471.46
29-220-49-16-00-0-10-023	Karl Kador		
29-220-49-16-00-0-10-022	Karl Kador	\$	3,472.14
29-220-49-15-00-0-16-003	William Walker	\$	3,471.46
29-220-49-16-00-0-01-023	Robert Bibb		
29-220-49-16-00-0-01-024	Robert Bibb	\$	3,466.48
29-220-49-16-00-0-06-035	Alexander Altomare		
29-220-49-16-00-0-06-034	Alexander Altomare	\$	3,471.46
29-220-49-16-00-0-07-024	Benjamin Cullan	\$	3,458.85
29-220-49-16-00-0-07-025	Benjamin Cullan		
29-220-49-16-00-0-07-001	Rawjani, LLC (paid off in full)		
29-220-49-16-00-0-07-046	Rawjani, LLC (paid off in full)		
29-220-49-16-00-0-08-001	Randall Trimble		
29-220-49-16-00-0-08-046	Randall Trimble	\$	3,458.85
29-220-49-16-00-0-06-024	James Haug	\$	3,458.85
29-220-49-16-00-0-06-025	James Haug		
29-220-49-16-00-0-07-018	Mcondo (paid off in full)		
29-220-49-16-00-0-07-019	Mcondo (paid off in full)		
29-220-49-15-00-0-19-006	Paul Dreher (paid off in full)		
29-220-49-16-00-0-01-037	Alonzo Paige	\$	3,458.85
29-220-49-16-00-0-01-036	Alonzo Paige		
29-220-49-16-00-0-01-039	Michael Blackwell (paid off in full)		
29-220-49-16-00-0-01-038	Michael Blackwell (paid off in full)		
29-220-49-16-00-0-06-021	Charles Clark		
29-220-49-16-00-0-06-020	Charles Clark	\$	3,466.48

\$ 575,701.23