

ANNUAL REPORT FOR

COMMUNITY IMPROVEMENT DISTRICT (“CID”)

SECTION I

DATE OF REPORT SUBMITTAL: 8/29/2023

DISTRICT POINT OF CONTACT NAME:

POINT OF CONTACT PHONE AND EMAIL:

SECTION II

CURRENT BOARD MEMBERS AND CONTACT INFORMATION:

BOARD MEMBER NAME:	BOARD MEMBER EMAIL:
Debby Allmon	debbyallmon24@gmail.com
Tom Turgeon	tom@turgeon.com
Alex Jackson	alex@centeredspirit.com
Diane Botwin	dbotwin@botwinrealestate.com
Kevin Ryan	governorstumpys@gmail.com
Zach Moores	zach@crowscoffee.com
Zubin Talib	coworkwaldo@gmail.com
Emilie Jackson	emilie@centeredspirit.com

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

We exist to serve as an economic development tool that allows landowners in the district to coordinate efforts to improve and promote the district, plan for and provide public improvements, and share the costs of these services through special assessments and sales and use taxes. Services include the provision of awareness staff on the streets to increase public safety, cleaning staff to help keep public corridors tidy, promotions of the area and its activities, and the preparation and regular communications of district news and events. In addition, we offer a handful of grants to members of the CID, including, Storefront Improvement Grants, Camera Grants, Event Grants, and Paint Grants. We additionally provided a center for Tower Homes to help senior citizens complete their assessment appeals in July and wish to continue to fill gaps in this community.

SECTION IV

DATE PROPOSED BUDGET WAS SUBMITTED: 1/23/2023

DATE ANNUAL BUDGET WAS ADOPTED: 1/23/2023

DATE ANNUAL REPORT WAS SUBMITTED: *See explanation in attached email.

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2023-1	RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) NOMINATING SUCCESSOR DIRECTORS
2023-2	RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) APPOINTING OFFICERS
2023-3	RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) APPROVING THE BUDGET FOR THE FISCAL YEAR 2023.
2023-4	RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT APPROVING LEVY OF SPECIAL ASSESSMENTS

SECTION VI

REVENUE AND EXPENSES:

REVENUE:		
a) Sales/Use Tax Collections	\$729,734.24	
b) Special Assessment Collections	\$29,264.76	
c) CD Interest	\$1,425.36	
d) Regular Interest	\$702.61	
e) Promotions	\$2,150.00	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
TOTAL REVENUE:		\$762,776.97

EXPENSES:		
I. Public Infrastructure Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$0
II. Interior Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	

g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$0

SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a) Storefront Improvement Grant	\$20,000.00	
b) Camera Grant	\$2,768.67	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	

SUB-TOTAL:		\$22,768.67
IV. Services:		
a) Waldo Roadrunners (Security)	\$105,633.35	
b) Waldo Wizards (Cleaning)	\$136,228.32	
c) Equipment	\$5,827.38	
d) Fountain Maintenance	\$315.62	
e) Landscaping	\$9,501.30	
f) Member Services	\$30,000.00	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$
V. Other Expenses		
a) Administration	\$227,192.00	
b) Insurance	\$5,258.50	
c) Legal	\$1,455.00	
d) Payment Processing Fees (QB, etc.)	\$74.35	
e) Celebrations/Bereavement	\$293.59	
f) Sales Tax Reports	\$1,000.00	

g) Accounting	\$2,660.00	
h) Holiday Display	\$4,000.00	
i) Website	\$3,160.00	
j) Sponsors	\$300.00	
k) Promotional	\$43,250.00	
l) Marketing/Ads	\$35,730.33	
m) Event Grants	\$2,367.24	
SUB-TOTAL:		\$326,741.01

EXPENSES SUBTOTAL:		
I. Public Infrastructure Improvements	\$0	
II. Interior Improvements	\$0	
III. Exterior Improvements	\$22,768.67	
IV. Services	\$287,505.97	
V. Other Expenses	\$326,741.01	
TOTAL EXPENSES:		\$637,015.65
TOTAL REVENUE:		\$762,776.97
LESS TOTAL EXPENSES:		\$637,015.65
BALANCE:		\$125,761.32

SUBMIT FORM AND ANY ATTACHMENTS TO:

Missouri Dept. of Economic Development City Clerk
Attn: CID Annual Report 25th Floor, City Hall
P. O. Box 1157 414 E. 12th Street
Jefferson City, MO 65102 Kansas City, MO 64106
Phone: 573-522-8004 Phone: 816-513-6401
Email: redvelopment@ded.mo.gov Email: clerk@kcmo.org

Missouri Dept. of Revenue Missouri State Auditor
Attn: CID Annual Report Attn: CID Annual Report P.O. Box 3380 P.O. Box
869
Jefferson City, MO 65105-3380 Jefferson City, MO 65102 Phone:
573-751-4876 Phone: 573-751-4213
Email: localgov@dor.mo.gov Email: moaudit@auditor.mo.gov