

**Proposed Budget for
Wallstreet Garage
Community Improvement District
Fiscal Year Ending April 30, 2027**

Date of Budget Submittal: January 29, 2026
District Point of Contact Information: Polsinelli PC c/o Amy Grant
(816) 753-1000
agrant@polsinelli.com

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 4/30/2027 BUDGET

		<u>FYE 4/30/2027*</u> (proposed)
FUNDS AVAILABLE:		
- Cash on Hand (Beginning of Fiscal Year)	\$	452,469
ESTIMATED REVENUE*		
- Special Assessments ^	\$	185,123
- Interest Earned on District Bank Accounts	\$	7,000
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	<u>644,592</u>
ESTIMATED EXPENDITURES:		
- County Collection Fee	\$	1,851
- City Annual Submission Review Fee	\$	1,000
- Refund to owners	\$	-
- Payments for work on garage to contractors	\$	2,000
- Loan Payments to Academy Bank for Reimbursement of Development Costs	\$	613,298
Note: See attached copy of Centric Pay Application for Detailed Breakdown of Expenditures.		
TOTAL ESTIMATED EXPENDITURES:	\$	<u>618,149</u>
FUNDS AVAILABLE:		
- Cash on Hand End of Fiscal Year	\$	26,443

* Estimated Revenues

^ See attached spreadsheet showing Estimated Rate of Assessment for each Condominium Unit Owner for year 2027.

107783430.1

29-220-49-16-00-0-01-025	1119 Grand, LLC	\$	504.83		
29-220-49-16-00-0-01-026	1119 Grand, LLC	\$	504.83		
29-220-49-16-00-0-01-027	1119 Grand, LLC	\$	504.83		
29-220-49-16-00-0-01-028	1119 Grand, LLC	\$	504.83		
29-220-49-16-00-0-01-029	1119 Grand, LLC	\$	504.83		
29-220-49-16-00-0-01-035	1119 Grand, LLC	\$	504.83		
29-220-49-16-00-0-01-034	1119 Grand, LLC	\$	504.83		
29-220-49-16-00-0-01-033	1119 Grand, LLC	\$	504.83		
29-220-49-16-00-0-01-032	1119 Grand, LLC	\$	504.83		
29-220-49-16-00-0-01-031	1119 Grand, LLC	\$	504.83		
29-220-49-16-00-0-01-030	1119 Grand, LLC	\$	503.85	total	\$ 104,498.83
29-220-49-16-00-0-06-028	Wallstreet Tower HOA (408)	\$	34,652.17		
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	\$	1,155.49		
29-220-49-16-00-0-11-015	Doug and Terri Bleam (201)	\$	1,009.65		
29-220-49-16-00-0-11-014	Doug and Terri Bleam (201)				
29-220-49-16-00-0-10-028	James Lowder (414) paid in full				
29-220-49-16-00-0-10-029	James Lowder (415) paid in full				
29-220-49-16-00-0-07-022	Alejandro Lopez (411)	\$	1,009.65		
29-220-49-16-00-0-07-023	Alejandro Lopez (410)				
29-220-49-16-00-0-06-018	Arezo Hesarakı/Aidin Faziollahi	\$	1,009.65		
29-220-49-16-00-0-06-019	Arezo Hesarakı/Aidin Faziollahi				
29-220-49-16-00-0-12-004	Matt Crossland	\$	1,161.21		
29-220-49-16-00-0-12-005	Matt Crossland				
29-220-49-16-00-0-11-044	John Wenzel paid in full				
29-220-49-16-00-0-11-045	John Wenzel paid in full				
29-220-49-16-00-0-12-007	Aaron Breitenbach	\$	1,159.69		
29-220-49-16-00-0-12-008	Aaron Breitenbach				
29-220-49-16-00-0-07-035	Heidi Coates				
29-220-49-16-00-0-07-034	Heidi Coates	\$	1,157.15		
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	\$	1,152.95		
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	\$	1,152.95		
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	\$	1,157.15		
29-220-49-16-00-0-09-031	Charles Gilstrap				
29-220-49-16-00-0-07-004	Troy & Jennifer Branch	\$	1,157.15		
29-220-49-16-00-0-07-005	Troy & Jennifer Branch				
29-220-49-16-00-0-10-006	Mary Beth Stuart	\$	1,114.09		
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	\$	1,152.95		
29-220-49-15-00-0-08-008	Elisa UmPierre	\$	1,152.95		
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	\$	1,157.15		
29-220-49-15-00-0-09-004	Ajanta Raman	\$	1,155.49		
29-220-49-16-00-0-10-008	Ryan Wager	\$	1,199.10		
29-220-49-16-00-0-10-009	Ryan Wager				
29-220-49-16-00-0-10-015	Juan Carlos Antequera (908)	\$	1,149.52		
29-220-49-16-00-0-10-014	Juan Carlos Antequera (908)				
29-220-49-16-00-0-08-028	Crane Qualified Spousal Trust paid off in full				
29-220-49-16-00-0-08-029	Crane Qualified Spousal Trust				
29-220-49-16-00-0-10-001	Kurt Fredrickson 1502 (paid off in full)				
29-220-49-16-00-0-10-046	Kurt Fredrickson 1502 (paid off in full)				
29-220-49-16-00-0-12-002	James Edon (1006)	\$	1,158.81		
29-220-49-16-00-0-12-003	James Edon (1006)				

29-220-49-16-00-0-10-002	Andrea Sivils	\$	1,241.45
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	\$	1,122.61
29-220-49-16-00-0-10-021	Loida Wexler		
29-220-49-16-00-0-10-020	Loida Wexler	\$	1,294.48
29-220-49-16-00-0-08-012	Carey & Jason Kubik		
29-220-49-16-00-0-08-013	Carey & Jason Kubik	\$	1,152.95
29-220-49-16-00-0-09-032	Bryce Bell paid off in full (1108)		
29-220-49-16-00-0-09-033	Bryce Bell paid off in full (1108)		
29-220-49-16-00-0-08-019	Daniel Tokar		
29-220-49-16-00-0-08-018	Daniel Tokar	\$	1,157.15
29-220-49-16-00-0-07-030	Wayne Burge paid in full		
29-220-49-16-00-0-07-031	Wayne Burge paid in full		
29-220-49-16-00-0-09-043	Marti Lucas paid off in full		
29-220-49-16-00-0-09-042	Marti Lucas		
29-220-49-16-00-0-08-039	Sedric Hibler		
29-220-49-16-00-0-08-038	Sedric Hibler	\$	1,152.95
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	\$	1,153.84
29-220-49-16-00-0-07-013	Janice Cole		
29-220-49-16-00-0-11-021	Jim and Susie Morris	\$	1,152.95
29-220-49-16-00-0-11-020	Jim and Susie Morris		
29-220-49-16-00-0-08-010	Juan Carlos Antequera (1405)	\$	1,152.95
29-220-49-16-00-0-08-011	Juan Carlos Antequera (1405)		
29-220-49-16-00-0-10-041	David Barnes (1504)		
29-220-49-16-00-0-10-040	David Barnes (1504)	\$	1,152.95
29-220-49-16-00-0-10-012	Shelley Nelson (1506)	\$	1,152.96
29-220-49-16-00-0-10-013	Shelley Nelson (1506)		
29-220-49-15-00-0-15-007	Jason Bolbecker (1507)	\$	1,157.15
29-220-49-16-00-0-10-023	Karl Kador (1602)		
29-220-49-16-00-0-10-022	Karl Kador (1602)	\$	1,157.38
29-220-49-15-00-0-16-003	William Walker (1603)	\$	1,157.15
29-220-49-16-00-0-01-023	Robert Bibb (1604)		
29-220-49-16-00-0-01-024	Robert Bibb (1604)	\$	1,155.49
29-220-49-16-00-0-06-035	Alexander Altomare (1701)		
29-220-49-16-00-0-06-034	Alexander Altomare (1701)	\$	1,157.15
29-220-49-16-00-0-07-024	Benjamin Cullan	\$	1,152.95
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	\$	1,152.95
29-220-49-16-00-0-06-024	James Haug	\$	1,152.95
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	Dayne Sharbel-Phillips	\$	1,152.95
29-220-49-16-00-0-01-036	Dayne Sharbel-Phillips		
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	\$	1,155.49

\$ 185,112.60

Shayla Dennis
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: 05/03/2024
ID: #20360319

CONTINUATION SHEET											
AIA DOCUMENT G703											
page 2 OF 2											
APPLICATION AND CERTIFICATE FOR PAYMENT,								APPLICATION #		14	
								APPLICATION DATE		12/31/21	
								PERIOD TO:		12/31/21	
A	B	C	D	E	F	G	H	I	J	K	L
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGES	TOTAL SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH	RETAINAGE
1	General Requirements	572,614		\$572,614.00	\$562,254.00	\$10,360.00		\$572,614.00	100.0%	\$0.00	\$28,630.70
2	Maint. Cleanup, Protection	3,600		\$3,600.00	\$3,600.00	\$0.00		\$3,600.00	100.0%	\$0.00	\$0.00
3	Sitework - Striping	15,375		\$15,375.00	\$15,375.00	\$0.00		\$15,375.00	100.0%	\$0.00	\$0.00
4	Building Concrete	2,892,297	(\$654,785.00)	\$2,237,512.00	\$2,237,512.00	\$0.00		\$2,237,512.00	100.0%	\$0.00	\$0.00
5	Metal - Stairs Allowance	\$45,000	(\$45,000)	\$0.00	\$0.00	\$0.00		\$0.00	100.0%	\$0.00	\$0.00
6	Carpentry	\$21,065		\$21,065.00	\$21,065.00	\$0.00		\$21,065.00	100.0%	\$0.00	\$0.00
7	Caulking & Waterproofing	\$100,000	(\$100,000)	\$0.00	\$0.00	\$0.00		\$0.00	100.0%	\$0.00	\$0.00
8	Doors, Frames, Hdwre	6,500	(\$6,500.00)	\$0.00	\$0.00	\$0.00		\$0.00	100.0%	\$0.00	\$0.00
9	Glass & Glazing	5,800		\$5,800.00	\$5,800.00	\$0.00		\$5,800.00	100.0%	\$0.00	\$0.00
10	Drywall	9,750		\$9,750.00	\$9,750.00	\$0.00		\$9,750.00	100.0%	\$0.00	\$0.00
11	Painting & Wallcovering	340,982		\$340,982.00	\$334,066.50	\$0.00		\$334,066.50	98.0%	\$6,915.50	\$16,703.33
12	Elevators	\$531,786		\$531,786.00	\$446,449.86	\$85,336.14		\$531,786.00	100.0%	\$0.00	\$28,589.30
13	Plumbing	\$144,161		\$144,161.00	\$144,161.00	\$0.00		\$144,161.00	100.0%	\$0.00	\$0.00
14	Electrical	60,042		\$60,042.00	\$60,042.00	\$0.00		\$60,042.00	100.0%	\$0.00	\$0.00
15	Technology & Special Syst	114,282		\$114,282.00	\$114,282.00	\$0.00		\$114,282.00	100.0%	\$0.00	\$0.00
16	Building Permit	26,317		\$26,317.00	\$26,317.00	\$0.00		\$26,317.00	100.0%	\$0.00	\$0.00
17	Insurance	84,276	\$3,941.00	\$88,217.00	\$88,217.00	\$0.00		\$88,217.00	100.0%	\$0.00	\$0.00
18	Contractor Contingency	277,933	(\$16,031.00)	\$261,902.00	\$261,902.00	\$0.00		\$261,902.00	100.0%	\$0.00	\$0.00
19	CE001 Roof Painting	0	\$8,494.00	\$8,494.00	\$8,494.00	\$0.00		\$8,494.00	100.0%	\$0.00	\$0.00
20	CE002 Fireproofing	0	\$49,500.00	\$49,500.00	\$49,500.00	\$0.00		\$49,500.00	100.0%	\$0.00	\$0.00
21	CE003 Rebar Repair	0	\$818.00	\$818.00	\$818.00	\$0.00		\$818.00	100.0%	\$0.00	\$0.00
22	CE004 Security Scope Ch	0	(\$886.00)	-\$886.00	-\$886.00	\$0.00		-\$886.00	100.0%	\$0.00	\$0.00
23	CE005 South Stair Repairs	0	\$73,187.00	\$73,187.00	\$73,187.00	\$0.00		\$73,187.00	100.0%	\$0.00	\$0.00
24	CE008 Trench Drain Pour	0	\$6,554.00	\$6,554.00	\$6,554.00	\$0.00		\$6,554.00	100.0%	\$0.00	\$0.00
25	CE009 Conduit Repair	0	\$3,109.00	\$3,109.00	\$3,109.00	\$0.00		\$3,109.00	100.0%	\$0.00	\$0.00
26	CE010 SD Traffic Guards	0	\$8,173.00	\$8,173.00	\$8,173.00	\$0.00		\$8,173.00	100.0%	\$0.00	\$0.00
27	CE011 Added T Stem Rprs	0	\$15,604.00	\$15,604.00	\$15,604.00	\$0.00		\$15,604.00	100.0%	\$0.00	\$0.00
28	CE012 Coiling Doors	0	\$12,698.00	\$12,698.00	\$12,698.00	\$0.00		\$12,698.00	100.0%	\$0.00	\$0.00
29	CE015 Added Epoxy Overl	0	\$111,785.00	\$111,785.00	\$111,785.00	\$0.00		\$111,785.00	100.0%	\$0.00	\$0.00
30	CE016 Accel Temp Heat	0	\$65,000.00	\$65,000.00	\$65,000.00	\$0.00		\$65,000.00	100.0%	\$0.00	\$0.00
31	CE017 S Stair Corrosion R	0	\$657.00	\$657.00	\$657.00	\$0.00		\$657.00	100.0%	\$0.00	\$0.00
32	CE019 T Repairs Lvs 2/5	0	\$114,558.00	\$114,558.00	\$114,558.00	\$0.00		\$114,558.00	100.0%	\$0.00	\$0.00
33	CE020 Elev Cab Flooring	0	\$2,040.00	\$2,040.00	\$1,020.00	\$1,020.00		\$2,040.00	100.0%	\$0.00	\$102.00
34	CE022 Tenant Park Fees	0	\$23,175.00	\$23,175.00	\$23,175.00	\$0.00		\$23,175.00	100.0%	\$0.00	\$0.00
35	CE023 Access Cntrl Add	0	\$34,413.00	\$34,413.00	\$34,413.00	\$0.00		\$34,413.00	100.0%	\$0.00	\$0.00
36	CE024 Spandrel Beam	0	\$18,973.00	\$18,973.00	\$18,973.00	\$0.00		\$18,973.00	100.0%	\$0.00	\$0.00
37	CE025 Bird Netting	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	0.0%	\$0.00	\$0.00
38	CE026 General Clean	0	\$3,388.00	\$3,388.00	\$3,388.00	\$0.00		\$3,388.00	100.0%	\$0.00	\$0.00
39	CE027 Add OH Dr Mob	0	\$1,104.00	\$1,104.00	\$552.00	\$552.00		\$1,104.00	100.0%	\$0.00	\$55.20
40	CE028 Tee C Chnl Repairs	0	\$58,853.00	\$58,853.00	\$58,853.00	\$0.00		\$58,853.00	100.0%	\$0.00	\$0.00
41	CE029 Tee Stem Brg Rpr	0	\$42,012.00	\$42,012.00	\$42,012.00	\$0.00		\$42,012.00	100.0%	\$0.00	\$0.00
42	CE030 Joint Sealant Rpr	0	\$114,422.00	\$114,422.00	\$114,422.00	\$0.00		\$114,422.00	100.0%	\$0.00	\$0.00
43	CE031 Windshield Tags	0	\$1,793.00	\$1,793.00	\$1,793.00	\$0.00		\$1,793.00	100.0%	\$0.00	\$0.00
44	CE032 Tenant Pkg #2	0	\$23,175.00	\$23,175.00	\$23,175.00	\$0.00		\$23,175.00	100.0%	\$0.00	\$0.00

45	CE033 Trench Drain Caulk	0	\$1,848.00	\$1,848.00	\$1,848.00	\$0.00	\$1,848.00	100.0%	\$0.00	\$0.00		
46	CE034 Rtn Floor Coating	0	(\$60,521.00)	-\$60,521.00	-\$60,521.00	\$0.00	-\$60,521.00	100.0%	\$0.00	\$0.00		
47	CE035 Door Hdw Rprs	0	\$8,729.00	\$8,729.00	\$8,729.00	\$0.00	\$8,729.00	100.0%	\$0.00	\$0.00		
48	CE036 Added Security	0	\$7,200.00	\$7,200.00	\$7,200.00	\$0.00	\$7,200.00	100.0%	\$0.00	\$0.00		
49	CE038 Caulking under pav	0	\$5,068.00	\$5,068.00	\$5,068.00	\$0.00	\$5,068.00	100.0%	\$0.00	\$0.00		
50	CE040 Hoist Beam Repair	0	\$109,625.00	\$109,625.00	\$82,218.75	\$27,406.25	\$109,625.00	100.0%	\$0.00	\$0.00		
51	CE041 Painting Pool Walls	0	\$3,618.00	\$3,618.00	\$3,618.00	\$0.00	\$3,618.00	100.0%	\$0.00	\$0.00		
52	CE042 Schindler Inefficient	0	\$23,068.00	\$23,068.00	\$23,068.00	\$0.00	\$23,068.00	100.0%	\$0.00	\$0.00		
53	CE043 Caulking at Ramp	0	\$7,159.00	\$7,159.00	\$7,159.00	\$0.00	\$7,159.00	100.0%	\$0.00	\$0.00		
54	CE045 Elevator Hoist Bear	0	\$247,184.00	\$247,184.00	\$198,592.00	\$48,592.00	\$247,184.00	100.0%	\$0.00	\$12,359.20		
55	CE046 New TPO roof	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00		
56	Overhead & Profit	\$219,311		\$219,311.00	\$212,438.83	\$6,872.17	\$219,311.00	100.0%	\$0.00	\$10,965.55		
57	Warranty Materials	\$27,414		\$27,414.00	\$26,554.95	\$859.05	\$27,414.00	100.0%	\$0.00	\$1,370.70		
	Grand Total		\$5,498,505.00	\$327,202.00	\$5,825,707.00	\$5,637,793.89	\$180,997.81	\$0.00	\$5,818,791.50	99.9%	\$6,915.50	\$96,775.36