

ANNUAL REPORT FOR WATTS MILL  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

**SECTION I**

Date: August 23, 2023

CID Contact Information: Amy Ehlers, (816)753-6000

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: September 17, 2015 Ordinance No. 150779

**SECTION II**

**PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:**

The purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District's boundaries. The improvements initially contemplated include partial demolition and renovation of the facade, exterior and roof of existing structures and buildings, fire protection improvements, site work, grading, infrastructure improvements, parking improvements, utility improvements, parking 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.

**SECTION III**

**BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:**

Leonard Mirabile

Salvatore Mirabile

Jasper Mirabile

Janine Mirabile

Jennifer Mirabile

**SECTION IV**

**REVENUE AND EXPENSES FOR THE WATTS MILL COMMUNITY  
IMPROVEMENT DISTRICT MAY 1, 2022 - APRIL 30, 2023:**

<b>INCOME:</b>		
a) CID Deposits		\$150,382.98
b)		
c)		
<b>TOTAL INCOME</b>		<b>\$150,382.98</b>
<b>EXPENSES:</b>		
<b>I. Administrative:</b>		
a) Prof Fee Admin	\$6,000.50	
b) legal	\$	
c)		
<b>SUB-TOTAL</b>	<b>\$6,000.50</b>	
<b>II. Services:</b>		
a) General Maintenance	\$29,671.00	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$29,671.00</b>	
<b>III. Capital Improvements</b>		
a)	\$	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$</b>	
<b>IV. Other</b>		
a) Operating Reserve	\$114,711.48	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$114,711.48</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$6,000.50	
II. Services	\$29,671.00	
III. Capital Improvements		
IV. Other	\$114,711.48	
<b>TOTAL EXPENSES</b>	<b>\$150,382.98</b>	
<b>TOTAL INCOME</b>		<b>\$150,382.98</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$150,382.98</b>
<b>BALANCE</b>		<b>\$0</b>

## SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
Res. 2019-01	Nominating a slate of Successor Directors
Res. 2019-02	Appointing Officers
Res. 2019-03	Approving the Budget

### SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept. of Economic Development  
Attn: CID Annual Report  
301 W. High Street, P. O. Box 118  
Jefferson City, MO 65102  
Phone: 1-573-526-8004  
Fax: 1-573-522-9462

Email: [missouridevelopment@ded.mo.gov](mailto:missouridevelopment@ded.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: (816) 513-3360  
Fax: (816) 513-3353

Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

# MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

1. Financial Statement Summary the Year Ended	for	Month	Year
		4	2023
2. Name of political subdivision	Watts Mill Community Improvement District		
3. Political subdivision number	--		
4. Name of county	Jackson		
5. Name of contact	Angie Rogers		
6. Mailing address	605 W 47th Street Ste 200 Kansas City MO 64112		
7. Telephone number	8. Fax number	9. Email address	
816-753-6000	816-412-7402	arogers@blockandco.com	
10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")	1. Sales Tax	--	
	2.		--
	3.		

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)      Michelle McNutt      PA      8/27/2019  
Preparer's Name      Title      Date

## INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail the completed form to

State Auditor's Office  
P.O. Box 869  
Jefferson City, MO 65102

OR Email to: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

### Part I – FINANCIAL STATEMENT

#### A. Receipts (pages 3 and 4)

- Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
- Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
- Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
- Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
- Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
- Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
- Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
- Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
- Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
- Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
- Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
- Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

**Part I - FINANCIAL STATEMENT**

Watts Mill Community Improvement District

**A. Receipts**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Sales Tax Fund	Fund	Fund
1. Total property tax	\$ 0	\$	\$	\$	\$
2. Total sales tax	150,383		150,383		
3. Amusement sales tax	0				
4. Motor fuel tax	0				
5. Public utilities sales tax	0				
6. Tobacco products tax	0				
7. Hotel/Motel and restaurant/meals tax	0				
8. Alcoholic beverages licensing and permit taxes	0				
9. Amusement licensing and permit taxes	0				
10. Motor vehicles licensing and permit taxes	0				
11. Franchise tax (public utilities tax)	0				
12. Occupation and business licensing and permit taxes	0				
13. Other licenses and permit fees	0				
14. Intergovernmental receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
h.	0				
i. <b>TOTAL</b> <i>Sum of lines 14a-h</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>15. SUBTOTAL</b> <i>Sum of items 1-14i</i>	\$ 150,383	\$ 0	\$ 150,383	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

Watts Mill Community Improvement District

**A. Receipts - Continued**

**FUNDS - Report in whole dollars**

	<b>TOTAL all funds</b>	<b>General Fund</b>	<b>Sales Tax Fund</b>	<b>Fund</b>	<b>Fund</b>
<b>15. SUBTOTAL</b> <i>(from page 3)</i>	\$ 150,383	\$ 0	\$ 150,383	\$ 0	\$ 0
<b>16. Charges for Services</b>					
a.	0				
b.	0				
c.	0				
<b>d. TOTAL</b> <i>Sum of lines 16a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>17. Utility receipts</b>					
a.	0				
b.	0				
c.	0				
d.	0				
<b>e. TOTAL</b> <i>Sum of lines 17a-d</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>18. Interest earned</b>	0				
<b>19. Fines, costs, and forfeitures</b>	0				
<b>20. Rents</b>	0				
<b>21. Donations</b>	0				
<b>22. Other receipts and transfers</b>					
a.	0				
b.	0				
c. Interfund transfers	0				
<b>d. TOTAL</b> <i>Sum of lines 22a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>23. TOTAL RECEIPTS</b> <b>Sum of items 15 through 22d</b>	\$ 150,383	\$ 0	\$ 150,383	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 5

**Part I - FINANCIAL STATEMENT - Continued**

Watts Mill Community Improvement District

**B. Disbursements (by function)**

**FUNDS - Report in whole dollars**

	<b>TOTAL all funds</b>	<b>General Fund</b>	<b>Sales Tax Fund</b>	<b>Fund</b>	<b>Fund</b>
1. Highways and streets	\$ 0				
2. Financial administration	35,672		35,672		
3. Central administration	0				
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	0				
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
<b>23. SUBTOTAL</b>					
<b>Sum of lines 1-22</b>	\$ 35,672	\$ 0	\$ 35,672	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

Watts Mill Community Improvement District

**B. Disbursements (by function)**  
Continued

**FUNDS - Report in whole dollars**

	<b>TOTAL all funds</b>	<b>General Fund</b>	<b>Sales Tax Fund</b>	<b>Fund</b>	<b>Fund</b>
<b>23. SUBTOTAL</b> <i>(from page 5)</i>	\$ 35,672	\$ 0	\$ 35,672	\$ 0	\$ 0
<b>24.</b> Electric power system	0				
<b>25.</b> Parking facilities	0				
<b>26.</b> Gas supply system	0				
<b>27.</b> Transit or bus system	0				
<b>28.</b> Sea and inland port facilities	0				
<b>29.</b> Miscellaneous commercial activities	0				
<b>30.</b> Other - <i>Specify</i>					
a.	0				
b.	0				
c.	0				
<b>31.</b> Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> <b>(by function)</b> <b>Sum of items 23-31</b>	\$ 35,672	\$ 0	\$ 35,672	\$ 0	\$ 0
<b>C. Disbursements</b> <b>(by object)</b>					
<b>1.</b> Salaries	0				
<b>2.</b> Fringe benefits	0				
<b>3.</b> Operations	0				
<b>4. SUBTOTAL</b> <b>Sum of items C1-3</b>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7

**Part I - FINANCIAL STATEMENT - Continued**

Watts Mill Community Improvement District

**B. Disbursements (by object) - Continued**

**FUNDS - Report in whole dollars**

	TOTAL all funds	General Fund	Sales Tax Fund	FUND	
				Fund	Fund
<b>4. SUBTOTAL</b> (from page 6)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>5. Capital expenditures - Specify</b>					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
<b>6. Interfund transfers - Specify</b>					
a.	0				
b.	0				
<b>7. TOTAL DISBURSEMENTS</b> (by object) Sum of items 4-6b	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Totals do not agree

**FUNDS - Report in whole dollars**

	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>D. Statement of Indebtedness</b>				
<b>1. General obligation bonds</b>				
a.				0
b.				0
c.				0
<b>2. Revenue bonds</b>				
a.				0
b.				0
c.				0
<b>3. SUBTOTAL</b> Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

Watts Mill Community Improvement District

**D. Statement of Indebtedness  
Continued**

	FUNDS - Report in whole dollars			Outstanding End of Fiscal Year
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		
		Issued	Retired	
<b>3. SUBTOTAL</b> (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
<b>4. Other debt - Specify</b>				
a.				0
b.				0
c.				0
<b>5. Conduit debt</b>				0
<b>6. TOTAL STATEMENT OF INDEBTEDNESS</b> Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

**E. Interest on Debt**

1. Interest on water supply system debt	\$
2. Interest on electric power system debt	\$
3. Interest on gas supply system debt	\$
4. Interest on transit or bus system debt	\$
5. Interest on all other debt	\$

**F. Statement of Assessed Valuation  
and Tax Rates**

1. Real estate	\$
2. Personal property	
3. State assessed railroad and utility	
<b>TOTAL VALUATION</b>	
<b>4. Sum of items F1-3</b>	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1.	
2.	
3.	
4.	
5.	
6.	

Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Sales Tax Fund	Fund	Fund	
A. Beginning balance	\$ 122,106	\$ 122,106	\$	\$	
B. Total receipts	150,383	0	150,383	0	0
C. Total disbursements	35,672	0	35,672	0	0
D. Ending balance	\$ 236,817	\$ 0	\$ 236,817	\$ 0	\$ 0

NOTES

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*