ANNUAL REPORT FOR THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT ("CID")

SECTION I

Date August 21, 2024

CID Contact Information: Mark Untersee

(816)389-6414

mark@unterseelaw.net

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: December 6, 2018 Ordinance No. 180916

SECTION II

Purposes

The purposes of the District are to: (a) provide or cause to be provided for the benefit of the District, certain services (the "Eligible Services") described below; (b) issue obligations ("CID Debt") to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the CID Debt; and (c) authorize and collect a sales and use tax ("District Sales Tax").

The District's purposes shall be implemented according to the provisions of Section 67.1461 ("Powers of the District") of the Act.

The District will serve as an economic development tool that allows landowners in the District to: (a) plan Eligible Services and/or public and private improvements which are deemed by the District to be necessary and desirable to the economic viability of the District; (b) implement the Eligible Services and public improvements; and (c) share the costs incurred by the District through sales and use taxes which are imposed and collected in accordance with this Petition and the Act.

Services

The Eligible Services may generally include, but are not necessarily limited to, interior and exterior renovations of the Wornall Village Shopping Center, demolition of deteriorating structures, construction of replacement and renovation of retail space, improvement of ingress/egress and overall rehabilitation of the District. The estimated initial costs of the Eligible Services are shown on Exhibit C ("Estimated Cost of Eligible Services") annexed to and made an integral part of the Petition.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Mark Untersee - mark@unterseelaw.net
Mike Levitt - mikel@tutera.com
Kiley Brooks - kileyb@tutera.com
Eugene Goldman - goldbirdd@yahoo.com
William Dana - bdana@centralbankkc.com

SECTION IV

REVENUE AND EXPENSES FY May 1, 2023 – April 30, 2024

INCOME:	I	
a)Sales and Use Tax		\$155,185.84
b)		
c)		
TOTAL INCOME		\$155,185.84
EXPENSES:		
I. Administrative:		
a) Legal	\$6,313.50	
b) Debt Service	\$49,176.94	
c)		
SUB-TOTAL	\$55,490.44	
II. Services:		
a) Accounting	\$1,012.10	9 9 9
b)		
c)		
SUB-TOTAL	\$1,012.10	
III. Capital Improvements		
a)		
b)		
c)		
SUB-TOTAL		
IV. Other		
a)		
b)		
c)		
SUB-TOTAL		
EXPENSE TOTAL:		
I. Administrative	\$55,490.44	
II. Services	\$1,012.10	
III. Capital Improvements		
IV. Other		
TOTAL EXPENSES	\$56,502.54	
TOTAL INCOME		\$155,185.84
LESS TOTAL EXPENSES		\$56,502.54
BALANCE		\$98,683.33

23-24 Proposed Budget was submitted to City Clerk on January 25, 2024

Date Annual Budget was adopted: March 20, 2024

Date prior Annual Report was submitted: August 23, 2023

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2024 (MAY 1, 2023 – APRIL 30, 2024):

RESOLUTION	
NUMBER	RESOLUTION TITLE
Resolution 2024-01	Electing Officers for Fiscal Year 2025
Resolution 2024-02	Approving a Budget for Fiscal Year 2025

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: redevelopment@ded.mo.gov

Missouri Dept of Revenue Attn: CID Annual Report

PO Box 3380

Jefferson City, MO 6515-3380

Phone: 573-751-4876

Email: localgov@dor.mo.gov

City Clerk

25th Floor, City Hall 414 E. 12th Street

Kansas City, MO 64106 Phone: (816) 513-3360 Fax: (816) 513-3353 Email: Clerk@kcmo.org

Missouri State Auditor Attn: CID Annual Report

PO Box 869

Jefferson City, MO 65102

Phone: 573-751-4213

Email: localgovernment@auditor.mo.gov

RESOLUTION NO. 2024-01

THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 180916 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, et seq., RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors (the "Board") of the District desires to appoint a Chairman, Vice Chairman, Secretary, Treasurer and District Manager in accordance with the District's bylaws.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District as follows:

- Mike Levitt is appointed Chairman of the District.
- 2. Eugene Goldman is appointed Vice Chairman of the District.
- 3. Kiley Brooks is appointed Secretary of the District.
- 4. Kiley Brooks is appointed Treasurer of the District.
- 5. Mark Untersee is appointed District Manager of the District.
- This resolution shall take effect immediately.

Adopted this 20th day of March, 2024.

Mike Levitt, Chairman

ATTEST:

biley brooks

Kiley Brooks, Secretary

THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2025

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 180916 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, et seq., RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board desires to approve the District's proposed budget for fiscal year end 2025, in substantially the form attached hereto as <u>Exhibit A</u>.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District, as follows:

Section 1. The Board approves the proposed budget for fiscal year end 2025.

Section 2. The Chairman is authorized and directed to take all further action

necessary to carry out the purposes and intent of this Resolution.

Section 3. This resolution shall take effect immediately.

Adopted this 20th day of March, 2024.

12/19

Mike Levitt, Chairman

ATTEST:

bilin brooks

Kiley Brooks, Secretary

EXHIBIT A

WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2024 - APRIL 30, 2025 BUDGET (FY - 2025)

BUDGETMESSAGE:

The Wornall Village Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on December 6, 2018, by virtue of an ordinance approved by the City Council of Kansas City, Missouni. The stated purpose of the District is to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip public improvements within the District. The District adopted a fiscal year of May 1st to April

Important Budget Features:

The District's source of revenue is sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statues (the "Act") and approved by the qualified voters of the District by a sales tax election held on March 28, 2019.

The District was formed to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip public improvements, to provide or contract for cleaning, to support business activity and economic development in the District, to provide refuse collection and to carry out any other powers set forth in the Act.

Major Changes: None.

FUNDS AVAILABLE:	FYE 2025*	FYE 2024*	FYE 2023**
- Cash on Hand (Beginning of Fiscal Year)	\$3,000.00	\$120,645.31	\$43,449.92
ESTIMATED REVENUE: - Sales/Use Tax (2.00% effective July 1, 2019)	\$140,000.00	\$138,609.97	\$138,609.97
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE: ESTIMATED EXPENDITURES:	\$145,000.00	\$259,255,26	\$182,079.89
-Administrative Costs & Legal Fees	\$5,000.00	\$5,000.00	\$5,380.50
-Insurance	\$0.00	\$0.00	50.00
-Debt Service Payment	\$135,000.00	\$249,255.28	\$56,034.0\$
TOTAL ESTIMATED EXPENDITURES	\$140,000.00	\$254,255.28	\$61,414.58
FUNDS AVAILABLE: - Cash on Hand End of Fiscal Year			
*Estimated values	\$5,000.00	\$5,000.00	\$120,545.31

^{**}Actual Values

5. Name of contact

7. Telephone number

form to

Charles Renner

(816) 983-8660

Statement (omit the word "fund")

MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial

8. Fax number

(816) 983-808

1.	Financial Statement State Year Ended	mmary for Month Year April 2024
2.	Name of political subdivision	Wornall Village CID
3.	Political subdivision number	in transcription of provinces and violence and the constitution of the constitution of the constitution of the The
4.	Name of county	Jackson
6.	Mailing	4801 Main Street, Suite 1000
	address	Kansas City, MO 64112
		9. Email address
)		charles.renner@huschblackwell.com
NAME OF	genutra unicum entre de la come entre	

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)

Sarah Burger Preparer's Name

Paralegal Title

07/16/2024 Date

INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS State Auditor's Office Please mail the completed

P.O. Box 869 Jefferson City, MO 65102

OR Email to: localgovernment@auditor.mo.gov

Part I - FINANCIAL STATEMENT

A. Receipts (pages 3 and 4)

- 1. 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.
- 2. 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.
- 3. Amusement Sales Tax Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
- 4. Motor Fuel Tax Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
- 5. 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.
- 6. Tobacco Products Tax Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
- 7. Hotel/Motel and Restaurant/Meals Tax Sales tax on hotel/motel and restaurant/meals.
- 8. Alcoholic Beverages Licensing and Permit Taxes -Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
- 9. Amusements Licensing and Permit Taxes Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
- 10. Motor Vehicles Licensing and Permit Taxes -

Licenses imposed on owners or operators of motor vehicles for the right to use public roads.

- 11. Franchise Tax (Public Utilities Tax) Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
- 12. Occupation and Business Licensing and Permit Taxes Licenses required of persons engaged in particular professions, trades, or occupations.

Part I - FINANCIAL STATEMENT - Continued

- **13. Other Licenses and Permit Fees** License and inspections charges on buildings, animals, marriage, guns, etc.
- **14. Intergovernmental Receipts** Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services Include fees and service revenue.
- **17. Utility Receipts** Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned Interest earned from investments.
- **19. Fines, Costs, and Forfeitures** Receipts from penalties imposed for violations of law and civil penalties.
- **20.** Rents Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers Include any other receipts that your political subdivision receives that would not be included in the above categories.

Sections B and C Disbursements – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.

- B. Disbursements By Function (pages 5 and 6) List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7) List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8) This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- **E.** Interest on Debt (page 8) Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)— The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

Part II – FINANCIAL STATEMENT SUMMARY (page 9) – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

Part III - TAX ABATEMENT SUMMARY (page 10) - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751–4213.

NOTICE – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

\. Receipts		FUNDS -	Report in whole o	lollars	
	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Total property tax	\$ 0\$	\$	\$_	\$	
2. Total sales tax	155,186	155,186			
3. Amusement sales tax	0				
4. Motor fuel tax	0				
5. Public utilities sales tax	0				
Tobacco products tax Hotel/Motel and	o _				
restaurant/meals tax 8. Alcoholic beverages licensing and permit taxes	0				
9. Amusement licensing and permit taxes	0				
Motor vehicles licensing and permit taxes Franchise tax	0				
(public utilities tax) 2. Occupation and business	0				
licensing and permit taxes 13. Other licenses and permit fees	0				
14. Intergovernmental receipts				1	
a	0				
b	0				
C	0				
d	0				
е	0				
f	0				ilinaati maasaa ilka maraa arraa arraa arra
g	0				
h. i. TOTAL	<u> </u>				
Sum of lines 14a-h	\$ 0\$_	0 \$	0 \$	0 \$	
15. SUBTOTAL Sum of items 1-14i	\$ 155,186 \$	155,186\$	0 \$	0 \$	

\. Receipts - Continued			FUNDS - F	Report in whole do	llars	
		TOTAL I funds	General Fund	Fund	Fund	Fund
15. SUBTOTAL (from page 3) 16. Charges for Services	\$	155,186 \$	155,186 \$	0 \$	0 \$	
a		0				
b	_	0				
с		0				
d. TOTAL Sum of lines 16a-c 17. Utility receipts	\$	0 \$	0 \$	0 \$	0_\$	
a.		0				
b		0 ,				
C	_	0				
d. e. TOTAL	-	0	0 \$	0 \$	0 \$	
Sum of lines 17a-d	\$	0 \$, U \$			
18. Interest earned19. Fines, costs, and forfeitures		0 0				
20. Rents		0				
21. Donations 22. Other receipts and transfers		0				
a.		0				
b		0				
c. Interfund transfers d. TOTAL Sum of lines 22a-c	\$	0 0 \$	0 \$	0_\$	0_\$	
23. TOTAL RECEIPTS Sum of items						
15 through 22d	\$	155,186 \$	155,186 \$	0 \$	0 \$	100000000000000000000000000000000000000

3. Disbursements (by function)		FUNDS - /	Report in whole a	ollars	
	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Highways and streets \$	0 \$	\$	\$	\$	
2. Financial administration	1,012	1,012			
3. Central administration	0				was a second of the second of
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0)		
8. Water supply system	0				
9. Hospitals	o				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	6,314	6,314			
13. Correctional institutions	0				
14. Probation	0				
15. General public	0				
buildings 16. Libraries	0				
17. Public welfare 18. Protective inspection	0				
and regulation 19. Housing and community	0				A CONTRACTOR OF THE CONTRACTOR
development	0				
20, Economic development	0				
21. Natural resources	0				
22. Airports	0				
23. SUBTOTAL	ACAMARIA CONTRA	- A A A		economic de la la companya de la com	
Sum of lines 1-22 \$	7,326 \$	7,326 \$	0 \$	0 \$	

Continued			FUNDS -	Report in whole do	ollars	
Continued		TOTAL all funds	General Fund	Fund	Fund	Fund
23. SUBTOTAL (from page 5)	\$	7,326 \$	7,326 \$	0 \$	0_\$	(
24. Electric power system		0				
25. Parking facilities		0				and the second s
26. Gas supply system		0				
27. Transit or bus system 28. Sea and inland port facilities		0 0				
29. Miscellaneous commercial activities		0				
0. Other - Specify						
a. Debt Service	_	49,177	49,177			
b	_	0				
c	_	0				
11. Interfund transfers		0				
2. TOTAL DISBURSEMENTS (by function) Sum of items 23-31	\$	56,503 \$	56,503 \$	0 \$	0 \$	(
Disbursements (by object)						
1. Salaries	_	0				
2. Fringe benefits		o				
3. Operations		0				
4. SUBTOTAL Sum of items C1-3	\$	o s	0 \$	0 \$	0 \$	C

B. Disbursements (by object) -	4	FUNDS -	Report in whole o	ollars	
Continued	TOTAL all funds	General Fund	Fund	Fund	Fund
4. SUBTOTAL					
(from page 6) \$	0	\$	0 \$	<u> </u>	0
5. Capital expenditures - Specify					
a	0				
b	0				
G.	0				
d.	0				
e.	0				
f.	0				
g.	0				
6. Interfund transfers - Specify					
a.	0				
b.	0				
7. TOTAL DISBURSEMENTS					
(by object) Sum of items 4-6b	0	\$ 0\$	0 \$	0 9	0
			FUNDS - Report in	whole dollars	Outstanding
		Outstanding Beginning of	During Fiscal		Outstanding End of
D. Statement of Indebtedness		Fiscal Year	Issued	Retired	Fiscal Year
General obligation bonds				The second secon	
a.					0
b.					0
C.					0
2. Revenue bonds					
				www.minnesternian.ne.contenses.econtenses.econtenses.econ	0
a					0
b					0
C					
3. SUBTOTAL Sum of items D1 and 2		\$ 0 \$	0 \$	0 \$	0

		2		
D. Statement of Indebtedness Continued	Outstanding	FUNDS - Report in During Fiscal		Outstanding
	Beginning of Fiscal Year	Issued	Retired	End of Fiscal Year
3. SUBTOTAL (from page 7)	ss	0 \$	0	\$ 0
4. Other debt - Specify				
a. b.			The state of the s	0
6			egyppp Markey (in the grant the grant and a character of the character of	0
5. Conduit debt				0
6. TOTAL STATEMENT OF INDEBTEDNESS 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				
TOTAL VALUATION 4. Sum of items F1-3	\$ 0			
Tax Rates Funds - Specify	(per \$100)			
1				
2				
3				
4.				
5.				

1986 A State of Marchine	Pa	rt II - FINANCIAL	STATEMENT SU	JMMARY		and the second
	Г		FUNDS - F	Report in whole d	ollars	
		TOTAL all funds	General Fund	Fund	Fund	Fund
A. Beginning balance	\$	97,857 \$	97,857 \$	\$	\$	
B. Total receipts		155,186	155,186	0	0	0
C. Total disbursements		56,503	56,503	0	0	0
p. Ending balance	\$	196,540 \$	196,540 \$	0 \$	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.

P	art III - TAX AB	ATEMENT SUMI	MARY	The state of the s
		Political Subdivis	sion's Abatements	meaning and a second of
	Abatement 1	Abatement 2	Abatement 3	Abatement 4
Taxes Abated				
Authority of Tax Abatement				
Abatement Rate				
Dollar Amount of Taxes Abated				

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.

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