

CITY OF JOPLIN
TIF COST CERTIFICATION LISTING-NORTHPARK CROSSING
AS OF OCTOBER 31, 2020

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	ACTUAL DEVELOPER COSTS	COST CERTIFICATION
<i>PROPERTY ACQUISITION</i>				
PRIMARY SITE COST	4,500,000	200,000	211,313	211,313
MCCLANAHAN/UMB BANK	1,000,000	550,000	115,763	115,763
GRAND FORTUNA/STATE RIGHT OF WAY	800,000	400,000	-	-
KOKO HOTEL	900,000	200,000	213,900	213,900
SWABS	250,000	100,000	-	-
SUB-TOTAL	<u>7,450,000</u>	<u>1,450,000</u>	<u>540,976</u>	<u>540,976</u>
<i>LAND PREPARATION</i>				
DEMOLITION & UTILITY REMOVAL	350,000	350,000	199,078	199,078
PLATTING & ZONING	61,550	-	-	-
ORDINARY SITE COSTS	930,000	-	-	-
PARKING LOT DEVELOP/LAND/LIGHTING	1,270,800	-	-	-
EXTRAORDINARY SITE COSTS	1,150,000	1,150,000	2,045,455	2,045,455
REMOVAL OF BILLBOARD SIGN	400,000	400,000	238,290	238,290
ENGINEERING/SITE ANALYSIS/GEOTECH	575,000	282,500	227,485	227,485
STORMWATER IMPROVEMENTS	930,000	330,000	63,337	63,337
PARKWAYS/OPEN AREAS	-	-	-	-
ENHANCED PARKING LOT LIGHT/LAND	250,000	250,000	150,000	150,000
CONTINGENCY-SITE	479,088	-	300,000	300,000
Bury Electrical Lines	437,820	300,000	-	-
SUB-TOTAL	<u>6,834,258</u>	<u>3,062,500</u>	<u>3,223,645</u>	<u>3,223,645</u>
<i>CONSTRUCTION COSTS</i>				
ANCHOR TENANT BUILDING A	3,973,545	-	-	-
JUNIOR ANCHOR FABRIC A	1,312,500	-	-	-
JUNIOR ANCHOR RETAIL B	1,134,000	-	-	-
JUNIOR ANCHOR RETAIL C	850,500	-	-	-
SMALL RETAIL	742,500	-	-	-
OUTLET A	1,250,000	-	-	-
OUTLET B	1,250,000	-	-	-
OUTLET C	1,250,000	-	-	-
OUTLET D	1,375,000	-	-	-
SHOPS A	500,000	-	-	-
SHOPS B	568,750	-	-	-
TARGET	1,500,000	-	-	-
TENANT IMPROVEMENTS	934,000	-	-	-
BUILDING ENHANCEMENTS	3,200,000	3,200,000	3,310,202	3,310,202
TARGET & ADJOINING SITE UPGRADES	495,000	495,000	1,033,403	1,033,403
LEASING COMMISSIONS	480,000	-	-	-
DEVELOPMENT FEE & OHD	300,000	-	-	-
REIMBURSABLES	34,000	17,000	-	-
MARKETING/GRAND OPENING	30,000	-	-	-
APPRAISAL	65,000	-	-	-
CONTINGENCY	431,536	-	-	-
SUB-TOTAL	<u>21,676,331</u>	<u>3,712,000</u>	<u>4,343,605</u>	<u>4,343,605</u>
<i>PROFESSIONAL FEES</i>				
ARCHITECTURAL & ENGINEERING	-	-	-	-

LEGAL & PROFESSIONAL	653,000	200,000	115,493	115,493
TIF ADMINISTRATION	150,000	75,000	37,500	37,500
SUB-TOTAL	<u>803,000</u>	<u>275,000</u>	<u>152,993</u>	<u>152,993</u>
TOTAL COSTS	36,763,589	8,499,500	8,261,219	8,261,219
FINANCING COSTS	22,245,778	4,105,395	-	3,190,293
<i>PUBLIC IMPROVEMENTS</i>				
PEDESTRIAN CIRCULATION AMENITIES	-	-	-	-
OFF SITE TRAFFIC IMPROVEMENTS	400,000	400,000	1,002,453	1,002,453
STREET IMPROVEMENTS/APPROACHES/CURB	245,000	245,000	70,000	70,000
OFF SITE STORMWATER IMPROVEMENTS	951,400	951,400	762,228	762,228
SUB-TOTAL	<u>1,596,400</u>	<u>1,596,400</u>	<u>1,834,681</u>	<u>1,834,681</u>
FINANCING COSTS ON PUBLIC IMPROVEMENTS	-	1,747,739	-	708,512
TOTAL COSTS W/O FINANCING	38,359,989	10,095,900	10,095,900	10,095,900
TOTAL FINANCING COSTS	<u>22,245,778</u>	<u>5,853,134</u>	<u>-</u>	<u>5,853,134</u>
GRAND TOTAL	<u>60,605,767</u>	<u>15,949,034</u>	<u>10,095,900</u>	<u>15,949,034</u>

CITY OF JOPLIN
TIF INTEREST CALCULATION
NORTHPARK CROSSING
AS OF OCTOBER 31, 2020

DESCRIPTION	PRINCIPAL BALANCE	INTEREST AMOUNT	TOTAL LIABILITY	PAYMENTS	YTD ENDING LIABILITY
Fiscal Year 2005	6,300,317	441,022	6,741,339	-	-
Fiscal Year 2006	3,060,594	655,264	3,715,858	(352,412)	-
Fiscal Year 2007	387,380	682,380	1,069,760	(740,030)	-
Fiscal Year 2008	347,609	706,713	1,054,322	(901,915)	-
Fiscal Year 2009	-	706,713	706,713	(889,248)	
Fiscal Year 2010	-	706,713	706,713	(933,492)	
Fiscal Year 2011	-	706,713	706,713	(976,550)	
Fiscal Year 2012	-	706,713	706,713	(1,067,782)	
Fiscal Year 2013	-	540,903	540,903	(1,056,402)	
Fiscal Year 2014	-	-	-	(998,331)	
Fiscal Year 2015				(1,017,880)	
Fiscal Year 2016				(995,424)	
Fiscal Year 2017				(978,464)	
Fiscal Year 2018				(969,812)	
Fiscal Year 2019				(989,726)	
Fiscal Year 2020				(879,126)	
GRAND TOTAL	<u>10,095,900</u>	<u>5,853,134</u>	<u>15,949,034</u>	<u>(13,746,594)</u>	<u>2,202,440</u>

CITY OF JOPLIN
TIF BALANCE DUE LISTING
NORTHPARK CROSSING
AS OF OCTOBER 31, 2020

DESCRIPTION	PRINCIPAL	INTEREST	ANNUAL GRAND TOTAL DUE	LIFE-TO-DATE PRINCIPAL BALANCE DUE	LIFE-TO-DATE INTEREST BALANCE DUE	LIFE-TO-DATE GRAND TOTAL DUE
FY 2005 REIMBURSABLE COSTS	6,300,317	441,022				
FY 2005 PAYMENTS	-	-				
FY 2005 BALANCE	6,300,317	441,022	6,741,339			
FY 2006 REIMBURSABLE COSTS	3,060,594	655,264				
FY 2006 PAYMENTS	-	(352,412)				
FY 2006 BALANCE	3,060,594	302,852	3,363,446	9,360,911	743,874	10,104,785
FY 2007 REIMBURSABLE COSTS	387,380	682,380				
FY 2007 PAYMENTS	-	(740,030)				
FY 2007 BALANCE	387,380	(57,650)	329,730	9,748,291	686,224	10,434,515
FY 2008 REIMBURSABLE COSTS	347,609	706,713				
FY 2008 PAYMENTS	-	(901,915)				
FY 2008 BALANCE	347,609	(195,202)	152,407	10,095,900	491,022	10,586,922
FY 2009 REIMBURSABLE COSTS	-	706,713				
FY 2009 PAYMENTS	-	(889,248)				
FY 2009 BALANCE	-	(182,535)	(182,535)	10,095,900	308,487	10,404,387
FY 2010 REIMBURSABLE COSTS	-	706,713				
FY 2010 PAYMENTS	-	(933,492)				
FY 2010 BALANCE	-	(226,779)	(226,779)	10,095,900	81,708	10,177,608
FY 2011 REIMBURSABLE COSTS	-	706,713				
FY 2011 PAYMENTS	-	(976,550)				
FY 2011 BALANCE	-	(269,837)	(269,837)	9,907,771	-	9,907,771
FY 2012 REIMBURSABLE COSTS	-	706,713				
FY 2012 PAYMENTS	-	(1,067,782)				
FY 2012 BALANCE	-	(361,069)	(361,069)	9,546,702	-	9,546,702
FY 2013 REIMBURSABLE COSTS	-	540,903				
FY 2013 PAYMENTS	-	(1,056,402)				
FY 2013 BALANCE	-	(515,499)	(515,499)	9,031,203	-	9,031,203
FY 2014 REIMBURSABLE COSTS	-	-				

FY 2014 PAYMENTS		<u>(998,331)</u>				
FY 2014 BALANCE	-	<u>(998,331)</u>	<u>(998,331)</u>	<u>8,032,872</u>	-	<u>8,032,872</u>
FY 2015 REIMBURSABLE COSTS	-	-				
FY 2015 PAYMENTS		<u>(1,017,880)</u>				
FY 2015 BALANCE	-	<u>(1,017,880)</u>	<u>(1,017,880)</u>	<u>7,014,992</u>	-	<u>7,014,992</u>
FY 2016 REIMBURSABLE COSTS	-	-				
FY 2016 PAYMENTS		<u>(995,424)</u>				
FY 2016 BALANCE	-	<u>(995,424)</u>	<u>(995,424)</u>	<u>6,019,568</u>	-	<u>6,019,568</u>
FY 2017 REIMBURSABLE COSTS	-	-				
FY 2017 PAYMENTS		<u>(978,464)</u>				
FY 2017 BALANCE	-	<u>(978,464)</u>	<u>(978,464)</u>	<u>5,041,105</u>	-	<u>5,041,105</u>
FY 2018 REIMBURSABLE COSTS	-	-				
FY 2018 PAYMENTS		<u>(969,812)</u>				
FY 2018 BALANCE	-	<u>(969,812)</u>	<u>(969,812)</u>	<u>4,071,292</u>	-	<u>4,071,292</u>
FY 2019 REIMBURSABLE COSTS	-	-				
FY 2019 PAYMENTS		<u>(989,726)</u>				
FY 2019 BALANCE	-	<u>(989,726)</u>	<u>(989,726)</u>	<u>3,081,566</u>	-	<u>3,081,566</u>
FY 2020 REIMBURSABLE COSTS	-	-				
FY 2020 PAYMENTS		<u>(879,126)</u>				
FY 2020 BALANCE	-	<u>(879,126)</u>	<u>(879,126)</u>	<u>2,202,440</u>	-	<u>2,202,440</u>

FY 2020 Grand Total Balance	Principal 10,095,900	Interest 5,853,134	Payments (13,746,594)	Balance 2,202,440
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