

CITY OF JOPLIN
TIF COST CERTIFICATION LISTING-NORTHPARK CROSSING
AS OF OCTOBER 31, 2016

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	7,450,000	1,450,000	540,976	540,976
<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	6,834,258	3,062,500	3,223,645	3,223,645
<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	21,676,331	3,712,000	4,343,605	4,343,605
<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>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 BALANCE DUE LISTING
NORTHPARK CROSSING
AS OF OCTOBER 31, 2016

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

FY 2013 BALANCE	<u>-</u>	<u>(515,499)</u>	<u>(515,499)</u>	<u>9,031,203</u>	<u>-</u>	<u>9,031,203</u>
FY 2014 REIMBURSABLE COSTS	-	-				
FY 2014 PAYMENTS	<u>-</u>	<u>(998,331)</u>				
FY 2014 BALANCE	<u>-</u>	<u>(998,331)</u>	<u>(998,331)</u>	<u>8,032,872</u>	<u>-</u>	<u>8,032,872</u>
FY 2015 REIMBURSABLE COSTS	-	-				
FY 2015 PAYMENTS	<u>-</u>	<u>(1,017,880)</u>				
FY 2015 BALANCE	<u>-</u>	<u>(1,017,880)</u>	<u>(1,017,880)</u>	<u>7,014,992</u>	<u>-</u>	<u>7,014,992</u>
FY 2016 REIMBURSABLE COSTS	-	-				
FY 2016 PAYMENTS	<u>-</u>	<u>(995,424)</u>				
FY 2016 BALANCE	<u>-</u>	<u>(995,424)</u>	<u>(995,424)</u>	<u>6,019,568</u>	<u>-</u>	<u>6,019,568</u>

	Principal	Interest	Payments	Balance		
FY 2016 Grand Total Balance	10,095,900	5,853,134	(9,929,466)	6,019,568		

CITY OF JOPLIN
TIF INTEREST CALCULATION
NORTHPARK CROSSING
AS OF OCTOBER 31, 2016

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)	
GRAND TOTAL	<u>10,095,900</u>	<u>5,853,134</u>	<u>15,949,034</u>	<u>(9,929,466)</u>	<u>6,019,568</u>