

CITY OF ST. JOSEPH



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# First Quarter Financial Report – FY2013

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For the Quarter Ending September 30,  
2012

# FIRST QUARTER FY2013 FINANCIAL REPORT

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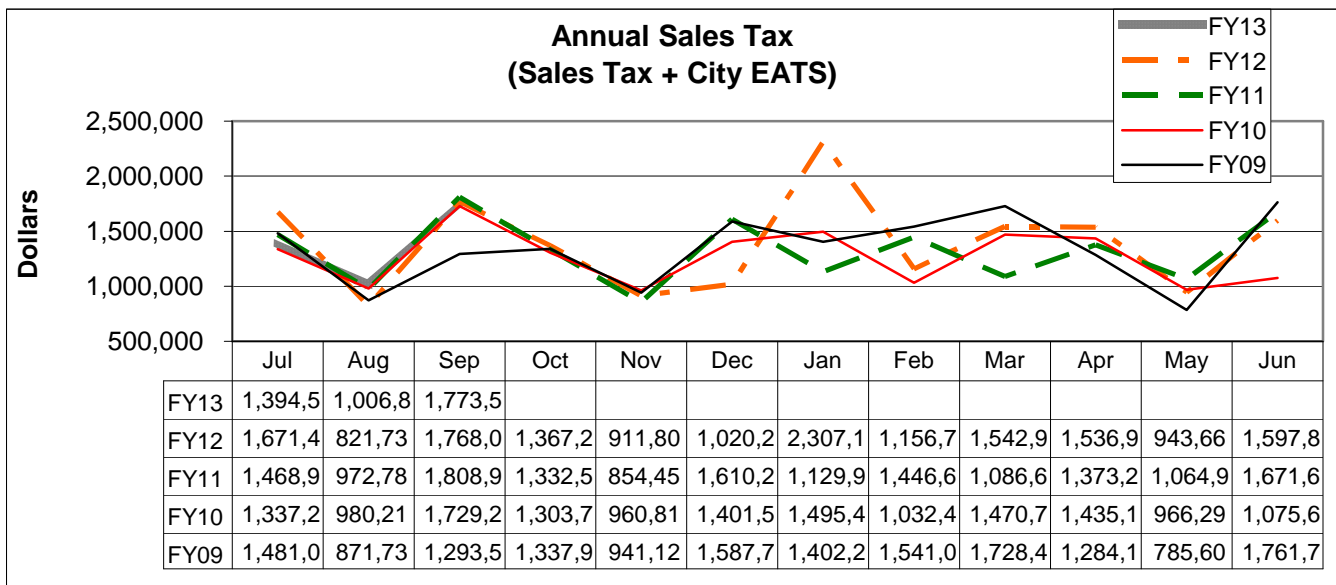
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The first quarter of the fiscal year contained seven (7) payroll periods, which indicates that total expenditures for salaries and benefits should be at twenty-seven percent (27%). Being three months into the year, revenue and other expenditure items should be at approximately twenty-five percent (25%) of the FY2013 budget.

### I. Multi-Fund Revenues

#### A. Sales Tax Revenues

Annual sales tax was off to a slow start at 4% under the ideal trend percentage of 25% and was \$86K less than FY12's opening quarter. According to the graph below, revenues were in line with the previous two years. It was a little surprising that collections were less given the conditions the city dealt with one year ago. Major flooding wiped out Heritage Park and all major tournaments that were scheduled there. Attendance for the Kansas City Chiefs training camp decreased last year due to travel issues caused by flooding and extreme heat. The flooding also made it difficult for travelers north.



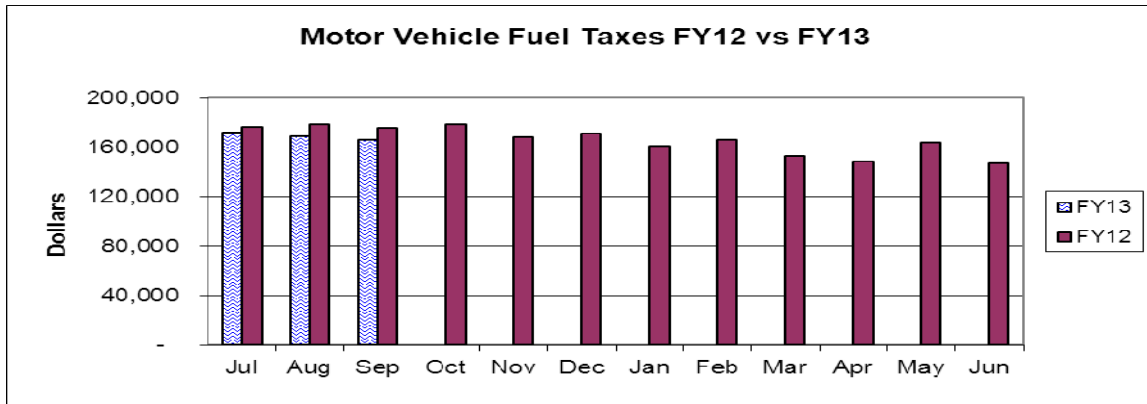
**Cigarette tax** revenue was above the mark by 2%. Projections had been reduced compared to those of the previous fiscal year as revenues have been on the decline in recent years. Vehicle sales stayed steady and the results were **motor vehicle sales tax** revenues above trend by \$38,000. These revenues could take a major hit during the year. In May a bill was vetoed that would have continued to impose a local tax to out-of-state purchases of motor vehicles.

**Hotel/Motel taxes** were over trend at 30.8%, and up \$9K from the first quarter of FY12. The tourism business was better this year with no summer floods to hinder travel and conditions. All major softball tournaments were held as scheduled. Also, training camp for the Kansas City Chiefs had no interruptions and didn't have a lockout leading up camp (as in FY12). In an FY11 election, voters approved a 3% increase to the tax which took effect October 1, 2011, with a 20 year sunset clause. The increase has been projected to result in \$400K additional revenue annually, dedicated to downtown and riverfront improvements.

Fuel prices were steady for the quarter, but remained on the high side around \$3.50 a gallon. **Motor vehicle fuel taxes** met budget in the **Streets Maintenance Fund** at 25.1% since projections for fuel receipts had been lowered. The quarter showed a decrease of 4.5% when compared to the same time in FY12. There may have been less travel this summer due to the extreme heat. As indicated by the following

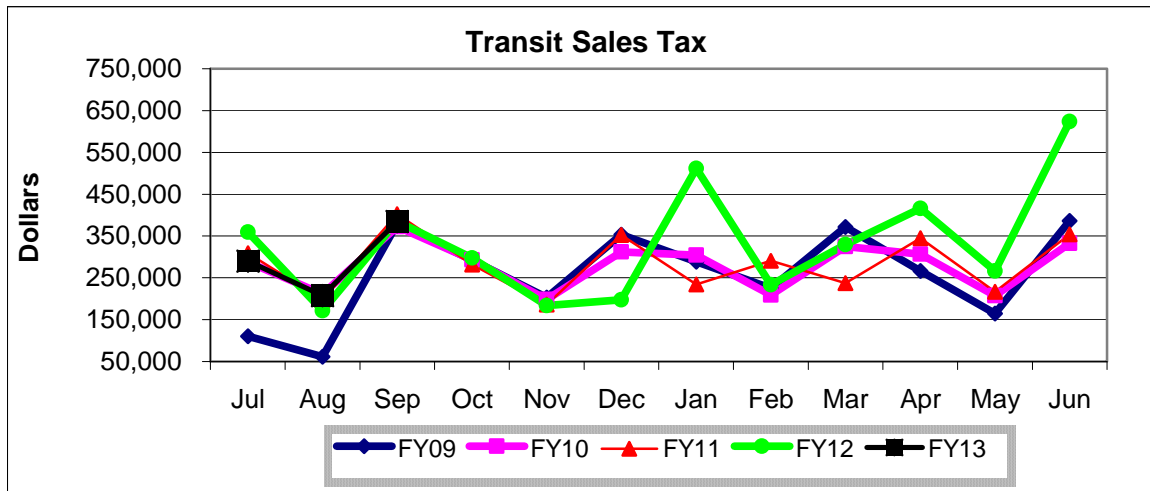
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graph, July thru September were each lower than the same month in FY12 for a total decrease of \$24K from the prior year.



**CIP Sales Tax** in the Capital Projects Fund was on trend at 25%. Although this was a decrease of 1.8% when compared to the same period in FY12.

**Mass Transit Sales Tax** was also equaled projections at 25%. With the exception of July significantly higher, the remainder of the quarter nearly mirrored that of the previous two fiscal years. The first quarter showed a decrease of 1.5% compared to the same timeframe in FY12. The graph below shows that historically the revenue collected is very up-and-down from month to month.



### B. Real and Personal Tax Revenues

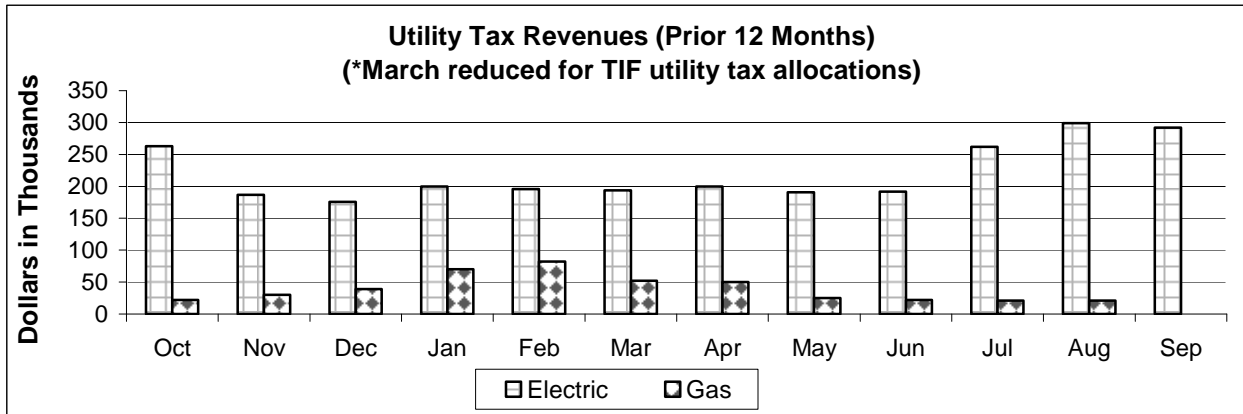
Current year tax revenues won't be showing up until after January. Prior real estate was 10% more than the first quarter of the prior year. Many protests from the 2011 tax year were settled during the fall of FY12. Prior personal showed a rise in revenues by 38% compared to year to date September FY12.

**C. Utility Taxes** for the General fund exceeded trend by 1.7%. Most utility taxes were at or above budget. Gas revenues, which are consistently low at this time of year, were the only revenues significantly under trend. The second quarter will likely be more of the same as temperatures have stayed above average to date. Electric franchise revenues more than canceled out the shortage on gas at 39% of its budget. The consistent extreme temperatures during the summer led to an increase of 15% compared to the same time in FY12. In September KCP&L proposed a rate increase of 14.6% to the Missouri Public Service Commission. Although the company doesn't expect to get the full increase requested, some type of

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increase will most likely take effect in January. As shown in the graph below, the relationship between gas and electric is cyclical. In the warmer months, electric is high and gas is low. In colder months, electric decreases and gas increases.

Water revenues were just below trend by 1.25%. This represented a decrease of \$42K when compared to the same timeframe as FY12. A very dry spring and summer has caused residents to nearly give up on their lawns for the summer and therefore reducing usage. Cable utility taxes met budget. Telephone revenues only showed a 20% collection rate. Part of the decrease could be attributed to the increasing number of consumers opting to drop their land lines. Month to month remittances by the cell phone companies (program 0011) were steady. Revenues were budgeted for \$100K less than in FY12.



The Mass Transit fund utility tax revenues were above budget and displayed similar trends as the General fund which resulted in an 8% overall increase from the same time a year ago.

## II. Fund Specific Revenues

### A. Other Major Revenue Sources

**Municipal Court fine revenues** were in good shape at 28%. Of course, the budget had been decreased for FY13 by over \$100,000 (13%) given trends of the last two to three years. Revenues for the quarter were \$22K above budget (a 30% increase compared to the first three months of FY12). Compared to prior year-to-date, 9% (330) more citations have been filed from the Police Department. Code Enforcement had 75 more violations filed compared to this time in FY12. Cases completed increased by 27% (803 more). Over 600 more cases held before a judge or by jury were paid compared to September FY12 year to date. The improved numbers are a very welcomed turnaround from the previous fiscal year when revenues struggled mightily.

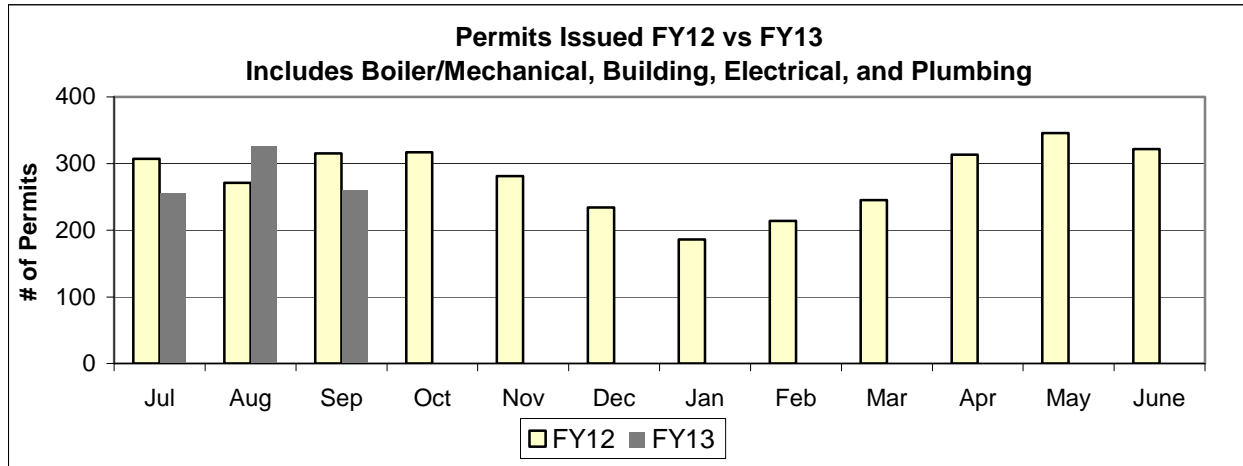
**DWI enforcement** revenues in the Patrol Operations program met trend due to continued grant funding. **Server licenses**, a fee for training servers of alcohol that was established in FY10, has begun to tail off this quarter. Revenues dropped by 38% when compared to the first three months of FY12. Total fees collected (shown in the **Support Services** program) were nearly \$4K less in comparison. Server licenses are multi-year which means fluctuations will continue. The first group of renewals will be due in December, 2012.

Although the economy has shown recent signs of improvement, it is still taking its toll on **Building Development permits**. As indicated by the graph on the following page, revenues decreased for the first quarter. **Building permits** showed a decline of 13% compared to this time in FY12. Despite the smaller revenues, lowered budget projections allowed the permit revenue to meet and exceed trend by \$6K. **Boiler permits** were just above target at 28%, **Electrical and Plumbing inspections/permits** both met the targeted mark, but each were lower than the previous year's first quarter. Electrical was 5% less and

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plumbing was 25% lower. The extreme, summer temperatures may have also played a part and deterred or slowed development projects.

Dry and favorable weather had **Garage sale permits** above budget at 30%, but was about 17% less than the same time in FY12. For the third consecutive year, Council approved a four-day free garage sale weekend in August where the permit fee was waived. **Business Licenses** and **Liquor Licenses** were billed in May, due June 30. Collection letters for delinquent payments have gone out.



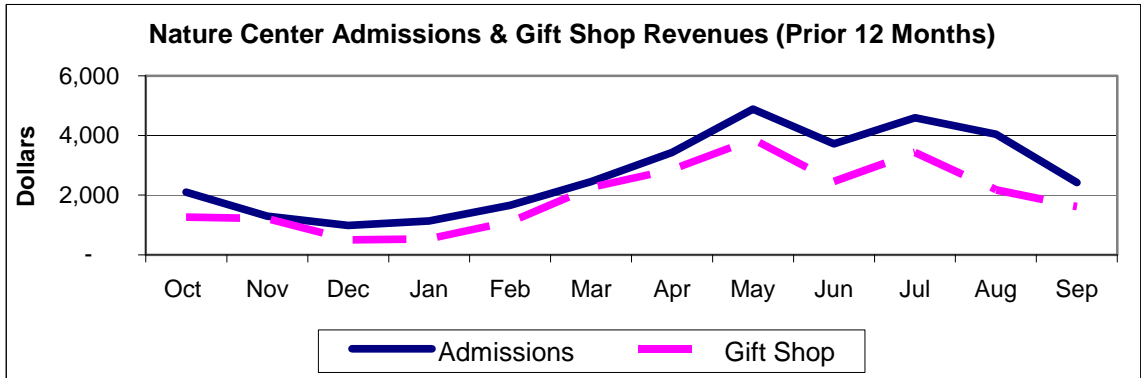
**Parks, Recreation & Civic Facilities** department program revenues, in total, were in much better shape (collected 30% of its projected budget) than they have been in several years. Revenues were up \$90K compared to this time in FY12. The increase is due in part to Heritage Park and the Nature Center being closed during first quarter of last year for flooding. In addition, most of programs that historically start slow generated decent numbers.

- Fall Softball leagues were happy to be back in familiar Heritage Park. League fees experienced an increase of 39% compared to the previous fiscal year and collected \$4K more than its total budget. Due to floods, the FY12 fall league was forced to move its games to other ball fields within the city. **Complex revenues**, which were a total loss for FY12, performed well in the opening quarter at 35%. **Park Rentals** were on a great pace after several tournaments and events were held at Heritage Park during the first quarter including the including the Air National Guard tournament (the largest of the summer).
- Recreation and cafeteria fees for the **Senior Center** were both at trend for the first quarter. Memberships and donations were low, but are typically collected later in the year.
- The **REC Center** (formerly Muchenberger) opened in July at its new location. Along with volleyball and youth basketball, many additional programs are creating new revenue streams. Since most of the programs are new and in a much improved facility, an accurate comparison to prior year will not be available until FY14. Basketball/volleyball revenues were at 22%. New revenues include individual day passes, making close to \$10K in the first quarter. Fitness memberships which had a quarterly total of \$23K. Other new segments are slower to get off the ground - REC Center rental, fitness classes, and concessions.
- **Parks Concessions** had a solid start and collected 29% of the budget. Concessions for the ball fields were in better shape (27%) than the beginning of FY12 after they were moved to different softball fields due to the flood. Leagues being held in open parks resulted in the ability for people to bring in outside food and drink which cut into concession revenues. Floods also caused lost

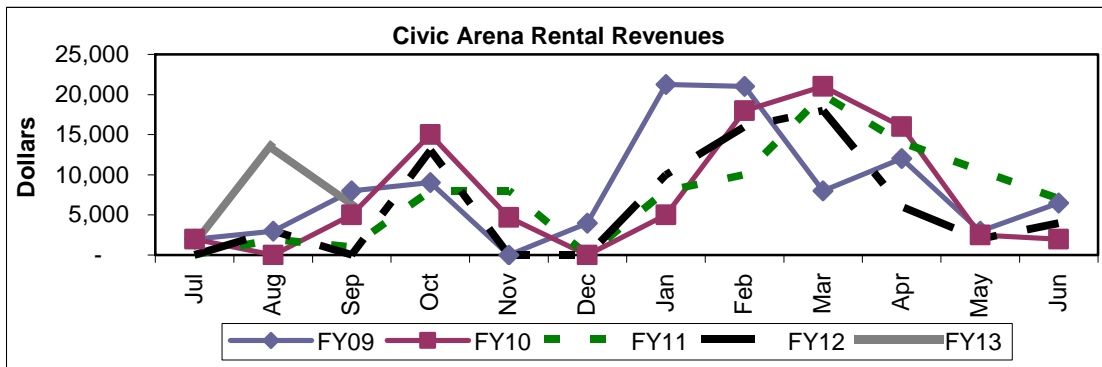
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revenue for concessions with the cancellation of major tournaments. With no issues this first quarter, revenues have increased by 93% compared to a year ago. Pool concessions were down about \$5K from this time the previous year, but were still at trend.

- The **Nature Center** had a very good quarter at 33%. This is quite a turnaround from a year ago when the building was inoperable for the entire quarter due to flooding. Admissions and gift shop revenues were each \$2K above trend. As indicated by the below, revenues stayed strong through the summer and then began to dip in September once school was back in session. Rental of the meeting room continued to be popular and collected 37% of its budget. Educational programs for the Nature Center were also above trend.

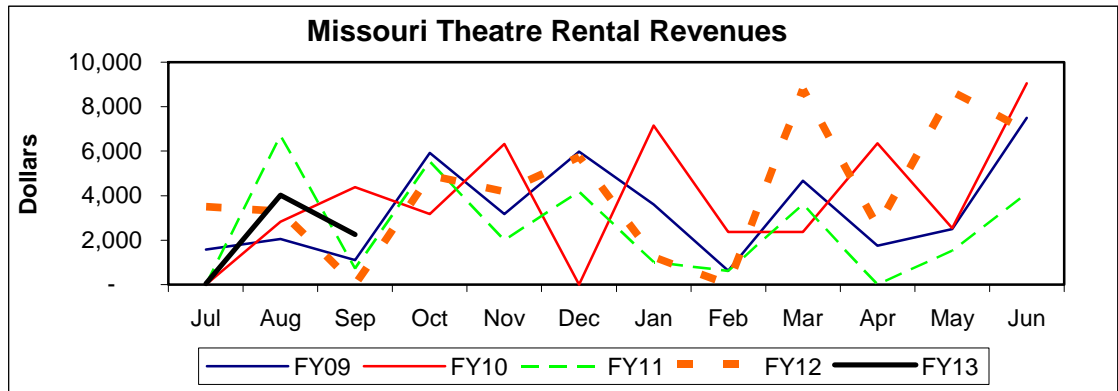


- Civic Arena** had its most prosperous opening quarter in recent memory collecting over \$21K. This was an increase of \$18K from this time in FY12. Many events have been held during the timeframe. A big impact has been the new roller derby team matches that utilized the location each month. Professional wrestling (which had canceled the previous two occasions) and ultimate fighting matches also contributed to September. This time a year ago only two events had been. As noted by the graph below, the first quarter of the fiscal year is typically the weakest for the arena. It will be interesting to see if it can keep up the momentum thru the second quarter. Other arena revenues were successful as well. Equipment rental and promotions are a combined \$10K above budget. Concessions for the arena have collected 76% of its budget, \$20K more than last year.



- The **Missouri Theatre** was close to where it was this time FY12. The theatre received over \$6K for the quarter which was under budget at 14%. However, the holiday schedule should be very busy this year with plays and concerts booked nearly each weekend thru mid-December. The following graph shows a comparison between the five most recent fiscal years. Office rental was at trend.

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- In the one disappointing program - **Swimming** - revenues showed an 18% decrease compared to the same timeframe of a year ago. The daily fees for the Aquatic Park collected \$21K less (down 23%) than this time in FY12. Krug and Hyde brought in 29% fewer revenues than the first quarter of the prior year. Collections were lower despite the Aquatic Park remaining open on weekends through Labor Day. In order to offset some of the revenue loss, Krug and Hyde pools were each closed one day a week toward the end of the season. In addition, the two pools were closed for the season at the end of July, a week earlier than FY12. The Aquatic Park did experience an unfortunate sanitation issue in mid-July that caused the facility to be closed for nearly two business days.

**Health department** revenues were just under the mark at 23%, but received \$4K more than the first quarter of FY12. **Animal Control** revenues were above projections at 27%. Dog licenses and shelter fees were at trend for the quarter. Court fines and costs were up 30% from this time in FY12, an increase of \$3K. **Birth & Death certificates** were close to target at 24%, about a decrease of \$1K from a year ago. The combination of the economy and high fuel prices may be a factor for less travel abroad.

### B. Special Revenue & Enterprise Funds

In the **Parks Maintenance Fund**, Horace Mann rent was on pace with budget projections at 29%.

The **Gaming Initiatives** fund fell below projections by \$30K. The majority of the negative variance was State Admissions (\$21K). The fund took a significant hit a year ago when the casino was forced to close its doors from the last week of June until October due to flooding. As a result, the fund was only able to collect 71% of its budget for FY12.

In the **Special Allocations** fund, PILOT tax revenue won't be received until after the first of the year. EATs (sales tax) revenues were steady for most of the TIF Plans:

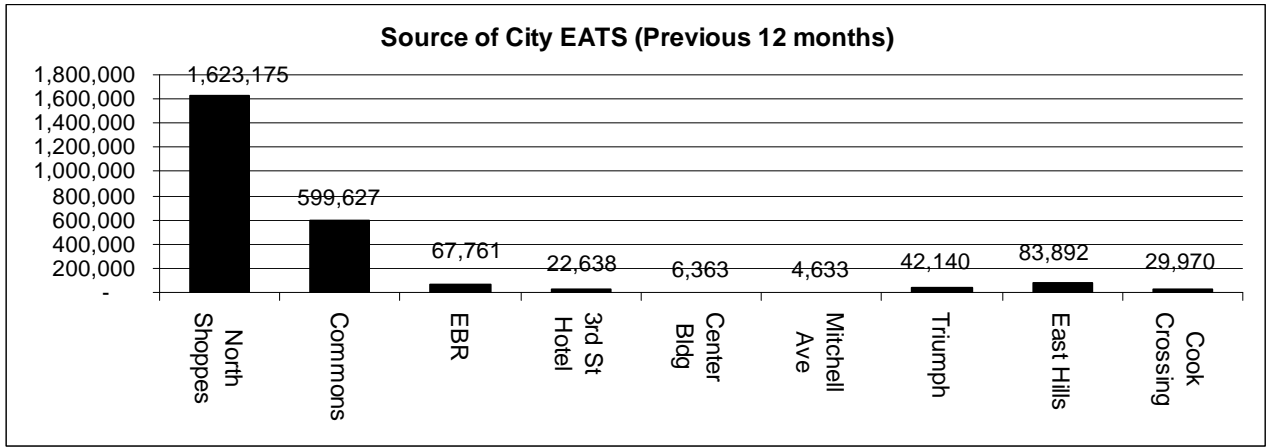
- City EATS for North Shoppes were under trend by 1.1%. The development collected \$13K less than the prior year's first quarter.
- EBR TIF City EATS were above trend by 5.1%. The three restaurants located at the site remain very popular with customers. A new tenant, Complete Nutrition, opened in January next to the clinic also increased revenues.
- The Third Street Hotel City EATS were under target by \$14K. The Department of Revenue collects the TDD and distributes the revenues to the City, creating a lag of 60 days in the collection cycle.
- The Commons revenues were up 13% compared to the same time during the previous fiscal year.
- City EATS for the Center Building had been stagnant thru FY12, but should improve with Ground Round now within the development. They relocated into Em Chama's spot in June.
- The Cook Crossing development opened in late April and continues to expand. Along with Dick's Sporting Goods and ALDI grocery, Pet Smart has recently opened and a strip of office/retail space is



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currently under construction in the southeast corner of the lot. Since opening, the development has collected \$15K of city EATS.

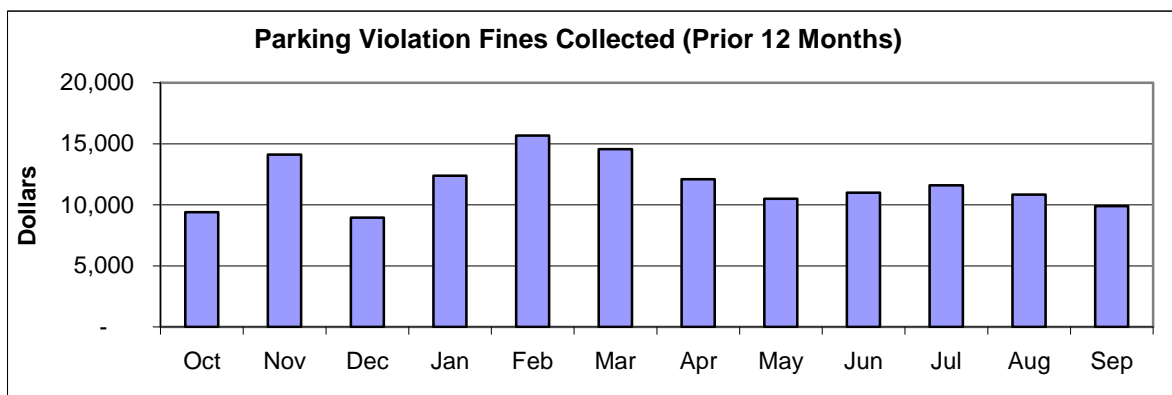
The graph below illustrates where EATs are generated in a twelve month basis.



**Aviation** revenues were just ahead of budget at 26%. Hangar rent is up 8% from this time in FY12 as some tenants vacated due to the flood. Sale of gas and oil, also affected by the flood in FY12, increased by 81% this first quarter (\$2K more than the first quarter of the prior year). For the most part, fuel sales have been in a steady decline since winter 2008.

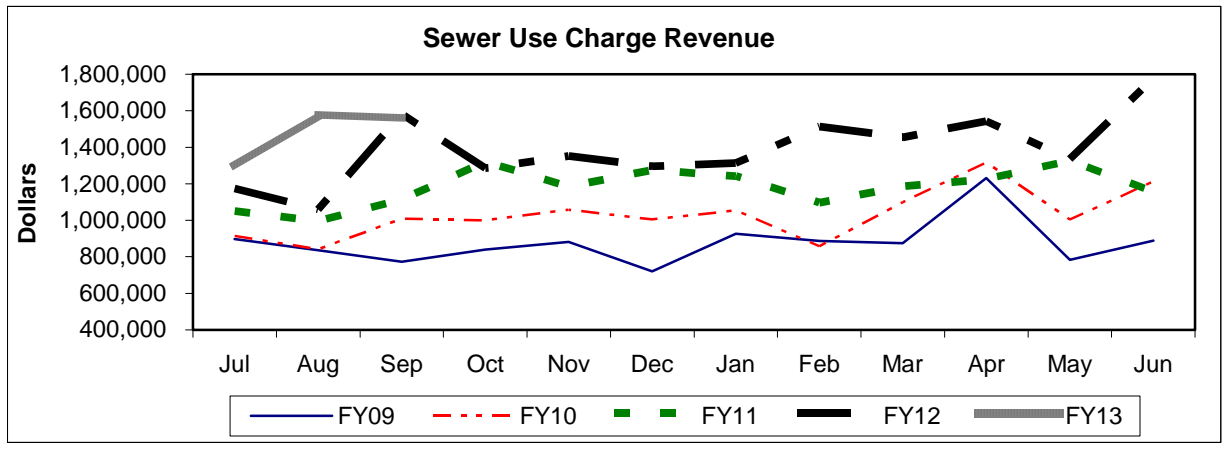
The **Public Parking** fund stood close to trend at 23%. The garage at 5<sup>th</sup> and Felix collected 37% of the original revenue, an increase of \$3K when compared to this time in FY12. The relocation of Universal Guardian from downtown to the Belt and to offices in Kansas City had an immediate impact on the garage at 6<sup>th</sup> and Jules. The garage was under budget by \$5K, a drop of 43% from a year ago. The 9<sup>th</sup> and Felix lot met trend. The lot at 8<sup>th</sup> and Felix was practically unused for the entire quarter with only a collection of \$257. Revenues for Other Parking Permits/Fees nearly equaled the total of FY12 by the end of the quarter with the increased amount of Ticketmaster events held at the arena.

Parking violation fine revenues were under budget by \$3K, but had increased by 7% when compared to the same timeframe of the prior fiscal year. Two Parking Control staff members are now patrolling downtown and writing tickets a majority of the days. To date, 360 more tickets have been written by the Public Parking staff in comparison to the first three months of FY12. In addition, the Administrative Services Revenue Technician is now researching registered owner information on a more consistent basis. As indicated by the graph below, revenues have been fairly steady since May. The second quarter should improve as legal letters were sent out at the end of October and Parking Control Staff continue to issue an increased amount of tickets.

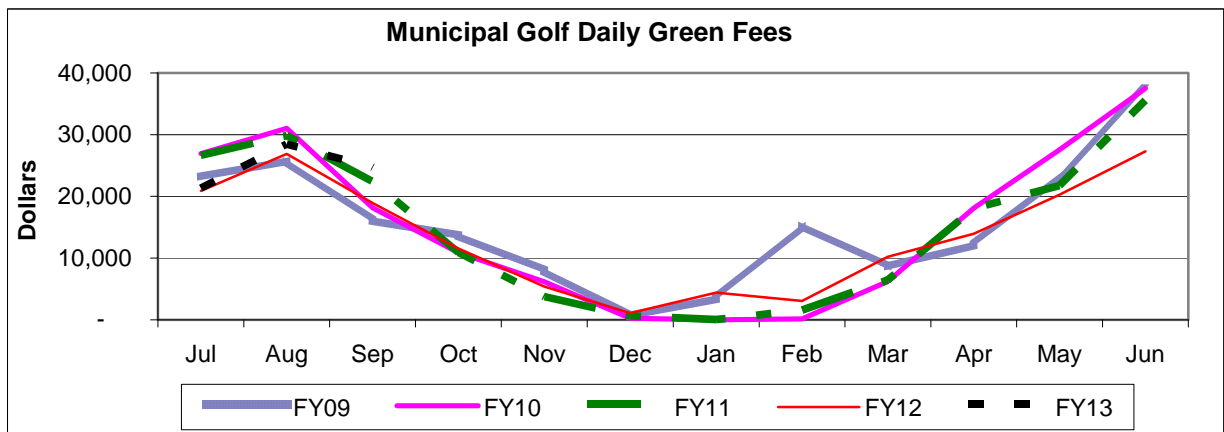


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The **Sewer fund** ran below target at 24.0%. With an 11% rate increase at the beginning of July, Sewer service charges were below the mark by \$124K, but showed an increase of 16% when compared to year to date September FY12. The July rate increase of 11% will be more reflected in the second quarter since there is a delay of 45-60 days between billings and collections. The South St. Joseph Sewer District was below trend by \$96K, a 44% decrease when compared to this same time during the previous year. SSJSD increased only 8%, compared to others due to contract limitations. Improvements at the plant have also resulted in greater efficiencies. Sewer service penalties were 3% above quarterly projections (\$9K above trend). The fund, in total, had generated \$499K more than this time one year ago.



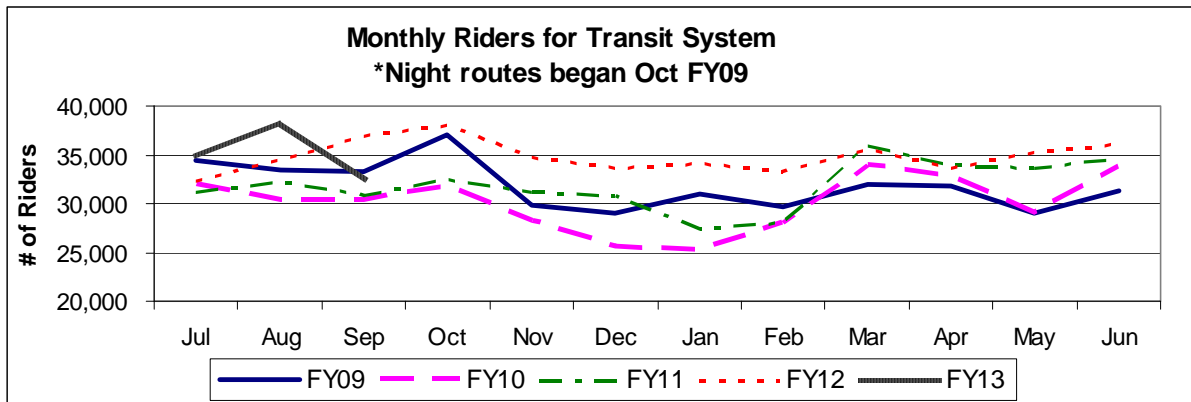
The **Municipal Golf** fund benefited from the dry, summer weather on the revenue side. Overall revenues are at 32%, and up \$17K from a year ago. Daily green fees and tournament fees were each above trend at 41%, a combined increase of \$8K when compared to the first quarter of FY12. As shown in the graph below, the fees collected for each month of the first quarter were higher than the corresponding months in FY12. Golf cart rentals are comfortably above target by \$23K. The banquet/meeting room rental dropped significantly by 59% when compared to the same time in FY12. Until now, the facility had been a widely used addition since the FY10 renovations. Driving range fees have increased by 15% compared to this time last year. Concessions, at 37% of the budget, have been a solid revenue generator since the renovations. This was an increase of \$10K from a year ago.



With the high fuel prices encouraging bus ridership, the **Transit** fund remained steady at 27%. Daily fare box revenues equaled quarterly projections. Although adult ticket sales were below trend by \$3K, they were up 8% when compared to the first quarter of the prior year. Adult ticket sales had been on the decline since FY11. Senior/Handicap tickets sales have tripled from this time in FY12. Advertising revenue dipped by 34% compared to one year ago. Houck Advertising has significantly reduced their monthly payments.

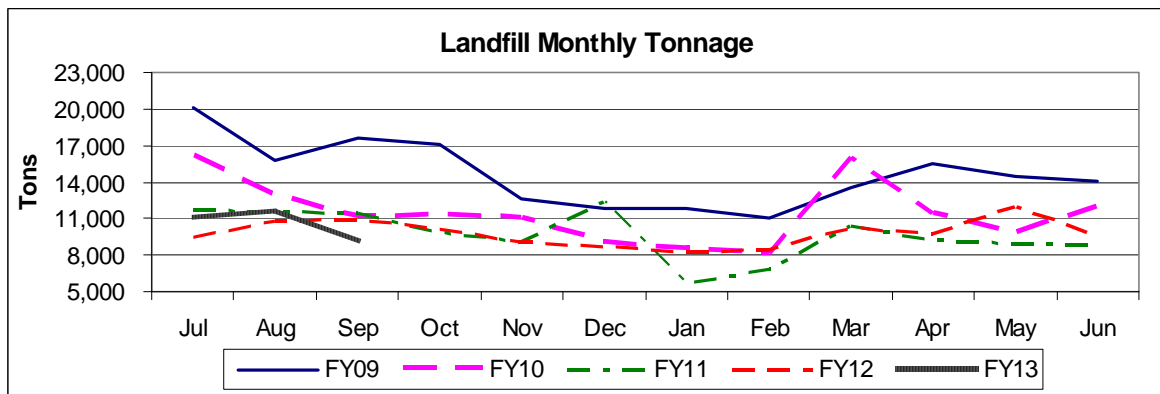
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Ticket sales commissions for Jefferson Lines were above trend at 34%, a 10% increase from the first quarter of FY12.



The **Landfill** fund revenues continued to fall, running at 23% of trend. Daily fees were under budget by \$25K which was an 8% decrease when compared to the first quarter of FY12. Revenues have been in an overall decline with the economic conditions and after Deffenbaugh withdrew from their dumping agreement in FY09. In spite of this fact, City Council declined to institute the \$4.00 per ton increase to tipping fees as recommended by a recently completed Tipping Fee Study. Indicated by the graph below, tonnage began the year in better shape, but then declined in September.

Recycling revenue at landfill operations were down 52% from the opening quarter of FY12. The main recycling site has collected 9% of its budget. Recycling revenues had been healthy since the more conveniently located recycling center opened in late March of FY11.



### II. Fund Expenditures

Unless there is anything of significance to note at this point in the fiscal year, the only information provided is the overall status of the operating funds as of the end of the first quarter. This should be roughly 25% expended.

#### General Fund

The fund was 1.1% over budget due to seasonal programs that are typically heavily utilized in the summer (Swimming, Parks Maintenance, and Softball/Baseball). A major one-time expense, specifically the \$440K Social Welfare contribution from Clinical Services, was the biggest factor to the overage.

*Amount of GF operating budget expended at year-to-date: 26.1%*

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### **Street Maintenance Fund**

*Amount of Streets Maintenance operating budget expended at year-to-date: 13.1%*

### **Parks Maintenance Fund**

*Amount of Parks Maintenance operating budget expended at year-to-date: 16.8%*

### **CDBG Fund**

*Amount of CDBG operating budget expended at year-to-date: 8.1%*

### **Aviation Fund**

*Amount of Aviation operating budget expended at year-to-date: 15.0%*

### **Parking Fund**

*Amount of Public-Parking operating budget expended at year-to-date: 16.8%*

### **Sewer Fund**

*Amount of Sewer operating budget expended at year-to-date: 11.4%*

### **Golf Fund**

Part-time wages were at 44% of budget, but based on seasonal activity they were close enough to trend.

Several areas are significantly over budget. A majority of them should decrease as the off-season approaches. Motor fuel was at 36% budget and should tail off when the weather turns colder. Materials/Supplies for resale were at 49% of its full year budget. Water Services are \$28K over the mark and was \$12K more than this time in FY12 as extreme heat and near drought conditions hit in July and August.

It should be noted that while expenses were high at 33%, revenues were \$3K more than the total of the quarterly expenditures.

*Amount of Golf operating budget expended at year-to-date: 33.1%*

### **Transit Fund**

*Amount of Transit operating budget expended at year-to-date: 24.4%*

### **Landfill Fund**

*Amount of Landfill operating budget expended at year-to-date: 12.2%*

# FIRST QUARTER FY2013 FINANCIAL REPORT

## INVESTMENT REPORT COMMENTARY

The Investment Report is for the three month period ended September 30, 2012. The purpose of the report is to keep the reader informed of the diversification and status of the City's investment portfolio. The City's Investment Policy, adopted by the City Council on July 19, 1994 and revised on October 18, 2010, guides investment activities and ensures that City funds are invested in a manner which provides the highest investment return with maximum security while meeting the daily cash flow demands in accordance with all state and local laws.

### CASH INVESTMENTS

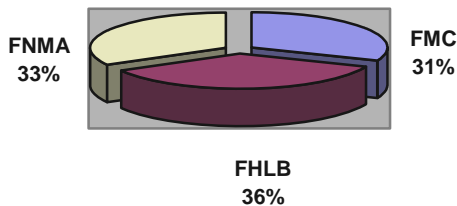
As of September 30, 2012, \$38,983,876 of the City's idle cash was invested in U.S. Treasury Bills, Agency Securities, Certificate of Deposits, and cash. The majority of the investments purchased were Agency Discount Notes with maturities of 180 days or less. Individual yields on the securities range from 0.08% to 0.15% with a maturity expected weekly. Most City investments are made in instruments of 180 days or less because: 1) the return on longer instruments is not significantly greater to offset the loss in liquidity; and 2) current low fund balances in most funds require that investments be very liquid.

According to City policy, the City may only invest in U.S. Treasury Obligations, U.S. Treasury Agency Obligations, Certificate of Deposits, Repurchase Agreements, Collateralized Public Deposits, Bankers' Acceptances, Commercial Paper, and Local Government Investment Pools. U.S. Treasury Obligations (T-Bills) are short-term obligations considered risk free and very liquid. They are backed by the full faith and credit of the U.S. Government. While considered the safest of all types of securities, Treasury Bills provide the lowest yield. Due to the low yield, the City prefers to invest in other, high-yielding, relatively risk-free U.S. Government Obligations.

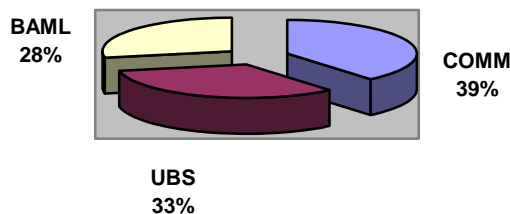
Some Agency Discount Notes are guaranteed by the full faith and credit of the U.S. Government, but most carry only a "moral obligation" of Congress to protect investors. These notes usually have higher yields than Treasury Obligations, and include federal agencies such as the Federal National Mortgage Association (Fannie Mae), Federal Home Loan Bank (FHLB) and Federal Farm Credit Bank (FMC).

Safety of principal is the foremost objective of the City's investment program. To achieve this objective, diversification is a necessity for securities and vendors. Investments are competitively bid and purchased from Bank of America Merrill Lynch, UBS, and Commerce Bank of Kansas City, maturing weekly for cash flow purposes. The City's guidelines for diversification provide for a goal of no more than 50% of the City's total investment portfolio be invested in a single security type or with a single financial institution.

Investment Types



Investment Firms

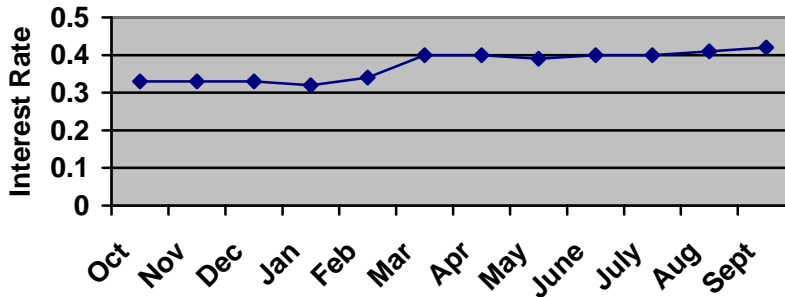


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### INTEREST INCOME

The City also receives interest income on cash balances in its checking account. Interest is distributed to each fund at the end of each month. The interest rate is equal to the average 91 day Treasury Bills plus .31 points on the City's average collected balance. The rate the City received for the month of September, 2012 was 0.42% compared to 0.36% in September, 2011. Seven of the twelve months averaged 0.40% or above. Because of collateral agreements with the banking institution insuring cash balances, this is as safe as investments in U.S. Treasury Bills.

**October 1, 2011 - September 30, 2012  
Interest Rates**



### Fiscal Year 2012/2013

Interest earned that has been distributed to the individual funds based upon the cash balance monthly average:

|                    |                    |
|--------------------|--------------------|
| July, 2012         | \$ 5,402.43        |
| August, 2012       | \$ 7,179.58        |
| September, 2012    | <u>\$ 5,647.39</u> |
| <br>YTD 2013 Total | <br>\$ 18,229.40   |

**Unrestricted cash deposits and investments** of the City are pooled and include cash held in commercial bank checking accounts and investments held in United States Government Treasury and Agency securities. All funds with a cash balance carry an "Equity in Pooled Cash" balance on the financial statements equal to their respective cash deposit and investment portion of the pool. The individual funds "Equity in Pooled Cash" equals the \$46,367,712 the City records as unrestricted.

**Restricted cash deposits and investments** are restricted for legal purposes or purposes designated by City Administration. In accordance with bond transcripts, the Trustees of the bonds are legally required to hold reserves at their financial institution. Currently, the City has \$33,055,986 held at various locations as instructed by the bond transcripts.

The charts beginning on the next page show the September 30, 2012 status of city cash by type of investment, type of restriction and unrestricted cash balances.

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### CASH By Type of Investment September 30, 2012

|  |                 |                 |
|--|-----------------|-----------------|
| Checking Account Balance:                    |                 | \$7,383,836.61  |
| U.S. Government and Agency Securities:       |                 |                 |
| Federal Natl Mortgage Association            | \$12,994,432.31 |                 |
| Federal Farm Credit Bank                     | 11,994,480.01   |                 |
| Federal Home Loan Bank                       | 13,994,963.61   |                 |
|  |                 | 38,983,875.93   |
| Cash and Investments                         |                 | 46,367,712.54   |
|  |                 |                 |
| Bond Reserves (held at various institutions) |                 | 33,055,986.02   |
|  |                 | \$79,423,698.56 |

### CASH By Type of Restriction September 30, 2012

|                                      |                |                 |
|--------------------------------------|----------------|-----------------|
| Unrestricted Cash Balance:           |                |                 |
| Cash                                 | \$7,383,836.61 |                 |
| Investments                          | 38,983,875.93  |                 |
|                                      |                | \$46,367,712.54 |
| Restricted Cash Balances:            |                |                 |
| Bond Reserves (various institutions) | 33,055,986.02  |                 |
|                                      |                | 33,055,986.02   |
|                                      |                | \$79,423,698.56 |

The label "unrestricted cash" is deceiving. The cash is unrestricted only in the accounting sense of not being legally restricted to a certain use, like bond reserves. The cash is restricted in the sense of what fund it belongs to and what that fund can use it for.

The chart on the following page breaks down the \$46.4 million "unrestricted" cash figure above by fund and designated uses (if any).

# FIRST QUARTER FY2013 FINANCIAL REPORT

## CASH

### UNRESTRICTED CASH BY FUND

September 30, 2012

|  |              |                        |
|--|--------------|------------------------|
| General - Cash                             | \$258,809.32 |                        |
| Emergency                                  | 1,125,000.00 |                        |
| Esrows/Grants                              | 128,128.25   |                        |
| Public Nursing/Richardson Trust            | 85,579.51    |                        |
| Senior Center Foundation/M/Morgan Trust    | 12,385.40    |                        |
| Cell Phone                                 | 1,388,400.29 |                        |
| Computer Reserve                           | 368,151.56   | \$3,366,454.33         |
| <hr/>                                      |              |                        |
| Street Maintenance- Cash                   |              | 1,458,967.66           |
| Parks, Recreation & Civic Facilities- Cash |              | 35,954.10              |
| CDBG- Cash                                 |              | (522,683.77)           |
| Special Allocation- Cash                   |              | 984,202.13             |
| Riverboat - Cash                           |              | 308,931.65             |
| Museum                                     |              | 260,305.92             |
| Capital Projects- Cash                     |              | 11,235,173.94          |
| Aviation- Cash                             | (225,338.06) |                        |
| Esrows/Grants                              | 7,572.00     | (217,766.06)           |
| <hr/>                                      |              |                        |
| Parking- Cash                              | 126,587.61   |                        |
| Esrows                                     | 6,525.00     | 133,112.61             |
| <hr/>                                      |              |                        |
| Water Protection - Cash                    | 3,355,512.94 |                        |
| In House Bond Reserve                      | 5,276,838.26 | 8,632,351.20           |
| <hr/>                                      |              |                        |
| Golf - Cash                                |              | (16,090.51)            |
| Mass Transit - Cash                        |              | 8,576,888.49           |
| Landfill - Cash                            | 4,947,793.39 |                        |
| Post Closure                               | 4,410,614.92 | 9,358,408.31           |
| <hr/>                                      |              |                        |
| Worker Compensation- Cash                  |              | 921,845.91             |
| Payroll - Cash                             |              | 585,242.68             |
| Library- Cash                              |              | 0.00                   |
| S. Joseph Gateway TDD- Cash                |              | 68,453.46              |
| Cocks Crossing CID- Cash                   |              | 43,587.66              |
| East Hills CID- Cash                       |              | 3,285.93               |
| CDBG Loan Funds - Cash                     |              | 1,151,086.90           |
|  |              | <hr/>                  |
|  |              | <u>\$46,367,712.54</u> |
|  |              | <hr/> <hr/>            |

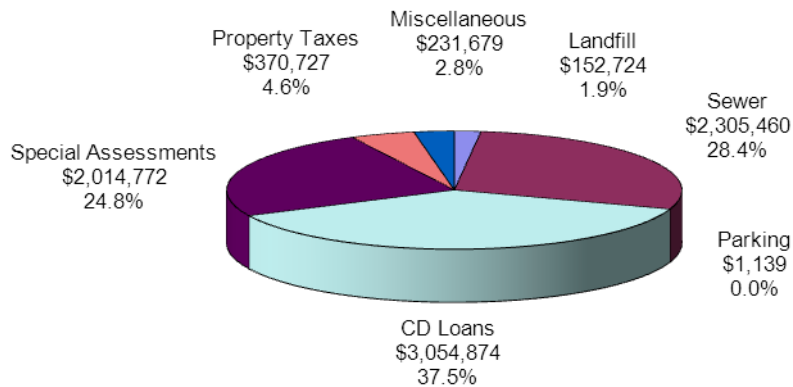


**FIRST QUARTER FY2013 FINANCIAL REPORT**

**ACCOUNTS AND LOANS RECEIVABLE REPORT  
COMMENTARY**

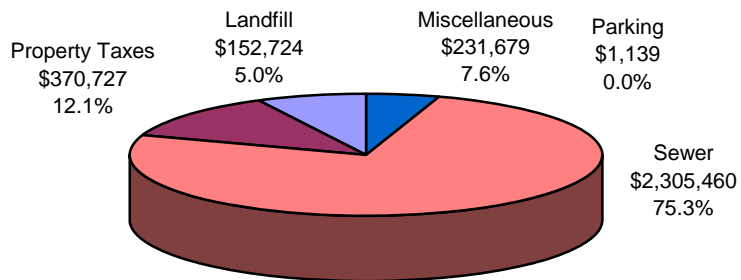
This Accounts and Loan Receivable Report covers the first quarter ended September 30, 2012. The purpose of this report is to identify the various types and amounts of receivables, discuss the City's various collection efforts and provide an estimate of receivable collectability. Total Accounts and Loans Receivable at September 30, 2012 are \$8,131,376, broken out as follows:

**Accounts Receivable and Loan Receivable Report  
For Quarter Ended September 30, 2012**



Accounts Receivables are generated from routine services provided to City residents and from taxes, licenses and fees. Loans and Lien Receivables are special payment arrangements created for specific individuals within the community. Details of each type will now be discussed in detail by type.

**Accounts Receivable  
For Quarter Ended September 30, 2012  
(Excludes Loans and Special Assessments)**



The Accounts Receivable graph above excludes CDBG loans and Special Assessments receivables due to the varying factors. CDBG loans are spread out over 30-40 years, leaving most of the receivable due into the future and not past due. Special Assessments are liens upon property which are assumed uncollectible at the point of issuance due to the nature of the lien.

## FIRST QUARTER FY2013 FINANCIAL REPORT

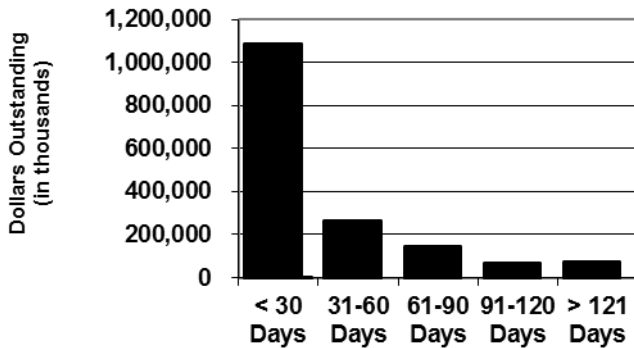
**City Sewer Fund receivables** (75.3%), as shown below, include City billings to South St. Joseph Industrial District, sewer surcharges, septic load processing charges, and MAWC sewer use charges. It also includes all sewer user charges billed and collected by Missouri American Water Company per Billing and Collection Agreement. The Missouri American Aging is shown below.

In October, 2011, Missouri American Water contacted all cities and jurisdictions across the United States in which they were providing these same sewer billing and collection services to terminate all agreements by December, 2012. City staff in the Utility Billing Division will begin billing all sewer accounts in October, 2012 with the final disbursement of payments made by sewer customers to Missouri American in November, 2012. Data consumption files will still be generated by Missouri American, so City sewer bills will be mailed to citizens approximately 5-10 business days after they receive their water bills.

Bids for collection services were taken in Spring, 2012 to pursue past due accounts. Staff reviewed applications and conducted interviews. Negotiated contracts will go before Council during the second quarter, 2012. Staff recommends continuation of the current Missouri American policy of terminating services and/or utilizing the contracted collection agency for all accounts over 90 days delinquent. Currently, account balances from Missouri American over 90 days are turned over to their third party collection agency. These receivables are reported monthly to the Administrative Services Department for recording of revenues, allowance for uncollectible accounts, and collection fees.

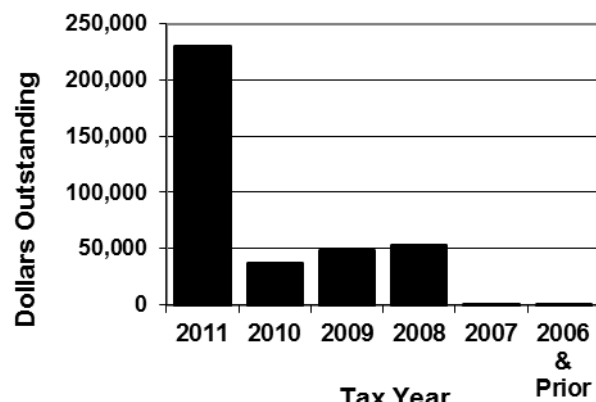
As of September 30, 2012, total sewer receivables total \$2,305,460. MAWC receivables make up a majority of the receivable with \$1,647,069, (71.4%). The remaining City billings total \$658,391 or 28.6%, most of which is from the South St. Joseph Sewer District (\$275,533). Per contract, SSJSD has 45 days in which to remit payment of amounts due to the City, remaining on the receivable listing longer than most accounts. The sewer surcharge billings account for most of the City receivable adding approximately \$290K of receivables, but has added to the current balances due. Oak Mill's settlement of \$93.6K also remains included in the receivable. The United States Department of Justice has been notified of Oak Mill's failure to comply with the settlement schedule.

**MAWC Sewer Account Aging  
As of Sept 30, 2012**



Aging

**Property Taxes Receivable  
as of Sept 30, 2012**



Tax Year

& Prior

**Property Tax receivables** (12.1%), (shown above) include the receivables for tax years 2011 & prior. County collections from July through September, 2012 total \$284,509, compared to \$269,008 for all funds in fiscal year 2012, a five and eight-tenths (5.8%) percent increase. In FY12, approximately \$324,580 was being held in the Buchanan County Collector's Taxes Paid Under Protest bank account from Albaugh, Altec, Sara Lee and Johnson Controls. FY13 Taxes under Protest were minimal and most have been settled.

## FIRST QUARTER FY2013 FINANCIAL REPORT

The City 2012 tax levies (FY13) were set on August 20, 2012 at \$1.1395 per \$100 valuation, an increase from the 2011 levy. The Hancock allowance increased due to a decrease in personal property valuations from State legislative changes regarding depreciation effective this tax year. The Buchanan County Collector will be mailing out the 2012 tax bills around November 1, 2012.

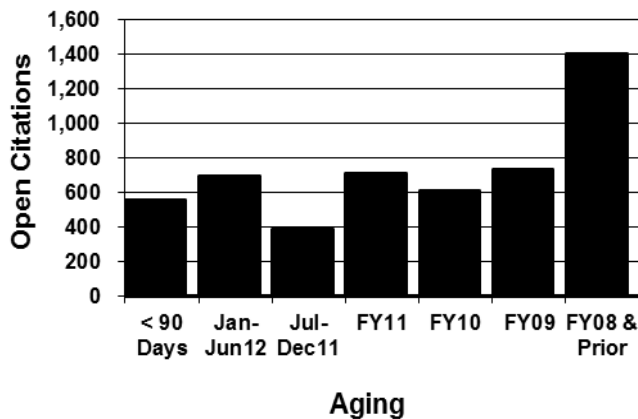
**Landfill Fund receivables** (5.0%) include hauler accounts set up for monthly billing and land leases approved by contract. These are billed by the Administration & Budget Division in the Administrative Services Department based upon reports provided by Landfill staff. Total billings to date are \$533,906, a decrease of \$10,231 or one and two-tenths (1.2%) percent over the same period in fiscal year 2012. Total tipping fee revenues of \$783,862 represent a decrease of eight (8%) percent from fiscal year 2012. Outstanding receivables, as of September 30, 2012, total \$152,724.

**Public Parking receivables** (<1%) include parking permits billed for City garages. Other receivables include parking citations outstanding recorded in the Parking Access database, but amounts due remain uncertain due to requests for dismissal, those protested in Municipal Court, etc. A total of 2,310 parking citations have been written this fiscal year – 1,637 by public parking staff and 673 by police officers.

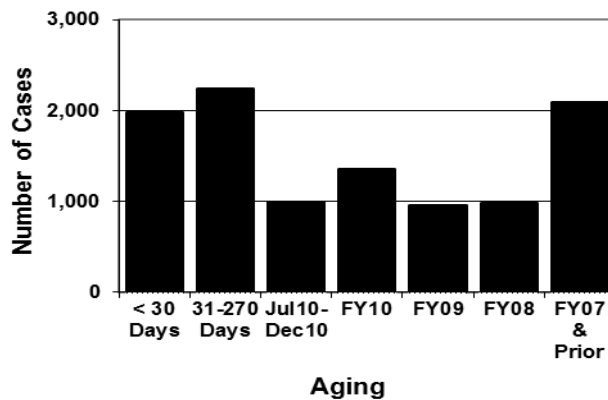
Most revenues collected in the Parking Fund are not included as a receivable due to the possibility of parking tickets being protested, of recipients requesting a trial in court, etc. Revenue is recognized when received. To date, total parking fine revenues are \$32,301, of which \$29,734 (92.1%) are fines remitted directly to the City and from collection letters generated by Administrative Services. Municipal Court summons have resulted in the remaining \$2,567 (7.9%). A total of 1,967 collection letters were mailed this quarter and 5,413 citations remain as of September 30, 2012. The aging of citations is shown in the table below.

The Parking Fund continues to receive one half of the motor vehicle fees collected by the Buchanan County Collector and the \$1 fee added to Ticketmaster events at the Civic Arena to assist in parking lot maintenance fees in fiscal year 2009.

**Aging Open Parking Citations  
as of Sept. 30, 2012**



**Municipal Court Open Cases  
As of Sept 30, 2012**



**Municipal Court receivables** are recorded in the INCODE Court software. Open citations as of September 30, 2012 total 10,596 an increase of 55 citations (0.5%) from the previous fiscal year.

The table above shows the aging of open cases. As of September 30, 2012, court fines and fees collected total \$323,348, compared to \$260,262 for the same period in fiscal year 2012, a twenty-four and two-tenths (24.2%) percent increase. City retained Court revenues are \$265,988 compared to \$211,111 in fiscal year 2012, a similar increase. The citations filed for FY2013 total 4,566, compared to 4,144 for FY2012, an

## FIRST QUARTER FY2013 FINANCIAL REPORT

increase of 422 citations from all Departments. The largest increase (330) comes from the number of police officer citations filed. Many officers are now using their handheld units, increasing efficiency.

**Miscellaneous Receivables** (7.6%) of the Receivables above are billed by Administration & Budget in Administrative Services. Miscellaneous billings include:

General Fund - LEC charges, fire district contracts, and administrative fees for Chapter 100 bonds, Heartland Health and Buchanan County shared expenses for maintenance of the communication system; franchise taxes and PILOT taxes due per Chapter 100 agreements; Horace Mann monthly leases, Hockey Club and Figure Skating Club ice rentals; Birth/Death certificate monthly billings, monthly pound fees for area cities, and Buchanan County Health Contract;

Streets Maintenance Fund – Street/utility cuts, culvert pipe purchased for installation;

Special Allocation Fund – Invoices sent to Buchanan County for County portion of EATS sales tax;

Aviation Fund – Monthly hangar leases, land leases, monthly Airport Café lease;

Mass Transit Fund – Bus station lease, State of Missouri bus passes purchased; franchise taxes;

Payroll Fund – Retiree and Cobra insurance billings.

**Business Licenses/Permits** are also miscellaneous receivables, but not included in the total. Most of these billings are unknown at the time of billing as many are based upon gross receipts unknown at the time of renewal.

Annual licenses, permits and inspections for business activity are billed and collected by the Customer Assistance Division of the Administrative Services Department and recorded in Permits Plus Software when received. A total of 2,771 new and temporary business licenses and permits have been issued since May 1, 2012, the new billing cycle. The distribution of all new business permits and licenses issued are broken down by type as follows:

### Business Licenses and Permits By Type

Fiscal Year 2013

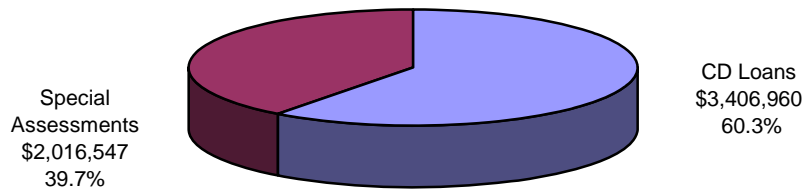
| Type                       | FY2013       |            | YTD Revenue      |                  |
|----------------------------|--------------|------------|------------------|------------------|
|                            | New          | Temporary  | FY13             | FY12             |
| Liquor licenses            | 29           | 84         | \$4,398          | \$4,614          |
| Alcohol server licenses    | 1,132        | 530        | \$5,980          | \$9,700          |
| Health permits/inspections | 47           | 129        | \$11,215         | \$10,126         |
| Alarm permits              | 257          | 28         | \$7,243          | \$7,025          |
| Fire inspection permits    | 43           | 18         | \$2,975          | \$3,165          |
| Trade licenses             | 47           | 0          | \$3,485          | \$2,804          |
| Contractor licenses        | 0            | 0          | \$350            | \$100            |
| Business licenses          | 394          | 33         | \$129,025        | \$88,436         |
| <b>Totals</b>              | <b>1,949</b> | <b>822</b> | <b>\$164,671</b> | <b>\$125,969</b> |

Collection efforts continue for the expired business licenses due on June 30, 2012. To date, these efforts include the original renewal application and a delinquent letter. Courtesy phone calls and a summons to Municipal Court will be forthcoming for those failing to renew. To date, 142 of those business licenses remain expired.

## FIRST QUARTER FY2013 FINANCIAL REPORT

**Lien & Special Assessment receivables** (39.7%) total \$2,014,772 include demolition liens (\$996,291), general code violations for weed and trash liens (\$946,839), and street and sewer improvement/use liens (\$71,643). Demolition and weed and trash liens are billed and collected by the Customer Assistance Division of the Administrative Services Department, with payment arrangements available on demolition liens up to a ten (10) year period in which to pay back the City. Sewer Improvements and Street Special Assessments are billed and collected by the Administration & Budget Division.

### Loan & Special Assessment Accounts Receivable As of Sept 30, 2012



Accounts deemed to be collectable may be pursued through additional collection letters and, if necessary, lawsuits filed in Buchanan County Circuit Court as a personal debt of property owners. Inspectors continue to be issue summons to Municipal Court for violations. The City requests restitution for any costs incurred in cleanup of the property. Amounts paid by the defendant include fines for non-compliance and any City restitution for that particular violation.

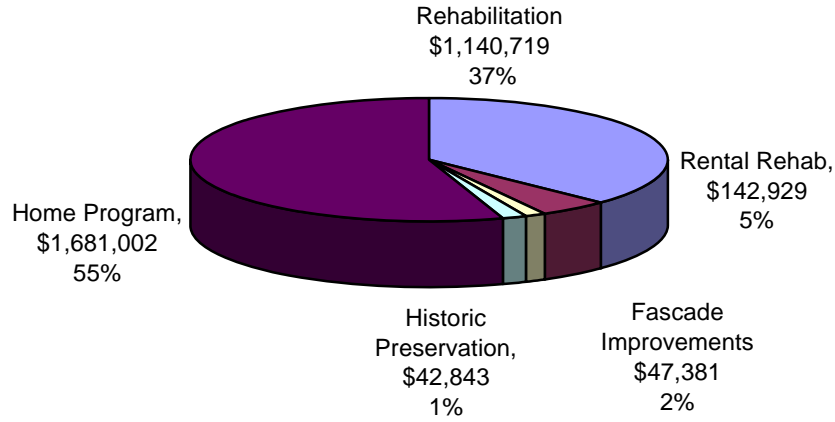
Fiscal Year 2013 year-to-date collections for all liens total \$27,453, compared to \$23,063 or a increase of \$5,390 (19%) for the same period in fiscal year 2012.

| <b>Aging of Special Assessments - Amount Due</b> |                  |                    |              |
|--|------------------|--------------------|--------------|
| <b>Period</b>                                    | <b>Dollars</b>   | <b>Dollars (%)</b> | <b>#</b>     |
| Current  | 28,526           | 1.4%               | 209          |
| 31-90 Days                                       | 83,708           | 4.2%               | 447          |
| Jan-Jun12  | 189,044          | 9.4%               | 704          |
| Jul-Dec11  | 161,200          | 8.0%               | 688          |
| FY11   | 241,945          | 12.0%              | 802          |
| FY10   | 443,537          | 22.0%              | 734          |
| FY09   | 121,915          | 6.1%               | 715          |
| FY08   | 90,380           | 4.5%               | 373          |
| FY07 & Prior                                     | 654,517          | 32.5%              | 1,556        |
| <b>Total Outstanding</b>                         | <b>2,014,772</b> | <b>100.0%</b>      | <b>6,228</b> |

Community Development (C.D.) Loan receivables (60.3%) are low-interest loans made to low and moderate income residents under regulations promulgated by the Federal Department of Housing and Urban Development (HUD). These loans vary in length from 15 to 40 years. Although total loans outstanding are \$3,054,874, less than one percent (0.4%) or \$13,729 are principal and interest past due.

# FIRST QUARTER FY2013 FINANCIAL REPORT

## CD Loans Outstanding As of Sept. 30, 2012



The Accounting Division, in the Administrative Services Department, bills and monitors these accounts. The C.D. Loan Committee, comprised of Administrative Services, Community Development and Legal staff, meet monthly to discuss accounts with balance portions greater than 30 days delinquent and decide upon the collection measures to be used, from general collection letters to foreclosure if necessary. The number of outstanding accounts by type are listed below.

| <u>Loan Description</u> | <u>Number</u>    |
|-------------------------|------------------|
| Rehabilitation          | 46               |
| Rental Rehab            | 5                |
| Historic Preservation   | 5                |
| Fascade Improvements    | 1                |
| Home Program            | 21               |
| <b>Loans Reported</b>   | <b><u>78</u></b> |

## FIRST QUARTER FY2013 FINANCIAL REPORT

### PURCHASE ORDERS (CONTRACTS) BETWEEN \$5,000 AND \$25,000

#### COMMENTARY

The City's purchasing policy allows the City Manager to approve contracts between the amounts of \$5,000 and \$25,000. The following lists those contracts\*\* issued in the first quarter of Fiscal Year 2012 between those limits.

|           |                              |              |   |             |
|-----------|------------------------------|--------------|---|-------------|
| 7/5/2012  | World Wide Technology        | \$ 16,822.50 | (50) Microsoft Office Profession and 2010 Licenses  | IT          |
| 7/5/2012  | VL Phillips                  | \$ 5,950.00  | Rental and Delivery of Vibratory Roller   | Landfill    |
| 7/6/2012  | KCR International Trucks     | \$ 12,090.24 |   | Streets     |
| 7/17/2012 | Midwest Mobile Radio Service | \$ 7,934.72  | Narrow Banding for Weather Sirens   | Fire        |
| 7/17/2012 | Paving Maintenance Supply    | \$ 10,273.20 | (12) Drums Fast Drying Waterborne Marking Paint   | Streets     |
| 7/20/2012 | Allied Arts Council          | \$ 7,500.00  | Temporary Labor for Frank Polleck at Missouri Theater   | CA          |
| 7/23/2012 | Mechanical Equipment CO      | \$ 6,297.00  | Walkway Gating for #4 & #2 Secondary Clarifier  | WPF         |
| 7/25/2012 | Guidance Software Inc        | \$ 16,869.03 |   | Police      |
| 7/30/2012 | Fitness Resource Group Inc   | \$ 12,342.86 | (2) Precor TRM 833 Treadmills with P30 Console  | Fire        |
| 8/2/2012  | Premier Paper and Packaging  | \$ 9,135.00  | Utility Billing Envelopes #10 and #9; 24# 1/3 Part Laset Stock                                      | Sewer Bills |
| 8/10/2012 | G T Distributors Inc.        | \$ 7,639.00  | Light Bars, Sirens and Siren Speakers   | Police      |
| 8/17/2012 | Ed Roehr Safety Products Co  | \$ 7,882.00  | (9) x26E Extended Digital Power Magazine; (20) 25' XP Green Blast Odor Cartridges Parat             | Police      |
| 8/21/2012 | Industrial Fabrics Corp      | \$ 5,265.00  | (2) Filter Press Belt Style 3093 2.134 wide by 20.574 long  | WPF         |
| 8/28/2012 | Worth Sports                 | \$ 5,320.00  | (120) Dzn 12" ASA Synthetic Cover Softballs and (40) Dzn 11" ASA Synthetic Cover Softballs          | Parks       |
| 8/29/2012 | World Wide Technology        | \$ 16,822.50 | (50) Microsoft Office Profession and 2010 Licenses 1 PC Select Select Plus - Win - Single Language  | IT          |
| 8/29/2012 | Mid States Blower Inc.       | \$ 6,120.00  | Complete Blower Overhaul Kit Assembly, Time, Test, Paint and Deliver                                | WPF         |
| 9/4/2012  | Foley Power Solutions        | \$ 9,598.89  | Rental of (1) XQ 800 Generator, 400 Volt, Distribution Gear, Labor for Startup, Pickup and Delivery | WPF         |
| 9/6/2012  | COGENT                       | \$ 5,433.20  | Repair Godwin DPC 300 12" x 12" Dri Pine Diesel Driven Trash Pump                                   | WPF         |
| 9/11/2012 | Tyler Technologies           | \$ 24,164.00 | Paperless Court Module & Equipment  | Muni Ct     |

\*\* Does not include purchase orders issued for the following:  
 Community Development Rehab Loan Projects  
 Gasoline Purchases or Price Agreements  
 Work Orders for Professional Services approved by a Master Agreement

# FIRST QUARTER FY2013 FINANCIAL REPORT

## ROUTINE BUDGET TRANSFERS

### COMMENTARY

Routine Budget Transfers are allowed under "Administrative Code Sec. 2-1052. Budget Transfers. (abridged & supplemented)" The following statement appears on the Routine Budget Transfer Form.

1. There will be no budget transfers without council authorization from/to salary & wage line items from/to other budget line items....Transfers shall be allowed within these line items.

[If the request is transferring from/to salary line items from/to non salary line items....a budget amendment ordinance is required.]

2. There will be no budget transfers without council authorization from/to employee benefits line items from/to other budget line items ...with the exception of uniform allowance, car/mileage allowance and conference/training/travel.

[If this request is transferring from/to benefit line items from/to non benefit line items...a budget amendment ordinance is required.]

3. There will be no transfers without council authorization from capital outlay line items with the exception that once budget approved capital items are purchased and there are funds remaining, these funds can be transferred. Capital items which have not been approved by the council in the budget and which exceed \$5,000, must receive council approval before they are purchased.

[If this request is transferring from a capital line item to any other line item and all budgeted capital items have not been purchased....a budget amendment ordinance is required. (Please indicate if all items have been purchased.)

[If this request is for the purchase of an unbudgeted capital item exceeding \$1,000, even though there are sufficient budgeted funds....you'll need to prepare a budget amendment ordinance.]

The following report reflects routine budget transfers for the first quarter FY2013, sorted by Fund and Department. Most transfer forms contain several transactions. This is why there can be several lines of adjustments for each Transfer Number. The transfer number is an ID entered by staff when transfers are processed.

The major reason for the transfer is labeled with a short description. When there are multiple transfers per form, any amount over \$1,000 has a notation of the item being increased.

#### Non-Ordinance Budget Amendments

Fiscal Year 2013

For the Quarter Ending : September 30, 2012

| <u>Transfer</u>                    | <u>Expenditures</u> |                       | <u>Expenditures</u> |                     | <u>Comments</u>                          |
|------------------------------------|---------------------|-----------------------|---------------------|---------------------|--|
| <u>Number</u>                      | <u>Object</u>       | <u>Decrease</u>       | <u>Object</u>       | <u>Increase</u>     |  |
| <b>420 - Water Protection FUND</b> |                     |                       |                     |                     |  |
| BT005                              | 1610                | (17,495.00)           | 1305                | 3,000.00            |  |
|                                    |                     |                       | 1470                | 14,495.00           | Sewer Billing Folder/Inserter<br>Machine |
|                                    |                     | <u>\$ (17,495.00)</u> |                     | <u>\$ 17,495.00</u> |  |



**FIRST QUARTER FY2013 FINANCIAL REPORT**

**VENDOR SERVICE CONTRACTS BY DEPARTMENT  
COMMENTARY**

The report below lists all of the existing vendor contracts with the City. Unless otherwise noted, they are local vendors. List is in order of current year expiration date.

| <b>Service</b>                         | <b>Service Provider</b>                             | <b>Orig<br/>Contract<br/>Periods</b> | <b>Orig Ext<br/>Periods</b> | <b># of Ext.<br/>Left</b> | <b>CY Contract<br/>Ext<br/>Expires</b> | <b>Final<br/>Ext<br/>Expires</b> | <b>Advertise<br/>Date<br/>Approx.</b> | <b>Date<br/>RFP Due<br/>Approx.</b> | <b>Dept</b> |
|--|---|--------------------------------------|-----------------------------|---------------------------|--|----------------------------------|---------------------------------------|-------------------------------------|-------------|
| Lawn Mowing for WPC                    | Mark's Lawn Mowing                                  | 1                                    | 2                           | 1                         | Apr-2013                               | Apr-2014                         | Jan-2014                              | Feb-2014                            | PW          |
| City Cemetery Mowing                   | Hughes Lawn Service                                 | 1                                    | 3                           | 3                         | May-2013                               | May-2016                         | Feb-2016                              | Feb-2016                            | PH          |
| On Call- Architectural                 | Riverbluff Architects                               | 1                                    | 4                           | 3                         | Apr-2013                               | Apr-2016                         | Dec-2015                              | Jan-2016                            | PW          |
| On Call- Architectural                 | Ellison Auxier Architects                           | 1                                    | 4                           | 3                         | Apr-2013                               | Apr-2016                         | Dec-2015                              | Jan-2016                            | PW          |
| On Call- Architectural                 | Goldberg Architects                                 | 1                                    | 4                           | 3                         | Apr-2013                               | Apr-2016                         | Dec-2015                              | Jan-2016                            | PW          |
| On Call- Architectural                 | Creal Clark & Siefert                               | 1                                    | 4                           | 3                         | Apr-2013                               | Apr-2016                         | Dec-2015                              | Jan-2016                            | PW          |
| Lawn and Lot Care Services for Transit | Mark's Law Mowing                                   | 1                                    | 1                           | 0                         | Apr-2013                               | Apr-2013                         | Feb-2013                              | 2/222013                            | MT          |
| Vending Machine Service                | Smith Vending/Acme                                  | 1                                    | 2                           | 1                         | Apr-2013                               | Apr-2014                         | Feb-2014                              | Mar-2014                            | MT          |
| Copier Rental                          | ProServ   | 1                                    | 3                           | 1                         | Apr-2013                               | Apr-2015                         | Nov-2014                              | Dec-2014                            | FS          |
| Transit Pension Trustee Service        | US Bank Institutional Trust<br>Roeland Park, KS     | 1                                    | 2                           | 1                         | May-2013                               | May-2014                         | Mar-2014                              | Apr-2014                            | MT          |
| On Call - Professional                 | Burns & McDonnell Engineering Co<br>Kansas City, MO | 1                                    | 4                           | 0                         | May-2013                               | May-2013                         | Feb-2013                              | Mar-2013                            | PW          |
| Backfill & Repair of Street Cuts       | JD Bishop Construction                              | 1                                    | 1                           | 0                         | Jun-2013                               | Jun-2013                         | Feb-2013                              | Mar-2013                            | PW          |
| Legal Services                         | The Lowenbaum Partnership, LLC<br>St. Louis, MO     | 5                                    | 0                           | 0                         | Jun-2017                               | Jun-2017                         | Mar-2017                              | Apr-2017                            | L           |
| Labor and Employment Law               | Bill Bywaters                                       | 5                                    | 0                           | 0                         | Jun-2017                               | Jun-2017                         | Mar-2017                              | Apr-2017                            | LF          |
| Lease of Landfill Property for Farming | Blue Cross Blue Shield of KC                        | 1                                    | 2                           | 2                         | Jun-2013                               | Jul-2015                         | Jan-2015                              | Apr-2015                            | HR          |
| Employee Health                        | Life Net Air Medical Service                        | 1                                    | 4                           | 1                         | Jun-2013                               | Jun-2014                         | Feb-2014                              | Mar-2014                            | AV          |
| Land Lease Agreement Rosecrans Airport | Citizens Bank and Trust<br>Maryville, MO            | 1                                    | 4                           | 0                         | Dec-2012                               | Dec-2012                         | Jul-2012                              | Jan-2012                            | FS          |
| Police Pension Investment Custodian    | Citizen's Bank and Trust                            | 1                                    | 4                           | 0                         | Jun-2013                               | Jun-2013                         | Feb-2013                              | Mar-2013                            | FS          |
| Banking                                | Commerce Bank                                       | 1                                    | 4                           | 0                         | Jun-2013                               | Jun-2013                         | Feb-2013                              | Mar-2013                            | FS          |
| Procurement Cards                      | Commerce Bank                                       | 1                                    | 4                           | 0                         | Jun-2013                               | Jun-2013                         | Feb-2013                              | Mar-2013                            | FS          |

## FIRST QUARTER FY2013 FINANCIAL REPORT

|  |   |   |                                    |                                    |          |          |          |          |    |
|--|---|---|------------------------------------|------------------------------------|----------|----------|----------|----------|----|
|  | Kansas City,<br>MO  |   |                                    |                                    |          |          |          |          |    |
| Financial Advisor  | Piper Jaffray<br>Leawood, KS  | 1 | 4                                  | 0                                  | Jun-2013 | Jun-2017 | Mar-2017 | Mar-2017 | FS |
| Police Pension<br>Administrative Svcs  | Citizens Bank<br>and Trust<br>Maryville, MO                           | 5 | 0                                  | 0                                  | Dec-2012 | Dec-2012 | Sep-2012 | Oct-2012 | FS |
| Workers' Compensation<br>Third Party<br>Administrator                            | Thomas<br>McGee, L.C.<br>Kansas City,<br>MO                           | 1 | Subject<br>to<br>Annual<br>Renewal | Subject<br>to<br>Annual<br>Renewal | Jun-2013 | Jun-2013 | None     | None     | HR |
| Workers' Compensation<br>Excess Insurance<br>Greater than \$350,000<br>per claim | Safety<br>National<br>Casualty Co.<br>Broker<br>Thomas<br>McGee, L.C. | 1 | Subject<br>to<br>Annual<br>Renewal | Subject<br>to<br>Annual<br>Renewal | Jun-2013 | Jun-2013 | None     | None     | HR |
| Workers' Compensation<br>Bond  | Safety<br>National<br>Casualty Co.<br>Brokered by<br>Thomas<br>McGee  | 1 | Subject<br>to<br>Annual<br>Renewal | Subject<br>to<br>Annual<br>Renewal | Jun-2013 | Jun-2013 | None     | None     | HR |
| Boiler & Machinery<br>Insurance  | Chubb<br>CBIZ BCK&W   | 1 | Subject<br>to<br>Annual<br>Renewal | Subject<br>to<br>Annual<br>Renewal | Jun-2012 | Jun-2012 | None     | None     | HR |
| Airport Liability<br>Insurance   | ACE Property<br>& Casualty<br>CBIZ BCK&W                              | 1 | Subject<br>to<br>Annual<br>Renewal | Subject<br>to<br>Annual<br>Renewal | Jun-2012 | Jun-2012 | None     | None     | HR |
| GASB 45 Actuarial<br>Services  | Hause<br>Actuarial<br>Solutions<br>Overland Park,<br>KS               | 1 | 4                                  | 0                                  | Jun-2013 | Jun-2013 | Feb-2013 | Mar-2013 | FS |
| Merchant Card<br>Services  | U. S. Bank  | 1 | 4                                  | 0                                  | Jun-2013 | Jun-2013 | Feb-2013 | Apr-2013 | FS |
| Retail Lockbox Services  | Citizens Bank<br>& Trust  | 1 | 0                                  | 0                                  | Jun-2013 | Jun-2013 | Mar-2013 | Apr-2013 | FS |
| Flood Insurance  | Travelers<br>Cretcher-<br>Lynch & Co.<br>Kansas City,<br>KS           | 1 | Subject<br>to<br>Annual<br>Renewal | Subject<br>to<br>Annual<br>Renewal | Jul-2012 | Jul-2012 | None     | None     | HR |
| Emergency Sewer<br>Repairs   | Lewis<br>Backhoe  | 1 | 5                                  | 5                                  | Jul-2013 | Jul-2018 | Apr-2018 | May-2018 | PW |
| Emergency Sewer<br>Repairs   | Sprague<br>Excavating Co  | 1 | 5                                  | 5                                  | Jul-2013 | Jul-2018 | Apr-2018 | May-2018 | PW |
| Exclusive, Non-<br>Alcoholic Beverage<br>Products at St. Joseph<br>Rec Center    | Pepsi<br>Beverages<br>Company   | 5 | 0                                  | 0                                  | Jul-2017 | Jul-2017 | Mar-2017 | Apr-2017 | PR |
| Temporary Labor  | The Staffing<br>Center  | 1 | 2                                  | 0                                  | Aug-2013 | Aug-2013 | May-2013 | Jun-2013 | PR |
| Landfill Engineering<br>Services   | SCS<br>Engineers<br>Overland Park,<br>KS                              | 1 | 4                                  | 2                                  | Aug-2013 | Aug-2015 | Feb-2015 | Mar-2015 | PW |
| Landfill Engineering<br>Services   | Aquaterra<br>Environmental,<br>Inc.                                   | 1 | 4                                  | 2                                  | Aug-2013 | Aug-2015 | Feb-2015 | Mar-2015 | PW |

## FIRST QUARTER FY2013 FINANCIAL REPORT

|  |  |   |                           |                           |          |          |          |          |    |
|--|--|---|---------------------------|---------------------------|----------|----------|----------|----------|----|
| Bridge Design and Structural Analysis Assistance | HDR, Inc.<br>Kansas City, MO                           | 1 | 4                         | 2                         | Aug-2013 | Aug-2015 | Feb-2015 | Mar-2015 | PW |
| Lease Space at Horace Mann Community Center      | Community Action Partnership                           | 6 | 0                         | 0                         | Aug-2018 | Aug-2018 | May-2018 | Jun-2018 | CD |
| City-wide Trash Service                          | K.I.C., Inc. dba Keep It Clean, Inc.                   | 1 | 2                         | 1                         | Sep-2013 | Sep-2014 | Mar-2014 | Apr-2014 | FS |
| Transit Long Term Disability                     | Todd M. Joe, Broker for Met-Life<br>Stewartsville, MO  | 2 | 0                         | 0                         | Sep-2012 | Sep-2012 | Jul-2012 | Jul-2012 | MT |
| Transit vehicle and General Liability Ins.       | Crane Agency, Broker for Travelers<br>Chesterfield, MO | 1 | 0                         | 0                         | Sep-2012 | Sep-2012 | Jul-2012 | Aug-2012 | MT |
| Lease Space at Horace Mann Community Center      | Community Action Partnership                           | 6 | 0                         | 0                         | Aug-2018 | Aug-2018 | None     | None     | PR |
| Asphalt Milling & Overlay                        | Keller Construction                                    | 1 | 5                         | 4                         | Oct-2012 | Oct-2016 | Jul-2016 | Aug-2016 | PW |
| Elevator Maintenance and Repair Services         | Express Elevator Agency, Missouri                      | 1 | 2                         | 0                         | Nov-2012 | Nov-2012 | Aug-2012 | Sep-2012 | PW |
| Realty Services                                  | Reece & Nichols Ide<br>Capital Realty                  | 1 | 3                         | 0                         | Dec-2012 | Dec-2012 | Aug-2012 | Sep-2012 | CW |
| Transit Drug Screen                              | OHS - COMPCARE   | 3 | 0                         | 0                         | Dec-2012 | Dec-2012 | Oct-2012 | Nov-2012 | MT |
| Primary Care for Workers Comp Injuries           | OHS - COMPCARE   | 3 | 0                         | 0                         | Dec-2012 | Dec-2012 | Oct-2012 | Nov-2012 | MT |
| Transit Dental Insurance                         | CBIZ/BCK&W Agent for Delta<br>Dental Insurance         | 2 | 0                         | 0                         | Dec-2012 | Dec-2012 | Oct-2012 | Nov-2012 | MT |
| Property Insurance                               | Great American Insurance<br>CBIZ BCK&W                 | 1 | Subject to Annual Renewal | Subject to Annual Renewal | Dec-2012 | Dec-2012 | None     | None     | HR |
| Liability Insurance                              | MOPERM;<br>CBIZ BCKW                                   | 1 | Subject to Annual Renewal | Subject to Annual Renewal | Dec-2012 | 0        | None     | None     | HR |
| Uniforms   | Walker Towel & Uniform<br>Kansas City, MO              | 1 | 1                         | 0                         | Jan-2013 | Jan-2013 | Sep-2012 | Sep-2012 | FS |
| Professional Engineering Services - WPC          | Black & Veatch Corporation<br>Kansas City, MO          | 1 | 4                         | 0                         | Jan-2013 | Jan-2013 | Aug-2013 | Aug-2013 | PW |
| Soft Drink Concessions - Civic Arena             | Cadbury Schweppes Bottling                             | 5 | 0                         | 0                         | Jan-2013 | Jan-2013 | Sep-2012 | Oct-2012 | PR |

## FIRST QUARTER FY2013 FINANCIAL REPORT

|  |  |   |                         |   |          |                |          |              |    |
|--|--|---|-------------------------|---|----------|----------------|----------|--------------|----|
| FAA  | ATC & Airway<br>Facilities<br>Sector Office<br>FAA Logistics<br>Branch<br>KCMO | 5 | 0                       | 0 | Jan-2013 | Sep-<br>2013   | Jun-2013 | Jul-2013     | AV |
| Softball Officiating<br>Services               | St. Joseph<br>Umpires and<br>Scorekeepers<br>Association                       | 1 | 4                       | 0 | Jan-2013 | Jan 1,<br>2013 | Nov-2012 | Dec-<br>2012 | PR |
| Professional Title<br>Services                 | First American<br>Title  | 1 | 4                       | 2 | Feb-2013 | Feb-<br>2015   | Nov-2015 | Nov-<br>2015 | PW |
| Employee Assistance<br>Program                 | Catholic<br>Charities  | 3 | 1 (3<br>year<br>period) | 0 | Feb-2013 | Feb-<br>2013   | Oct-2012 | Nov-<br>2012 | HR |
| Transportation Planning<br>Services            | URS<br>Corporation<br>Minneapolis,<br>MN                                       | 1 | 4                       | 4 | Feb-2013 | Feb-<br>2013   | Oct-2012 | Nov-<br>2012 | PW |
| Postage Machine<br>Lease                       | Lineage, Inc.  | 1 | 3                       | 3 | Apr-2013 | Apr-<br>2013   | Dec-2012 | Dec-<br>2012 | FS |
| MiHo Property Lease                            | Reddick<br>Farms, Inc.<br>DeKalb, MO   | 1 | 3                       | 0 | Apr-2013 | Apr-<br>2013   | Dec-2012 | Dec-<br>2012 | PL |
| Backfill and Repair of<br>Street Cuts          | JD Bishop<br>Construction  | 1 | 3                       | 3 | May-2013 | May-<br>2016   | Jan-2016 | Feb-<br>2016 | PW |
| Recycling Services                             | RSP, Inc.  | 2 | 3                       | 3 | Jun-2014 | Jun-<br>2017   | Feb-2017 | Apr-2017     | PW |
| Install Cured-In-Place<br>Pipe                 | Insituform<br>Technologies   | 1 | 1                       | 1 | Jun-2013 | Jun-<br>2013   | Mar-2013 | Apr-2013     | PW |
| Employee Dental                                | Ameritas<br>Group<br>Lincoln, NE   | 2 | 1                       | 0 | Jun-2013 | Jun-<br>2013   | Jan-2013 | Feb-<br>2013 | HR |
| TIF Advisory & Bond<br>Counsel (Ec Dvlpmnt)    | Williams &<br>Campo, P.C.<br>Lee's Summit,<br>King Hershey,<br>P.C., KCMO      | 5 | 0                       | 0 | Jun-2013 | Jun-<br>2013   | Feb-13   | Mar-13       | L  |
| Legal Services<br>Plannng and Zoning<br>Issues | Williams &<br>Campo, P.C.<br>Lee's Summit,<br>MO                               | 6 | 0                       | 0 | Jun-2013 | Jun-<br>2013   | Feb-2013 | Mar-<br>2013 | L  |
| Legal Services<br>Plannng and Zoning<br>Issues | Cunningham,<br>Vogel I& Rost,<br>P.C.<br>St. Louis, MO                         | 6 | 0                       | 0 | Jun-2013 | Jun-<br>2013   | Feb-2013 | Mar-<br>2013 | L  |
| Employee Life                                  | EMC National<br>Life<br>Des Moines,<br>IA                                      | 3 | 0                       | 0 | Jun-2013 | Jun-<br>2013   | Feb-2013 | Mar-<br>2013 | HR |
| Long Term Disability                           | CIGNA<br>Overland Park,<br>KS  | 3 | 0                       | 0 | Jul-2013 | Jun-<br>2013   | Mar-2013 | Mar-<br>2013 | HR |
| Patee Market Snow<br>Removal                   | A C Lawn<br>Services   | 3 | 0                       | 0 | Oct-2013 | Oct-<br>2013   | Aug-2013 | Aug-<br>2013 | PH |
| Transit Pension<br>Actuarial Services          | CBIZ Benefits<br>& Insurance<br>Cumberland,<br>MD                              | 3 | 0                       | 0 | Dec-2013 | Dec-<br>2013   | Oct-2013 | Nov-<br>2013 | MT |

## FIRST QUARTER FY2013 FINANCIAL REPORT

|  |   |                      |                         |                         |                      |                      |          |          |    |
|--|---|----------------------|-------------------------|-------------------------|----------------------|----------------------|----------|----------|----|
| Fixed Base Operator  | Express Flight, Inc.<br>Gary Patterson Sr               | 10                   | 0                       | 0                       | Jan-2014             | Jan-2014             | None     | None     | AV |
| MO. ANG  | Drop Zone Land Lease                                    | 5                    | 1 (5 Years)             | 0                       | Jan-2014             | Jan-2014             | None     | None     | AV |
| Consultant   | CBIZ/BCK&W  | 3                    | Optional Annual Renewal | Optional Annual Renewal | Jan-2014             | Jan-2014             | Oct-2013 | Nov-2013 | HR |
| Legal Services Regulatory Issues                                       | William D. Steinmeier, P.C.<br>Jefferson City, MO       | 7                    | 0                       | 0                       | Jun-2014             | Jun-2014             | Feb-2014 | Mar-2014 | L  |
| Utility Related Issued   | Cunningham, Vogel & Rost<br>St. Louis, MO               | 5                    | 0                       | 0                       | Jun-2014             | Jun-2014             | Feb-2014 | Mar-2014 | L  |
| Transit Life & AD&D Insurance  | OCHS, Inc.<br>Broker for Minnesota Life<br>St. Paul, MN | 3                    | 0                       | 0                       | Sep-2014             | Sep-2014             | Jul-2014 | Aug-2014 | MT |
| Farmland Lease   | Bryan Paden<br>Wathena, KS                              | 5                    | 0                       | 0                       | Oct-2014             | Oct-2014             | Jul-2014 | Aug-2014 | AV |
| Self-Service Fueling Station at Rosecran                               | Express Flight, Inc                                     | 5                    | 0                       | 0                       | Jan-2015             | Jan-2015             | Oct-2014 | Oct-2014 | AV |
| Exclusive, Non-Alcoholic Beverage Sponsorship for Fairview Golf Course | Pepsi Beverages Co                                      | 5                    | 0                       | 0                       | May-2015             | May-2015             | Feb-2015 | Feb-2015 | PR |
| Construction and Design Related Issued                                 | Seigfreid, Bingham, Levy, Selzer & Gee, P.C.,<br>KCMO   | 5                    | 0                       | 0                       | Jun-2015             | Jun-2015             | Feb-2015 | Mar-2015 | L  |
| Auditing   | Cochran, Head & Co.                                     | 5                    | 0                       | 0                       | Jun-2015             | Jun-2015             | Dec-2014 | Jan-2015 | FS |
| Bond Counsel   | Gilmore and Bell<br>Kansas City, MO                     | 5                    | 0                       | 0                       | Jul-2015             | Jun-2015             | Feb-2015 | Mar-2015 | FS |
| Exclusive Beverage Sponsorship - Bode Ice Arena/Sports Complex         | 7UP/Snapple Group                                       | 5                    | 0                       | 0                       | Aug-2015             | Aug-2015             | Apr-2015 | Apr-2015 | PR |
| Legal Services Environmental Issues                                    | B W Law Group   | 5                    | 0                       | 0                       | Jun-2016             | Jun-2016             | Mar-2016 | Mar-2016 | L  |
| Airport Café   | Cindy Tate  | 1                    | 5 (1 Year)              | 5 (1 Year)              | Aug-2013             | Aug-2017             | May-2017 | May-2017 | AV |
| Transit Advertising Signs  | Houck Transit Advertising<br>St. Paul, MN               | 5                    | 0                       | 0                       | Oct-2016             | Oct-2016             | Jun-2016 | Jul-2016 | MT |
| Transit Management Services  | First Transit<br>Cincinnati, OH                         | 5                    | 0                       | 0                       | Jun-2018             | Jun-2018             | Jan-2018 | Mar-2018 | MT |
| Herzog Contracting Company Land Lease                                  | Flight Department                                       | 50                   | 0                       | 0                       | Jul-2043             | Jul-2043             | None     | None     | AV |
| BMS Land Lease   | Dan Bayer 100 N. Airport Rd                             | 99                   | 0                       | 0                       | Oct-2067             | Oct-2067             | None     | None     | AV |
| C-1 Aircraft Hangar  | Bill Brown  | Month to Month Lease | 0                       | 0                       | Month to Month Lease | Month to Month Lease | None     | None     | AV |

## FIRST QUARTER FY2013 FINANCIAL REPORT

|                                      |   |   |                           |                |   |      |      |    |
|--------------------------------------|---|---|---------------------------|----------------|---|------|------|----|
| Drug & Alcohol Testing               | Heartland Occupational Medicine<br>St. Joseph, MO | 1 | Subject to Annual Renewal | Annual Renewal | 0 | None | None | HR |
| Work Comp Initial Treatment Services | Heartland Occupational Medicine<br>St. Joseph, MO | 1 | Subject to Annual Renewal | Annual Renewal | 0 | None | None | HR |
| Workers' Compensation Actuary        | Towers Perrin - Tillinghast<br>Minneapolis MN     | 1 | Subject to Annual Renewal | Annual Renewal | 0 | None | None | HR |

**TIF PROJECT UPDATES**  
**for Quarter Ended**  
**Sept. 30, 2012**

| TIF PROJECT NAME   | TYPE   | PROJECT STATUS   | TOTAL APPROVED REIMBURSABLE COSTS   |              |              |              | AMOUNT REIMBURSED TO DATE | PROPERTY TAX PILOTS |        | SALES TAX EATS |           | MORE THAN/ (LESS THAN) TREND  |
|--|--|--|---|--------------|--------------|--------------|---------------------------|---------------------|--------|----------------|-----------|---|
|  |  |  | ORIGINAL  | 1ST AMENDED  | 2ND AMENDED  | 3RD AMENDED  |                           | BUDGET              | ACTUAL | BUDGET         | ACTUAL    |   |
|  |  |  |   |              |              |              |                           |                     |        |                |           |   |
| <b>North Shoppes - Phases 1 &amp; 2 of North County TIF district. Approved August 2003</b><br>Developers-Bob Johnson, RED Development, Buchanan County | IDA Issued Bonds - Paid off in 2028                            | 646,000 square foot shopping center. Except for one pad site, center is complete and fully operational. Buchanan County still has several projects to complete - sidewalks, Green Acres cul-de-sac, etc.<br><br>Reimbursable costs included Northridge Sewer extension, four lane parkway through the development, sidewalks and landscaping throughout the project, façade enhancements, extraordinary grading to prepare the site, stormwater lagoon, Green Acres repaving and cul-de-sac, pedestrian sidewalks on and off-site. | \$24,285,415  | \$25,522,391 | \$35,884,772 | \$38,217,335 | \$34,086,629              | \$1,148,025         | \$0    | \$2,493,800    | \$526,339 | (\$3,115,486)<br><br>Sales tax to date 10% over FY2012. No new tenants.   |
| <b>Stockyards Redevelopment (Triumph Foods, LLC). Approved October 2003.</b>   | MDFB Issued Bonds - Paid off in 2025                           | 550,000 square foot pork processing facility. Total investment approximately \$130 million. Fully operational. Current employment - 2,722.   | \$7,000,000   |              |              |              | \$6,766,097               | \$671,133           | \$0    | \$113,930      | \$12,604  | (\$772,459)<br><br>Developer has been completely reimbursed the approved \$5,600,000 for property acquisition, demolition, and site improvements. City has been reimbursed \$1,166,097 for improvements to Stockyards Expressway. |
| <b>3rd Street Hotel Development (Holiday Inn) Approved January 2004.</b><br>Developer: HISJ Holdings LLC   | 105145<br><br>Developer created TDD to help generate revenues. | Renovation of 170-room hotel to regain Holiday Inn franchise; restaurant conversion for nationally franchised restaurant; landscaping improvements; parking & exterior lighting improvements. Completed except for exterior façade improvements.   | \$2,700,000<br><br>\$2,500,000 certified.<br>\$200,000 withheld for façade. |              |              |              | \$1,757,429               | \$105,145           | \$0    | \$160,600      | \$43,310  | (\$222,435)<br><br>Includes add'l Hotel/Motel taxes, 1% TDD tax, and 1/2 of (.5%) Downtown CID Sales Tax.   |
| <b>Tuscany Towers - Phase 1 TIF Plan only Approved September, 2005. Project yet to be approved.</b> Developer: JSC Development                         | Pay-as-you-go 23 years after revenue generation begins         | Phase 1 - development of 175,000 sq feet of restaurant, hotel, bank/office, and lifestyle retail use. Reimbursement for new lift station and extension of force mains along east side of I-29 to Cook, extended to Corinth subdivision; extending water service and other utilities; stormwater system; and US169 road/intersection improvements. Much of the infrastructure work complete. No buildings constructed or tenants announced as yet.  | \$5,549,042   |              |              |              | \$0                       | \$0                 | \$0    | \$0            | \$0       | N/A<br><br>No PILOTS anticipated  |

**TIF PROJECT UPDATES**  
**for Quarter Ended**  
**Sept. 30, 2012**

| TIF PROJECT NAME   | TYPE                      | PROJECT STATUS  | TOTAL APPROVED REIMBURSABLE COSTS         |   |             |             | AMOUNT REIMBURSED TO DATE  | PROPERTY TAX PILOTS               |                       | SALES TAX EATS |  | MORE THAN/ (LESS THAN) TREND                 |
|--|---------------------------|---|---|---|-------------|-------------|--|-----------------------------------|-----------------------|----------------|--|--|
|  |                           |   | ORIGINAL                                  | 1ST AMENDED   | 2ND AMENDED | 3RD AMENDED |  | BUDGET                            | ACTUAL                | BUDGET         | ACTUAL   |  |
|  |                           |   |   |   |             |             |  |                                   |                       |                |  |  |
| <b>EBR/HHS Development Approved October 2005</b><br><b>Developers: EBR Enterprises &amp; HHS Properties</b>                        | Pay-as-you-go             | 13.2 acres at intersection of Blackwell Rd & Belt Highway. A mixture of retail and office space. Reimbursable expenses for retaining walls, storm water detension, street lighting, sidewalks, Cronkite Road improvements, landscaping, etc. Three restaurants and office/medical bldg now open. HHS Properties now leasing.  | \$3,297,232                               | \$5,529,620   |             |             | \$828,842  | \$120,250                         | \$0                   | \$120,000      | \$29,796   | (\$210,454)                                  |
|  |                           |   |   | Add'l phases plus overages on site work. Approved SO 7045-3/26/07   |             |             | Costs certified to date -<br>\$4,484,898.42<br>EBR - \$2,757,896.24<br>HHS - \$ 1,727,002.18 |                                   |                       |                | Total EATS above. EBR (70%) - \$120,000; City infrastructure (30%) - \$51,430.   |  |
| <b>Uptown Redevelopment District - Project A</b><br><b>Approved March 2005</b><br><b>Developer: St. Joseph Redevelopment Corp.</b> | Pay-as-you-go<br>23 years | Demolition of old Heartland Hospital west in order to provide a developable area.<br><br>Discussions with developer - demolition costs as well as costs related to developing the plan would be reimbursed, however no formal written agreement exists as yet to this effect. Amount would be approx. \$3,072,071 minus any federal grants received for this phase.   | See cell under project status description |   |             |             | \$0  | \$0                               | \$0                   | \$0            | \$0  | \$0  |
|  |                           |   |   |   |             |             |  |                                   | No PILOTS anticipated |                |  | No construction on project as yet            |
| <b>Mitchell Avenue Corridor</b><br><b>Approved June 2006</b><br><b>Developer: American Family Insurance Company</b>                | Pay-as-you-go<br>23 years | In order to serve an expanded AFI building and to improve access to the entire TIF district, a new gravity flow sewer was installed and improvements to Mitchell Avenue are being completed. Improvements benefit AFI, Mo Western University, and any future development along Mitchell Avenue Corridor.  | \$3,974,270                               | \$5,272,673   |             |             | Pay As You Go - \$162,673.   | \$388,150                         | \$0                   | \$13,870       | \$1,242  | (\$400,778)                                  |
|  |                           |   |   | Approved by SO 7224 on 12/3/07/bond issuance per SO7361 on 5/19/08. |             |             | Bonds - \$4,103,755.39   |                                   |                       |                | Franchise Tax and EATS Sales tax from cafeteria within American Family facility. |  |
| <b>Uptown Redevelopment - Ryan Block Project</b> <b>Approved December 2006</b><br><b>Developer: Olin Cox</b>                       | Pay-as-you-go<br>23 years | The first project within the Frederick Avenue TIF District established under the Uptown Redevelopment umbrella. The developer intends to rehab two buildings, 1137-1141 Frederick into 3300 sq ft of commercial space below and 6,600 sq ft of apartments on top two floors. The bldg at 1125 Frederick will be demolished to provide a parking lot. Reimbursable costs include lot paving, upgrades to renovations, & facade improv. | \$317,767                                 |   |             |             | \$0  | \$0                               | \$249                 | \$0            | \$7  | \$256  |
|  |                           |   |   |   |             |             | No reimbursement requests have been submitted.   | No anticipated PILOTS for FY2012. |                       | No activity.   | Franchise taxes only on utility usage by upstairs tenants.                       | No reimbursement request has been submitted. |



**TIF PROJECT UPDATES**  
**for Quarter Ended**  
**Sept. 30, 2012**

| TIF PROJECT NAME  | TYPE  | PROJECT STATUS   | TOTAL APPROVED REIMBURSABLE COSTS  |   |             |  | AMOUNT REIMBURSED TO DATE   | PROPERTY TAX PILOTS |          | SALES TAX EATS |  | MORE THAN/ (LESS THAN) TREND  |
|---|---|--|--|---|-------------|--|---|---------------------|----------|----------------|--|---|
|   |   |  | ORIGINAL   | 1ST AMENDED   | 2ND AMENDED | 3RD AMENDED  |   | BUDGET              | ACTUAL   | BUDGET         | ACTUAL   |   |
|   |   |  |  |   |             |  |   |                     |          |                |  |   |
| <b>East Hills Redevelopment Project</b><br>- TIF Approved Dec, 2007<br>- Redevelopment Agreement Approved 1/3/08                  | Currently Pay As You Go Proposed Bond Issuance. | Project to include remodel exterior of JC Penney's, Sears and Dillards. Also includes remodel of three mall entrances, lifestyle center, a new big box store, renovation of existing tenant spaces. Public infrastructure improvements includes traffic signals at Belt & Frederick, Frederick & Sherman. crosswalk signals, upgrade existing right-of-way, public bus stop. The project also will address underground storm water concerns.   | Total Reimbursable Costs - \$45,113,678<br><br>Per SO7242 passed 1/3/08. | Total Reimbursable Costs - \$46,539,416<br>TIF - \$30,897,042<br>CID - \$15,642,374<br><br>Per SO7279 passed 2/11/08. |             |  | Total CID Revenue - \$2,490,119<br>Disbursed to date: \$3,945,361<br>East Hills TIF - \$2,832,316<br>East Hills CID - \$1,113,045<br><br>TIF Costs Certified to Date: \$22,118,296<br>CID Costs Certified to Date: \$14,796,999 | \$564,510           | \$0      | \$491,000      | \$81,218   | (\$974,292)<br><br>Under construction where Ground Round used to be. Seasonal tenants beginning to move in. FY2012 first fiscal year in which base surpassed. |
| <b>Cook Road Corridor Redevelopment Project</b><br>Approved March 24, 2008<br>Developer: Greystone Partners Land Development, LLC | Sewer Revenue Bonds/ Sewer Connection Fees      | Project to include: (1) residential subdivision on approximately 185 acres of land into over 350 single family and townhouse housing units; (2) construction improvements to Cood Road resulting in three-lane section, concrete curb and gutter, stormwater drainage and raised grass medians; (3) construction of sanitary sewer system improvements sewer lines, a new pump station and gravity sewer main and (4) construction of 12 inch water line from Cook Road to Woodbine Road.  | \$4,781,786  |   |             | Sewer Improvements - \$2,378,839.65<br>Pay As You Go - \$80,500<br><br>\$2,463,930.29- Certified to Date | \$49,360  | \$0                 | \$0      | \$0            | (\$49,360)<br><br>Real proptry taxes being received/distributed to Developer.<br><br>Few homes completed and franchise taxes being received. | Other revenue source - \$500 sewer connection fee assessed per property.  |
| <b>Center Building Redevelopment Project</b><br>Approved January 25, 2010<br>Developer: Mid-City Partnership, Inc.                | Pay As You Go                                   | Project includes development listed at 613 Edmond St. and 119-123 S. 6th St. Renovation includes removal of the 1961 sheet metal façade and the restoration of the remaining exterior building elements. Building encompasses 19,060 sq. ft and will be divided into one 15,250 sq. ft unit for restaurant/banquet facilities with three planned retail/office units at 609, 611 and 613 Edmond St. for a total of 3,810 sq. ft, office/retail space. The Brazilian Steakhouse is currently under construction. To date - Aqua Vital Salon and 2 Trendy LLC have | \$1,355,097  |   |             | \$33,739<br><br>\$1,197,597.00- Certified to Date  | \$11,126  | \$0                 | \$12,615 | \$6,300        | (\$17,441)<br><br>Ground Round opened June, 2012. Now also includes 50% of Downtown CID Sales taxes received within this TIF.                |   |

**TIF PROJECT UPDATES**  
**for Quarter Ended**  
**Sept. 30, 2012**

| TIF PROJECT NAME  | TYPE          | PROJECT STATUS   | TOTAL APPROVED REIMBURSABLE COSTS   |             |             |             | AMOUNT REIMBURSED TO DATE   | PROPERTY TAX PILOTS |        | SALES TAX EATS |           | MORE THAN/ (LESS THAN) TREND   |
|---|---------------|--|---|-------------|-------------|-------------|---|---------------------|--------|----------------|-----------|--|
|   |               |  | ORIGINAL  | 1ST AMENDED | 2ND AMENDED | 3RD AMENDED |   | BUDGET              | ACTUAL | BUDGET         | ACTUAL    |  |
|   |               |  |   |             |             |             |   |                     |        |                |           |  |
| <b>Developer Agreement - The Commons</b><br><b>Approved July, 2007</b><br><b>Developer: Earthworks Excavation Company</b>           | CID Bonds     | Project to include development of 612,780 square feet of retail and office space upon 73 acres of land at intersection of Interstate 29 and South 169 Highway. Under construction.<br><br>Commons Community Improvement District (CID) Cooperation Agreement approved per SO7256 (1/14/08). Yet to establish CID tax rate. Approval of bond issuance approved per SO 7257 (1/14/08). Special Ordinance No. 8124 (12/13/10) amended Developer Agreement to forego calculated base effective | \$6,503,977<br><br>City reimburseable \$5,754,977.36<br>CID tax to pay \$749,000.00 per SO7255 (1/14/08). |             |             |             | \$1,901,024<br><br>All approved reimbursable costs have been submitted and approved. As of this date, CID Bonds have not been issued. CID remains inactive. | \$8,092             | \$0    | \$539,000      | \$155,263 | (\$391,829)<br><br>FY12 - Base \$250K eliminated per Second Amended Agreement starting July11.   |
| <b>Developer Agreement - Fountain Creek</b><br><b>Approved July, 2008</b><br><b>Developer: SDG Developments, LLC &amp; Partners</b> | Pay As You Go | Mixed Use Project including approximately 68 acres of both commercial and residential development with a projected market value of \$45,000,000 upon development at the intersection of Mason Road and South 22nd Street.  | City reimburseable \$1,815,454 per Special Ordinance No. 7420, passed 7/28/08.                            |             |             |             | \$0   | \$1,555             | \$0    | \$0            | \$0       | To date residential homes only constructed. No sales tax anticipated yet.  |
| <b>Developer Agreement - Cook Crossings</b><br><b>Approved April, 2011</b><br><b>Developer: St. Joseph Partners, LLC</b>            | Pay As You Go | Approximately 12.15 acres of commercial use development with a capital investment of \$13.65 million at the intersection of Cook Road and North Belt Highway. Phase I completion date tentatively set as September 30, 2012. Phase 2 completion date tentatively set as October 31, 2012.<br><br>CID sales tax also to be initiated - 1% sales tax and .a special assessment of \$.40 per square foot upon the tenants annually. Distribution 50% of City General Sales taxes              | City reimburseable \$900,000, plus interest - SO8195, passed 4/18/11.<br><br>SO8196, passed 4/18/11       |             |             |             | Certified to Date: CID - 5,470,256.02 STRA - \$615,614.73<br><br>CID - \$3,600,048<br>CID Special Assessments - \$1,906,890;<br>STR (.75%) - \$1,290,521    | \$0                 | \$0    | \$0            | \$14,985  | Remains under construction - Dick's Sporting Goods, Aldi's and Pet Smart open.<br><br>Also produced \$38,044.85 in CID sales taxes<br><br>CID own entity, with none of the proceeds going to development itself. |