

CITY OF ST. JOSEPH



Third Quarter Financial Report

For the Quarter Ending March 31, 2008

FY2008 THIRD QUARTER FINANCIAL REPORT

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OVERVIEW

To date there have been nineteen (19) payroll periods, which indicates that total expenditures for salaries and benefits should be approximately seventy-three percent (73%) Being nine months into the fiscal year, revenue and other expenditure items should be approximately seventy-five percent (75%) of the FY2008 budget.

I. Multi-Fund Revenues and Revenues of Special Interest

A. Sales Tax Revenues

Revenues for the **General Fund** are right on the mark at 76%. A large majority of the sales tax was collected in the last two previous months. City EATS have been collected and have surpassed the budgeted target for the fiscal year with a current surplus of \$149K. Holiday shopping and the recent openings in EBR (Olive Garden and Kentucky Fried Chicken) and the Commons have contributed.

The **SIM&R** fund is right on target at 76%. Almost 100% of the Road and Bridge taxes were received in March. Most of the sales taxes for this fund are at budget or above it. One is the Motor Vehicle Fuel tax which is at 75%, which is somewhat surprising with the continual rise in fuel prices.

The Hotel/Motel tax for the **Parks and Recreation** fund is staying in line at 73%. This tax is in even better shape when you consider the fact that, per TIF agreement, the City allocates 100% of its share of the Holiday Inn's hotel/motel tax (above the base) to the TIF project.

The **Special Allocations** fund seems to be performing well with EATS. The only portion under budget is the North County TIF at 66%. EBR continues to flourish with the Olive Garden completing its first full month. City EATS for this TIF are over the projected budget for the year by 44%. Triumph Foods have also reached its budget for the year at 107%. The Third Street Hotel is remaining above trend. However, there have been issues with EATS and NISTS not being paid timely. They are also one month overdue on the TDD taxes which were not able to be booked in March. With Menards and the Waffle House, almost \$79K of city EATS revenue has been collected from the Commons CID.

With most revenues being received between January and March; both CIP Sales Tax and Mass Transit Sales Tax are holding steady at 75% of their current budgets. Combined, these two are \$225K more than this time in 2007.

B. Real and Personal Tax revenues, as expected, experienced significant increases in February and March and now are almost at their budgeted capacity for the year. They are at 99% and 100% of their current budget respectively.

C. Utility Taxes for the General Fund remain over trend at 80%. Gas had been below budget all year with the unseasonable warm fall, but with the harsh winter and a colder March, it is now slightly above the mark at 76%. The warmer temperatures in the fall provided a big enough cushion for Electric that the cold months have not hindered the overall budget of 80%. Water is a little under trend, but a rate increase has been applied and should be reflected in April's budget. Telephone is above budget at 82% and will soon see a significant increase as the settlements with the telecoms become final. With the rate increase back in February, Cable is holding steady above budget. Overall utility taxes are showing a surplus of \$294K more than this time last year. Mass Transit Utility taxes are showing the same trends and are sitting at 86% of the budget year to date.

D. Other Major Revenue Sources

The **Riverboat Gaming** fund is hovering right around budget at 75%. Only state admissions are sitting below the mark and are \$26K less than this time in 2007. Local and State Gaming revenues are \$26K over trend for the year. The CPI increase took effect in February and will increase local admissions by \$4,400 a month.

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Municipal Court fine revenues are on target with the budget and are enjoying a surplus of \$66K compared to FY2007. March was the second biggest month of the fiscal year for fine revenues. Court Processing fees are down a little due to a fewer number of warrants being issued.

Overall, **Permit fees** are a little below budget. However they should start to show increases now that the weather is becoming warmer. Boiler/Mechanical permits are holding steady at 80%. The brutal winter was bad for construction, but Building permits are starting to dig out of the hole they were in. They are nearly at budget, sitting at 73%. Electrical is slightly under the mark at 70%, but is \$2K more than this time in FY2007. Plumbing is doing well at 88%. Garage sale permits should start to increase with the season upon us. Alarm permits are very low, but renewals will be sent in May.

Most **License fees** have come in for the year for Trade and Exam (96%). Business and Liquor license receipts will be received in May and June.

E. Special Revenue & Enterprise Funds Revenue

Parks, Recreation & Civic Facilities fee revenues are still a little under target at 68%, but are \$121K more than this time in FY2007.

Park rental revenue is doing okay for with additional revenue for rental of shelters this year. With the extra revenue, the year to date actual is almost \$3K more than this time last year. Revenue is starting to come in for summer softball leagues and is on trend.

Ice rental for hockey and figure skating is final for the year since the seasons have ended. Ice hockey rental exceeded expectations at 109% with a surplus of \$6,200. Figure skating rental did not fare as well, only garnering 57% of its total budget target. A factor that may have contributed to the low numbers is the bad weather that the city experienced during the winter which closed the rink several days. General ice rink admissions had a good March that has that revenue source over budget at 82%.

Rental for Horace Mann is doing well at 84%. The lease increase has helped and has the account now \$4,600 more than this time in FY2007. Rental for Missouri Theatre is still well below the mark at 43%. More shows are still scheduled to come in through the remainder of the fiscal year, but this may not be enough to reach the year end target. Civic arena rental is still under target at 70%, but compared to FY2007, revenue is \$40K more. With more use of the arena now, special promotions and concessions are both well above budget. Combined they are at 102% of the budget and more than \$40K than this time last fiscal year.

Revenues for the **Public Health** fund are currently under at 65%, but a spike is expected in May with food establishment and dog license renewals due. Birth and Death certificates are holding steady at 76%. Municipal court fines are still performing above budget at 83% due to the increased enforcement of the dog ordinances. Pound fee revenues are also above the budgeted target at 89% and are above the trend by \$5,600. Revenues for cremation services continue to climb. They have now almost doubled the FY2007 year end total.

Aviation revenues are in line. Only sale of gas & oil is underperforming (67%). Operations revenue is still at a higher percent of budget than in FY2007.

Public Parking continues to stay significantly above target at 85%. Almost all the city sticker fees have been collected for the year as it sits at 89%. Parking violation revenues are a little under at 71%, but there has been an increase of citations issued. Over 1400 parking tickets were issued during March, bettering the previous monthly total by almost 400. A total of \$20K was collected on citations for the month of March. This is more collected than any other month this year. All parking garages are either just below target or well over. With Family Guidance staying put and not moving until later,

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5th and Felix garage is now \$15K over the projected budget. 6th and Jules is right at budget (76%) for the fiscal year. Other Parking permits and fees are still well with the additional fees for the Ticketmaster events at the Civic Arena.

The **Sewer** fund is staying above the mark at 83%. Sewer service charges are now at a surplus of \$990K year to date. The South SJ sewer district is comfortably above budget at 86%. Surcharges and overages have created a sizable surplus of \$76K. Sewer service penalties have almost reached their targeted budget for the fiscal year. They are sitting at 93% currently.

Revenues for the **Municipal Golf** fund are starting to make a push in the right direction, but are still way behind trend at 56%. March did not exactly bring ideal weather for business. Most of it was cold and wet. Daily fees started to pick up a little as they were able to collect \$7K for the month. Annual fees are beginning to look better. More than 65% of the year's total was collected during March which puts them now only \$11K under trend for the year. Hopefully warmer temperatures and drier conditions will help the fund have a strong finish for the fiscal year.

With the bad winter behind us, the **Transit** fund is also making a comeback. Overall, the fund is now at budget (74%). Fare box revenues showed well during March with nearly \$15K. This still has the fund below budget for the year, but only at 68%. Adult ticket sales have now exceeded their projected budget for the year. Youth ticket sales are significantly over the budget and Senior/Handicapped sales are right under their target. There is little doubt, with the prices of gas continuing to sky rocket, transit will continue to gain more customers.

The **Landfill** fund has collected its share of revenue and then some. Overall, the fund has now reached its FY2008 target. Daily fees now show a surplus of \$1.2M. Daily fees are carrying the load for the fund as Recycling is just below the mark at 73%.

II. Expenditure Issues

General Fund

No real issues with salaries. The Director of Property Maintenance & Network Services still has the issue of having his budget in one place and being paid out of the other. This is causing one budget to be too high and the other way under. Steps are being taken to rectify the situation.

Overtime is still a problem with some departments within the fund, and they only seem to be getting worse. Property Maintenance is the one and only exception. Their budget currently sits at 82%, but they had no significant dollars this month. The police and fire divisions continue to accumulate OT expenses. Patrol Operation is now \$49K over the total budget for the year, but there are salary savings to offset the deficit. The Detectives Division sits at 120%, \$10K over its total allotted budget. This variance has been explained in previous months by officers moving over into the department from the street crimes unit. Savings from salaries also help to eliminate this overage.

Fire Suppression finds itself \$51K over the total budgeted limit and has no salary savings to fall back on. Fire Prevention and Fire Maintenance are also over budget for the year by \$6K and \$3K, but there some savings to match the overtime. These high overtime numbers have been explained by staffing issues such as military leave, light duty, and family medical leave.

There really are no significant issues with utilities this month. Building Maintenance is above budget with Gas (90%) and Electric (86%). However, Water has only used 20% of its budget which cancels out the overages of the other two.

No issues with Motor Fuel exist within the fund this month.

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There is only one minor issue with miscellaneous items. Fire Maintenance is \$4K over budget for the year with Maintenance & Repair of Motor Vehicles. All other major variances have had mid-year adjustments applied to them.

Amount of GF operating budget expended for the year-to-date: 71%

SIM&R Fund

The winter storms have really taken a toll on overtime for this fund. Overall, SIM&R is nearly \$80K over their total budget for the year. The biggest chunk of this comes from Street Maintenance, which makes up \$59K of the total variance. However, there may just be enough in salary savings to cover the overage. Equipment Support (\$12K) and Traffic (\$7K) makes up the majority of the remainder, but these two are not an issue with salaries being under budget. Three other departments (Engineering, Street Maintenance Admin, and PW Communications) are either right at their allowed budget for the year or over it.

Street Maintenance Administration program, which pays for the utilities at the City Yards, is over budget on Gas and Electric, but Water is low enough that it nearly wipes out the negative variance.

Minor Equipment for Street Maintenance has almost reached its total budget for the year. The same is true for M&R Building and Facilities for Traffic due to multiple purchases from Vulcan Signs during the month. Safety Equipment and Other Supplies are both over for the year by a combined \$5K for Snow/Ice Removal. This variance can be explained by the food and supplies that was purchased for the snow crews as they worked around the clock during the winter.

Overall, however, the fund's budget is well below trend.

Amount of SIM&R operating budget expended year-to-date: 61%

Parks, Recreation & Civic Facilities Fund

Park Maintenance, at 91%, is the only division in this fund over budget for overtime. Most of this overtime was used during the winter working cleanup. No overtime was used for this month and salaries are well below budget.

Gas Service for Munchenberger is over budget at 82%, but that should not increase too much more with the warm weather beginning. Utilities are high across the board for Parks Maintenance. Gas and Electric are at 85% and 87%. Water is over its total budget for the year. Electric is over the mark for Missouri Theatre at 87%. With the Civic Arena, Gas has nearly reached its fill for the year at 95%. Water Service for the arena is sitting at 87%

Amount of Parks & Recreation operating budget expended year-to-date: 72%

Health Fund

Gas Service for Animal Control is slightly above the average at 81%. Water Service for Health Admin is also over the mark at 82%. There was little motor fuel expense for Animal Control this month, but they still sit at 94% of the budget.

Other Materials and Supplies for HIV/AIDS/STD have reached its allowed budget for FY2008. Animal Control is very close to doing the same with their Other Materials account.

Overall, the fund has is still running significantly below trend.

Amount of Health operating budget expended year-to-date: 66%

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CDBG Fund

No outstanding issues this month.

Amount of CDBG budget expended year-to-date: 55%

Aviation Fund

There are a couple issues with this fund. Overtime still remains high, but only from the winter months. There was very little this month. There are significant salary savings to match the overtime. Motor fuel is high at 88%, but like the overtime, not much was expensed this month.

Amount of Aviation budget operating expended year-to-date: 62%

Parking Fund

Overtime is at 90% budget, but it's not a significant amount of dollars. Other Debt Charges is \$4,700 over the total budget for the year due to parking bond payments

Amount of Public Parking operating budget expended year-to-date: 73%

Sewer Fund

A couple divisions within the fund are still dealing with overtime issues. WPC Treatment is now over its total budget for year by \$6K. Sewer Maintenance has slowed down on their overtime, but they were already over their allowed budget back in January. Currently they are \$11K over budget. For both divisions, this is due to extensive testing on combined sewer overflows which they have been requested to do so by the EPA. The department has also been plagued by a number of equipment failures requiring an exponential amount of time to resolve. Both deficits can be covered by existing positive variances in their salaries.

The two divisions mentioned above have also reached their total budget for motor fuel. WPC Treatment is \$7K over and Sewer Maintenance is \$1K over the projected year budget. WPC Admin is \$1,600 over their total budget for Other Materials and Supplies. For WPC Treatment, Communication Services is \$3K over its projected budget, and the yearly budget for M&R of Motor Vehicle has also been reached and passed. Laboratory is a little over the mark in Minor Equipment at 80% year to date. Sewer Maintenance is at 88% budget with Employment Services due to temporary help from IMKO. Judgment and Claims have exceeded total budget by \$28K.

Amount of Sewer operating budget expended year-to-date: 73%

Golf Fund

No significant issues for this fund on the expense side.

Amount of Golf operating budget expended year-to-date: 72%

Transit Fund

Gas Service is right at 100% of its budget, but Water and Electric and both well below budget with creates a wash for utilities. M&R of Motor Vehicles is a slightly on the high side at 82%

Amount of Transit operating budget expended year-to-date: 71%

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Landfill Fund

During March, Recycling Operations used 20% of its budgeted overtime for the year which puts them at 91% overall. There is just enough salary savings to cover the deficit.

With Landfill Operations, Gas Service is 6% over its total budget and Electric is high at 85%. Water is low, but not significant enough to cancel out the other two. Motor Fuel for Landfill Operations is now over budget for the total fiscal year. M&R of Communications Equipment (92%) and Machinery & Equipment (91%) are both still above budget despite adjustments being made to the accounts.

Amount of Landfill operating budget expended year-to-date: 66%

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INVESTMENT REPORT THIRD QUARTER ENDED MARCH 31, 2008

COMMENTARY

The Investment Report is for the period ended March 31, 2008. 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 18, 1994, 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

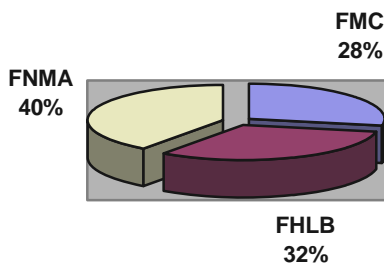
As of March 31, 2008, \$33,670,724 of the City's idle cash is invested in U.S. Treasury Bills, Agency Securities, and cash. The majority of the investments purchased are Agency Discount Notes with maturities of 180 days or less. Individual yields on the securities range from 2.07% to 5.96% with a maturity 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 Bills, Agency Discount Notes and interest from the City's checking account. U.S. Treasury Bills (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 Securities.

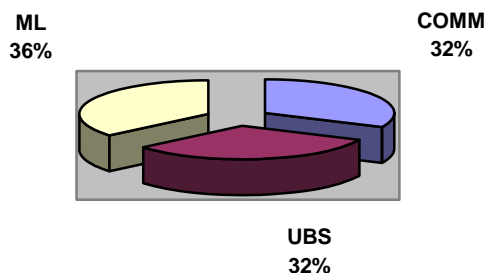
Some Agency Discount Notes are guaranteed by the full faith and credit of the U.S. Government, but most carry only a "moral obligation" of Congress to protect investors. These notes usually have higher yields than Treasury Bills, and include federal agencies such as the Federal National Mortgage Association (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 Merrill Lynch, UBS, and Commerce Bank of Kansas City, maturing weekly for cash flow purposes.

Investment Types



Investment Firms



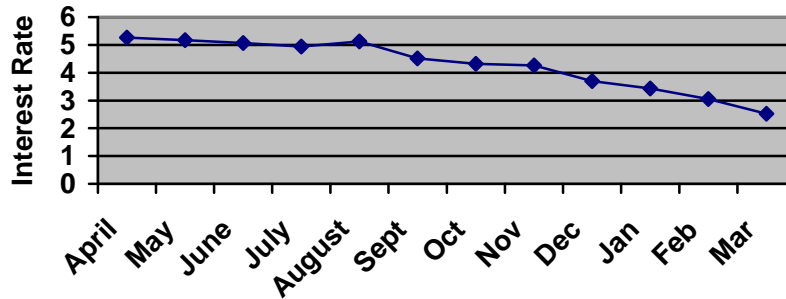
INTEREST INCOME

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 March, 2008 was 2.52%. The rate stayed consistent until August, 2007 and has been dropping each

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month since then. Because of collateral agreements with the banking institution insuring cash balances, this is as safe as investments in U.S. Treasury Bills.

**April 1, 2007 - March 31, 2008
Interest Rates**



Fiscal Year 2007/2008

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

July, 2007	\$ 150,474.02
August, 2007	\$ 144,304.33
September, 2007	\$ 177,045.27
October, 2007	\$ 139,132.18
November, 2007	\$ 143,891.73
December, 2007	\$ 162,842.89
January, 2008	\$ 90,590.59
February, 2008	\$ 102,588.15
March, 2008	\$ 112,221.42
YTD 2008 Total	\$ 1,223,090.58

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 \$33,670,724 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 \$32,436,230 held at various locations as instructed by the bond transcripts.

The charts beginning on the next page show the March 31, 2008 status of city cash by type of investment, type of restriction and unrestricted cash balances.

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CASH By Type of Investment March 31, 2008

Checking Account Balance:		\$8,931,950.62
U.S. Government and Agency Securities:		
Federal Natl Mortgage Association	\$9,882,088.29	
Federal Farm Credit Bank	6,929,820.00	
Federal Home Loan Bank	7,926,865.28	
		24,738,773.57
Cash and Investments		33,670,724.19
Bond Reserves (held at various institutions)		32,436,230.09
		\$66,106,954.28

CASH By Type of Restriction March 31, 2008

Unrestricted Cash Balance:		
Cash	\$8,931,950.62	
Investments	24,738,773.57	
		\$33,670,724.19
Restricted Cash Balances:		
Bond Reserves (various institutions)	32,436,230.09	
		32,436,230.09
		\$66,106,954.28

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 \$33.6 million “unrestricted” cash figure above by fund and designated uses (if any).

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CASH UNRESTRICTED CASH BY FUND

March 31, 2008

General - Cash	\$3,655,648.88	
Escrows	245,668.49	
Computer Reserve	(246,029.54)	\$3,655,287.83
<hr/> SIMR - Cash	<hr/> 1,851,919.19	
Escrows	1,536.34	1,853,455.53
<hr/> Parks, Recreation & Civic Facilities-Cash	<hr/> 1,328,819.65	
Escrows	41,835.05	
Senior Center Foundation	1,034.75	
William Morgan Trust	2,885.63	1,374,575.08
<hr/> Health- Cash	<hr/> 1,980,953.07	
Escrows	8,564.45	
Public Nursing	56,332.72	
Richardson Trust	29,121.27	2,074,971.51
<hr/> CDBG- Cash	<hr/>	(707,416.50)
Special Allocation - Cash		2,264,247.16
Riverboat - Cash		705,085.75
Downtown Business District - Cash		71,511.99
CIP Sales Tax - Cash		7,121,214.48
Aviation- Cash	(180,091.14)	
Escrows	7,099.00	(172,992.14)
<hr/> Parking - Cash	<hr/> 193,395.63	
Escrows	7,325.00	200,720.63
<hr/> Sewer - Cash	<hr/> 1,526,690.26	
In House Bond Reserve	3,009,875.50	
Escrows	31,843.30	4,568,409.06
<hr/> Golf - Cash	<hr/> (3,580.56)	
In House Bond Reserve	29,606.15	26,025.59
<hr/> Mass Transit - Cash	<hr/>	55,694.51
Landfill - Cash	4,345,612.76	
Post Closure	3,092,110.96	7,437,723.72
<hr/> Worker Compensation - Cash	<hr/>	1,259,207.31
Payroll - Cash		172,645.18
Museum/ Library - Cash		604,678.58
CDBG Loan Funds - Cash		1,105,678.89
		<hr/> \$33,670,724.16 <hr/> <hr/>

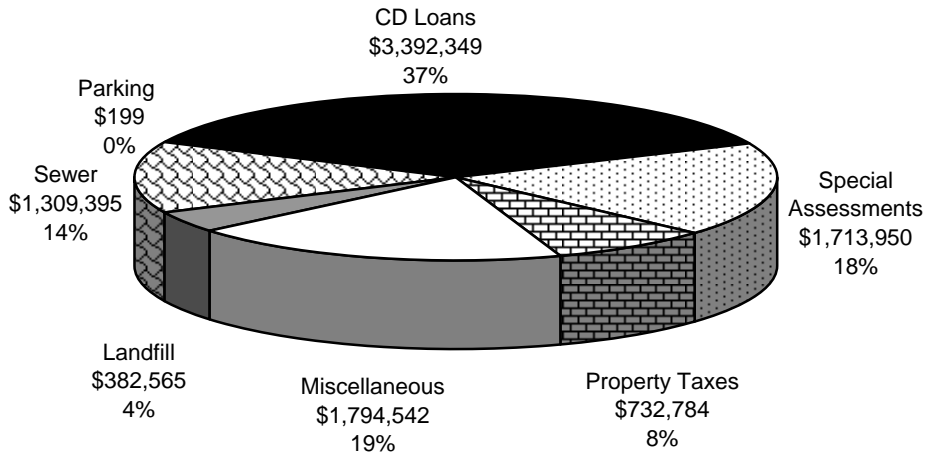
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Accounts and Loans Receivable Report For Quarter Ended March 31, 2008

COMMENTARY

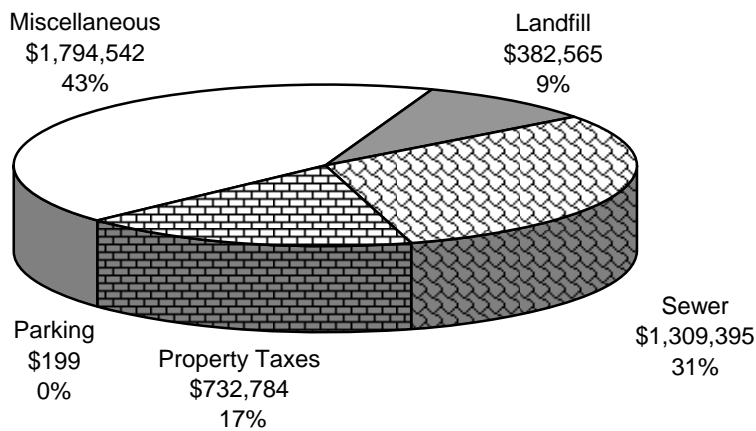
The Accounts and Loan Receivable Report is for the third quarter ended March 31, 2008. The purpose of this report is to identify the various types and amounts of receivables, discuss the City's various collection efforts and provide an estimate of receivable collectability. Total Accounts and Loans Receivable at March 31, 2008 are \$9,325,785, broken out as follows:

Accounts and Loans Receivable for Quarter Ended March 31, 2008



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 Report for Quarter Ended March 31, 2008



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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.

Miscellaneous Receivables (43%) of the Receivables above are billed by Financial Services. These revenues include:

General Fund - LEC charges, fire district contracts, and Administrative fees for Chapter 100 bonds, Heartland Health and Buchanan County shared expenses of the new communication system; PILOT taxes due per Chapter 100 agreements;
 SIM & R Fund – Street/utility cuts, culvert pipe purchased for installation;
 P&RCF – Horace Mann monthly leases, Hockey Club and Figure Skating Club ice rentals;
 Public Health Department – Birth/Death certificate monthly billings, monthly pound fees for area cities, and Buchanan County Health Contract;
 CIP Fund – Buchanan County share of costs for the Nature Center construction;
 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;
 Payroll Fund – Retiree and Cobra insurance billings.

The current miscellaneous receivable balance contains \$1,000,000 due from Buchanan County for their pledge toward construction costs of the Nature Center. This money will be received upon final certification of their TIF reimbursable costs.

Municipal Court and Business Licenses/Permits are also miscellaneous receivables, but not included in the total. Most of these billings are unknown at the time of billing – business licenses because many are based upon gross receipts and Court citations because defendants must have their due process in Court.

Annual licenses, permits and inspections for business activity are billed and collected by the Customer Assistance Department and recorded in Permits Plus Software when received.

A total of 1,106 new business licenses and permits have been issued since July 1, 2007. The distribution of all new business permits and licenses issued are broken down by type below:

New Business Licenses and Permits By Type Fiscal Year 2008 - 3rd Quarter

Type	Annual	Temporary	YTD FY08 Revenue	YTD FY07 Revenue
Liquor licenses	26	66	\$13,281	\$11,030
Health permits	55	142	\$21,556	\$19,018
Alarm permits	75	8	\$4,458	\$7,349
Fire Inspection permits	81	10	\$7,035	\$5,450
Trade Licenses	129	0	\$60,647	\$58,464
Business licenses	740	49	\$127,119	\$91,546
Totals	1,106	275	\$234,096	\$192,857

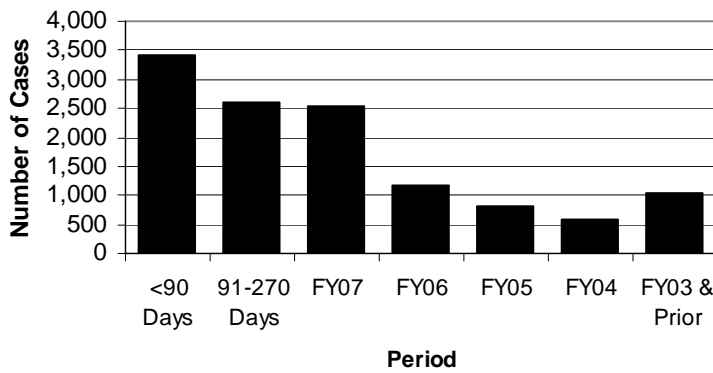
Collection efforts continue for the expired business licenses due on June 30, 2007. To date, these efforts include the original renewal application, two delinquent letters, courtesy phone calls and a summons to Municipal Court. To date, 65 of those businesses remain expired, on hold or a summons.

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Municipal Court receivables are recorded in the INCODE Court software. Open citations as of March 31, 2008 total 12,151, an increase of 111 from the previous quarter. Court staff periodically review these citations and researching other the collection policies of other cities, including the possibility of obtaining a collection agency. The collection agency would be utilized for collection of past due accounts on only those cases which have been adjudicated and have been placed on a payment plan.

The table below shows the aging of open cases. As of March 31, 2008, Court revenues collected are \$1,076,921 compared to \$998,990 for fiscal year 2007, an eight (8%) percent increase. City retained Court revenues are \$921,987 compared to \$849,471 in fiscal year 2007, an eight and one half (8.5%) percent increase. The citations written for FY2008 to date are projected at 23,000, continuing a four-year upward trend in the number of citations issued.

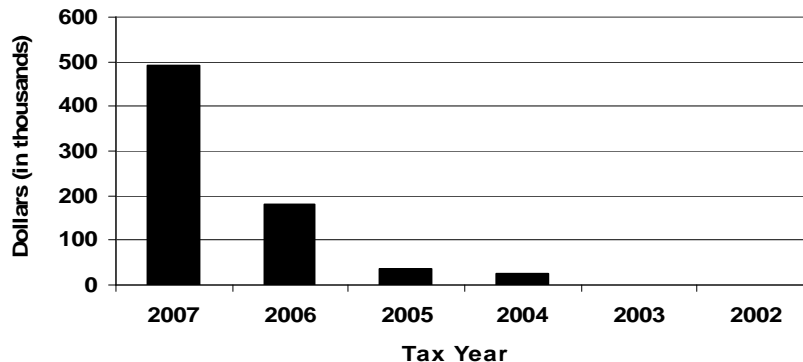
**Municipal Court Open Cases
as of March 31, 2008**



Property Tax receivables (17%), as shown below, include the receivables for tax years 2007 & prior. As of March 31, 2008, current property tax revenues received total \$10,083,110, compared to \$9,789,715 for all funds. This is a three (3%) percent increase over the same period in fiscal year 2007. Prior year taxes collected to date for all funds total \$3,037,236, compared to \$2,863,839 for fiscal year 2007 representing a six (6%) percent increase. The receivable breakdown by tax year is below.

The Buchanan County Collector's office will be sending out real property tax collection letters soon in preparation for the 2008 tax sale on August 25, 2008.

**City Property Taxes Receivable
as of March 31, 2008**

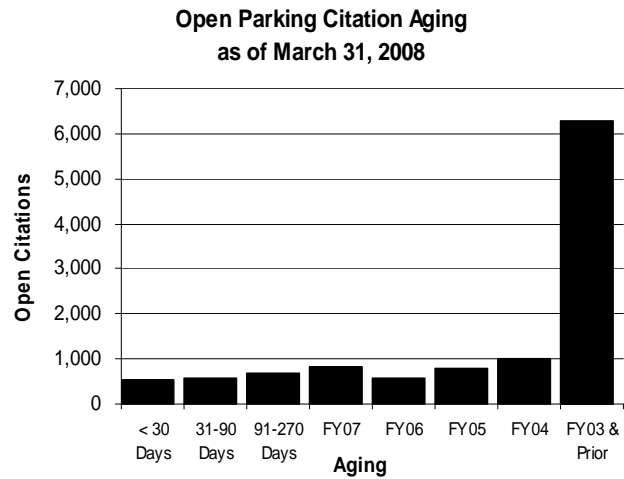
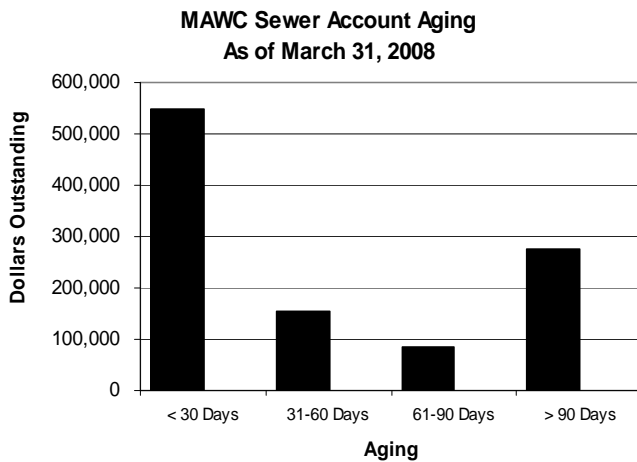


FY2008 THIRD QUARTER FINANCIAL REPORT

Landfill Fund receivables (9%) include hauler accounts set up for monthly billing and land leases approved by contract. These are billed by the Financial Services Department based upon reports provided by Landfill staff. Total billings to date are \$2,756,448.68, an increase of \$ 1,452,945 or ninety (90%) percent over the same period in fiscal year 2007. Total tipping fee revenues of \$3,487,342.73 represent an increase of 56% percent over the same period for fiscal year 2007. Outstanding receivables, as of March 31, 2007, total \$382,565. Deffenbaugh Disposal Service remains the largest account, with 57% of the total amount due.

City Sewer Fund receivables (31%) include City billings to South St. Joseph Industrial District, 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. Those MAWC accounts over 90 days are turned over to their third party collection agency. These receivables are reported monthly to the Financial Services Department for recording of revenues, allowance for uncollectible accounts, and collection fees.

Total sewer amounts due as of March 31, 2008, include MAWC receivables in the amount of \$1,064,759 and City billings in the amount of \$244,635, most of which is from the South St. Joseph Sewer District. 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. Their balance is current.



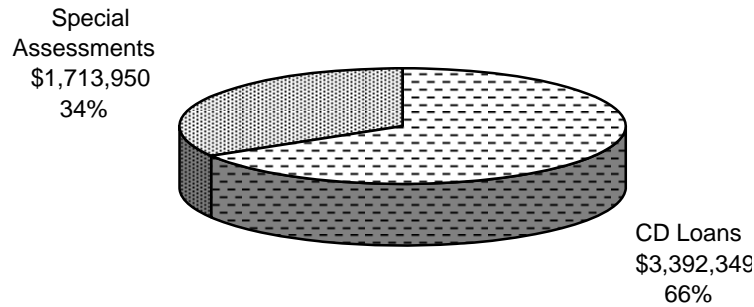
Public Parking receivables (<1%) include parking permits billed for City garages. Other receivables include parking citations outstanding recorded in the Parking Access database, but amounts due remain uncertain due to requests for dismissal, those protested in Municipal Court, etc. A total of 7,623 parking citations have been written in fiscal year 2008 – 5,482 by public parking staff, 2,121 written by police officers and 20 by the fire inspectors.

Most revenues collected in the Parking Fund are not included as a receivable due to the possibility of parking tickets being protested, requesting a trial in court, etc. Revenue is recognized when received. To date, total parking fund revenues are \$132,320, of which \$110,745 (84%) are fines remitted directly to the City and from collection letters generated by Financial Services. Municipal Court summons have resulted in the remaining \$21,575 (16%). A total of 6,747 collection letters have been mailed out this fiscal year and 11,350 citations remain open at the end of the period. The aging of these citations is shown in the table above.

The Parking Fund has two additional revenue sources for fiscal year 2008, one-half of the 2007 motor vehicle fees collected by the Buchanan County Collector and a new \$1 fee added to Ticketmaster events at the Civic Arena to assist in parking lot maintenance fees. These new revenue sources have added a total of \$95,721 to the fund, (\$83,076 and \$12,645 respectively).

FY2008 THIRD QUARTER FINANCIAL REPORT

Liens and Special Assessment Receivables For Quarter Ended March 31, 2008



Lien & Special Assessment receivables (34%) total \$1,713,950 include demolition liens (\$1,028,792), general code violations for weed and trash liens (\$642,168) sewer improvement and sewer use liens (\$20,965) and street special assessments (\$22,025). Demolition and weed and trash liens are billed and collected by the Customer Assistance Department, with demolitions having a ten (10) year period in which to pay back the City. Sewer Improvements and Street Special Assessments are billed and collected by the Financial Services Department.

Aging of Special Assessments - Amount Due

Period	Dollars	Dollars (%)
Current	23,409	1.4%
31-90 Days	2,829	0.2%
91-270 Days	110,996	6.5%
FY07	216,869	12.7%
FY06	237,966	13.9%
FY05	205,542	12.0%
FY04	425,706	24.8%
FY03 & Prior	490,633	28.6%
Total Outstanding	1,713,950	100.0%

City staff members from the Legal, Property Maintenance, Dangerous Buildings, Customer Assistance and Financial Services meet bi-weekly to discuss collection of these accounts receivable. Accounts deemed to be collectable are 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 2008 year-to-date revenues collected total \$73,979, a decrease of \$16,051 (21%) for the same period in fiscal year 2007.

Community Development (C.D.) Loan receivables (66%) 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 \$3,392,349 approximately one percent (1.23%) or \$41,893 are principal and interest due. The number outstanding and loan amounts due vary by type and are listed below.

FY2008 THIRD QUARTER FINANCIAL REPORT

The Accounting Division, in the Financial Services Department, bills and monitors these accounts. The C.D. Loan Committee, comprised of Financial 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.

Loan Description	Outstanding	Number
Rehabilitation	\$1,005,746.75	37
Historic Preservation	\$127,460.21	11
Home Program	\$2,259,142.50	26
	<u>\$3,392,349.46</u>	<u>74</u>

FY2008 THIRD QUARTER FINANCIAL REPORT

ROUTINE BUDGET TRANSFER THIRD QUARTER ENDED MARCH 31, 2008

<u>Transfer</u> <u>Number</u>	<u>Object</u>	<u>Expenditures</u> <u>Decrease</u>	<u>Object</u>	<u>Expenditures</u> <u>Increase</u>	<u>Comments</u>
001- GENERAL FUND					
<u>03 - City Clerk</u>					
BT153	1130	(15.00)	1160	15.00	TRAVEL / SICK LEAVE BUY BACK
	1448	(425.00)	1265	125.00	
			1470	300.00	
<u>06 - Municipal Court</u>					
BT095	1225	(450.00)	1243	450.00	MUNI CT STAFF LIFE INSURANCE
<u>10 - City Manager</u>					
BT164	1260	(144.00)	1243	144.00	
	1460	(2,000.00)	1498	2,000.00	LEGISLATIVE TOUR
<u>19 - Community Services</u>					
BT128	1265	(170.00)	1243	170.00	BUILDING DEVELOPMENT LIFE INS.
<u>20 - Financial Services</u>					
BT096	1265	(430.00)	1243	430.00	FINANCIAL SERVICES LIFE INSURANCE
	1265	(550.00)	1243	550.00	
	1265	(246.00)	1243	246.00	
BT126	1110	(9.00)	1160	9.00	SICK LEAVE BUY BACK
BT149	1110	(470.00)	1130	470.00	BLDG MNT PT EMP - INC HOURS
	1220	(1,439.00)	1220	1,085.00	BLDG MNT PT EMP - INC HOURS IMPACT
	1225	(796.00)	1225	1,600.00	BLDG MNT PT EMP - INC HOURS IMPACT
	1227	(185.00)	1227	375.00	
	1235	(1,012.00)	1235	6,880.00	HLTH COVERAGE FOR TWO EMPS
	1240	(55.00)	1240	320.00	
	1246	(140.00)	1243	95.00	
	1265	(1,943.00)	1246	70.00	
	1235	(4,855.00)			

FY2008 THIRD QUARTER FINANCIAL REPORT

Transfer Number	Object	Expenditures Decrease	Object	Expenditures Increase	Comments
<u>26 - Customer Assistance</u>					
BT130	1305	(675.00)	1405	675.00	CUSTOMER ASSIST LIFE INSURANCE
	1440	(1,795.00)	1265	1,200.00	CERTIFICATION TRAINING
			1435	595.00	
BT152	1365	(2,000.00)	1305	500.00	CONTRACTOR MAILING
	1365	(450.00)	1448	500.00	
			1305	1,000.00	SUPPLIES FOR TESTING
			1435	450.00	
BT166	1355	(1,200.00)	1390	1,000.00	CAMERA / TOOLS FOR INSPECTORS
	1440	(800.00)	1460	1,000.00	PRINTING FOR NEW PAMPHLETS
	1440	(200.00)	1483	200.00	
<u>28 - Property Maintenance</u>					
BT127	1265	(110.00)	1243	110.00	PROPERTY MAINT LIFE INSURANCE
BT129	1265	(620.00)	1243	620.00	PROPERTY MAINT LIFE INSURANCE
BT162	1498	(5,000.00)	1355	5,000.00	RISING FUEL COSTS
<u>30 - Police</u>					
BT099	1120	(10,000.00)	1120	10,000.00	PATROL OVERTIME
BT131	1120	(4,000.00)	1445	2,000.00	ADD'L COMMUN. COST-PATROL
	1340	(2,000.00)	1120	4,000.00	DETECTIVE OVERTIME
	1480	(2,000.00)	1498	3,250.00	COST OF CAR WASHES
	1488	(1,250.00)	1130	5,000.00	PT DISPATCH ASSISTANCE
	1120	(5,000.00)	1355	1,797.00	FUEL
	1483	(1,797.00)			
BT141	1365	(1,000.00)	1470	1,000.00	LEASE OF MOTORCYCLE
BT151	1498	(215.00)	1435	415.00	DETECTIVE MEMBERSHIPS
	1473	(200.00)			

FY2008 THIRD QUARTER FINANCIAL REPORT

Transfer Number	Expenditures		Expenditures		Comments
	Object	Decrease	Object	Increase	
BT156	1483	(2,500.00)	1445	2,500.00	ADD'L COMMUNICATIONS COST-DET
	1120	(2,975.00)	1120	2,975.00	RECORDS DEPARTMENT OVERTIME
BT167	1365	(500.00)	1460	1,500.00	PRINTING DEPARTMENT FORMS
	1390	(1,000.00)	1305	300.00	
	1460	(890.00)	1390	890.00	
	1478	(300.00)	1305	2,000.00	ADDITIONAL OFFICE SUPPLIES
	1483	(2,000.00)	1305	1,000.00	ADDITIONAL OFFICE SUPPLIES
	1324	(1,000.00)	1390	1,000.00	COINS FOR AWARDS PROGRAM
	1410	(1,000.00)			
101- SIMR FUND					
BT097	1410	(1,500.00)	1390	1,500.00	NORTH RIDGE DRIVE CLEAN FILL DIRT
BT098	1110	(2,800.00)	1130	2,800.00	PT EMP-CLERICAL ASSIST. IN ENG.
	1235	(870.00)	1243	870.00	
	1410	(2,020.00)	1365	100.00	
			1390	100.00	
			1435	1,120.00	ADD'L MEMBERSHIP EXP
			1450	100.00	
		1470	600.00		
BT100	1235	(2,604.00)	1243	2,604.00	STREET MNT LIFE INSURANCE
	1473	(650.00)	1305	50.00	
			1453	600.00	
BT102	1235	(726.00)	1243	726.00	TRAFFIC LIFE INS
	1478	(2,076.00)	1390	526.00	
			1440	100.00	
			1515	1,450.00	INSURANCE CLAIM
BT104	1235	(470.00)	1243	470.00	STREETS ADMIN LIFE INSURANCE
	1340	(1,460.00)	1440	500.00	
			1450	460.00	
			1470	500.00	

FY2008 THIRD QUARTER FINANCIAL REPORT

Transfer Number	Object	Expenditures Decrease	Object	Expenditures Increase	Comments
BT105	1235	(131.00)	1243	131.00	STREETS COMM LIFE INSURANCE
BT106	1235	(437.00)	1243	437.00	EQUIPMENT SUPPORT LIFE INS
	1478	(1,120.00)	1305	45.00	
			1325	1,000.00	JANITORIAL SUPPLIES
			1498	75.00	
BT116	1375	(15,000.00)	1475	15,000.00	M&R BUILDINGS LINE ITEM
BT124	1375	(70,000.00)	1480	70,000.00	DUMP TRUCK REPAIRS
BT125	1410	(1,090.00)	1475	1,090.00	PAINTING OF ENGINEERING OFFICE
BT137	1375	(5,000.00)	1405	5,000.00	STREETS TEMP SERVICES
BT161	1390	(310.00)	1435	150.00	NEW MEMBERSHIPS - ENGINEERING
			1448	10.00	
			1473	150.00	
105 - Parks & Recreation FUND					
BT108	1475	(750.00)	1325	750.00	
	1325	(635.00)	1260	1,500.00	MILEAGE DEFICIT IN CIVIC ARENA
	1365	(1,000.00)	1390	135.00	
BT115	1498	(3,000.00)	1405	3,000.00	ICE STORM CLEAN-UP - TEMP HELP
BT143	1435	(60.00)	1260	130.00	SENIOR CENTER MILEAGE
	1460	(70.00)			
BT150	1385	(500.00)	1325	500.00	SENIOR CENTER JANITORIAL SUPPLIES
BT160	1463	(3,500.00)	1120	450.00	CONCESSION SALES OVERTIME
	1130	(450.00)	1390	10,000.00	CONCESSION SALES - RESALE SUPP.
	1405	(4,000.00)			
	1475	(2,000.00)			
	1455	(500.00)			

FY2008 THIRD QUARTER FINANCIAL REPORT

Transfer Number	Object	Expenditures Decrease	Object	Expenditures Increase	Comments			
120 - Public Health FUND								
BT135	1235	(3,040.00)	1243	400.00	HEALTH LIFE INSURANCE - ALL PROGS.			
			1243	305.00				
			1243	530.00				
			1243	245.00				
			1243	750.00				
			1243	810.00				
BT136	1235	(350.00)	1160	536.00	SICK LV BUY BACK - ADMIN & CLINIC			
			1345	(750.00)		1231	350.00	
			1453	(300.00)		1498	750.00	
			1305	(700.00)		1498	300.00	
			1110	(51.00)		1265	700.00	
			1345	(2,100.00)		1453	182.00	
			1110	(1,031.00)		1120	51.00	
			1453	(182.00)		1305	300.00	
						1324	300.00	
						1325	500.00	
						1480	1,000.00	M&R VEHICLE
		1160	495.00					
BT163	1365	(300.00)	1305	300.00	ANIMAL CONTROL - VEHICLE M&R			
			1340	(100.00)		1480	3,000.00	
			1435	(110.00)		1513	100.00	
			1620	(45,000.00)		1515	5,800.00	ANIMAL CONTROL - INS CLAIM
						1620	36,200.00	TRF BUDGET FOR VEHICLE FRM ADMIN TO ANIMAL CONTROL
		1440	110.00					
410- Parking FUND								
BT101	1235	(160.00)	1243	160.00	LIFE INS & VARIOUS SUPP.			
			1475	(634.00)		1390	277.00	
						1435	17.00	
						1440	40.00	
						1490	300.00	

FY2008 THIRD QUARTER FINANCIAL REPORT

Transfer Number	Object	Expenditures Decrease	Object	Expenditures Increase	Comments
420- Sewer FUND					
BT103	1235	(1,232.00)	1243	1,232.00	SEWER MAINT LIFE INSURANCE
	1475	(2,425.00)	1305	1,000.00	OFFICE SUPPLIES
			1440	75.00	
			1445	500.00	
			1450	600.00	
			1470	50.00	
			1483	200.00	
BT107	1484	(8,000.00)	1470	8,000.00	WPC CRANE RENTAL
470 - Landfill FUND					
BT114	1265	(130.00)	1375	10,000.00	ADD'L EXP FOR ROCK
	1410	(20,630.00)	1445	700.00	
	1498	(230.00)	1450	400.00	
			1453	8,000.00	ADVERTISEMENTS FOR DEBRIS RFPS
			1508	1,530.00	DEBT SERVICE AMORTIZATION
			1243	130.00	
			1365	230.00	
BT140	1410	(4,000.00)	1405	4,000.00	TEMP HELP DUE TO STAFF MATERNITY LEAVE
BT154	1410	(2,500.00)	1375	2,500.00	ADD'L ROCK DUE TO WINTER
	1460	(100.00)	1478	100.00	
BT155	1410	(9,000.00)	1405	7,000.00	TEMP HELP TO PICK UP HGHWY LITTER
			1450	2,000.00	FREIGHT FOR REPAIR PARTS
BT165	1410	(500.00)	1484	500.00	TAKAECHI EXCAVATOR
		\$ (296,095.00)		\$ 296,095.00	

FY2008 THIRD QUARTER FINANCIAL REPORT

PURCHASE ORDERS (CONTRACTS) BETWEEN \$5,000 AND \$25,000 THIRD QUARTER, ENDED MARCH 31, 2008

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 third quarter of Fiscal Year 2008 between those limits.

1/14/2008	Madget Demolition Inc.	\$ 12,880.00	Demolition - 1617 South 9th	Property Mtc
1/18/2008	Bonnett Trailer Sales	\$ 11,400.00	(2) 78 x 14 Dump Bed Trailers	Parks
1/22/2008	Sciential Supply & Equipment	\$ 7,000.00	Start Up for #3 Cell at DAF	WPC
1/31/2008	Gall's Inc	\$ 7,572.30	(130) Mid rise Holsters	Police
2/4/2008	VL Phillips CO	\$ 6,930.00	Construction Grapple Hooks	SIM&R
2/26/2008	Cablevision Advertising	\$ 24,996.00	Community Education Plan on Channel 19	CMO
3/4/2008	Shamrad Metal Fabricators Inc	\$ 5,865.00	Fabricate and Install New Hosebed Cover	Fire
3/12/2008	Robbie Strong	\$ 9,800.00	Various Tree and Stump Removals	Property Mtc
3/12/2008	H L Sinkhorn & Sons	\$ 99.00	Various Tree and Stump Removals	Property Mtc
3/21/2008	Mity-Lite Inc	\$ 6,460.00	(38) 2' x 6' Tables for Nature Center	Parks
3/25/2008	V L Phillips Co	\$ 10,183.20	Complete Cab for Takeuchi Track Hoe	Landfill
3/27/2008	Hewlett Packard Corporation	\$ 11,159.60	(20) HP Compaq dc5700 Computers	Tech Srvcs
3/27/2008	Custom Truck & Equipment	\$ 9,950.00	Used 1999 Freightliner w/diesel engine 22' Van body & Tommy Gate	SIM&R

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

FY2008 THIRD QUARTER FINANCIAL REPORT

COMMENTARY

VENDOR SERVICE CONTRACTS BY DEPARTMENT THIRD QUARTER ENDED MARCH 31, 2008

The report below lists all of the existing vendor contracts with the City. They are listed in order of current year expiration date.

Service Provider	Orig Contract Periods	Orig Ext Periods	# of Ext. Left	CY Contract Ext Expires	Final Ext Expires	Advertise Date Approx.	Date RFP Due Approx.	Dept
Riverbluff Architects St. Joseph, MO	1	4	2	Apr-2008	Apr-2010	Dec-2009	Jan-2010	PW
Ellison Auxier Architects St. Joseph, MO	1	4	2	Apr-2008	Apr-2010	Dec-2009	Jan-2010	PW
Brown Mannschreck Imaging St. Joseph, MO	1	3	3	Apr-2008	Apr-2011	Nov-2010	Dec-2010	FS
ThyssenKrupp Lenexa, KS	1	2	2	Apr-2008	Apr-2010	Jan-2010	Jan-2010	PH
Eric George d/b/a EFG Home Improvement St. Joseph, MO	1	3	3	Apr-2008	Apr-2011	Jan-2011	Feb-2011	PW
Trekk Design Group Westwood, KS	1	4	3	Apr-2008	Apr-2011	Oct-2010	Nov-2010	PW
Goldberg Architects St. Joseph, MO	1	3	2	Apr-2008	Apr-2010	Dec-2009	Jan-2010	PW
Creal Clark & Siefert St. Joseph, MO	1	3	2	Apr-2008	Apr-2010	Dec-2009	Jan-2010	PW
Black & Veatch Kansas City, MO	1	4	2	Apr-2008	May-2010	Feb-2010	Mar-2010	PW
Pepsi Americas St. Joseph, MO	1	4	2	Apr-2008	Apr-2010	Feb-2010	Mar-2010	PR
Todd Pro Mowing St. Joseph, MO	1	2	0	Apr-2008	Apr-2008	Feb-2008	Mar-2008	PH
Will Hedrick St. Joseph, MO	1	4	1	May-2008	May-2009	Feb-2009	Mar-2009	AV
US Bank Institutional Trust Roeland Park, KS	3	0	0	May-2008	May-2008	Mar-2008	Apr-2008	MT
Citizens Bank and Trust Maryville, MO	1	4	4	Jun-2008	Jun-2012	Mar-2012	Apr-2012	FS
Citizen's Bank and Trust St. Joseph, MO	1	5	0	Jun-2008	Jun-2008	Feb-2008	Mar-2008	FS

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Commerce Bank Kansas City, MO	1	4	0	Jun-2008	Jun-2008	Feb-2008	Mar-2008	FS
Keep It Clean, Inc. St. Joseph, MO	1	2	0	Jun-2008	Jun-2008	Mar-2008	Apr-2008	FS
Cochran, Head & Co. Kansas City, MO	1	4	3	Jun-2008	Jun-2011	Feb-2011	Mar-2011	FS
Gilmore and Bell Kansas City, MO	1	4	3	Jun-2008	Jun-2011	Feb-2011	Mar-2011	FS
Williams & Campo, P.C. Lee's Summit, MO	5	0	0	Jun-2008	Jun-2008	Feb-08	Mar-08	L
CIGNA Overland Park, KS	2	1	1	Jun-2008	Jun-2010	Mar-2010	Mar-2010	HR
Piper Jaffray Leawood, KS	1	4	0	Jun-2008	Jun-2012	Mar-2012	Mar-2012	FS
Citizens Bank and Trust Maryville, MO	1	4	4	Jun-2008	Jun-2012	Mar-2012	Apr-2012	FS
Thomas McGee, L.C. Kansas City, MO	1	0	0	Jun-2008	Jun-2008	Mar-2008	May-2008	HR
Safety National Casualty Co. Brokered by Thomas McGee, L.C.	1	0	0	Jun-2008	Jun-2008	Mar-2008	May-2008	HR
Safety National Casualty Co. Brokered by Thomas McGee, L.C.	1	0	0	Jun-2008	Jun-2008	Mar-2008	May-2008	HR
Great American Insurance CBIZ BCK&W St. Joseph, MO	1	0	0	Jun-2008	Jun-2008	Mar-2008	May-2008	HR
Chubb CBIZ BCK&W St. Joseph, MO	1	0	0	Jun-2008	Jun-2008	Mar-2008	May-2008	HR
ACE Property & Casualty CBIZ BCK&W St. Joseph, MO	1	Annual Renewal	Annual Renewal	Jun-2008	0	None	None	HR
Laidlaw Transit Services Overland Park, KS	3	0	0	Jun-2008	Jun-2008	Jan-2008	Mar-2008	MT
Sunshine Sign St. Joseph, MO	1	2	0	Jul-2008	Jul-2008	Apr-2008	May-2008	PR
Travelers Cretcher-Lynch & Co. Kansas City, KS	1	Annual Renewal	Annual Renewal	Jul-2008	Jul-2008	None	None	HR

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Midland GIS Maryville, MO	1	0	0	Jul-2008	Jul-2008	May-2008	May-2008	PW
Midland Surveying St. Joseph, MO	1	4	4	Jul-2008	Jul-2012	Mar-2012	Apr-2012	PW
Cadbury Schweppes Bottling St. Joseph, MO	1	4	4	Jul-2008	Jul-2012	May-2012	May-2012	PR
Blue Cross Blue Shield of KC St. Joseph, MO	1	2	0	Jul-2008	Jul-2008	Feb-2008	Mar-2008	HR
The Staffing Center St. Joseph, MO	1	2	2	Aug-2008	Aug-2008	May-2010	Jun-2010	PR
ADECCO Employment Svcs St. Joseph, MO	1	2	2	Aug-2008	Aug-2008	May-2010	Jun-2010	PR
IMKO Staffing St. Joseph, MO	1	2	2	Aug-2008	Aug-2008	May-2010	Jun-2010	PR
CBIZ/BCK&W Agent for Hartford Insurance St. Joseph, MO	5	0	0	Aug-2008	Aug-2008	Jun-2008	Jul-2008	MT
ATC & Airway Facilities Sector Office FAA Logistics Branch KCMO	5	1	0	Sep-2008	Sep-2008	Jun-2008	Jul-2008	AV
CBIZ/BCK&W St. Joseph, MO	1	0	0	Sep-2008	Sep-2008	Jul-2008	Aug-2008	MT
Mike Habermehl St. Joseph, MO	1	5	1	Oct-2008	Oct-2009	Aug-2009	Sep-2009	PR
Walker Towel & Uniform Kansas City, MO	1	3	2	Oct-2008	Oct-2010	Jul-2010	Aug-2010	FS
SCS Engineers Overland Park, KS	1	4	1	Oct-2008	Oct-2009	Aug-2009	Sep-2009	PW
R & W Tow & Recovery St. Joseph, MO	1	2	0	Oct-2008	Oct-2008	Jul-2008	Aug-2008	FS
Ameritas Group Lincoln, NE	1	2	1	Dec-2008	Dec-2009	Jul-2009	Aug-2009	HR
MOPERM CBIZ BCKW St. Joseph, MO	1	Annual Renewal	Annual Renewal	Dec-2008	0	None	None	HR
CBIZ/BCK&W Agent for Delta Dental Insurance St. Joseph, MO	2	0	0	Dec-2008	Dec-2008	Oct-2008	Nov-2008	MT
R.E. Pedrotti	1	2	2	Jan-	Jan-	Sep-	Oct-2010	PW

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Mission, KS	2009	2011	2010					
CBIZ/BCK&W St. Joseph, MO	1	3	2	Jan-2009	Jan-2011	Oct-2010	Nov-2010	HR
Drop Zone Land Lease St. Joseph, MO	5	1 (5 Years)	1 (5 Years)	Jan-2009	Jan-2014	None	None	AV
Wales Contracting, Inc. St. Joseph, MO	1	3	2	Feb-2009	Feb-2011	Nov-2011	Dec-2011	PW
Squeaky Clean St. Joseph, MO	1	2	1	Feb-2009	Feb-2009	Jan-2009	Feb-2009	MT
Stinson Morrison Hecker, LLP Kansas City, MO	6	0	0	Jun-2009	Jun-2009	Feb-2009	Mar-2009	L
Cunningham, Vogel & Rost St. Louis, MO	6	0	0	Jun-2009	Jun-2009	Feb-2009	Mar-2009	L
CBIZ/BCK&W Agent for EMC Insurance St. Joseph, MO	3	0	0	Sep-2009	Sep-2009	Jul-2009	Aug-2009	MT
Don Leupold St. Joseph, MO	3	2	2	Sep-2009	Sep-2011	None	None	AV
Bryan Paden Wathena, KS	5	0	0	Oct-2009	Oct-2009	Jul-2009	Aug-2009	AV
OHS - COMPCARE St. Joseph, MO	3	0	0	Dec-2009	Dec-2009	Oct-2009	Nov-2009	MT
OHS - COMPCARE St. Joseph, MO	3	0	0	Dec-2009	Dec-2009	Oct-2009	Nov-2009	MT
Catholic Charities St. Joseph, MO	3	1 (3 year period)	1 (3 yr period)	Feb-2010	Feb-2013	Oct-2012	Nov-2012	HR
Smith Vending St. Joseph, MO	4	0	0	May-2010	May-2010	Mar-2010	Apr-2010	MT
EMC National Life Des Moines, IA	3	0	0	Jun-2010	Jun-2010	Feb-2010	Mar-2010	HR
Seigfreid, Bingham, Levy, Selzer & Gee, P.C. Kansas City, MO	6	0	0	Jun-2010	Jun-2010	Feb-2010	Mar-2010	L
Meritage Overland Park, KS	5	0	0	Jun-2010	Jun-2010	Apr-2010	May-2010	FS
Walker Uniform Kansas City, MO	4	0	0	Jun-2010	Jun-2010	Apr-2010	May-2010	MT

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Houck Transit Advertising St. Paul, MN	5	0	0	Sep-2010	Sep-2010	Jun-2011	Jul-2011	MT
CBIZ Benefits & Insurance Cumberland, MD	3	0	0	Dec-2010	Dec-2010	Oct-2010	Nov-2010	MT
Defined Benefits Savannah Mo	5	0	0	Dec-2010	Dec-2010	Oct-2010	Nov-2010	FS
URS Corporation Minneapolis, MN	3	0	0	Apr-2011	Apr-2011	Dec-2010	Jan-2011	PW
Jefferson Partners Minneapolis, MN	5	0	0	Sep-2011	Sep-2011	Jul-2011	Aug-2011	MT
Mtce/Ops Lease (Joint Use Agmt) Land Lease St. Joseph, MO	5	0	0	Sep-2011	Sep-2011	None	None	AV
The Sessions Law Firm Kansas City, MO	4	0	0	Dec-2011	Dec-2011	Sep-2011	Oct-2011	L
The Lowenbaum Partnership, LLC St. Louis, MO	5	0	0	Jun-2012	Jun-2012	Feb-2012	Mar-2012	L
Cadbury Schweppes Bottling St. Joseph, MO	5	0	0	Jan-2013	Jan-2013	Sep-2012	Oct-2012	PR
Williams & Campo, P.C. Lee's Summit, MO	6	0	0	Jun-2013	Jun-2013	Feb-2013	Mar-2013	L
Cunningham, Vogel I& Rost, P.C. St. Louis, MO	6	0	0	Jun-2013	Jun-2013	Feb-2013	Mar-2013	L
FBO Gary Patterson St. Joseph, MO	10	0	0	Jan-2014	Jan-2014	None	None	AV
William D. Steinmeier, P.C. Jefferson City, MO	7	0	0	Jun-2014	Jun-2014	Feb-2014	Mar-2014	L
Master Site Lease St. Joseph, MO	20	0	0	Sep-2023	Sep-2023	None	None	AV
Flight Department St. Joseph, MO	50	0	0	Jul-2043	Jul-2043	None	None	AV
Dan Bayer 100 N. Airport Road	99	0	0	Oct-2067	Oct-2067	None	None	AV
Bill Brown St. Joseph, MO	Month to Month Lease	0	0	Month to Month Lease	Month to Month Lease	None	None	AV

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Reddick Farms, Inc. DeKalb, MO	1	On-going 30 days advance written notice to cancel by either party	0	None	None	None	None	PL
RSP, Inc. St. Joseph, MO	1	On-going 30 days advance written notice to cancel by either party	0	None	None	Not bidding until Recycli ng Center is relocat ed.	None	PW
Heartland Occupational Medicine St. Joseph, MO	1	Annual Renewal	Annual Renewal	Ongoing Contract Requires 30 Day Written Notice of Cancellat ion Last Bid in 1997	0	None	None	HR
Heartland Occupational Medicine St. Joseph, MO	1	Annual Renewal	Annual Renewal	Ongoing Contract Requires 30 Day Written Notice of Cancellat ion Last Bid in 1997	0	None	None	HR
Towers Perrin - Tillinghast Minneapolis MN	1	Annual Renewal	Annual Renewal	Ongoing Contract - Automati c Annual Renewal s Requires 30 Day Written Notice of Cancellat ion Last Bid in 2000	0	None	None	HR

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Sharon Waggoner, MD St. Joseph, MO	1	Annual Renewal	Annual Renewal	Renewal automatic unless 60 days written notification by either party prior to anniversary date. Approved by Council in 1977	0	None	None	PH
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TIF PROJECT UPDATES
for the Third Quarter Ended March 31, 2008

TIF PROJECT NAME	TYPE	PROJECT STATUS	TOTAL APPROVED REIMBURSABLE COSTS				AMOUNT REIMBURSED TO DATE	PROPERTY TAX PROJECTIONS - 3rd Qtr PILOTS AS OF REPORT DATE		SALES TAX PROJECTIONS - 3rd Qtr EATS AS OF REPORT DATE		MORE THAN/ (LESS THAN) TREND
			ORIGINAL	1ST AMENDED	2ND AMENDED	3RD AMENDED		ORIGINAL	ACTUAL	ORIGINAL	ACTUAL	
North Shoppes - Phases 1 & 2 of North County TIF district. Approved August 2003. 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. 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	\$33,849,653	\$1,059,910	\$836,731	\$2,267,040	\$1,501,330	(\$988,890)
				Added a portion of Phase 2 into Phase 1 for Theater		Cover additional County costs in Phases 1 & 2.	RED has been reimbursed \$27,957,226. Holding \$236,976 awaiting final punch list. County has been reimbursed \$4,896,419 and has \$1,798,143 remaining pending completion of their projects and/or approval of 3rd amendment. City reimbursed \$996,008 for our share of Northridge sewer. Remaining bond revenues equal a little over \$1.6 million. County will receive the remainder of their reimbursement through pay-as-you-go TIF receipts.		Includes real property PILOTS and Chapter 100 (personal property) PILOTS. Kohls and Home Depot have filed protest with State Tax Commission. Unknown date receive taxes.			Most of Christmas season now received. Revenues should catch up with year end accruals.
Stockyards Redevelopment (Triumph Foods,LLC). Approved October 2003.	MDFB Issued Bonds - Paid off in 2025	550,000 square foot pork processing facility. Total investment approximately \$130 million. Fully operational. Current employment - 2,000	\$7,000,000				\$6,766,097	\$708,260	\$1,539	\$27,000	\$28,787	(\$704,935)
							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.		Real property tax valuations originally protested, but withdrawn and received in April, 2008. Will be reflected in 4th quarter report.		Franchise Tax EATS only.	Triumph donates \$100,000 to SJSD for five years; \$25,000 to SJPD for three years (completed as of FY08); \$50,000 annually to United Way. Keep their headquarters in SJ or pay City \$1 million.
3rd Street Hotel Development (Holiday Inn) Approved January 2004. Developer: HISJ Holdings LLC	Pay-as-you-go 10-12 years to pay out 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				\$540,077	\$239,350	\$0	\$177,450	\$124,327	(\$292,473)
			\$2,500,000 certified. \$200,000 withheld for façade.						Property taxes to be paid in April, 2008 per HISJ.		Includes City share of add'l Hotel/Motel taxes and 1 cent TDD tax.	

TIF PROJECT UPDATES
for the Third Quarter Ended March 31, 2008

TIF PROJECT NAME	TYPE	PROJECT STATUS	TOTAL APPROVED REIMBURSABLE COSTS				AMOUNT REIMBURSED TO DATE	PROPERTY TAX PROJECTIONS - 3rd Qtr PILOTS AS OF REPORT DATE		SALES TAX PROJECTIONS - 3rd Qtr EATS AS OF REPORT DATE		MORE THAN/ (LESS THAN) TREND
			ORIGINAL	1ST AMENDED	2ND AMENDED	3RD AMENDED		ORIGINAL	ACTUAL	ORIGINAL	ACTUAL	
Tuscany Towers - Phase 1 Approved September 2005 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	\$5,000	\$0	N/A
EBR/HHS Development Approved October 2005 Developers: EBR Enterprises & HHS Properties	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 detention, street lighting, sidewalks, Cronkite Road improvements, landscaping, etc. One restaurant open, two under construction, office/medical bldg under construction.	\$3,297,232	\$5,529,620			\$83,930	\$31,500	\$41,928	\$42,890	\$54,835	\$22,373
				Add'l phases plus overages on site work. Approved SO 7045-3/26/07			Costs certified to date \$1,008,816.53					Olive Garden open Feb, 2008. Revenue will continue to increase.
Uptown Redevelopment District - Project A Approved March 2005 Developer: St. Joseph Redevelopment Corp.	Pay-as-you-go 23 years	Demolition of old Heartland Hospital west in order to provide a developable area. 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 construction on project as yet				No construction on project as yet

TIF PROJECT UPDATES
for the Third Quarter Ended March 31, 2008

TIF PROJECT NAME	TYPE	PROJECT STATUS	TOTAL APPROVED REIMBURSABLE COSTS				AMOUNT REIMBURSED TO DATE	PROPERTY TAX PROJECTIONS - 3rd Qtr PILOTS AS OF REPORT DATE		SALES TAX PROJECTIONS - 3rd Qtr EATS AS OF REPORT DATE		MORE THAN/ (LESS THAN) TREND
			ORIGINAL	1ST AMENDED	2ND AMENDED	3RD AMENDED		ORIGINAL	ACTUAL	ORIGINAL	ACTUAL	
Mitchell Avenue Corridor Approved June 2006 Developer: American Family Insurance Company	Pay-as-you-go 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 the Mitchell Avenue Corridor.	\$3,974,270	\$5,093,768			\$0	\$0	\$347,668	\$0	\$1,076	\$348,744
				Approved by SO 7224 on 12/3/07			Initial cost reimbursement request of \$889,719.25 approved, awaiting revenues to reimburse with. Sending review back to PW for approval.				Franchise Tax EATS only.	
Uptown Redevelopment - Ryan Block Project Approved December 2006 Developer: Olin Cox	Pay-as-you-go 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	\$0	\$0	\$0	\$0
							No reimbursement request has been submitted.		PILOTS, if any, not collectible until January 2008		EATS not projected until FY08.	No reimbursement request has been submitted.
East Hills Redevelopment Project - TIF Approved Dec, 2007 - Redevelopment Agreement Approved 1/3/08	Bond to be issued	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 - \$45,539,416 with \$30,897,042 TIF & \$15,642,374 from proposed CID				\$0	\$0	\$0	\$0	\$0	\$0
							No reimbursement request has been submitted.		PILOTS for improvements made during 2008 would not be assessed until tax year 2009 received January 2010.		Proposing CID sales tax to generate \$15,642,374 for project costs. EATS not projected until late 2009.	

TIF PROJECT UPDATES
for the Third Quarter Ended March 31, 2008

TIF PROJECT NAME	TYPE	PROJECT STATUS	TOTAL APPROVED REIMBURSABLE COSTS				AMOUNT REIMBURSED TO DATE	PROPERTY TAX PROJECTIONS - 3rd Qtr PILOTS AS OF REPORT DATE		SALES TAX PROJECTIONS - 3rd Qtr EATS AS OF REPORT DATE		MORE THAN/ (LESS THAN) TREND
			ORIGINAL	1ST AMENDED	2ND AMENDED	3RD AMENDED		ORIGINAL	ACTUAL	ORIGINAL	ACTUAL	
Developer Agreement - The Commons Approved July, 2007 Developer: Earthworks Excavation Company	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. Community Improvement District (CID) approved January, 2008. CID to issue bonds to reimburse developer for costs of construction. Disbursements go back to CID directly.	\$6,503,977 City reimburseable \$5,754,977.36 CID tax to pay for \$749,000.00				Costs submitted to date - \$7,107,774.21. Currently under review in Public Works.	\$0	\$6,834	\$0	\$78,833	\$85,668