

**TOWN OF CARLTON LANDING  
SPECIAL MEETING OF THE BOARD OF TRUSTEES**

Location: 121 Academy Lane, Carlton Landing, Oklahoma, also known as "The Studio"  
Date and Time: Saturday, June 14, 2014 at 8:00 a.m.

**NOTICE AND AGENDA**

1. Call to Order.
2. Roll Call.
3. Minutes:
  - a. Special Trustees Meeting of May 31, 2014
4. BUDGET
  - a. PUBLIC HEARING on the proposed budget for the fiscal year beginning July 1, 2014.
  - b. Discussion, Consideration and Possible Action to adopt a resolution adopting and approving the budget for the fiscal year beginning July 1, 2014 and ending June 30, 2014.
5. Opportunity for public comment.
6. Comments and questions by governing body members.
7. New Business: any matter not known about or which could not have been reasonably foreseen prior to the time of posting.
8. Adjournment.

I certify that the foregoing Notice and Agenda was posted in prominent view at 121 Academy Lane, also known as "The Studio" and at The Meeting House, 20 Boulevard, Carlton Landing, Oklahoma at 4:00 p.m. on the 11th day of June, 2014.

Michelle McLollum  
Signature

Michelle McLollum  
Printed name of person posting meeting agenda

From: Michael D. O'Neal moneal@wbfbllaw.com  
Subject: Special Board of Trustees Meeting 6/14  
Date: June 12, 2014 at 8:45 AM  
To: Justin Duval justin@darkopsarmory.com  
Cc: Grant Humphreys grant@carltonlanding.com, Steve Winner steve@carltonlanding.com, Michelle McCollum (Town Clerk) mcco1022@gmail.com

Trustees:

Attached is an agenda for the Saturday morning budget meeting. The agenda has already been posted, but it can be amended and reposted as late as 5p.m. today. If you have questions or if you think something should be added to the agenda, please contact me.

Thank you,

Michael D. O'Neal  
Williams, Box, Forshee & Bullard, P.C.  
522 Colcord Drive  
Oklahoma City, OK 73102  
Direct Line: 405-516-6940  
Main Line: 405-232-0080 x120  
[moneal@wbfbllaw.com](mailto:moneal@wbfbllaw.com)

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Oklahoma at \_\_\_\_\_ on the 11th day of June, 2014.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed name of person posting meeting agenda

From: **grant humphreys** [grant@carltonlanding.com](mailto:grant@carltonlanding.com)   
Subject: Budget Approved for Public Hearing - Revised Version  
Date: June 2, 2014 at 9:24 AM

To: justin@darcopsarmory.com, Joanne Chinnici oknandina@me.com, Craig McCollum chief.craig@gmail.com, Jeff Click jeff@jeffclickhomes.com, Jeffrey Melton soonerfanjeff@gmail.com  
Cc: Michelle McCollum (mcco1022@gmail.com) mcco1022@gmail.com, Joann Winner phonetrader1964@yahoo.com, Michael D. O'Neal moneal@wbfbllaw.com, Jordan Sowers jordan@carltonlanding.com

All,

Attached is the budget approved for the public hearing. This version is revised to include \$1,000 for Dues and Subscriptions in order to cover the Municipal League and other related expenses.

Thanks,

Grant

**GRANT HUMPHREYS** | Town Founder, Carlton Landing

Phone: 918.707.5612 | Mobile: 918.932.9254 | [grant@carltonlanding.com](mailto:grant@carltonlanding.com)

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THE TOWN OF CARLTON LANDING												
BRIEF OPERATING BUDGET												
2014-15 FISCAL YEAR	2014						2015					
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	TOTAL
Projected # of Homes in Construction	36	38	40	42	44	46	48	46	46	46	46	46
Rate of Annual Home Production	62	65	68	72	75	79	78	76	79	79	78	79
Projected Market Value of Home Construction	19,333,500	14,064,000	14,800,000	15,541,000	16,280,000	17,020,000	17,038,800	17,038,800	17,038,800	17,038,800	17,038,800	17,038,800
Projected Direct Material Cost per Month	\$42,800	\$42,800	\$49,000	\$21,800	\$51,200	\$85,900	\$84,800	\$84,800	\$88,800	\$88,800	\$88,800	\$88,800
REVENUES												
Advances from the Developer	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000
Projected Sales Tax Revenues	25,984	24,873	27,260	28,658	29,526	30,424	28,424	30,424	30,424	30,424	30,424	281,768
TOTAL REVENUES	32,234	31,123	33,510	34,908	35,776	36,674	34,674	36,674	36,674	36,674	36,674	306,768
OPERATING EXPENSES												
FEES FOR PROFESSIONAL SERVICES												
Fire Protection - Carlton Landing Fire Dept.	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Managers Contract	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Annual Audit	-	1,500	-	-	-	-	-	-	-	-	-	1,500
Publication and Misc. Notice Expenses	800	800	800	800	800	800	800	800	800	800	800	9,600
Bans and Subscriptions	-	-	-	-	-	-	-	-	1,900	-	-	1,900
Legal Fees - Town Attorney	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Landscape Architecture Fees - Garpins Lane	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Legal Fees - Garpins Lane	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
Legal Fees - Economic Development	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000
Total Fees for Professional Services	37,150	38,460	37,150	37,150	37,150	37,150	37,150	37,150	38,150	37,150	37,150	398,300
PUBLIC AREA MAINTENANCE												
General Maintenance												
Entrance Park	819	1,114	955	972	828	-	260	-	972	815	1,880	8,813
Entrance Drive - Small Island	194	154	108	108	94	-	26	-	108	105	136	1,081
Entrance Drive - Large Island	354	501	203	290	142	-	78	-	290	301	254	2,875
Sidewalk Repair	-	-	500	500	-	-	-	-	-	500	500	2,000
Snow Removal	-	-	-	2,100	2,100	2,100	2,100	2,100	1,800	-	-	12,800
Road Maintenance	2,750	2,750	3,250	4,750	6,000	7,800	7,800	6,800	1,900	-	-	45,000
Total Public Area Maintenance	5,018	4,561	4,767	7,720	8,654	9,500	8,864	4,300	5,470	3,411	2,880	71,560
TOTAL OPERATING EXPENSES	32,208	33,021	33,917	34,870	35,774	36,676	36,814	36,350	38,820	38,861	38,580	379,860
NET OPERATING INCOME	0	0	0	0	0	0	0	0	0	0	0	0