

**TOWN OF CARLTON LANDING  
REGULAR MEETING OF THE CARLTON LANDING ECONOMIC DEVELOPMENT  
TRUST**

Location: 10B Boulevard, Carlton Landing, Oklahoma, also known as  
the Carlton Landing Academy Cafeteria  
**Saturday, October 19, 2024; 8:00 a.m.**

**NOTICE AND AGENDA**

1. Call to Order
2. Roll Call

Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Trust member requesting further information *on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.*

3. Approval of Minutes:
  - a. [Regular Meeting of the CL Economic Development Trust on September 21, 2024](#)
4. [Acknowledge receipt of Claims and Purchase Orders Report](#)
5. Items Removed from Consent Agenda.
6. [Consider, discuss and possibly vote to amend, revise, approve or deny the Carlton Landing Board of Trustees meeting schedule for the year 2025 and set the meeting start time at 8:00 a.m. unless otherwise stated in the posted Agenda/Notice, or take any other appropriate action.](#)  
Exhibit:[Meeting Dates CLEDT 2025](#)
7. [Consider, discuss, and possibly vote to amend, revise, approve or deny opening a checking account at Firststar Bank and authorize the following signatories: Mary Myrick, Chuck, Mai, Heather Scott, Clay Chapman, Kris Brule, Amanda Harjo and Susan Kimmel, or take any other appropriate action](#)  
Exhibit:[Firststar Bank Proforma](#)
8. [Consider, discuss, and possibly vote to amend, revise, approve or deny awarding Construction Manager at Risk Proposal to lowest and best firm for Construction Manager at Risk Services for the Nature Center Building\(s\), or take any appropriate action.](#)  
Exhibit: [10 2024 Developer Report](#)
9. Consider and discuss project update of Carlton Landing Academy Improvements Project

Exhibit:

10. Reports

- a. Financial Reports [Statement of Revenue and Expenditures - CLEDT Sept 2024](#); [Income Statement - CLEDT Sept 2024](#); [Bank Register - CLEDT Sept 2024](#); [Balance Sheet - CLEDT Sept 2024](#)
- b. Town Administrator Report
- c. Legal Reports, Comments, and Recommendations to the Governing Body

11. Recognize Citizens wishing to comment on non-Agenda Items

Under Oklahoma Law, Trustees are prohibited from discussing or taking any action on items not on today's agenda. Citizens wishing to address the Board on items not on the agenda are required to sign-up no later than five (5) minutes prior to the scheduled start time of the meeting. The sign-in sheet will contain space for citizens name, address, phone number, and topic to discuss. In this way, staff will be able to follow-up on any issues presented, if necessary. Citizens will be provided three (3) minutes.

12. Adjournment

**I certify that the foregoing Notice and Agenda was posted in prominent view at 10 Boulevard, Carlton Landing, Oklahoma, also known as "the High School Classroom".**

**At 4:00 PM on the \_\_\_th day of October 2024, being at least 24 hours prior to the Regular Meeting described above.**

\_\_\_\_\_  
**Signature of Person Posting the Agenda**

**Susan Kimmel**  
**Printed Name of Person Posting the Agenda**

Agenda Regular Meeting of the CLEDT  
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**TOWN OF CARLTON LANDING  
REGULAR MEETING OF THE CARLTON LANDING ECONOMIC DEVELOPMENT  
TRUST  
MINUTES**

Location: 10B Boulevard, Carlton Landing, Oklahoma, also known as  
the Carlton Landing Academy Cafeteria  
**Saturday, September 21, 2024; 8:00 a.m.**

**MINUTES**

1. Call to Order: Meeting was called to order by Mayor Myrick at 8:02 a.m.
2. Roll Call
  - a. Mary Myrick
  - b. Kris Brule'
  - c. Clay Chapman
  - d. Heather Scott
  - e. Chuck Mai

Consent Items

3. Approval of Minutes:
  - a. Regular Meeting of the CL Economic Development Trust on August 17, 2024
4. Acknowledge receipt of Claims and Purchase Orders Report

MOTION: A motion was made by Chuck Mai and seconded by Kris Brule' to accept the Consent Agenda.

AYE: Myrick  
Chapman  
Scott  
Mai  
Brule'

5. Items Removed from Consent Agenda.
6. Consider, discuss and possibly vote to amend, revise, approve or deny purchasing new playground equipment, basketball shade structure, and painting basketball court for Carlton Landing Academy from Game Time, Cunningham Rec, through Omnia Partners purchase cooperative for \$285,487.81, or take any other appropriate action.

Exhibit:

The company came out two weeks ago, walked the site, laid out a plan for the playground equipment, reconfigured, made recommendations, discussed taking fence

out around basketball court. They submitted proposal. We will make purchase by October to get 50% discount.

We would have to pay for maintenance, the General Maintenance account. We are not permitted to pay out of Trust. The playground equipment has a warranty, 20 years life. Heather Scott would like estimate of annual maintenance. Mayor Myrick will ask the company for an estimate of annual maintenance.

MOTION: A motion was made by Chuck Mai and seconded by Clay Chapman to approve purchasing new playground equipment, basketball shade structure, and painting basketball court for Carlton Landing Academy from Game Time, Cunningham Rec, through Omnia Partners purchase cooperative for \$285,487.81.

AYE: Myrick  
Chapman  
Scott  
Mai  
Brule'

7. Consider, discuss, and possibly vote to, amend, revise, approve or deny Carlton Landing Enterprises Marina Project Development Agreement Re-imbursement request #1 in the amount of \$1,164,817.30, or take any other appropriate action.

Exhibit: Agreement to not exceed amount – this is the actual amount. Still need water and sewer to be completed. The next phase water and sewer is necessary before building. Fuel services - we have someone to come and install. We need to select vendor to manage it. In conversation with a group from Tulsa. Letter of understanding for ship store. Hopefully open by next spring. Clarification: attorney will develop agreements for small projects. Going forward, board will have opportunity to provide insight and questions to make changes if necessary.

MOTION: A motion was made by Kris Brule' and seconded by Chuck Mai to approve Carlton Landing Enterprises Marina Project Development Agreement Re-imbursement request #1 in the amount of \$1,164,817.30.

AYE: Myrick  
Chapman  
Scott  
Mai  
Brule'

8. Consider, discuss, and possibly vote to, amend, revise, approve or deny the Engagement Letter with Monaghan, Warrick, King (MWK) to provide legal services related to H&G Paving and Glover and Associates Contracts with an initial appropriation of \$5,000.00, or take any other appropriate action.

Exhibit: Challenges continue with contractors regarding the alleys and Stephens Road. We need to research to find an attorney that does this type of litigation. We need a path

forward to get this situation. Brant Warrick attorney has been recommended. He has the experience necessary to move forward. Kay spoke with him as well. Talked to over 12 firms. Kay: Warrick's wife works with engineering. Will focus on alley first then Stephens Road. They are behind schedule.

MOTION: A motion was made by Heather Scott and seconded by Chuck Mai to approve the Engagement Letter with Monaghan, Warrick, King (MWK) to provide legal services related to H&G Paving and Glover and Associates Contracts with an initial appropriation of \$5,000.00.

AYE: Myrick  
Chapman  
Scott  
Mai  
Brule'

9. Consider and discuss project update of Nature Center Facility.

Exhibit: Currently, we have had a good experience with the architect. Seth – working with Jerely Sumner. Have consensus with floor plan. Sent RFP out to bring construction manager in early. Will make decision in a few months. Design development. The design is expected to be completed in February/March 2025. Proposals are due October 9, 2024. A decision will be made in the October meeting. Several companies are interested.

Estimate: As part of design, we want to get control of the cost as early as possible. Motis construction was brought in to provide estimate. It was \$3.3M higher than expected, but it is more realistic. The architect can adjust stay within cost.

The new TIF allocation is \$3M. This is a serious project with serious cost. This is what we'll be doing over the next few years. It will take the majority of TIF for the next couple of years. We are committed to the final project. These are estimates, there is contingency for some unexpected costs. This is the main budget for 11K square feet. The building has a large meeting space that can be divided into three space and can fit 500 people. There is a smaller meeting room for 75 and the town hall offices. It will meet multiple needs for us. We can also rent out space for large events. Does not include the parking lot. Will discuss timelines. This is our largest project.

There are partnership opportunities with Carlton Landing Academy. The kitchen in the bid – the school will have access. Heather recommends revising the rendering to get a more realistic picture of the project. We are only getting the nature center building, none of the other items, no parking lot, no landscaping, etc.

10. Consider, discuss and possibly vote to amend, revise, approve or deny cancelling the December 21, 2024, Carlton Landing Economic Development Trust meeting, or take any

other appropriate action.  
Exhibit:

MOTION: A motion was made by Chuck Mai and seconded by Kria Brule to approve cancelling the December 21, 2024, Carlton Landing Economic Development Trust meeting.

AYE: Myrick  
Chapman  
Scott  
Mai  
Brule'

11. Reports

- a. Financial Reports: reports are in pace
- b. Town Administrator Report
- c. Legal Reports, Comments, and Recommendations to the Governing Body

12. Recognize Citizens wishing to comment on non-Agenda Items

CITIZENS: None

13. Adjournment: Meeting was adjourned by Mayor Myrick at 842 a.m.

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**Mayor**

**Attest:**

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**Town Clerk**

**Payments Journal (Summary)**  
**9/1/2024 to 9/30/2024**

Check Date	Check / Reference #	Payee	Amount
<b>1040 BOK 3649 TIF Increment</b>			
9/24/2024	EFT	Town of Carlton Landing	9,771.37
9/30/2024			2.00
<b>1040 BOK 3649 TIF Increment Totals</b>			<b>\$9,773.37</b>
<b>1085 BOK 8016 Rev Bond 2023</b>			
9/30/2024	0001	Carlton Landing Enterprises LLC	1,164,817.30
<b>1085 BOK 8016 Rev Bond 2023 Totals</b>			<b>\$1,164,817.30</b>
<b>1095 BOK 2039 Rev Bond 2022</b>			
9/10/2024	0029	Carlton Landing Architecture	325.00
9/13/2024	0030	Freese and Nichols	2,673.19
9/30/2024	0031	GameTime	80,349.08
<b>1095 BOK 2039 Rev Bond 2022 Totals</b>			<b>\$83,347.27</b>

*Report Options*

Check Date: 9/1/2024 to 9/30/2024

Display Notation: No

Fund: CLEDT

Item No. \_\_\_\_\_

Date: October 19, 2024

## **AGENDA ITEM COMMENTARY**

**ITEM TITLE:** Consider, discuss, and possibly vote to amend, revise, approve or deny the Carlton Landing Board of Trustees meeting schedule for the year 2025 and set the meeting start time at 8:00 a.m. unless otherwise stated in the posted Agenda/Notice, or take any other appropriate action.

**INITIATOR:** Greg Buckley, Town Administrator

**STAFF INFORMATION SOURCE:** Greg Buckley, Town Administrator

**BACKGROUND:** The meeting schedule maintains the Board of Trustee meetings on the third Saturday of each month at 8:00 a.m. unless otherwise stated in the posted Agenda/Notice. Location of the meeting will be:

10B Boulevard, Carlton Landing, OK 74432  
Carlton Landing Academy - Cafeteria

Meeting Dates:

January 18	July 19
February 15	August 16
March 15	September 21
April 12*	October 18
May 17	November 15
June 21	December 20

\* -Denotes meeting date not on the 3<sup>rd</sup> Saturday

**FUNDING:** None

**EXHIBITS:** Notice of Meeting Schedule

**RECOMMENDED ACTION:** Approve Carlton Landing Board of Trustees meeting schedule for the year 2025 and set the meeting start time immediately following the Carlton Landing Economic Development Trust meeting.



**TOWN OF CARLTON LANDING  
REGULAR MEETING SCHEDULE OF THE ECONOMIC DEVELOPMENT  
TRUST  
2025**

By action of the Board of the Board of Trustees on October 19, 2025, all Regular Meetings of the Carlton Landing Economic Development Trust for calendar year 2025 will be held on the 3rd Saturday of each month at 10B Boulevard, Carlton Landing, OK also known as the Carlton Landing Academy "Cafeteria" at 8:00 a.m. unless otherwise stated in the posted Agenda/Notice.

<u>MONTH</u>	<u>DATE</u>
January	January 18, 2025
February	February 15, 2025
March	March 15, 2025
April	April 12, 2025*
May	May 17, 2025
June	June 21, 2025
July	July 19, 2025
August	August 16, 2025
September	September 20, 2025
October	October 18, 2025
November	November 15, 2025
December	December 20, 2025

\* - denotes a different date than the 3<sup>rd</sup> Saturday.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Attest: Town Clerk-Treasurer

(Published in McAlester News-Capital \_\_\_\_\_)

Item No. \_\_\_\_\_

Date: October 19, 2024

## **AGENDA ITEM COMMENTARY**

**ITEM TITLE:** Consider, discuss, and possibly vote to amend, revise, approve or deny opening a checking account at Firststar Bank and authorize the following signatories: Mary Myrick, Chuck, Mai, Heather Scott, Clay Chapman, Kris Brule, Amanda Harjo and Susan Kimmel, or take any other appropriate action.

**INITIATOR:** Greg Buckley, Town Administrator

**STAFF INFORMATION SOURCE:** Greg Buckley, Town Administrator

**BACKGROUND:** The Town has been using Bank of Oklahoma for its regular banking accounts. There have been challenges dealing with BOK when we have needed to make changes or request services. The local Eufaula branch is somewhat convenient for depositing checks, but the branch closes at 5:00 pm. Our regular checking accounts are charged a monthly bank fee of around \$89.00 each month and are non-interest bearing.

Staff has looked at a few different banks on their banking service options. Firststar Bank offers the ability to do remote check deposit and an earnings credit to off-set banking fees. The off-set of banking fees would be a direct savings and the remote deposit would save staff time in having to get to the bank by 5:00 pm.

Staff would recommend opening checking account(s) at Firststar Bank and transitioning our banking operations to Firststar Bank. This would allow time to evaluate Firststar Bank services before closing accounts with BOK. Moving our regular banking services would not impact or change having BOK for TIF funds and serving as Trustee Bank.

**FUNDING:** None

**EXHIBITS:** Firststar Bank Proforma

**RECOMMENDED ACTION:** Approve opening a checking account at Firststar Bank and authorize the following signatories: Mary Myrick, Chuck, Mai, Heather Scott, Clay Chapman, Kris Brule, Amanda Harjo and Susan Kimmel.

Prospect Name: Town of Carlton Landing Ok  
 Prospect Address:

Account type if known:  
 Account Number:

Proforma prepared by: JG

Proforma is based on sampling received, and is only an estimate of fees.

Summary of Costs:	Volume	Service Fee	BOK	Service Fee	Firststar	
<b>General Account Services</b>						
Monthly Maintenance Charge	1	\$ -	\$ -	\$ 8.00	\$ -	*Waive
			\$ -		\$ -	
<b>Total Account Services</b>						
<b>Depository Services</b>						
Deposits	3	\$ -	\$ -	\$ -	\$ -	
Deposited Checks	3	\$ -	\$ -	\$ 0.08	\$ -	*Waive
Credits	0	\$ -	\$ -	\$ -	\$ -	
Chargeback Fee	0	\$ -	\$ -	\$ 5.00	\$ -	
<b>Total Depository Services</b>			\$ -		\$ -	
<b>Paper Disbursement Services</b>						
Checks Paid	19	\$ -	\$ -	\$ 0.15	\$ -	*Waive
<b>Total Disbursement Services</b>			\$ -		\$ -	
<b>Remote Deposit Capture</b>						
Remote Deposit Per Item Fee	3	\$ -	\$ -	\$ 0.10	\$ -	*Waive
Remoted Deposit Lease Fee (Single Feed)	1	\$ -	\$ -	\$ 25.00	\$ 25.00	
Remoted Deposit Lease Fee (Multi-Feed)	0	\$ -	\$ -	\$ 35.00	\$ -	
Remote Deposit Monthly Maintenance	1	\$ -	\$ -	\$ 35.00	\$ 35.00	
Remote Deposit Additional Account (Monthly)	0	\$ -	\$ -	\$ 10.00	\$ -	
<b>Total Additional Services</b>			\$ -		\$ 60.00	
<b>Wire Origination Service</b>						
Incoming Domestic Wire	0	\$ -	\$ -	\$ 12.00	\$ -	
Outgoing Domestic Wire	0	\$ -	\$ -	\$ 12.00	\$ -	
Incoming International Wire	0	\$ -	\$ -	\$ 45.00	\$ -	
Outgoing International Wire	0	\$ -	\$ -	\$ 45.00	\$ -	
Wire Notification Charge	0	\$ -	\$ -	\$ 5.00	\$ -	
Return Wire Fee	0	\$ -	\$ -	\$ 10.00	\$ -	
<b>Total Wire Origination</b>			\$ -		\$ -	
<b>ACH Origination Services</b>						
ACH Monthly Maintenance Fee	1	\$ -	\$ -	\$ 35.00	\$ 35.00	
ACH Credit Originated (Per item)	7	\$ -	\$ -	\$ 0.15	\$ -	*Waive
ACH Debit Originated (Per item)	0	\$ -	\$ -	\$ 0.15	\$ -	
<b>Total ACH Origination Service</b>			\$ -		\$ 35.00	
<b>Stop Payment</b>						
Manually Requested Stop Payment	0	\$ -	\$ 0.00	\$ 25.00	\$ -	
Online Requested Stop Payment (Check only)	0	\$ -	\$ -	\$ 10	\$ -	
<b>Total Stop Payment Service</b>			\$ 60.00		\$ -	
<b>Sweep Services</b>						
ZBA (monthly, per account)	0	\$ -	\$ -	\$ 10.00	\$ -	
Loan Service Sweep	0	\$ -	\$ -	\$ 100.00	\$ -	
<b>Total Dynamic Transfer Service</b>			\$ -		\$ -	
<b>Positive Pay Services</b>						
Monthly Maintenance (Check or ACH)	0	\$ -	\$ -	\$ 40.00	\$ -	
Monthly Maintenance Bundle (Check and ACH)	1	\$ -	\$ -	\$ 60.00	\$ 60.00	
Additional Account Charge (Monthly)		\$ -	\$ -	\$ 10.00	\$ -	
Items Processed (Per Item)	3	\$ -	\$ -	\$ 0.10	\$ -	*Waive
<b>Total Positive Pay Services</b>			\$ -		\$ 60.00	
<b>TOTAL AA COST</b>					\$ 155.00	
<b>TOTAL EARNINGS CREDIT:</b>				1.00%	\$ 903.04	\$169.86 *Exception Earnings Credit
<b>TOTAL COST minus EARNINGS CREDIT</b>			\$ -		\$ -	
<b>TOTAL SAVINGS VS COST</b>					\$ -	\$
<b>AVERAGE BALANCE</b>		\$1,063,254.21		\$1,063,254.21		\$200,000 *Possible balance after investing

NOTE: Service Charges may vary based on Earnings Credit Rate, Balances, and Volumes.

Item No. \_\_\_\_\_

Date: October 19, 2024

## **AGENDA ITEM COMMENTARY**

**ITEM TITLE:** Consider, discuss, and possibly vote to amend, revise, approve or deny awarding Construction Manager at Risk Proposal to lowest and best firm for Construction Manager at Risk Services for the Nature Center Building(s), or take any other appropriate action.

**INITIATOR:** Greg Buckley, Town Administrator

**STAFF INFORMATION SOURCE:** Greg Buckley, Town Administrator

**BACKGROUND:** Staff and the Project Manager prepared a Request for Proposals for Construction Manager at Risk for the Nature Center Building. The Construction Manager at Risk method allows the Town to select a contractor earlier in the process, which provides the opportunity for the Contractor to be involved in the designing phase of the building. Having the contractor selected while still in the designing phase can assist in project cost containment and value engineering.

Under the Design, Bid, Build process the contractor is selected after the building is completely designed and the contractor just bids on the construction from the Architectural plans. If the bids come in higher than projected or budgeted then the bids are rejected, the Architect redoes the plans and the process is repeated, which increases the design and bidding costs. Or additional funds need to be found and allocated to complete the project.

Under the Construction Manager At Risk process, the contractor is involved during the design phase and can provide cost estimates and or suggestions which can assist in keeping the project on budget. Once the Architectural has completed the building plans, he prepares a not to exceed cost proposal. Under State Statutes for Construction Manager at Risk, the selected contractor needs to go through a bidding or proposal process for the needed sub-contractors. The contractor can submit proposals and bids for any specific work they would like to perform, but otherwise they move into a General Contractor role and the Town gets a fixed or firm price for the construction of the building.

The Request for Proposal was published in the newspaper and in accordance with State Statute was sent to all the State registered Construction Manager's at Risk. There were 89 State registers contractors. We received 9 responses to the RFP.

1. Highgate General Contractors, Tulsa, OK
2. Thomson Construction, Tulsa, OK
3. Modus Construction, Oklahoma City, OK
4. Lambert Construction, Stillwater, OK
5. Reco Construction, Tulsa, OK
6. Ashton Gray, Oklahoma City, OK
7. Rick Scott Construction, Ponca City, OK

8. Limestone Construction, Owasso, OK
9. Myers-Cherry Construction, Broken Arrow, OK

**FUNDING:** TIF

**EXHIBITS:**

**RECOMMENDED ACTION:** Approve awarding Construction Manager at Risk Proposal to lowest and best firm for Construction Manager at Risk Services for the Nature Center Building(s)



## Developer Update

Town Meeting: October 2024

### **Nature Center Main Hall**

#### Construction Update

On behalf of the Town of Carlton Landing, Carlton Landing Enterprises (CLE) distributed an RFP for the Nature Center Main Hall CMAR project on September 16, 2024, to over 100 contractors across the state. CLE received strong interest from over a dozen firms statewide, including nine complete proposals by the October 9<sup>th</sup> deadline. As defined in the RFP each proposal was evaluated on:

- Project Team Experience on Similar Projects (50 points)
- Technical Approach (30 points)
- References (15 points)
- Overall Compliance with RFP Criteria (5 points)

Upon receipt of the proposals, CLE team members individually reviewed and scored each proposal, then convened to compare results. The top four contractors were consistent across all reviews, and CLE recommends advancing discussions with the top three: Thompson Construction, Lambert Construction, and Myers-Cherry Construction. Each firm demonstrated solid experience, technical competency, and strong references. However, CLE aims to better understand each firm's ability to support the Carlton Landing area with necessary tradesmen and will conduct further reference checks. In expressing our desire to move forward with one of the top three contractors, CLE would provide a letter of regret to the other six contractors. Upon further conversations, CLE would look to provide a final recommendation at the November Town Meeting.

#### **Design Update**

The Schematic Design package was presented to the Town during the September meeting. Since then, the architect has engaged relevant engineers and consultants to advance project design and has begun conceptual work on the Nature Center's interior spaces. A preliminary interior design package, including visual concepts, will be shared with the Town for feedback over the coming weeks.

Following CMAR selection, CLE, the Town, the architect, and the CMAR will work closely to develop detailed cost estimates, guiding the project to stay within budget. Initial cost estimates will inform updates to the design and construction schedule, which will be communicated to the Town as the project progresses.

Statement of Revenue and Expenditures

Acct	Current Period	Year-To-Date	Annual Budget	Annual Budget	Jul 2024	
	Sep 2024 Actual	Jul 2024 Actual	Jul 2024 Jun 2025	Jul 2024 Jun 2025	Jun 2025 Percent of Budget	
<b>Revenue &amp; Expenditures</b>						
<b>Revenue</b>						
<b>Non-Departmental Revenues</b>						
3999	Fund Balance Carryover	0.00	0.00	2,500,000.00	2,500,000.00	0.0%
4015	Pittsburgh County Sinking Fund	0.00	0.00	1,400,000.00	1,400,000.00	0.0%
4050	Tax Increment from County	18,540.00	65,040.50	0.00	(65,040.50)	0.0%
4400	Interest Income	14,113.31	42,090.28	0.00	(42,090.28)	0.0%
4500	Miscellaneous Revenue	0.00	0.00	60,000.00	60,000.00	0.0%
<b>Non-Departmental Revenues Totals</b>		<b>\$32,653.31</b>	<b>\$107,130.78</b>	<b>\$3,960,000.00</b>	<b>\$3,852,869.22</b>	
<b>Revenue</b>		<b>\$32,653.31</b>	<b>\$107,130.78</b>	<b>\$3,960,000.00</b>	<b>\$3,852,869.22</b>	
<b>Gross Profit</b>		<b>\$32,653.31</b>	<b>\$107,130.78</b>	<b>\$3,960,000.00</b>	<b>\$0.00</b>	
<b>Expenses</b>						
<b>General Government</b>						
8100	2018 Revenue Bond	0.00	0.00	212,550.00	212,550.00	0.0%
8101	2018B Revenue Bond	0.00	0.00	119,612.50	119,612.50	0.0%
8102	2019 Revenue Bond	0.00	0.00	183,187.50	183,187.50	0.0%
8103	2020 Revenue Bond	0.00	0.00	81,980.00	81,980.00	0.0%
8104	2021 Revenue Bond	0.00	0.00	145,775.00	145,775.00	0.0%
8105	2022 Revenue Bond	0.00	0.00	187,363.00	187,363.00	0.0%
8106	2023 Revenue Bond	0.00	0.00	333,150.00	333,150.00	0.0%
8500	Interest Expense	2.00	6.00	0.00	(6.00)	0.0%
9500	Transfer OUT to General Fund	9,771.37	29,481.22	120,146.00	90,664.78	24.5%
<b>General Government Totals</b>		<b>\$9,773.37</b>	<b>\$29,487.22</b>	<b>\$1,383,764.00</b>	<b>\$1,354,276.78</b>	
<b>TIF Projects</b>						
7133	2019 Rev Bond - Trail Develop	0.00	0.00	25,000.00	25,000.00	0.0%
7160	2021 Rev Bond-Nature Center	0.00	51,534.98	412,500.00	360,965.02	12.5%
7161	2021 Rev Bond- Stephens Road	2,673.19	5,872.49	0.00	(5,872.49)	0.0%
7162	2021 Rev Bond- Marina	1,164,817.30	1,164,817.30	0.00	(1,164,817.30)	0.0%
7166	Rev Note-Marina Expan - Dock	0.00	0.00	105,244.00	105,244.00	0.0%
7167	Rev Note-Rec & Marina Infra	0.00	0.00	581,409.00	581,409.00	0.0%
7168	Phase 5 Alley Imprpov	0.00	0.00	463,137.00	463,137.00	0.0%
7169	Phase 6 Alley Improv	0.00	0.00	569,939.00	569,939.00	0.0%
7170	CL Academy Improv	80,674.08	80,674.08	500,000.00	419,325.92	16.1%
<b>TIF Projects Totals</b>		<b>\$1,248,164.57</b>	<b>\$1,302,898.85</b>	<b>\$2,657,229.00</b>	<b>\$1,354,330.15</b>	
<b>Expenses</b>		<b>\$1,257,937.94</b>	<b>\$1,332,386.07</b>	<b>\$4,040,993.00</b>	<b>\$2,708,606.93</b>	
<b>Revenue Less Expenditures</b>		<b>(\$1,225,284.63)</b>	<b>(\$1,225,255.29)</b>	<b>(\$80,993.00)</b>	<b>\$0.00</b>	

**CLEDT**  
**Statement of Revenue and Expenditures**

Acct	Current Period Sep 2024 Sep 2024 Actual	Year-To-Date Jul 2024 Sep 2024 Actual	Annual Budget Jul 2024 Jun 2025	Annual Budget Jul 2024 Jun 2025 Variance	Jul 2024 Jun 2025 Percent of Budget
<b>Revenue &amp; Expenditures</b>					
<b>Net Change in Fund Balance</b>	<b>(\$1,225,284.63)</b>	<b>(\$1,225,255.29)</b>	<b>(\$80,993.00)</b>	<b>\$0.00</b>	
<b>Fund Balances</b>					
Beginning Fund Balance	511,827.14	511,797.80	0.00	0.00	0.0%
Net Change in Fund Balance	(1,225,284.63)	(1,225,255.29)	(80,993.00)	0.00	0.0%
Ending Fund Balance	(713,457.49)	(713,457.49)	0.00	0.00	0.0%



**CLEDT**  
**Income Statement**  
**9/1/2024 to 9/30/2024**

Sep 2024  
Sep 2024  
Actual

**Revenue**

**Other Revenue**

Tax Increment from County	18,540.00
Interest Income	14,113.31

<b>Revenue</b>	<b>\$32,653.31</b>
<b>Gross Profit</b>	<b>\$32,653.31</b>

**Expenses**

**Capital Outlay**

2021 Rev Bond- Stephens Road	2,673.19
2021 Rev Bond- Marina Reimbur	1,164,817.30
CL Academy Improv	80,674.08

**Debt Service**

Interest Expense	2.00
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**Transfers Out**

Transfer OUT to General Fund	9,771.37
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<b>Expenses</b>	<b>\$1,257,937.94</b>
<b>Income (Loss) From Operations</b>	<b>(\$1,225,284.63)</b>
<b>Net Income (Loss)</b>	<b>(\$1,225,284.63)</b>

*Report Options*

Period: 9/1/2024 to 9/30/2024  
Display Level: Level 3 Accounts  
Display Account Categories: Yes  
Display Subtotals: None  
Reporting Method: Accrual  
Fund: CLEDT  
Include Accounts: Accounts With Activity

**CLEDT**  
**Bank Register**  
**9/1/2024 to 9/30/2024**

Trans. Date	Trans. Number	Dep #	Name / Description	Receipts & Credits	Checks & Payments	Balance
<b>CLEDT</b>						
<b>BOK - Rev Bond 2019</b>						
			Beginning Balance			1,584.27
			<b>BOK - Rev Bond 2019 Totals</b>			<b>\$1,584.27</b>
<b>BOK 2039 Rev Bond 2022</b>						
			Beginning Balance			873,166.90
9/10/2024	0029		Carlton Landing		325.00	872,841.90
9/13/2024	0030		Freese and Nichols		2,673.19	870,168.71
9/30/2024	0031		GameTime		80,349.08	789,819.63
9/30/2024	R-00204		BOK Financial	3,872.29		793,691.92
			<b>BOK 2039 Rev Bond 2022 Totals</b>	<b>\$3,872.29</b>	<b>\$83,347.27</b>	<b>\$793,691.92</b>
<b>BOK 3045 Rev Bond 2020</b>						
			Beginning Balance			277,269.99
9/30/2024	R-00202		BOK Financial	0.52		277,270.51
			<b>BOK 3045 Rev Bond 2020 Totals</b>	<b>\$0.52</b>		<b>\$277,270.51</b>
<b>BOK 3649 TIF Increment</b>						
			Beginning Balance			629,563.14
9/24/2024	EFT		Town of Carlton Landing		9,771.37	619,791.77
9/26/2024	R-00201		Pittsburg County Clerk	18,540.00		638,331.77
9/30/2024					2.00	638,329.77
			<b>BOK 3649 TIF Increment Totals</b>	<b>\$18,540.00</b>	<b>\$9,773.37</b>	<b>\$638,329.77</b>
<b>BOK 4044 Rev Bond 2021</b>						
			Beginning Balance			(51,708.07)
9/30/2024	R-00203		BOK Financial	0.26		(51,707.81)
			<b>BOK 4044 Rev Bond 2021 Totals</b>	<b>\$0.26</b>		<b>(\$51,707.81)</b>
<b>BOK 8016 Rev Bond 2023</b>						
			Beginning Balance			2,365,731.97
9/30/2024	0001		Carlton Landing		1,164,817.30	1,200,914.67
9/30/2024	R-00205		BOK Financial	10,240.24		1,211,154.91
			<b>BOK 8016 Rev Bond 2023 Totals</b>	<b>\$10,240.24</b>	<b>\$1,164,817.30</b>	<b>\$1,211,154.91</b>
<b>BOK Rev Bond Proceeds Acct 202</b>						
			Beginning Balance			(4.21)
			<b>BOK Rev Bond Proceeds Acct 202 Totals</b>			<b>(\$4.21)</b>
<b>BOK Rev Bond Rev Acct 2020</b>						
			Beginning Balance			(227,147.03)
			<b>BOK Rev Bond Rev Acct 2020 Totals</b>			<b>(\$227,147.03)</b>

**CLEDT**  
**Bank Register**  
**9/1/2024 to 9/30/2024**

Trans. Date	Trans. Number	Dep #	Name / Description	Receipts & Credits	Checks & Payments	Balance
<b>BOK-Rev Bond 2019-Interest</b>						
			Beginning Balance			1,627.86
			<b>BOK-Rev Bond 2019-Interest Totals</b>			<b>\$1,627.86</b>
			<b>CLEDT Totals</b>	<b>\$32,653.31</b>	<b>\$1,257,937.94</b>	<b>\$2,644,800.19</b>
			<b>Report Totals</b>	<b>\$32,653.31</b>	<b>\$1,257,937.94</b>	<b>\$2,644,800.19</b>
			<b>Records included in total = 20</b>			

**CLEDT**  
**Balance Sheet**  
**For Period Ending 9/30/2024**

	<b>Book Value Sep 2024 Actual</b>
<b>Assets</b>	
<b>Current Assets</b>	
<b>Cash</b>	
BOK - Rev Bond 2019	1,584.27
BOK 2039 Rev Bond 2022	793,691.92
BOK 3045 Rev Bond 2020	277,270.51
BOK 3649 TIF Increment	638,329.77
BOK 4044 Rev Bond 2021	(51,707.81)
BOK 8016 Rev Bond 2023	1,211,154.91
BOK Rev Bond Proceeds Acct 202	(4.21)
BOK Rev Bond Rev Acct 2020	(227,147.03)
BOK-Rev Bond 2019-Interest	1,627.86
<b>Other Current Assets</b>	
Due from other Governments-Tax	971.00
Due from Sinking Fund	6,795.00
<b>Total Current Assets</b>	<b>\$2,652,566.19</b>
<b>Fixed Assets</b>	
<b>Fixed Assets</b>	
<b>Projects</b>	
Pavilion	406,854.00
Ridgeline Trail	138,043.00
<b>2018 Revenue Bond Projects</b>	
Marina Center - Clearing	80,134.71
Marina Center - Fencing	10,400.00
Nature Center - Playground	69,470.59
Post Office	23,477.82
School Support - Rev Bond 2018	123,600.00
<b>2018B Revenue Bond Projects</b>	
Nature Center - Soft Costs	80,233.20
Town Green - Public Amenity	131,622.00
<b>2019 Revenue Bond Projects</b>	
School Buildings	454,160.83
<b>Accumulated Depreciation</b>	
Accumulated Depreciation	(56,182.00)
<b>Total Fixed Assets</b>	<b>\$1,461,814.15</b>
<b>Total Assets</b>	<b>\$4,114,380.34</b>
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Interest Payable	21,229.00
<b>Total Current Liabilities</b>	<b>\$21,229.00</b>
<b>Long Term Liabilities</b>	
<b>Long Term Debt</b>	
Rev Bond Sold 2020	590,000.28
Rev Bond Sold 2021	1,260,000.00
Rev Bonds Sold- Offering 2018	1,050,000.00
Rev Bonds Sold- Offering 2018B	670,000.00
Rev Bonds Sold- Offering 2019	1,170,000.00

**CLEDT**  
**Balance Sheet**  
**For Period Ending 9/30/2024**

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	<b>Book Value Sep 2024 Actual</b>
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<b>Other Liabilities</b>	
Due to TIF	6,795.00
Due to Town of Carlton Landing	59,813.55
<b>Total Long Term Liabilities</b>	<u><b>\$4,806,608.83</b></u>
<b>Total Liabilities</b>	<u><b>\$4,827,837.83</b></u>
<b>Fund Balance</b>	
<b>Accumulated Surplus (Deficit)</b>	
Fund Balance	(713,457.49)
<b>Total Fund Balance</b>	<u><b>(\$713,457.49)</b></u>
<b>Total Liabilities and Equity</b>	<u><b>\$4,114,380.34</b></u>