Tri-County Indian Nations Community Development Corporation

09/11/2026

PUBLIC NOTICE

RE: Tri-County Indian Nations Community Development Corporation Special Meeting of the Board of Directors

FILED
PONTOTOC COUNTY
SEP 1 1 2026
TAMMY BROWN, County Clerk
By Evelyn Geely Deputy

Location: Irving Community Center
530 W 5th St.
Ada, OK 74820

Date: Tuesday, September 15, 2026

Time: 9:30 a.m.

If you have questions, or need additional information,
please call (580) 310-9300, or write to:

Tri-County Indian Nations Community Development Corporation
Attn: Carolyn Hill
122 E. Main Street
Ada, Oklahoma 74820

122 E. Main Street, Ada, Oklahoma 74820
Phone: 580-310-9300 Fax: 580-310-9826
www.tri-countyok.com

Tri-County Indian Nations Community Development Corporation

I. Chairman – Bradley Erwin, Vice Chairman – Cecil Carter, Secretary/ Treasurer – Lona Barrick
Members – Cindy Gallup, Debbie Eaton, Johnny Ward, Johnny Jump, Lona Barrick – Chickasaw Nation, Bradley Erwin - Choctaw Nation

BOARD MEETING
Tuesday, September 15, 2026
9:30 a.m.
Irving Community Center
530 W 5th St.
Ada, OK 74820
AGENDA

FILED
PONTOTOC COUNTY
SEP 1 1 2026
TAMMY BROWN, County Clerk
By Kaelyn Cash Deputy

1. CALL MEETING TO ORDER
2. COMPLIANCE WITH OPEN MEETING ACT
3. PUBLIC COMMENT, VISITORS & GUESTS
4. READING AND APPROVAL OF MINUTES
   a. Discussion and Action on Minutes from Board meeting held on August 11, 2026
5. TREASURER'S REPORT OF CURRENT FINANCIAL STATUS, EXPENDITURES, RECEIPTS
   a. Discussion and Action on Treasurer's Report
   b. Discussion and Action on Outstanding Expenditures
6. INFORMATION ITEMS
   a. Self-Help Housing update
   b. Update on findings and requirements from OHFA at closing.
   c. Update for findings and requirements from USDA / Rural Development.
7. ACTION ITEMS
   a. Discussion and Action regarding the formation and authorization of Closeout Committee to Oversee and Facilitate Activities Related to the Organizations Closeout and Dissolution
   b. Discussion and Action authorizing updated to Tri-County Indian Nations, CDC Bylaws.
   c. Discussion and Action authorizing an extension reporting endorsement of 12 additional months of discovery to D&O policy at the rate of 35% the annual rate ($1,330.00)
   d. Discussion and Action authorizing continuation of Workers Compensation Insurance until the final paycheck is received.
   e. Discussion and Action to retain April Adams CPA to conduct final 2026 Audit and Taxes for Tri-County Indian Nations, CDC at a rate of $4,000.00
8. NEW OR UNFORESEEN BUSINESS
9. ADJOURN

Tri-County Indian Nations
Community Development Corporation
122 E. Main Street
Ada, OK 74820
August 11, 2026

BOARD MEETING MINUTES

A regular meeting of the Board of Directors of Tri-County Indian Nations Community Development Corporation was held on Tuesday, August 11, 2026 in Ada, Oklahoma.

OFFICERS PRESENT: Brad Erwin (via phone) – Chairman, Cecil Carter – Vice Chairman, and Lona Barrick – Secretary/Treasurer

MEMBERS PRESENT: Johnny Jump, Johnny Ward, Debbie Eaton, and Cindy Gallup

STAFF PRESENT: Carolyn Hill – Housing Director, Shawna Graves – Accounts Specialist.

CALL TO ORDER

The meeting was called to order. Shawna Graves confirmed that the meeting was in compliance with the Oklahoma Open Meeting Act. It was noted that no visitors were present.

READING AND APPROVAL OF MINUTES

The minutes of the July 14 meeting were presented for review. There being no corrections or additions, a motion was made by Debbie Eaton to approve the minutes as presented. The motion was seconded by Cecil Carter.

Vote: All in favor; none opposed.
Motion carried.

TREASURER'S REPORT

Shawna Graves presented the Treasurer's Report and directed the Board's attention to page eight, which reflected activity in the organization's primary account.
Shawna reported that in July, $2,000 was transferred from the primary account to the savings account. She stated that this transfer completed the $9,000 that needed to be restored following the draw from savings in October 2024.The balance of the primary account as of July 31 was reported as $3,640.70.
Staff reported that the T-Mobile account, formerly U.S. Cellular, is expected to be discontinued within approximately the next month. The organization currently pays approximately $228 per month for the cellular service. Because the organization is no longer accepting applicants or constructing homes and continues to have an office telephone, the cellular service is no longer considered necessary. Prior to closing the account, staff will ensure that all statements and other documentation needed for the audit have been obtained and retained.
The Board was directed to page nine of the financial report. The savings account had a balance of $12,715.29 as of July 31. The account includes the $9,000 that was restored following funds previously used for payroll deductions beginning in October 2024. Staff explained that up to approximately $9,000 of those funds may be needed to finalize payroll in October, with any remaining funds available for other organizational expenses.
The OHFA account had a balance of $3,290.55, and the Vision Bank account, designated for 911 signs, had a balance of $2,977.28. It was confirmed that neither the OHFA account nor the Vision Bank account contains USDA funds. Staff noted that some upcoming expenses may need to be paid from non-USDA funds.
The Board was directed to page ten, which contained a detailed accounting of office items and furniture sold following the Board's previous authorization to sell surplus property. Sales to date totaled $756.75. Additional items remain available for disposition.
During discussion of available funds and upcoming expenses, the Board asked whether USDA funds could be used toward the required audit. Staff advised that available funds in savings were being evaluated to ensure

sufficient funds remained to cover the audit and other outstanding expenses.
Staff also reported that Shane's final paycheck will be issued in August. Because the organization is unable to begin additional home construction, Shane has returned to other employment. Additional payroll matters were scheduled for discussion during executive session.
The Board was directed to page eleven for the current grant status. The August draw had been requested and received the following day. Staff reported that the organization expects to receive its full September draw of $17,755.58, after which approximately $8,755 will remain. The additional $9,000 placed in savings is intended to address the anticipated funding shortfall.
The Board reviewed the standard monthly expenses shown on page twelve. Staff identified several expenses that had already been eliminated or were scheduled for cancellation as part of the organization's closeout process. The credit reporting service has been canceled because credit checks are no longer required, and the Land Glide account has also been canceled.
The organization's GoDaddy website and email services have been prepaid through December 2027, and automatic renewal has been disabled.
Staff reported that Adobe Sign will remain active while the organization continues preparing letters and other documents. The service is currently paid through January 27, and staff expressed concern that canceling the service prematurely could result in loss of access.
Staff continues to communicate with Intuit and the auditor regarding the level and duration of QuickBooks access that will be required during closeout and the audit. The organization will continue paying approximately $14 per month for payroll services until all payroll taxes, W-2s, W-3s, and related filings have been completed, which is expected to continue at least through January. The annual Intuit/QuickBooks membership expires January 28. Staff is determining whether the auditor can complete the necessary work from a backup or whether the subscription will need to be renewed to maintain access.
The cellular account is also expected to be canceled as soon as the necessary records have been retained.
There being no further questions regarding the Treasurer's Report, a motion was made by Johnny Jump to approve the report as presented. The motion was seconded by Johnny Ward.

Vote: All in favor; none opposed.
Motion carried.

OUTSTANDING EXPENDATURES

Staff reported receiving confirmation from Rural Development that the organization will be required to complete a 2026 audit. The organization's auditor estimated the cost of completing the audit and required tax work at $4,000, noting that the closeout does not significantly reduce the amount of work required.
Staff also reported that the cellular phones used by Carolyn and Shawna have outstanding device balances. Upon cancellation of the cellular account, approximately $500 per phone, or $1,000 total, will be due. It was noted that paying the remaining device balances and terminating service would be less costly than continuing the cellular plan at approximately $228 per month for the remainder of the contract period.
Staff further discussed the anticipated $1,000 expense to pay off the two cellular phones when service is terminated. It was noted that the phones may potentially be sold following termination of the account to recover a portion of that expense.
Staff reported an additional anticipated expense related to the organization's liability insurance coverage, which expires in November. The insurance provider recommended extending coverage following the organization's closure to ensure continued protection in the event that a claim or other matter arises after operations cease.
The current annual cost of the liability policy is approximately $3,800. Staff will consult with Todd Moon regarding available options, including whether coverage may be extended for a shorter period, such as six months, rather than renewing for a full year, and the associated cost. The coverage is provided by Philadelphia Insurance Companies through the organization's insurance representative.

The Board discussed the importance of maintaining appropriate coverage until the organization's activities and obligations have been fully closed out.
Staff also reported that filing the organization's Certificate of Dissolution will require an estimated $50 filing fee. The Certificate of Dissolution will be filed as one of the final steps in the closeout process after completion and approval of the dissolution plan, resolution, and other required actions.
Staff advised that the known outstanding closeout expenditures currently total approximately $8,850, or between $8,000 and $9,000. Available funds identified toward these expenses were reported as approximately

$6,267.83, leaving an estimated difference of $2,582.17. Staff noted that anticipated payroll savings and available non-USDA funds, including funds in the OHFA and 911 accounts as appropriate, are expected to assist in covering the remaining closeout obligations. Additional payroll matters affecting the projected savings were reserved for discussion during executive session.
Staff continues to gather information to identify any additional expenses that may arise during the closeout and dissolution process.
There being no further questions or comments, a motion was made by Johnny Ward to approve the outstanding expenditures as presented. The motion was seconded by Cecil Carter.

Vote: All in favor; none opposed.
Motion carried.

INFORMATION ITEMS

Carolyn presented the Director's Report and advised the Board that there are currently no houses under construction and that no additional houses will be started.
Carolyn reported a positive outcome regarding the organization's OHFA program. Carolyn and Shawna participated in a Microsoft Meetings conference with Chevelle Galbreath and two additional representatives from OHFA regarding the program.
During the conference, the OHFA representatives expressed appreciation for Tri-County's work and recognized the number of homes the organization had completed utilizing OHFA funding. Carolyn reported that the OHFA representatives were complimentary of Tri-County's accomplishments and expressed regret regarding the organization's closure.
It was reported that Tri-County completed a total of 27 homes through the OHFA program. Carolyn further reported that OHFA representatives complimented Tri-County on its administration of the program, including the accuracy and completeness of its documentation and records. Previous monitoring and reviews of the program had consistently produced favorable results. Carolyn advised OHFA representatives that Tri-County would prefer to continue the program but is currently unable to do so without USDA funding.
Discussion continued regarding the OHFA subordinate mortgages associated with homes previously completed through the program. Tri-County's name appears on the subordinate mortgage documents along with OHFA because the funds originated through OHFA.
OHFA representatives advised that they believe the existing process can likely continue following Tri-County's dissolution without significant additional action by Tri-County. OHFA will consult with its attorneys to confirm whether amendments or other documentation will be required.
Under the current process, when an affected homeowner sells the property before expiration of the applicable forgiveness period, the title company contacts Tri-County to determine the outstanding amount subject to repayment. Any required repayment is made directly to OHFA; Tri-County does not receive those funds.
If approved following OHFA's legal review, Tri-County will notify the appropriate title and insurance companies, including those currently sending insurance updates to Tri-County, that future communications regarding the subordinate mortgages should be directed to OHFA. The associated homeowner files will also be transferred to OHFA. Staff estimated that approximately three file boxes of records will need to be transferred and offered to deliver the records directly to the OHFA office.
Staff further explained that the OHFA forgivable loans are currently reflected as an asset on Tri-County's financial statements. The financial report reflects Forgivable Home Loan Receivables of $268,893.10. Once OHFA provides confirmation regarding transfer of responsibility for the subordinate mortgages, staff will consult with the organization's accountant and auditor to determine the appropriate accounting treatment necessary to remove or transfer the receivable from Tri-County's books and properly document the transaction.
Carolyn characterized the conference with OHFA as productive and reported that OHFA representatives were cooperative and supportive regarding Tri-County's closeout.

USDA/Rural Development Closeout Requirements

Carolyn reported that staff continues to seek written guidance from USDA Rural Development regarding the requirements for closing out Tri-County and its USDA-funded activities. Staff has previously requested guidance but has not yet received the information necessary to complete the closeout process.
To obtain formal direction, staff prepared and sent a written request to multiple USDA/Rural Development representatives at both the state and federal levels. The request specifically asked for a written list of requirements for Tri-County's closeout, including instructions regarding any grant funds that may remain at the

conclusion of operations. Additional individuals associated with the organization were copied on the correspondence to ensure documentation of the request and the closeout process.
As of the date of the meeting, no response had been received to the written request. Carolyn expressed concern regarding the lack of timely guidance because Tri-County is operating under a fixed closeout schedule and has not previously undergone organizational dissolution.
The Board discussed staffing limitations within Rural Development and acknowledged that USDA offices may currently be operating with fewer staff members. However, the Board emphasized the importance of receiving timely written instructions so that Tri-County can properly complete all federal closeout requirements.
Tri-County must vacate its office by October 31, which is also the date through which current operational funding is available. Notice has already been provided to the landlord that the organization will vacate the building.
Carolyn discussed the possibility of contacting representatives of another organization that has experience with program closure to obtain practical guidance regarding the process if USDA does not provide timely assistance. It was noted that organizational closeout involves substantially more than simply ceasing operations and paying final bills, and staff continues to identify and address the administrative, financial, records-retention, audit, and regulatory requirements associated with dissolution.
Carolyn reiterated that Tri-County's current deadline for closing the office is October 31 and that staff will continue pursuing the information necessary to complete the closeout properly.
Staff discussed employment and staffing needs during the closeout period. Shawna reported that she has an upcoming job interview and cannot financially rely upon unemployment following the organization's closure. However, she indicated her willingness, if she obtains other employment, to coordinate her schedule with Carolyn and continue assisting with Tri-County's closeout work outside of her new working hours.
Carolyn emphasized that completing the closeout accurately will require continued coordination between staff because of the volume of financial, accounting, and administrative work remaining. Staff intends to arrange working hours as necessary to ensure all required records, financial matters, and closeout documents are completed properly.
Staff subsequently clarified that Brittany Winslow responded to Tri-County's written request for closeout guidance at approximately 8:41 a.m. on the morning of the meeting. Staff had not yet had sufficient time to fully review the response and its attachments. Preliminary review indicated that additional evaluation would be necessary to determine whether the information provided answers Tri-County's specific closeout questions.

Records Retention and Document Destruction

Carolyn updated the Board regarding the secure destruction of organizational records that have reached the end of their required retention periods.
Staff estimated that approximately 30 boxes of records may require destruction. The records contain confidential and personally identifiable information, including Social Security numbers, dates of birth, and telephone numbers, and therefore must be securely destroyed.
Staff located a professional shredding company that will travel to Ada and provide secure destruction of approximately 30 boxes for an estimated cost of $200. The company is licensed and bonded and will provide a Certificate of Destruction documenting the secure destruction of the records. Staff reported that this price was substantially lower than other estimates previously obtained.
The Board discussed the importance of using a documented and secure destruction process rather than disposing of or burning records containing confidential information.
Staff advised that records will be reviewed before destruction to ensure compliance with all applicable retention requirements. Certain records must continue to be retained for prescribed periods, and staff is awaiting additional guidance from USDA regarding the disposition and retention of USDA-related files.
The shredding service will be scheduled once staff has completed its review and identified all records eligible for destruction. Staff estimated approximately 30 boxes for planning purposes but noted that the final quantity may be lower.

Audit and Remaining Closeout Expenses

Discussion returned to the anticipated cost of the organization's final audit.
The Board discussed the organization's remaining operating and closeout expenses and the need to carefully manage available funds through the October 31 office closure and subsequent dissolution process. Staff noted that Tri-County's existing grant funds are substantially committed to ordinary operating expenses, including insurance, rent, payroll, and other necessary program costs.

Staff will continue seeking written clarification from USDA regarding the final audit and other closeout requirements and will incorporate those requirements into the organization's dissolution and financial closeout planning. Discussion continued regarding staffing requirements following the closure of the Tri-County office. Shawna advised that, if she obtains new full-time employment, she intends to continue performing the financial and administrative work necessary to complete Tri-County's closeout. Because the prospective position would generally involve Monday-through-Friday banking hours, she would perform remaining Tri-County duties during evenings and weekends as necessary.
Carolyn emphasized the importance of retaining Shawna during the closeout process because of her knowledge of the organization's accounting records and financial procedures. The organization intends to continue compensating her for authorized closeout work.
Staff discussed financial responsibilities that will continue beyond the October office closure. Shawna will complete necessary year-end payroll and tax responsibilities, including preparation and filing of W-2s, W-3s, payroll tax filings, and other required financial documentation.
Following closure of the physical office, Shawna will use the laptop previously approved by the Board to access the records necessary to complete these responsibilities. Staff also plans to provide her with one of the organization's existing printers so that required payroll, tax, and closeout documents can be produced from home. The printer will remain available for organizational closeout purposes rather than requiring the purchase of additional equipment.

ACTION ITEMS

Discussion and Action Authorizing Officers and Staff to Begin Dissolution Planning Activities

The Board considered authorization for officers and staff to formally begin planning for the dissolution of Tri-County.
Staff provided the Board with a sample draft dissolution plan for informational and planning purposes. Staff explained that the document is a preliminary template and that not all provisions necessarily apply to Tri-County. Additional legal and regulatory research will be necessary to determine the organization's specific dissolution requirements.
Staff explained that an official Plan of Dissolution will need to be developed and subsequently presented to the Board for consideration and approval before the Board takes final action on a resolution to dissolve the organization. Authorization from the Board was requested at this meeting so that the minutes would formally document the authority of officers and staff to begin developing the plan. Carolyn advised the board that she would not be available at the next scheduled meeting date of September 8, 2026. It was agreed that the meeting date would be moved to September 15, 2026 to accommodate this absence.
A motion was made by Lona Barrick that Tri-County and the Tri-County Board begin the process of creating a Plan of Dissolution with the next scheduled meeting date moved to September 15, 2026. The motion was seconded by Cecil Carter.

Vote: All in favor; none opposed.
Motion carried.

Staff will review the information received from Brittany Winslow and continue awaiting guidance from OHFA regarding its requirements. The dissolution plan will identify the actions necessary to close the organization, assign responsibility for individual closeout tasks, address final payments and compensation as applicable, finalize accounting and financial matters, and ensure completion and disposition of required records and documentation.
Staff advised that Board members may be contacted for input and recommendations during development of the plan to help ensure that all necessary matters are addressed.

Discussion Regarding Proposed Sale of Construction Trailer

The Board next began discussion regarding the proposed sale of Tri-County's construction trailer to Shane for $3,000.
For the Board's consideration and organizational records, staff provided documentation showing that the trailer was originally purchased from James Sutton on September 4, 2013, for $2,300.
The Board discussed the trailer's age, condition, original purchase price, and the tools and supplies associated

with it. It was noted that some tools and equipment had been acquired at various times during the organization's construction activities and that the equipment has been used extensively over the years. Following discussion, a motion was made by Johnny Jump to approve the proposed sale of the Tri-County construction trailer and associated materials/equipment to Shane for $3,000. The motion was seconded by Cecil Carter.

Vote: All in favor; none opposed.
Motion carried.

The Board approved the sale of the construction trailer and associated materials/equipment for $3,000.

Discussion and Action Regarding Ownership of Laptops Purchased with Simmons Bank Grant Funds

The Board considered the disposition of two laptop computers purchased with Simmons Bank grant funds for use by Carolyn and Shawna.
Staff provided the original purchase information for the laptops. Carolyn's laptop was purchased on June 29, 2021, and Shawna's laptop was purchased on May 31, 2021. Each laptop originally cost approximately $1,200. Staff researched the current fair market value of the laptop models and reported an estimated value of approximately $250 to $350 each, noting the depreciation of computer equipment.
Carolyn and Shawna explained that access to the laptops will be needed following closure of the physical office to complete remaining organizational business, including payroll tax filings and other closeout requirements. Organizational records will be backed up to external hard drives so that necessary information can continue to be accessed while completing the closeout from home.
The Board discussed transferring ownership of the laptops to Carolyn and Shawna rather than requiring the computers to be returned following the office closure.
Following discussion, a motion was made by Debbie Eaton to transfer ownership of the laptops purchased with Simmons Bank grant funds to Carolyn and Shawna for $0.01 each. The motion was seconded by Johnny Jump.

Vote: All in favor; none opposed.
Motion carried.

The Board approved the transfer of ownership of the laptops to Carolyn and Shawna for $0.01 each.

Proposed Executive Session

The Board proceeded to Agenda Item No. 8, proposed executive session to consider personnel matters pursuant to 25 O.S. § 307(B)(1).
A motion was made Debbie Eaton to enter executive session pursuant to 25 O.S. § 307(B)(1) for the purpose of discussing personnel matters as identified on the agenda. The motion was seconded by Cecil Carter.

Vote: All in favor; none opposed.
Motion carried.

The Board entered executive session.

A motion was made by Johnny Ward and seconded to conclude the executive session by Debbie Eaton.

Vote: All in favor; none opposed.
Motion carried.

A motion was then made by Cecil Carter and seconded by Lona Barrick to return to open session.

Vote: All in favor; none opposed.
Motion carried.

The Board returned to open session.

Upon returning to regular session, in compliance with the Oklahoma Open Meeting Law, the following questions were asked:

Chairman Erwin what issues were discussed in Executive Session?

Chairman Erwin reply: "Only those items listed on the agenda".

Were any votes taken in the Executive Session?

Chairman Erwin reply: "No".

Were any other topics or issues discussed while in the Executive Session?

Chairman Erwin reply: "No".

Upon returning to open session, a motion was made by Cecil Carter to terminate employment of Shane McDonald upon receipt of letter of resignation as of August 31, 2026. The motion was seconded by Johnny Ward.

Vote: All in favor; none opposed.
Motion carried.

ADJOURN

With no further business to discuss, Debbie Eaton moved to adjourn the meeting, seconded by Cecil Carter. With no further discussion the motion passed unanimously. The meeting was adjourned at 10:49 a.m.

The next meeting will be held on Tuesday, September 15, 2026 in Ada, Oklahoma.

____________________________ ____________________________

Chairman of the Board Recorder

10:09 AM
09/14/26
Accrual Basis

Tri County Indian Nations CDC
Profit & Loss YTD Comparison
August 2026

	Aug 26	Jan - Aug 26
Ordinary Income/Expense		
Income		
911 Sales	0.00	300.00
Credit Report Fee	25.00	85.00
Interest Earned	1.90	13.46
Misc Income	0.00	300.00
Total Income	26.90	698.46
Gross Profit	26.90	698.46
Expense		
Accounting Expenses	0.00	4,000.00
Building Supplies	0.00	25.58
Computer & Software Expense	0.00	2,049.20
Dues & Memberships	0.00	602.00
Insurance Expense	269.33	5,234.89
Meals and Entertainment	97.91	428.14
Meeting Expense	17.75	67.25
Office Supplies	39.36	521.38
Other Expense	0.00	32.79
Payroll Expenses	13,804.10	110,619.35
Postage & Shipping	0.00	86.11
Program Expense	0.00	1,216.36
Reconciliation Discrepancies	0.00	-0.30
Rent Expense	880.00	7,040.00
Repairs and Maintenance	0.00	249.80
Telephone Expense	728.07	5,804.15
Travel	0.00	660.55
Total Expense	15,836.52	138,637.25
Net Ordinary Income	-15,809.62	-137,938.79
Other Income/Expense		
Other Expense		
Ask My Accountant	0.00	-159.00
Total Other Expense	0.00	-159.00
Net Other Income	0.00	159.00
Net Income	**-15,809.62**	**-137,779.79**

10:09 AM
09/14/26
Accrual Basis

Tri County Indian Nations CDC
Balance Sheet
As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1. SHH Checking Citizens 100390	3,591.29
2. SHH Savings Citizens 122520	12,715.83
3. Petty Cash	14.25
4. Tri County Vision Account	2,977.91
5. OHFA Checking	3,290.69
Total Checking/Savings	22,589.97
Accounts Receivable	
Accounts Receivable	1,950.00
Grants Receivable	26,511.24
Total Accounts Receivable	28,461.24
Other Current Assets	
Acc Rec Clearing Acct	-2,145.89
Forgivable Home Loan Receivable	268,883.10
Prepaid insurance	2,269.53
Undeposited Funds	2,030.09
Total Other Current Assets	271,036.83
Total Current Assets	322,088.04
Fixed Assets	
Accumulated Depreciation	-41,171.57
Furniture and Office Equipment	36,325.72
Tools and Construction Equip	6,074.36
Total Fixed Assets	1,228.51
TOTAL ASSETS	**323,316.55**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	7,631.76
Total Accounts Payable	7,631.76
Other Current Liabilities	
Payroll Liabilities	416.18
Total Other Current Liabilities	416.18
Total Current Liabilities	8,047.94
Total Liabilities	8,047.94
Equity	
Unrestricted Net Assets	453,048.40
Net Income	-137,779.79
Total Equity	315,268.61
TOTAL LIABILITIES & EQUITY	**323,316.55**

Tri County Indian Nations CDC

9/14/2026 9:23 AM

Register: 1. SHH Checking Citizens

From 08/01/2026 through 08/31/2026

Sorted by: Date and Order Entered

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/03/2026	aw	Sparklight	Telephone Expense	103236378 Tel...	299.99	X		3,340.71
08/03/2026	aw	T-Mobile	Telephone Expense		228.08	X		3,112.63
08/05/2026	aw	Comp Risk	Insurance Expense	Policy KWC12...	112.00	X		3,000.63
08/06/2026	45	USDA Grant	Grants Receivable	August 2026 #22		X	17,755.58	20,756.21
08/10/2026	5911	Downtown Holdco, ...	Accounts Payable	Sept Rent	880.00	X		19,876.21
08/10/2026	5920	April Adams CPA P...	Accounts Payable	2025 Audit	2,000.00			17,876.21
08/14/2026	5912	United States Treasury	-split-	73-1453539	1,527.24	X		16,348.97
08/15/2026	5912	Carolyn J Hill	-split-		1,843.97	X		14,505.00
08/15/2026	5913	Shawna K Graves	-split-		1,367.05	X		13,137.95
08/15/2026	5914	Steven S McDonald	-split-		1,958.82	X		11,179.13
08/17/2026	aw	Vision Bank Visa	-split-	****1251	330.02	X		10,849.11
08/20/2026	5913	Oklahoma Tax Com...	Payroll Liabilities	WTH-1007942...	404.00	X		10,445.11
08/26/2026	aw	Central Insurance	Insurance Expense	CLP 8372248	157.33	X		10,287.78
08/31/2026	5915	Carolyn J Hill	-split-		1,843.97	X		8,443.81
08/31/2026	5916	Shawna K Graves	-split-		1,367.06	X		7,076.75
08/31/2026	5917	Steven S McDonald	-split-		1,958.81			5,117.94
08/31/2026	5913	United States Treasury	-split-	73-1453539	1,527.24	X		3,590.70
08/31/2026			Interest Earned	Interest		X	0.59	3,591.29

Tri County Indian Nations CDC

9/14/2026 9:24 AM

Register: 2. SHH Savings Citizens

From 08/01/2026 through 08/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/31/2026			Interest Earned	Interest		X	0.54	12,715.83

Tri County Indian Nations CDC

9/14/2026 9:24 AM

Register: 5. OHFA Checking

From 08/01/2026 through 08/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/31/2026			Interest Earned	Interest		X	0.14	3,290.69

Tri County Indian Nations CDC

9/14/2026 9:24 AM

Register: 4. Tri County Vision Account

From 08/01/2026 through 08/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/31/2026			Interest Earned	Interest		X	0.63	2,977.91

#	Month		Amount	$ 426,134.00	Received
1	November 2024		$ 26,755.58	$ 399,378.42	11/12/2024
2	December 2024		$ 17,755.58	$ 381,622.84	12/5/2024
3	January 2025		$ 17,755.58	$ 363,867.26	12/24/2024
4	February 2025		$ 17,755.58	$ 346,111.68	2/7/2025
5	March 2025		$ 17,755.58	$ 328,356.10	3/7/2025
6	April 2025		$ 17,755.58	$ 310,600.52	4/3/2025
7	May 2025		$ 17,755.58	$ 292,844.94	5/7/2025
8	June 2025		$ 17,755.58	$ 275,089.36	6/5/2025
9	July 2025		$ 17,755.58	$ 257,333.78	7/5/2025
10	August 2025		$ 17,755.58	$ 239,578.20	8/7/2025
11	September 2025		$ 17,755.58	$ 221,822.62	9/8/2025
12	October 2025		$ 17,755.58	$ 204,067.04	9/30/2025
13	November 2025		$ 17,755.58	$ 186,311.46	11/20/2025
14	December 2025		$ 17,755.58	$ 168,555.88	12/3/2025
15	January 2026		$ 17,755.58	$ 150,800.30	1/7/2026
16	February 2026		$ 17,755.58	$ 133,044.72	2/4/2026
17	March 2026		$ 17,755.58	$ 115,289.14	3/4/2026
18	April 2026		$ 17,755.58	$ 97,533.56	4/6/2026
19	May 2026		$ 17,755.58	$ 79,777.98	5/6/2026
20	June 2026		$ 17,755.58	$ 62,022.40	6/17/2026
21	July 2026		$ 17,755.58	$ 44,266.82	7/2/2026
22	August 2026		$ 17,755.58	$ 26,511.24	
23	September 2026		$ 17,755.58	$ 8,755.66	
24	October 2026		$ 17,755.66	$ (9,000.00)	
	Replace Savings		$ 9,000.00	$ -	complete

Tri-County Bills / Expenses 2026

Bill	$ Jan	$ Feb	$ Mar	$ April	$ May	$ June	$ July	$ Aug	$ Sept	$ Oct	$ Nov	$ Dec	$ YTD
Vision Credit	$1,789.55	$1,883.76	$266.06	$447.57	$1,143.87	$328.38	$214.00	$330.02	$0.00				$6,403.21
Vision ARC	-$365.25												-$365.25
Downtown Holding	$880.00	$880.00	$880.00	$880.00	$880.00	$880.00	$880.00	$880.00	$880.00				$7,920.00
Credit Bureau	$11.00	$11.00	$11.00	$11.00	$11.00	$11.00	$11.00	$0.00	$0.00	$0.00	$0.00	$0.00	$77.00
Credit Reporting	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$75.00	$0.00	$0.00	$0.00	$0.00	$0.00	$525.00
Home Depot	$0.00	$14.20	$32.79	$0.00	$0.00	$0.00	$0.00	$0.00	$10.96				$57.95
Home Depot ARC													$0.00
Johnston Co.													$0.00
Kershaw CPA	$0.00	$0.00	$0.00	$2,000.00	$0.00	$0.00	$0.00	$2,000.00	$0.00				$4,000.00
Sparklight*	$290.53	$290.31	$290.31	$290.31	$290.31	$299.22	$299.22	$299.99					$2,350.20
Telecom	$200 monthly charged to Vision Credit												$0.00
US Cellular*	$234.53	$234.53	$234.53	$234.53	$234.53	$234.49	$228.06	$228.08					$1,863.28
Adobe Sign	$287.88 / yr (1/27/2026) Billed to Vision Card												
Land Glide	$9.99 /mo billed to Vision Card Canceled												
Intuit (pd with BB)	$14/mo $1049 Annual Desktop Plus (1/28/2026) Billed to Vision Card												
GoDaddy	Microsoft 365 (3 emails) $1726.92 exp 12/3/2027 Billed to Vision Card will not renew												
TOTAL													$22,831.39
Central ($1834.00)	$152.83	$157.33	$157.33	$157.33	$157.33	$157.33	$157.33	$157.33					$1,254.14
Comp Risk*	$182.00	$299.00	$112.00	$112.00	$112.00	$112.00	$112.00	$112.00					$1,153.00
Phil ($3908)*	$940.75	$940.75	$940.75										$2,822.25
Nautilus (MB)													$0.00
TOTAL INSURANCE													$5,229.39
Standard Payroll	$10,339.67	$10,339.67	$10,339.68	$10,369.66	$10,369.68	$10,369.68	$10,339.67	$10,339.68	$6,422.04				$89,229.43
OHFA Bonus (tax)													$0.00
Christmas Bonus													$0.00
Mileage	$114.95	$171.60	$151.80	$38.50	$0.00	$183.00	$0.00	$0.00	$0.00				$659.85
Payroll Taxes	$3,508.78	$3,508.78	$3,531.21	$3,458.52	$3,458.50	$3,458.50	$3,523.54	$3,458.50	$2,438.24				$30,344.57
TOTAL PAYROLL													$120,233.85
Network Maint.													$0.00
Building Maint.													$0.00
Savings	$1,000.00				$1,000.00		$0.00	$2,000.00					$4,000.00
Southern Design													$0.00
MISC. EXPENSES													$4,000.00
Total Expenses	$19,154.34	$18,805.93	$17,022.46	$18,074.42	$17,732.22	$16,108.60	$15,839.82	$19,805.60	$9,751.24	$0.00	$0.00	$0.00	$152,294.63

Revenue/Grants

USDA - RD*	$17,755.58	$17,755.58	$17,755.58	$17,755.58	$17,755.58	$17,755.58	$17,755.58	$17,755.58	$17,755.58				$159,800.22
OHFA*													$0.00
House Plans													$0.00
Simmons Bank													$0.00
Other				$200.00									$200.00
	$17,755.58	$17,755.58	$17,755.58	$17,955.58	$17,755.58	$17,755.58	$17,755.58	$17,755.58	$17,755.58	$0.00	$0.00	$0.00	$160,000.22

$7,705.59

15

ARTICLE XIII
WIND-DOWN, DISTRIBUTION OF PROPERTY, AND CUSTODY OF RECORDS

A. General: Upon the cessation of normal operations, dissolution, or winding up of the Corporation, the Board of Directors shall direct and oversee the orderly disposition of the Corporation's property, funds, liabilities, files, records, and other affairs. The Executive Director and other employees, officers, agents, or professional advisors may perform administrative closeout duties as delegated by the Board; however, responsibility for material asset disposition, establishment of reserves, distribution of residual charitable assets, and final dissolution shall remain with the Board of Directors.

B. Payment of Liabilities and Closeout Reserves: Before the final distribution of the Corporation's remaining assets, the Corporation shall pay, discharge, or make reasonable provision for all known and reasonably anticipated liabilities and expenses. The Board may establish and maintain reasonable reserves for expenses necessary to complete the winding up of the Corporation, including:

1. accounts payable and contractual obligations;
2. payroll and employment tax obligations;
3. audit and accounting expenses;
4. preparation and filing of Forms W-2, W-3, Form 990, payroll tax returns, and other required reports;
5. legal and professional expenses;
6. insurance;
7. grant closeout and reporting;
8. records retention and storage;
9. banking and administrative expenses; and
10. other reasonable expenses necessary to complete the Corporation's affairs.

Such reserves shall remain assets of the Corporation until the related obligations have been satisfied.

C. Restricted, Grant-Funded, and Federally Funded Property: Before disposing of any material property, management shall make reasonable efforts to identify:

1. the original funding or acquisition source;
2. any continuing donor, contractual, governmental, grant, or federal restriction;
3. the current fair market value of the property; and
4. any approval or disposition requirement applicable to the property.

Property acquired in whole or in part with USDA Self-Help Housing Technical Assistance funds or other federal funds shall be handled in accordance with the applicable award terms, federal property standards, and written instructions of the funding agency.

Property that remains subject to an unresolved funding restriction shall not be sold, transferred, donated, discarded, or otherwise disposed of until the restriction has been resolved or the required authorization has been obtained.

D. <u>Disposition of Unrestricted Property</u>: After applicable funding restrictions have been resolved, unrestricted property may be sold, transferred, donated, recycled, discarded, or otherwise disposed of as authorized by the Board of Directors. In determining the appropriate disposition, the Board may consider:

1. current fair market value;
2. condition and remaining useful life;
3. cost of sale or disposal;
4. potential proceeds;
5. usefulness to another charitable organization;
6. the Corporation's need for cash to satisfy closeout expenses; and
7. the Corporation's charitable purposes.

No director, officer, employee, member, or other private person shall receive Corporation property without appropriate consideration except pursuant to the Corporation's charitable purposes and applicable law.

E. <u>Residual Charitable Assets:</u> After all liabilities, closeout expenses, and applicable restrictions have been satisfied or adequately provided for, the Corporation's remaining assets shall be distributed strictly in accordance with Article XI of the Corporation's Certificate of Incorporation.

Nothing in these Bylaws shall authorize a distribution inconsistent with Article XI of the Certificate of Incorporation.

F. <u>Property Disposition Schedule</u>: Management shall prepare a written Final Property Disposition Schedule for review and approval by the Board. For each material item or identifiable group of similar low-value property, the schedule should identify, as applicable:

1. description of the property;
2. estimated current fair market value;
3. applicable restriction;
4. proposed method of disposition;
5. proceeds received, if any;
6. disposition date;
7. required funding-agency approval; and
8. Board approval or other authority.

Supporting documentation may include photographs, invoices, appraisals or reasonable valuation support, bills of sale, receipts, transfer agreements, titles, and acknowledgments of receipt.

G. <u>Corporate Books and Permanent Records:</u> The Corporation shall retain its corporate books and permanent records under the custody of a person or organization designated by the Board of Directors. Permanent or long-term records shall include, as applicable:

1. Certificate or Articles of Incorporation and amendments;
2. Bylaws and amendments;
3. Board and membership minutes and resolutions;
4. Internal Revenue Service determination letters;
5. final and prior tax returns;
6. audits and financial statements;
7. general ledgers and material accounting records;

8. grant agreements, amendments, reports, and closeout records;
9. property acquisition and disposition records;
10. dissolution documents; and
11. other records necessary to demonstrate the legal and financial actions taken in winding up the Corporation.

The Board shall designate the location and custodian of such records before final dissolution.

H. Grant and Program Record: Grant, housing, participant, homeowner, and program records shall be retained, transferred, or destroyed in accordance with applicable grant requirements, contractual requirements, law, privacy obligations, and funding-agency instructions. The transfer of physical property or a program to another organization shall not automatically transfer the Corporation's corporate or client records. Program records may be transferred only when the receiving organization is legally entitled to receive them and the transfer is consistent with applicable confidentiality, grant, and privacy requirements.

I. Confidential Records: Records containing Social Security numbers, income information, credit information, tax returns, payroll information, personnel records, banking information, housing-applicant information, or other confidential or personally identifiable information shall be maintained securely. Records no longer required to be retained shall be destroyed through a method reasonably designed to prevent unauthorized disclosure.

J. Payroll and Employment Records: The Corporation shall retain sufficient payroll and employment records to complete all required payroll, employment tax, Forms W-2 and W-3, unemployment, and related reporting obligations. The Board may authorize an employee, accountant, payroll provider, or other qualified person to perform limited administrative duties after normal operations cease for the purpose of completing such obligations.

K. Audit and Financial Closeout Records: The books and financial records of the Corporation shall remain accessible until the Corporation's required final audit and other financial reporting obligations have been completed. The Board may authorize continued limited banking, accounting, employee, insurance, and professional-service activity after normal operations cease when such activity is reasonably necessary to complete the audit, grant closeout, tax reporting, dissolution, or other administrative obligations of the Corporation.

L. Final Records and Property Report: Before final dissolution, management shall provide the Board with a written closeout report identifying:

1. assets sold, transferred, donated, or otherwise disposed of;
2. proceeds from asset sales;
3. restricted or federally funded property and the basis for its disposition;
4. liabilities paid or reserved for;
5. residual charitable assets distributed pursuant to Article XI of the Certificate of Incorporation;
6. the recipient of any residual charitable assets;
7. records retained;
8. records transferred;
9. records securely destroyed; and

10. the name and contact information of the final records custodian.

The Board's acceptance of the report shall be reflected in the minutes of the Board.

M. Controlling Documents: In the event of any conflict between this Article and the Corporation's Certificate of Incorporation, applicable law, binding grant requirements, contractual restrictions, or valid donor restrictions, the Certificate of Incorporation, applicable law, grant requirement, contract, or donor restriction shall control.