City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda

City Council

Tuesday, February 17, 2026 | **5:30 PM** | **Municipal Center, 300 S. Church**

PUBLIC SERVICES COUNCIL COMMITTEE MEETING AT 4:30 P.M.

Council Chambers, Municipal Center

PUBLIC SAFETY COUNCIL COMMITTEE MEETING AT 5:00 P.M.

Council Chambers, Municipal Center

PUBLIC HEARING AT 5:25 P.M.

PUBLIC HEARING REGARDING THE ABANDONMENT OF A DRAINAGE EASEMENT LOCATED IN PART OF LOT 5R OF THE SECOND ADDITION OF BLOCK C, SOUTHERN HILLS, JONESBORO, ARKANSAS

1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

The Consent Agenda is a meeting method to make City Council meetings more efficient and meaningful to the members of the audience. All matters listed within the Consent Agenda have been distributed to each member of the Jonesboro City Council for reading and study, are considered to be routine, and will be enacted by one motion of the City Council with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

MIN-26:012 MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 3, 2026

Attachments: CC Minutes 02032026.pdf

RES-25:219 A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE FOR RIGHT-OF-WAY AND A TEMPORARY CONSTRUCTION EASEMENT AT 2400 E. JOHNSON AVENUE FOR THE PURPUSE OF CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

Sponsors: Engineering

Attachments: DRAFT Offer and Acceptance - Ruth A Steinsiek Trust - 012326.docx.pdf

Legislative History

2/3/26 Public Works Council Committee — Recommended to Council

RES-26:009 A RESOLUTION TO ACCEPT THE BID AUTHORIZING THE PURCHASE OF THREE BUSES FOR THE TRANSIT DEPARTMENT (JET)

Sponsors: JETS and Finance

Attachments: City of Jonesboro ARBOC SOF quote 011526.pdf

Legislative History

2/10/26 Finance & Administration Council Committee — Recommended to Council

RES-26:010 A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS TO ACCEPT A PERMANENT RIGHT-OF-WAY AT 3505 STELLA DRIVE FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING PEDESTRIAN AND BICYCLE INFRASTRUCTURE IMPROVEMENTS

Sponsors: Engineering

Attachments: Permanent ROW Easement - 3505 Stella Drive.pdf

Legislative History

2/3/26 Public Works Council Committee — Recommended to Council

RES-26:011 A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF STREET LIGHTS

Sponsors: Engineering

Attachments: COJStreetLight-60.pdf

Legislative History

2/10/26 Finance & Administration Council Committee — Recommended to Council

RES-26:013 RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION FOR THE FY2026 BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT

Sponsors: Grants

Attachments: BUILD_Map.pdf

Legislative History

2/10/26 Finance & Administration Council Committee — Recommended to Council

RES-26:015 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2404 BRAZOS, PARCEL 01-144281-29400, OWNED BY KINGDOM ASSETS, LLC IN THE AMOUNT OF $275

Sponsors: Code Enforcement and Finance

Attachments: 01. 2404 Brazos St Notice of Violation.pdf
02. 2404 Brazos Billing Request.pdf
03. 2404 BRAZOS_,Mowing Invoice.pdf
04. 2404 Brazos_Council Notice.pdf

Legislative History

2/10/26	Finance & Administration Council Committee	Recommended to Council

RESOLUTIONS NOT ON THE CONSENT AGENDA

RES-25:168 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 3806 School Street, Jonesboro, AR 72401; Parcel # 01-144272-16500

Sponsors: Code Enforcement

Attachments: 3806 School Boarding and Securing Affidavit.pdf
3806 School Boarding and Securing Returned Cert Letter.pdf
3806 School Inspection Report.pdf
3806 School Map.png
3806 School Precondemnation Notice Affidavit.pdf
3806 School Precondemnation Notice Returned Cert Letter.pdf
28432748-IMG_4434.jpeg
28432751-IMG_4437.jpeg
28432752-IMG_4438.jpeg
28432755-IMG_4441.jpeg
28432756-IMG_4442.jpeg
28432757-IMG_4443.jpeg
28432764-IMG_4448.jpeg
28432766-IMG_4450.jpeg
28432771-IMG_4454.jpeg
28432774-IMG_4457.jpeg
28432776-IMG_4459.jpeg
28432777-IMG_4460.jpeg

Legislative History

12/16/25	Public Safety Council Committee	Recommended to Council

RES-25:169 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 2410 W. Matthews Ave. Jonesboro, AR 72401; Parcel # 01-143143-01900

Sponsors: Code Enforcement

Attachments: 2410 W Matthews B&S Returned Certified Letter.pdf
2410 W Matthews B&s Returned Standard Letter.pdf
2410 W Matthews Board and Secure Affidavit.pdf
2410 W Matthews Inspection Report.pdf
2410 W Matthews Map.png
2410 W Matthews Pre-Condemnation Affidavit.pdf
2410 W Matthews Pre-Condemnation Returned Certfied Letter.pdf
27984832-IMG_4244.jpeg
27984840-IMG_4251.jpeg
27984844-IMG_4255.jpeg
27984845-IMG_4256.jpeg
27984847-IMG_4257.jpeg
27984853-IMG_4263.jpeg
27984855-IMG_4265.jpeg
27984856-IMG_4266.jpeg
27984860-IMG_4270.jpeg

Legislative History

12/16/25	Public Safety Council Committee	Recommended to Council

RES-25:216 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 120 W. Woodrow Street, Jonesboro, AR 72401

Sponsors: Code Enforcement

Attachments: 120 W Woodrow Board and Secure Affidavit.pdf
120 W Woodrow Inspection Report.pdf
120 W Woodrow Map.png
120 W Woodrow Pre-Condemnation Affidavit.pdf
120 W Woodrow Pre-Condemnation Returned Sig Card.pdf
28690505-IMG_4602.jpeg
28690510-IMG_4606.jpeg
28690516-IMG_4611.jpeg
28690518-IMG_4612.jpeg
28690519-IMG_4613.jpeg
28690520-IMG_4614.jpeg
28690522-IMG_4616.jpeg
28690525-IMG_4619.jpeg
28690529-IMG_4623.jpeg

Legislative History

1/20/26	Public Safety Council Committee	Recommended to Council

RES-26:006 RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND

LIGHT FOR A TRAFFIC SIGNAL

Sponsors: Engineering

Legislative History

2/3/26 Public Works Council Committee — Recommended to Council

RES-26:012 A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY ON S CARAWAY ROAD FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

Sponsors: Engineering and Finance

Attachments: Offer and Acceptance - BC Express LLC.pdf

Legislative History

2/10/26 Finance & Administration Council Committee — Recommended to Council

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-26:005 AN ORDINANCE TO VACATE AND ABANDON A DRAINAGE EASEMENT LOCATED IN LOT 5R OF THE SECOND ADDITION OF BLOCK C, SOUTHERN HILLS, JONESBORO, ARKANSAS:

Attachments: Drainage Abandonment Exhibit
Approval Letters
Petition
Receipt

ORD-26:007 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-6 FOR PROPERTY LOCATED AT 900 N. CARAWAY ROAD AS REQUESTED BY KLAUS PROPERTY MANAGEMENT LLC

Attachments: Application
Notifications
Plat
Staff Summary RZ_26-03
MAPC Minutes 02.10.26
Publication Receipt

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-26:004 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE

PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 FOR PROPERTY LOCATED AT 1306 CHARLES DR. AS REQUESTED BY WESTON WAGNER.

Attachments: App_1306CharlesDr
Staff Report- RZ-26-01
MailReceipts_1306CharlesDr
Rezoning MAPC 1.13.26
Receipt

Legislative History

2/3/26	City Council	Held at one reading

ORDINANCES ON THIRD READING

ORD-26:001 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR A CHANGE IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 2620 ALEXANDER, JONESBORO, ARKANSAS, AS REQUESTED BY PAULA THOMPSON

Attachments: App_2620Alexander
MailReceipts_2620Alexander
Staff Summary RZ_26-02
Rezoning MAPC 1.13.26
Receipt

Legislative History

1/20/26	City Council	Held at one reading
2/3/26	City Council	Held at second reading

ORD-26:002 AN ORDINANCE FOR THE APPROVAL OF A PRIVATE CLUB PERMIT FOR MONARCA'S MEXICAN RESTAURANT, LLC

Attachments: Application_Redacted
Lease Agreement
Receipt

Legislative History

1/20/26	City Council	Held at one reading
2/3/26	City Council	Held at second reading

ORD-26:003 AN ORDINANCE FOR THE APPROVAL OF A PRIVATE CLUB PERMIT FOR WALK-ON'S SPORTS BISTREAUX

Attachments: Application_Redacted
Lease Agreement

Legislative History

1/20/26	City Council	Held at one reading
2/3/26	City Council	Held at second reading

8. MAYOR'S REPORTS

COM-26:008 JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS FOR THE MONTHS OF APRIL 2025 THROUGH DECEMBER 2025

Sponsors: Municipal Airport Commission

Attachments: JAC Jonesboro Airport Financials 04_25.pdf
JAC Jonesboro Airport Financials 05_25.pdf
JAC Jonesboro Airport Financials 06_25.pdf
JAC Jonesboro Airport Financials 07_25.pdf
JAC Jonesboro Airport Financials 08_25.pdf
JAC Jonesboro Airport Financials 09_25.pdf
JAC Jonesboro Airport Financials 10_25.pdf
JAC Jonesboro Airport Financials 11-25.pdf
JAC Jonesboro Airport Financials 12_25.pdf

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes. This time is allotted for items that are not on the agenda

11. ADJOURNMENT

Text File

File Number: MIN-26:012

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 3, 2026

City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes
City Council

Tuesday, February 3, 2026 | **5:30 PM** | **Municipal Center, 300 S. Church**

PUBLIC WORKS COUNCIL COMMITTEE MEETING AT 5:00 P.M.

1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

MIN-26:009 MINUTES FOR THE CITY COUNCIL MEETING ON JANUARY 20, 2026

Attachments: CC Minutes 01202026.pdf

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Brian Emison, that this Minutes be Passed . The motion PASSED BY VOICE VOTE

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

RESOLUTIONS TO BE INTRODUCED

RES-26:007 RESOLUTION TO SET JUDGES, CLERKS AND ALTERNATE WORKERS FOR THE 2026 CITY, WATER AND LIGHT ELECTION

Councilmember John Street asked to be recused from voting and discussion on RES-26:007 due to the fact that he serves on the CWL Board of Directors.

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Joe Hafner, that this matter be Passed . The motion PASSED with the following vote.

Aye: 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;Charles Coleman;LJ Bryant and Ann Williams

Recused: 1 - John Street

Enactment No: R-EN-025-2026

RES-26:008 A RESOLUTION TO SET A PUBLIC HEARING REGARDING THE ABANDONMENT OF A DRAINAGE EASEMENT LOCATED IN PART OF LOT 5R OF THE SECOND ADDITION OF BLOCK C, SOUTHERN HILLS, JONESBORO, ARKANSAS

A motion was made by Councilperson John Street, seconded by Councilperson Chris Gibson, that this matter be Passed . The motion PASSED with the following vote.

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Enactment No: R-EN-026-2026

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-26:004 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 FOR PROPERTY LOCATED AT 1306 CHARLES DR. AS REQUESTED BY WESTON WAGNER.

Attachments: App_1306CharlesDr
Staff Report- RZ-26-01
MailReceipts_1306CharlesDr
Rezoning MAPC 1.13.26
Receipt

Councilmember John Street motioned, seconded by Councilmember Chris Moore to suspend the rules and offer ORD-26:004 by title only. All voted aye.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-26:001 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR A CHANGE IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 2620 ALEXANDER, JONESBORO, ARKANSAS, AS REQUESTED BY PAULA THOMPSON

Attachments: App_2620Alexander
MailReceipts_2620Alexander
Staff Summary RZ_26-02
Rezoning MAPC 1.13.26
Receipt

Councilmember Brian Emison said, Mayor, I do have a question on this item. Actually, if I could have Derrel Smith come up. We were going to discuss the possibility of the 25 ft. buffer regarding this property. Planning Director Derrel Smith said, at the Planning Commission meeting, one of the requirements and I didn't see it made the minutes, so I wanted to make sure that it got on the record, was that one of the conditions was that it kept a 25 foot natural buffer along all the residential sides of the property. And so we just wanted to make sure that got in the record. Mayor Copenhaver asked, that is in there? Mr. Smith said yes, sir. Councilman Dr. Anthony Coleman said, I do have a question. I know that one of the property owners next to them were talking or had discussion with that property owner about the rezoning, and I know they had some questions as it relates to the overlay. Is that the same thing you all were just talking about? Mr. Smith said, it's not. This is in the overlay district so it will have additional requirements. It'll have building design standards. It'll have additional landscaping and it'll have signage requirements that normal C-3 will not have.

Councilmember Dr. Anthony Coleman said, so, if this citizen, this property owner next to them, is having discussions about it, would that necessarily... I guess I'm answering my own question. But... I was wondering if it would make a difference with this actual ordinance itself and that type. Mr. Smith said, the actual ordinance is for C-3, it doesn't, and it allows anything that's in the C-3 zoning. There is no, no limited use overlay with this ordinance. It was, they did ask about it at the Planning Commission. The representative at the time was not able to speak with the clients, and so he asked that it go forward as C-3 and the Planning Commission went ahead and since it does meet the Land Use Plan, they went ahead and forwarded it to City Council. Councilmember Dr. Anthony Coleman responded, gotcha. Thank you.

Councilmember Kevin Miller said, I just want to follow up on that. And I know I spoke to you earlier, if we still have another reading on this, if they do come back and want to propose an overlay, would that require this whole ordinance to go back again and start over? Or could it just be amended? And that may be a legal question. City Attorney Carol Duncan said, and I may want to take a look at that. That was posed to me right before we started. I mean, I do think that's somewhat of a significant change, but it might not have to go all the way back to first reading, because it's becoming more restrictive versus less restrictive on the property. But if there's an agreement between the parties, we might hold it at third reading for one more time, just so everybody knows what the limited use overlay is that it's proposed, but I don't. Mr. Smith said, right, I would like to see what would be proposed as far as the agreement. Ms. Duncan said, to see how big a change it is. Councilmember Miller stated, give them opportunity, within reason, if they're going to do this overlay, what are the changes, but also having an opportunity. Ms. Duncan said, for people to come and speak if they want to speak on it. So it might need to stay at least one more time at third reading, it might not have to go all the way back to first. But I would need to see what the changes are that are being recommended.

My name is Cheryl Rogers, 2815 Wood Street. I live adjacent to the property, and I am the one who emailed all of you today. I'm sorry, Derrel, I didn't get a chance to include you in that email. We did have a discussion with Dustin White, the realtor, this morning

just to open discussions. Maybe they would be open to an overlay was my understanding. And so I wanted to let you know that, that hopefully, we can come to some kind of agreement that would be satisfactory to all of us in what we could live with with that. So, that's it. Mayor Copenhaver said, thank you.

Held at second reading

ORD-26:002 AN ORDINANCE FOR THE APPROVAL OF A PRIVATE CLUB PERMIT FOR MONARCA'S MEXICAN RESTAURANT, LLC

Attachments: Application_Redacted
Lease Agreement
Receipt

Held at second reading

ORD-26:003 AN ORDINANCE FOR THE APPROVAL OF A PRIVATE CLUB PERMIT FOR WALK-ON'S SPORTS BISTREAUX

Attachments: Application_Redacted
Lease Agreement

Held at second reading

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

So, good evening, everyone, and I want to start my remarks tonight with something I feel sure everyone can agree on. It sure is good to have a milder temperature outside and see that ice and snow is melting away. We appreciate those who were patient and understanding when we made a decision to close a municipal building for a few days, for the safety of as many citizens and staff as possible. Of course, we have the staff warriors, who still must get in the middle of the discomfort and danger of a big winter storm. I want to talk about their contributions. The type of snow and ice we were subject to is the kind that's the most difficult to deal with. If you prepare the roads too soon, the sand mixture can blow off. If you have ice under the snow, you can't scrape off the ice. And when you basically have an ice and snow sandwich, in most places, the snow plows can't do so much. Which they did. Our street crews were out 12 to 16 hours a day for a while, and we appreciate Steve Tippett, and I don't know if he's in the room or not. I appreciate your crew, and, of course, I always enjoy visiting with them during that time, but they're steadily at work, and they do a tremendous job. So we appreciate, and we appreciate the community, because you had patience. Now, driving a sanitation collection route is a whole lot and it's a different story in itself. And coming off of the Martin Luther King Day holiday started an unusual collection route a day late. So, the combination, certainly tested the patience of some residents. Those of you saw the sanitation department in action, know the difficulty of the job, and I'd be remiss in not thanking them as well. A snow and ice storm, like we experienced, presents serious personnel safety challenges to everyone, and our Police Department, Fire Department, E-911 Center, stayed constantly busy. The work was extraordinarily. The cold took toll on heating units, and many of the those used for proper precautions with space heaters, fireplaces, electric blankets, and even kitchen stoves resulted in an increase in calls to the Fire Department. E-911 stay busy dispatching all those emergency calls as well. Meantime, our community center was serving as warming

shelters during the day, while our JET Service transported those in need to warming shelters. Later, if needed, they received rides to the Salvation Army for a place to stay overnight. When JET buses weren't available, Jonesboro PD stepped up to help.

Speaking of dedicated employees, I want to acknowledge and congratulate a coworker who retired yesterday after 41 years of service. That's what I thought. Steve Kent. We want to wish Steve wonderful years in his retirement, 41 years in that office in Finance. That's quite a commitment to our city. So, thank you, Steve, and I'll miss seeing all your work every day.

On January 19th, I was honored to speak at the Martin Luther King Day ceremony on ASU campus, which was preceded by a parade. Now we're into February and observing Black History Month. I'd be remiss if I didn't say I look forward to the day soon. I hope when the E. Boone Watson Center is fully open. The center is a historical hub for recognizing important contributions and breakthroughs in the African American history in Jonesboro.

You may have seen, in the news recently, that $3.5 million in federal appropriations were signed into law by the President. Now, that comes to the City of Jonesboro, to the E-911 Real Time Crime Center needs. It's been a long wait, but we're very excited. I want to thank our senator, John Boozeman, for his tenacity and diligence, in seeing this funding through as well as Congressman Crawford and Senator Cotton.

I want to close with some wonderful news, and I'll move forward because I have further comments. Today, from the Jonesboro Unlimited and Chamber of Commerce. InnvoAsian Cuisine Enterprise, Incorporated, will build a state of the art, frozen food manufacturing facility in Jonesboro, Arkansas. This is a major development. It will create approximately 200 jobs strengthening the region's position as a vibrant hub for food manufacturing. The foods will be found in grocery freezer aisles nationwide, making it easy to bring family, favorite Asian dishes to the table, with restaurant inspired flavors. The company says the new facility will significantly increase production capacity for its high growth, multi-serve entree line, supporting the company's continued growth in the U.S. market. President and CEO, Joe Kent, says the new Jonesboro facility will allow the company to meet growing demand for high quality cuisine while creating meaningful jobs in our community. The facility will be about 175,000 square feet located in Craighead Technology Park. I was very pleased and honored to be a part of the conversation early on, and the commitment of Jonesboro is very important on the reason why they're here. After the competitive multi-state search, citing speed to the market, a skilled workforce, and a strong local and state supporters, were key factors. Governor Sanders commented that Arkansas was proud to be a state where farm products are turned into value added food and tables across the United States, and that's something we all believe in.

So, I'm bringing my comments to a close. Council and the City of Jonesboro, I'm here before you tonight, to make comments. In two weeks ago, binders were presented at the last meeting, and they warrant review. Several people have mentioned they'd like to hear my side. Which I interpret to mean, they would like to know more of the facts involving City Stars. So, I've spent some time confirming facts that dispel some of the misperceptions and misunderstandings. The Jonesboro City Stars Booster Club was organized as a private, nonprofit organization, and registered with the Arkansas Secretary of State in December of 2001. Organized as an independent entity, it had its own members, and finances, and was led by a city employee. City Parks Director, Jason Wilkie, was the original registered agent. Look it up. The original agreement between the City of Jonesboro and City Stars Booster Club was approved by City

Council in 2004. That contract established mutual agreements, including, including the goal of providing athletics at no cost for Jonesboro youth. And working together to do so. It also outlined the use and maintenance of city parks and fields, among other things, such as a declaration that the City Stars Booster Club shall operate its own concession stand. And all revenues generated from such use shall belong to and be for the sole and exclusive use of the City Stars. From the very start, their revenue was their money, their business, not the cities. Look it up. In the spring in 2025, members of the Arkansas Revolution Football Club, a subsidiary, nonprofit, organization of City Stars, organized for the Revolution travel teams met with me and proposed a creation of a new private entity to oversee all youth soccer in Jonesboro. Despite maintaining independence from city control and oversight, the proposal sought public funding of $500,000 annually, which would have covered $190,000 in non-coach payroll and another $125,000 for coaches. The proposal is FOIAble from the city. Look it up. Shortly after that meeting, Matt Daniels resigned. In his resignation letter, he stated, in his incorrect beliefs, that, one, the city controlled the City Stars budget. It did not. And two, the city was already spending a large portion of the $500,000 in the proposal he and others made to me. The city was spending zero. Look it up. In April 2025, the entire board of the Arkansas Revolution Football Club issued a joint resignation letter. And stated, they're incorrect understanding that the City of Jonesboro has city employees to run various programs under the City Stars umbrella. The Arkansas Revolution Football Club Board said they presented City Stars financial statements to my office, requesting clarification and account separation, and said to their knowledge, that my office declined to take any action. Fiduciary duties fall to the boards and management of private, nonprofit organizations, and cannot be delegated. Giving them full and exclusive authority over their own money, and how it is handled, and how their chart of accounts is organized, and how their accounting entries are made. Look it up. I did ask the management of City Stars to voluntarily undergo and pay for an audit by a respected, certified, public accounting firm. They agreed. And the firm of Thomas, Speight, and Noble completed its audit of City Stars finances and presented their report to the City Star's board of directors in June of 2025. The independent auditors report expressed the opinion that the City Star's financial statements present fairly in all material, respects, and assets, liabilities, net assets of the City's Stars Booster Club. In other words, clean audit. This report was also presented to this City Council. Incidentally, Thomas, Speight, and Noble also conduct the annual audits for the Jonesboro Advertising and Promotion Commission. Look it up. To put it plainly, it was not Mayor Brodell's business how City Stars manage their money, nor Mayor Forman's, nor Mayor Perrin’s, nor mine. No matter how much parents or Revolution board members might have assumed, hoped, or wished it was. Criticisms of me or the City Council regarding City Stars management are misplaced. My responsibility, as Mayor, is to administer city operated programs, which City Stars was not. In accordance with City Council approved budgets, which we don't include City Stars. I presented verifiable facts, not feelings, not understandings or beliefs like many of the documents presented at the previous City Council meeting contained. I understand some people may have honest questions about City Stars operations and funds in the past. Those questions should be properly directed to its own officers and board of directors, which had the full fiduciary responsibilities and duties. Part of all the confusion has come from people asking questions, or emailing, or texting complaints, and concerns about City Stars to the wrong place. The Mayor's Office did not have answers about the accounting or handling of money of City Stars. And I never meant for it to come off as dismissive because we didn't have the answers. We don't have answers for Jonesboro Baseball Boosters, Arkansas Junior Volleyball, or the Foundation of Arts. And even though, like they, like City Stars, and many other private non-profits, they utilize city owned facilities. So let's remember, the reason, and I haven't forgotten, that City Stars was formed in the first place. It was to help kids who didn't have access to and couldn't

afford other athletic program options. And it's done very well for 25 years. Tens of thousands of children have benefited as the city and City Stars work together. This should be an exciting time. For that program and the upcoming generations and our youth need it. Moving forward means moving beyond the past. And now we need to focus. Because we have now transitioned City Stars, as December 5th, to a city program. And we are working with various groups, boards, council, on how to achieve the best process we can go about that. Folks, we have a good model in place with the city softball program. Which, for instance, has done an exceptional job managing cash transactions common to sports clubs. So I conclude. I have great confidence. I do. That a year from now, all sports, that all youth sports numbers and processes will show continued improvement. Now, Council and community, my love and passion is for the youth in this community. It always has been and that won't change. I won't change my integrity and I won't lie. This is the commitment that I have said and I will continue to have for this community as your Mayor. I want to say thank you for the opportunity to stand before you this evening and give what I feel is important and they are facts. That's all I have to say this evening on the matter. Thank you.

10. PUBLIC COMMENTS

Councilmember Chris Moore said, Madam Clerk, I'd make a motion that we move agenda item 10, public comment, to be placed before agenda item number 9, council comments on tonight's agenda, and that I be placed last on the council comments. Councilmember Chris Gibson said, second. Mayor Copenhaver asked for that motion to be repeated. Councilmember Chris Moore said, I'll make a motion to move agenda item 10, also known as public comment, to be placed before agenda item 9, also known as council comments on tonight's council agenda, and that I be placed last under council comments. Mayor Copenhaver asked for a roll call vote. The vote was as follows: Street – Aye; Miller – Aye; Bryant – Aye; Hafner – Aye; A. Coleman – Aye; McClain – Aye; Gibson – Aye; Williams – Aye; Moore – Aye; C. Coleman – Aye; Emison – Aye; Porter – Aye. All voted aye to move item 10, Public Comments before item 9, City Council Reports.

My name is Bill Campbell. My address is 463 West Matthews. Come by sometime. My old friends. I felt because of this situation in 10 years of working with two mayors, that I could address what it's like for these people to be the victim of rumors. And I know that we've got an actual investigation, a federal investigation going on. But, you don't interfere. You don't jump to conclusions with a federal investigation. You let it play out and find out what if anyone, is responsible, you know, and I think you'll have plenty of time to know that. Now, I also know that you guys have to deal with your people in your wards and people across the city, and you hear things, you go out, and you hear people with ideas. I can tell you there's some coffee shops where a lot of people try to impress one another about how much better they could run the city than the directors and the teams that do that. One of the first things that I was given when I came here in 2016 was to review City Stars, not because I have…just as a favor to the previous mayor, and I don't have any accounting background. But I talked to Wixon Huffstetler in the last week because he managed this program before Danny Kapales, and he said this was exactly what he got. It operates the very same way that it did with him. I have talked with Mayor Perrin about it, and he says, this is the way that he knew it to run. I think it may have been set up with some flaws, but I can also tell you how difficult it is when you've got a three or four person management team trying to keep all these things under control. You know, when you've got 20 something departments, and you've got people calling, and some people repetitively, and there is a factor that in Little Rock, they call it the STPs, the same ten people who will wear you out with emails, calls, texts. You know some of them. And I'm not saying they're wrong. They

have the right to be a part of the city, but they also have a moral duty to tell the truth. You know, I want you guys to make sure that you have the patience to find the truth because you're not going to get it in a place where we already know it's being investigated by a federal agency. And that's my only observation as somebody who...We heard so many things. You'd hear so many things. People want to gossip. It's a natural thing. Before I took this job in Jackson, Mississippi, the Communications Director said, Bill, public service is a thankless task. So, okay. And you guys do that and you probably feel that in some ways yourself, too. But I also remember when a director or a chief or somebody is working on something, we got all this going, trying to make sure that it got to you guys in a clear, understandable way, was... It required a lot, and it requires a lot, but I think also, it requires patience, because you're hearing things from outside. I've heard things from outside. I don't know what the answers are. I do know that you have a mayor who has had clean audits every time you have a finance director who's had clean audits every time, and this is every department in the city. So I think I would lean on that until you know something different. And we can't pretend we know something different. Thank you. Mayor Copenhaver said, thank you for your comments.

Jeremy Terrell, 909 Pinecrest, said, so, one thing I want to say, well, a couple things I want to say. One is, is, Mayor, you forgot to, you left out that you had been contacted before about this several years ago. And so I want to read something real quick, and this is the law, and these are facts. So I asked a friend of mine that knows government law, if it's illegal to do business with an organization or a 501 C-3 that you know is doing illegal activity. This is the response I got back from him. Yes, it is illegal to, it is illegal or a severe breach of law, and for fiduciary duty for a city government to knowingly do business with an organization, including a 501 C-3 non-profit, that is engaging in illegal activity. Such action exposes city officials to potential criminal charges, civil lawsuits and public corruption, investigations. Here are the key legal and ethical principles involved. Breach of fiduciary duties, public officials are considered fiduciaries who must act in the best interest of the public which includes responsibilities, managing taxpayers' resources. Knowingly funding a criminal enterprise is a violation of this trust. Misuse of public funds, using taxpayers' money to fund organizations, engage in illegal act, can be considered mismanagement or embezzlement of the public resources. Government contracting laws, government have strict procurement integrity standards. Agencies are generally required to avoid or terminate contracts with contractors or non-profits who engage in unethical or criminal behavior, often leading to disbarment, which means no more contracts or anything with the city. Conspiracy and racketeering, if a city knowingly conducts or continues to do business with an organization that is committing crimes, fraud, embezzlement, drugs, and so forth, city officials could be potentially be implicated in conspiracy or racketeering charges. So, this I don't understand why some act like this isn't a big deal. I don't know why some people think that this is some sort of like, hey, we're trying to get you or hey, you know, somebody lost a mayor's race and now they're mad at you. When it's serious, it's serious. And for anybody that can stand up here and say when the FBI gets involved, that we don't know anything's happening. Well, I can promise you something's happening. And it's... (Off camera, Bill Campbell is speaking, but you can't hear what he is saying.) This is my time. This is my time. This is my time. Bill, this is my time, buddy. So listen, man. Mayor Copenhaver interrupted and stated, no comment, no comment. Mr. Terrell continued, here's the deal. Something's happening. We do know that it was brought to your attention years ago. We do know that you were asked to take a look at it. And you did nothing. That makes you responsible. This is funded by taxpayers money, period. And yes, you did, you got this. You were given this. I say everybody that was involved from when the embezzlement started till now, I don't care who was Mayor. I don't care who was the Director.

Everybody should be involved and we'll see and find out what when it's all said and done who is involved. But the truth of the matter is Mayor, I wish you would have come out and said, man, this is, this is bad and take some sort of responsibility and say, we're going to get to the bottom of this. And the buck stops with me. But that's not what happened. We keep continuing to push things down the road. We keep continuing to act like it's not a big deal and we keep just acting like you don't have any responsibilities. You do have responsibility. I just read you the responsibilities. It is your job to make sure that whatever taxpayer's money goes to whatever organization, that that organization is acting in the best interest of the public. 100% is your job. Now, this is nothing personal. I don't even know you. We've had 12 conversations and they're great and cordial. This is about the responsibility that you hold, and that the city council hold, to make sure that taxpayers' money is being dealt with in a manner that is proper and legal, and everything that goes along with it. And so those of us that are asking questions, we deserve answers. Period. And that's not a bad thing. That's actually a good thing. And we'll continue to ask the questions. Thank you.

My name is Dean McDonald, 5555 Macedonia Road, Apartment A-2, and I want to thank the Council, Mayor, and the city staff, for your time this evening. I want to, just for a second, agree with, you know, the previous speaker and some of the sentiments that are in the air tonight, that it is very serious. Any allegations of misconduct are serious and should be investigated, and they are being investigated. But what I don't take seriously is the way in which some of this dialogue and discourse has broken down over what we've seen in the past month or so. And here's why. I come to you this evening, as a previous supporter of our current mayor. But I also recognize the City Stars issue for what it is, and it is a baseless witch hunt in the way that it is being framed and teed up by people that are politicizing what is a serious matter, and that is, our children, who play soccer, and those who are in athletics. It's very serious. But, like a lot of you in this audience, I've read every single word from top to bottom in the dropbox link that's being shared and proliferated on social media. I've read everything, all of these text exchanges, which, if you want to read them afterwards, you can. These are not my investigations. I'm sharing the documentation of people who disagree with me. And that's okay if they disagree. But here's why I disagree. When you look at these text conversations in the way they've broken down, this is not a serious discussion about how to vet what has been going on in City Stars, as well as overhaul it, and put it under the umbrella of the city, because, as previously stated, this organization, over the past two and a half decades, was never under the umbrella of the City of Jonesboro. It is a very well known organization, and City Stars, as it's named, might confuse the public, and that's very understandable, because as the public, we're quite confused. I'm candid in admitting that. That's a real thing. I'm here to clear the air on some of that in the fact that not only do I have how all of these conversations broke down, I also have the proposal that was mentioned earlier, as the Mayor said, you can FOIA it. I'm sorry to the City of Jonesboro. I don't mean to make more work for you. But the reality is, is you need to read it, because I have. And in that proposal, you see a very good vision statement of what I think very good and honest men, who I disagree with tonight, are trying to propose, which is the soccer program. And in their vision statement, they say, it is to provide a comprehensive and inclusive soccer program for the residents of Jonesboro, fostering community engagement, youth development, and a lifelong passion for the sport of soccer. Who could honestly disagree with that? That sounds like a lot of good stuff. I'd be foolish to disagree with them. And here's why I will be foolish, and I will disagree with it, because I know the facts. It was mentioned earlier tonight that the City Stars vision was for, quote, youth at no cost. And part of youth at no cost does not entail a proposal where, again, you can read it, a $500,000 line item budget stipulated for a handful of soccer programs, which are very important, but that is now a taxpayer funded entity that is going to expect

$500,000 from the City of Jonesboro and their taxpayers annually. In that proposal that was made to Mayor Copenhaver and his staff, which you can read for yourself if you look it up, if you FOIA it. If you read it, there was going to be $195,000 a year stipulated to, presumably, three new jobs that are funded, again, by the city taxpayers of Jonesboro. And while I understand the importance of soccer, and I understand how enriching it is to youth, if you have $195,000 that are going to three now glorified soccer coaches that are on the city dime, these same people that, in their text, they're making this proposal. They clearly didn't get their way. And now, you've seen a lot of sour grapes about it. And I tee it up like that to say that I just take a lot of issue over the fact that this is being framed as a whistleblower or whatever kind of investigation or event. The investigation belongs with one individual who was not overseeing anything that had to do with something that had city authority over their budget. That's where the investigation lies. And I just, I really take a lot of issue with the notion of whistleblowing because a whistleblower does not seek to be enriched by the so called alleged shooter. Thank you for your time. Mayor Copenhaver said, thank you for your comments.

9. CITY COUNCIL REPORTS

Councilmember Chris Moore said, Madam Clerk, I'd make a motion that we move agenda item 10, public comment, to be placed before agenda item number 9, council comments on tonight's agenda, and that I be placed last on the council comments. Councilmember Chris Gibson said, second. Mayor Copenhaver asked for that motion to be repeated. Councilmember Chris Moore said, I'll make a motion to move agenda item 10, also known as public comment, to be placed before agenda item 9, also known as council comments on tonight's council agenda, and that I be placed last under council comments. Mayor Copenhaver asked for a roll call vote. The vote was as follows: Street – Aye; Miller – Aye; Bryant – Aye; Hafner – Aye; A. Coleman – Aye; McClain – Aye; Gibson – Aye; Williams – Aye; Moore – Aye; C. Coleman – Aye; Emison – Aye; Porter – Aye. All voted aye to move item 10, Public Comments before item 9, City Council Reports.

Councilmember John Street said, I'd just like to echo on what the Mayor said previously about thanking the department's Public Safety, Fire Department, Police Department, E-911, and Street Department for the excellent job that they did in this catastrophic snowstorm we had. I can't thank them enough. I know it didn't make everyone happy. Some people don't understand the complexities of removing that much snow off the street, but I can assure you, the Street Department worked 12-hour shifts, 24/7, and did a great job. So I appreciate all their efforts. That's all I've got, Mayor. Mayor Copenhaver said, thank you, councilman.

Councilmember L.J. Bryant said, oh, lots, but maybe only a few things. We had some of this discussion at Public Services today, so not to be repetitive, other than a lot of folks in the room might not know we had the discussion. But I used this example recently. We had to vote to waive allowing a city employee to work on city cars. I voted against it, because I think when you work at the city, you shouldn't be doing business with the city. And I know I learned today that city employees, if they have outside employment, they have to disclose it, potential conflicts of interest, and such, they have to disclose that to their supervisor. So, we act like we don't know about City Stars. I mean, they're involved with the Christmas parade. They're involved with all these things and there's pictures all over the internet of us promoting City Stars, signing up, and promoting, giving money from the Christmas parade to the City Stars program, and our city employees are all over the place working for this non-profit. So somehow, we have a city policy that comes to the city, that we have to have a vote, if

you work for us, and want to work on one of our vehicles and make money, which I'm also against. But when our city employees are using your taxpayer dollars, your resources, your cars, our city vehicles, all of our city resources, and computers, to do this program inside of a 501 C-3, and then even to Jeremy's point, when it's brought... I mean, I feel like this whole thing's like some sort of gaslighting thing to make us feel crazy that we shouldn't take this serious. I mean, Matt Modelesky, I've never met the guy, never talked to the guy. He's a Copenhaver donor and a Copenhaver supporter. So, the whole effort's being led by a Copenhaver donor and a Copenhaver supporter, and the other person who's been a whistleblower in all of this, is Jerry Morgan. Jerry Morgan's one of the most respected members of this community, and I would argue, with no offense to anyone else, I would argue that Jerry's maybe one of the most significant people in this community from a public service perspective. We wouldn't have the Ridge Athletics Center without him and his vision. So, I mean, these two fellas, you know, there was a reference earlier to the ten people in Little Rock, or the ten person rule, or whatever, to making it seem like there's only a handful of people that care. I believe that both Patti Lack and Jeremy Terrell both shared screenshots of their post. I think Patti's has had 10,000. I think Jeremy Terrell's has had hundreds of thousands. So just because all these people don't email us, they're scared. I mean, I talk to people, and they say, man, I'm so upset about this. I wish I could email the Council. I wish I could talk to the Mayor. But I'm scared. I've got business before the city. I've got permits before the city. They don't want to be punished in any way. So the public cares and despite any of the gaslighting going on tonight, the FBI doesn't show up for no reason. So we're in a very serious situation and as the stewards of the taxpayers' resources, I feel like we have to take action.

Councilmember Joe Hafner said, yes, I've got a few things to say and these are probably in no particular order, but first of all, on the city, the whole City Stars arrangement, I believe when this was set up back in 2004 that there was a lot of good intentions and somehow this agreement kind of fell by the wayside when it wasn't renewed after it originally expired. But, you know, the Mayor referenced the agreement. One of the things that says, like, in the fourth sentence or fourth paragraph on here is whereas the city is the administrator of free recreational youth programs that own the City Stars. And the definition of administrator is the person responsible for running a business organization, et cetera. As I said, I think this was the original intention. I think, when this agreement expired, like, in December 2008, I believe, that was right at the time when Mayor Perrin was coming into office, so, you know, Mayor Perrin may have never seen this agreement. I don't know. But, you know, just to be clear on a few things, you know, it states that city and Jonesboro City Stars agree that city officials may be JCSBC officers and members of JCBC may perform duties that benefit both the city and the JSBC while under the employment of the city. Which means they can, you know, parks and rec people can do this. You know, I think, you know, some other things it talks about is that city, you know, the booster club funds shall be administered according to city finance policies and procedures. I don't think, you know, I think that's one thing that wasn't done and led us to this potential situation that we're in right now. Not potential situation, but the situation that we're in right now, and, you know, waiting to see how that plays out. Another thing that's mentioned is upon signing this agreement, JCSBC will provide to the city, current bylaws, financial review of expenditures, and revenues from previous year with City Parks Director, Assistant Director for Programs, and Mayor. And number 3 was an annual review from a third party auditor. As y'all may or may not know, a review is just kind of a step below an audit, but the audit that was performed last year was the first time an audit has ever been performed on the City Stars program. The review was never done. Which is sad, like I said, this agreement has some good intentions, but it failed, but the thing I want to stress is, just because, this is my opinion. I'm not an attorney, but if city employees

are involved in every aspect of this entity, even though it's a separate C3, if you're the major stakeholder and it's your facilities that are being used, it's your employees that make up all but maybe one position on the board of directors. If there are allegations made, I think you have every right as the city, as the Mayor, to ask questions. I don't think you can, I don't think it's right to put your, you know, for lack of a better term, to say, nope, that's a separate organization. I can't do anything about it. You have every right to ask questions in my opinion. If that, if you don't, I mean, you can force actions, you can ask for their board for things because you're the one with the facility. You're the one with the assets. I think, you know, this was brought up originally back in, you know, to, according to our little binder we got back in, like, April or so of 2023, or February of 2023 is when Revolution started asking questions. I'm disappointed that it's dragged on until April or February of 2026 with really no resolution. I think, as a, you know, I've supported Cope. He knows that. But I feel the CEO of the city, you shouldn't let things drag out that long. You have to, I mean, you don't, you don't not get back to people. It's our job, or your job, to make the hard decisions, and not just, hey, I'll get back to you in a couple weeks and never get back to people. I think that's one thing that definitely needs to be improved and that's let something fester and become a big, it turn into, look, from a little snowball into a big avalanche. And now that we've got the public here, you know, with eroded public trust, you know, just frustrated, you know, the problems have escalated. And, you know, I don't take that lightly. The other thing, too, is, you know, obviously the relationship between the Mayor and the Council is one that's built on trust. I mean, we have to be transparent with each other or else we're not going to get anything done. And, you know, I don't know if it was a misspeak, or you just, you read it wrong, or what? But at the January 6th meeting, when you said that you had spoken to several members of the Parks and Rec Advisory Board, I had people the next day come up to me and say, Joe, I haven't spoken, I haven't spoken to the Mayor about this. On what day did I do it? Just a couple weeks ago…trying to reference my notes here. It was January 21st. I called nine members of that committee. I didn't call Dr. Coleman. I mean, he's on that advisory committee. I called nine members. You know, after you had said you had spoken to several and you had spoken to one. I, only, only one told me he had spoken to you and then one member had said they had spoken to Jim at a basketball game. So, like I said, I don't know if that was intentional or not intentional, but it has raised questions in my mind about why you would say that over something so simple and trivial that you didn't have to say that. Just say, I meant to speak to him, I didn't get to it, but, I mean, obviously, I just think there has to be, we have to do better. I said at the last meeting, there was plenty of opportunity for improvement. And I think that improvement comes from being better communication, open, honest, and taking care of business. We can't just keep kicking the cans down the road. You know, when it's hard decisions. I mean, you have to be the place where the buck stops here. I mean, you have to be open and transparent with us, so... that's all I have to say about that. That's all I have to say about that right now. Thank you.

Councilmember Dr. Anthony Coleman said, yes, thank you. So I like some of my colleagues have shared, I think it was probably a good thing that I wasn't here that week. I was late getting back to town and couldn't make it. But it allowed me to...read, hear, listen, without and I'm going to use this term perception because I am one guy that understand perceptions and how people perceive because it doesn't not, it doesn't necessarily give an indicator of who the man is or who the person is. And I understand that more than, more than many, because even sitting at this seat for the last four years almost, many have perceived me to lean certain ways, and to have certain, because I've had certain relationships, that I have certain thoughts about whatever. And I've shared with the Mayor that, even privately, that I supported him, and we're with him, and praying for him. So that's... all I have been and all I have done. And but when

it comes to perceptions, it does make a difference. And I say that because I'm going to be honest with you, Mayor. I was waiting for a response that week. I wasn't here. So I couldn't have any opinion or know what happened or anything, but I was waiting for a response that said, that indicated adamantly, that's not true. Or this is not me or this is what happened. And I didn't get that. And so I was left with my own mind to think, whatever, based on, based on the readings and the, the social media and all of that. And, but I'll be honest with you, one thing that I do, and I try to do, is make decisions based on principle and facts. And so I appreciate you for sharing today. That helps me to hear your side because while many are saying that it's a political, it's politically motivated. You know, some of the response that I heard, even on KAIT, Mayor, some of that was, it sounded politically motivated, or a political response. And I just wanted to hear the man. Hey, I did it, didn't do it, whatever. So I'm just trying to figure out the actual facts. And so whenever I look at all of this, I try to make it simple for me to understand. And that is, did the Mayor, did we as city, or whatever officials, did we have the responsibility of, I understand fiduciarily, maybe not, but to oversee and all of that. And I had to go back to being a father and being a grandfather. When I made calls to register my son, register my grandson, all I saw was Jonesboro, Jonesboro City. So, for me, we do have a responsibility. We do have something to say as it relates to, to the City Stars, and maybe not handling a lot of it fiduciarily, but we do have a responsibility to share, to talk, to ask questions, to make certain that we are doing what's right for our children, because my perception was that it was a Jonesboro City thing until I learned when I came to Council. And I asked that question specifically, and it's on the record. I asked it specifically, about two years ago, when I found out that City Stars was not run by the city. And so, you know, my decisions, like I said, are not based and is not an indicator of the man. It's an indicator or it's based on leadership. And that's important to me. And, that's all I have. Thank you.

Councilmember Chris Gibson said, I think pretty much everything on this particular topic has been hit on, in my opinion. I did have a couple of questions that I think have already been somewhat answered, but I do want to report that Public Services did meet today, in conjunction with the Park's Advisory Committee, to kind of look at forging things, moving forward. The Parks Department was represented as well. I think we've got a good platform to build on moving forward and I'm very optimistic about our future.

Councilmember Chris Moore said, okay, I'll just kind of bring it all to an end here. It's important for our community that we restore trust between the Council, the Mayor's office, and the community. I think mistakes have been made here, Mr. Mayor. I think if you'd have read that statement a year ago that you read at the podium tonight, I don't think we'd be in the position we're in right now. If not a year ago, when Patti Lack and Jeremy Terrell both came to this podium, and they expressed concerns, if you'd have read that statement that you read tonight, we would not have this problem. I don't know why you didn't. I would have, if I'd have been Mayor, I would have wanted to clear it up right then, that we had no authority. There have been people in the community that have been upset about it. I think you should have addressed it sooner. But I think we have to find a way to move on. That'll be all.

Mayor Harold Copenhaver said, if you don't mind, Council, I'd like to make some comments. And, I appreciate the input from City Council. And I strive every day to make the right decisions for this community. And we as Council, and the Mayor's office, and the city employees have worked hard together the last five years. And we need to continue moving forward. I am always up for constructive criticism. And it's hard for anybody to put themselves in anybody else's shoes. This was not anything that I was aware of as far as it was all new to me as well. I depend on my directors for

their skill set, their leadership. And I apologize to this City Council because the last thing I ever want to do is draw a wedge between us. Because that does not benefit our community. I am excited, though, from this standpoint, we are now with City Stars under the leadership of Jim Stearns. Very positive. We have a good onset moving forward. Council, so thank you again for your conversation tonight. It was open. It was apparent. And I think you know me as who I am. And I will take it to heart. And I don't know of any leader that doesn't always want to improve. So thank you.

11. ADJOURNMENT

A motion was made by Councilperson Chris Moore, seconded by Councilperson Joe Hafner, that this matter be Adjourned . The motion PASSED with the following vote.

Excused: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

_____ **Date:** _____

Harold Copenhaver, Mayor

Attest:

_____ **Date:** _____

April Leggett, City Clerk

Text File

File Number: RES-25:219

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Public Works Council Committee **File Type:** Resolution

A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE FOR RIGHT-OF-WAY AND A TEMPORARY CONSTRUCTION EASEMENT AT 2400 E. JOHNSON AVENUE FOR THE PURPUSE OF CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

WHEREAS, the City of Jonesboro, Arkansas desires to acquire the following described right-of-way and easement for the purpose of constructing and maintaining roadway improvements:

PERMANENT RIGHT-OF-WAY:

A PART OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 90°00'00" EAST, 157.63 FEET; THENCE SOUTH 00°00'00" EAST, 706.04 FEET; THENCE NORTH 42°02'36" EAST, 53.02 FEET; THENCE NORTH 58°38'35" EAST, 220.00 FEET; THENCE NORTH 50°48'51" EAST, 161.51 FEET; THENCE NORTH 64°41'14" EAST, 256.43 FEET; THENCE NORTH 51°08'24" EAST, 206.77 FEET; THENCE NORTH 59°14'47" EAST, 187.81 FEET; THENCE SOUTH 27°45'56" EAST, 27.83 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 27°45'56" EAST, 17.70 FEET; THENCE SOUTH 58°51'59" WEST, 338.08 FEET; THENCE NORTH 31°31'48" WEST, 10.00 FEET; THENCE NORTH 58°50'15" EAST, 263.16 FEET; THENCE NORTH 53°12'10" EAST, 76.40 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 3,696 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH

90°00'00" EAST, 157.63 FEET; THENCE SOUTH 00°00'00" EAST, 706.04 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 42°02'36" EAST, 53.02 FEET; THENCE NORTH 58°38'35" EAST, 220.00 FEET; THENCE NORTH 50°48'51" EAST, 161.51 FEET; THENCE NORTH 64°41'14" EAST, 256.43 FEET; THENCE NORTH 51°08'24" EAST, 206.77 FEET; THENCE NORTH 59°14'47" EAST, 187.81 FEET; THENCE SOUTH 27°45'56" EAST, 27.83 FEET; THENCE SOUTH 53°12'10" WEST, 76.40 FEET; THENCE SOUTH 58°50'15" WEST, 263.16 FEET; THENCE SOUTH 58°51'58" WEST, 145.09 FEET; THENCE SOUTH 72°44'37" WEST, 114.00 FEET; THENCE SOUTH 44°57'41" WEST, 123.85 FEET; THENCE SOUTH 58°37'49" WEST, 361.65 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 21,397 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

WHEREAS, in lieu of monetary compensation, the City shall remove all trees in the Temporary Construction Easement and remove the condemned house and the two un-condemned houses on the property. The estimated value of this in lieu work is $39,318.27.

WHEREAS, the funding for the in lieu work to be performed shall come from the Capital Improvement budget, and any liens associated with the existing condemnation or the resulting demolition shall be waived.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO OF JONESBORO, ARKANSAS THAT:

Section 1. The Mayor and City Clerk are hereby authorized to execute the attached Offer and Acceptance, perform the in lieu work, waive any liens as described above, and execute any other documents necessary to effectuate this agreement.

Docusign Envelope ID: BBEA567A-7D49-41FD-B3EE-E1364493AA1C

REAL ESTATE CONTRACT FOR CITY OF JONESBORO
OFFER AND ACCEPTANCE

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following

2. **PROPERTY DESCRIPTION: (2400, 2424 & 2500 E. Johnson Avenue, PARCEL # 01-144162-07900)**

PERMANENT RIGHT-OF-WAY:

A PART OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 90°00'00" EAST, 157.63 FEET; THENCE SOUTH 00°00'00" EAST, 706.04 FEET; THENCE NORTH 42°02'36" EAST, 53.02 FEET; THENCE NORTH 58°38'35" EAST, 220.00 FEET; THENCE NORTH 50°48'51" EAST, 161.51 FEET; THENCE NORTH 64°41'14" EAST, 256.43 FEET; THENCE NORTH 51°08'24" EAST, 206.77 FEET; THENCE NORTH 59°14'47" EAST, 187.81 FEET; THENCE SOUTH 27°45'56" EAST, 27.83 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 27°45'56" EAST, 17.70 FEET; THENCE SOUTH 58°51'59" WEST, 338.08 FEET; THENCE NORTH 31°31'48" WEST, 10.00 FEET; THENCE NORTH 58°50'15" EAST, 263.16 FEET; THENCE NORTH 53°12'10" EAST, 76.40 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 3,696 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 90°00'00" EAST, 157.63 FEET; THENCE SOUTH 00°00'00" EAST, 706.04 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 42°02'36" EAST, 53.02 FEET; THENCE NORTH 58°38'35" EAST, 220.00 FEET; THENCE NORTH 50°48'51" EAST, 161.51 FEET; THENCE NORTH 64°41'14" EAST, 256.43 FEET; THENCE NORTH 51°08'24" EAST, 206.77 FEET; THENCE NORTH 59°14'47" EAST, 187.81 FEET; THENCE SOUTH 27°45'56" EAST, 27.83 FEET; THENCE SOUTH 53°12'10" WEST, 76.40 FEET; THENCE SOUTH 58°50'15" WEST, 263.16 FEET; THENCE SOUTH 58°51'58" WEST, 145.09 FEET; THENCE SOUTH 72°44'37" WEST, 114.00 FEET; THENCE SOUTH 44°57'41" WEST, 123.85 FEET; THENCE SOUTH 58°37'49" WEST, 361.65 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 21,397 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

This temporary easement is for the purpose of constructing sidewalk and other roadway improvements and will terminate six (6) months after final acceptance of the improvements by Arkansas Department of Transportation (ARDOT) or closure of the construction permit (SP-10-2025-0012) issued by ARDOT for this project.

3. **PURCHASE PRICE:** The Buyers will, in lieu of any monetary compensation, remove the condemned house and the two un-condemned houses on the property, and clear the temporary easement leaving only large, non-pine, specimen trees that are outside the construction limits and trimming said trees as needed to facilitate the construction work as needed. Per this agreement, the houses including their slabs, foundations, and any associated debris will be completely removed from the property to the Seller's satisfaction, and any pools or basements will be filled using soils excavated on-site. The Buyer and Seller also agree that the scope of work excludes the

Docusign Envelope ID: BBEA567A-7D49-41FD-B3EE-E1364493AA1C

demolition or removal of any concrete or asphalt driveways. The total value to the Seller on this in lieu work is estimated to be Thirty-nine thousand three hundred eighteen dollars and twenty-seven cents, based on an appraised value of $8.25 per square foot for the Permanent Right-of-way and a prorated 10% value for Temporary Construction Easement.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by execution of Permanent Right-of-Way and Temporary Easement documents, as provided by the Buyer.

5. **CLOSING:** The closing date will be immediate upon receipt, by the Buyer, of the signed Permanent Right-of-Way and Temporary Easement documents.

6. **POSSESSION:** Possession shall be upon closing

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYER AND SELLER.

BUYER

CITY OF JONESBORO
CRAIGHEAD COUNTY, AR

Name:_____

Title:_____Mayor_____

Date:_____

ATTEST

_____
City Clerk

SELLER Signed by: Sally Blake F343842D5930480...

RUTH A STEINSIEK TRUST

Name: Sally Blake

Date: 1/24/2026 | 6:37 AM CST

Name:_____

Date:_____

Text File

File Number: RES-26:009

Agenda Date: **Version:** 2 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

A RESOLUTION TO ACCEPT THE BID AUTHORIZING THE PURCHASE OF THREE BUSES FOR THE TRANSIT DEPARTMENT (JET)

WHEREAS, the City of Jonesboro, Arkansas, through its Jonesboro Economical Transit operations, has an ongoing need to maintain and improve safe, reliable, and ADA-compliant transportation services for the public; and

WHEREAS, staff performed extensive research to locate vehicles to replace current vehicles that need replaced in our current fleet; and

WHEREAS, the City has identified the need to purchase three (3) low-floor buses to support transit and mobility services; and

WHEREAS, a quote has been received from ARBOC Specialty Vehicles, LLC for three (3) ARBOC Type K Low Floor Cutaway vehicle; and

WHEREAS, the quoted vehicle is available for purchase through the State of Oklahoma Contract No. SW0797C, FY 2026, which qualifies as a cooperative/state bid procurement method permitted under applicable purchasing laws and policies for $211,074.00 each, $633,222.00; and

WHEREAS, sufficient funds have been identified and are available for this purchase in the appropriate budget or grant accounts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, THAT:

1. The City of Jonesboro hereby approves the purchase of 3 (three) ARBOC Type K Low Floor Cutaway vehicles from ARBOC Specialty Vehicles, LLC, utilizing the reciprocal bid from the State of Oklahoma Contract No. SW0797C (FY 2026), in accordance with the submitted quote dated January 21, 2026.

2. Mayor Harold Copenhaver and City Clerk April Leggett are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate this purchase.

Creative Bus Sales

State of Oklahoma Contract

SW0797C

FY 2026

Preparer: Brent Roy

Base Model

ARBOC Spirit of Mobility 6.0L 190" WB 14,200 GVWR

ARBOC Specialty Vehicles

Base Model Price:	$	190,737.00
Options:	$	14,451.00
Other Available Options:	$	(10,831.00)
Unpublished Options:	$	16,717.00

Vehicle Length	Lift Position	WC Positions	Total # Passengers	CDL Required
27	Front	2	20	Yes

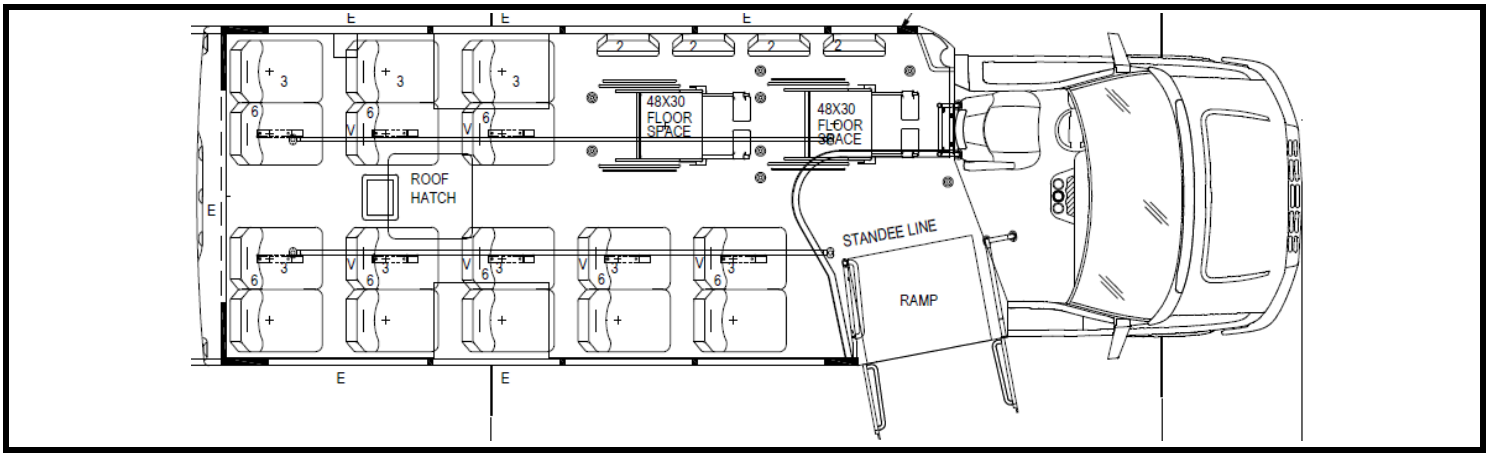
QTY Vehicles: 1 **Total Contract Price:** **$ 211,074.00**

Per Vehicle Price: $ 211,074.00

Customer Info

Customer:	City of Jonesboro, AR
Address:	
Contact:	Lee Wells
Office Phone:	870-336-7223
Mobile Phone:	870-253-9397
E-Mail:	twells@jonesboroAR.gov

Floorplan



Chassis

Chevrolet Express Commercial Cutaway 4500 chassis - 14,200 GVWR
6.0L V8 gasoline engine
6-Speed Automatic Transmission
Front axle - 4,600 lbs.
Rear axle - 9,600 lbs.
Power-assisted hydraulic front & rear disc brakes
4-wheel anti-lock brake system
220 Amp Alternator
Dual, maintenance-free batteries
57 Gallon Fuel Tank
Power steering with tilt wheel
HD gas shock absorbers
Front stabilizer bar
LT225/75Rx16E All Season Tires
Dual rear wheels
Cruise control
Driver sun visor
Power door locks
OEM chassis dash heater, A/C, and defroster
Chrome front bumper

Body

Arboc Spirit of Mobility 26' body
Full air ride suspension with kneeling electronic control
12V Electric Air Suspension Compressor System
Tubular steel cage construction with one-piece exterior FRP wall/skirt
Fiberglass front and rear caps
One-piece seamless FRP roof
95K BTU rear A/C system
FRP interior walls & ceiling
Coved flooring on sidewall to seat track
Altro gray flooring
Driver running board
Rear tow hooks
Heated/Remote-controlled side mirrors
Romeo Rim rear bumper
Stainless steel wheel inserts
Valve stem extender for dual rear wheels
Front and rear mud flaps
65K BTU rear heater
Double T-slider passenger windows
Window ajar alarms for egress windows
Stainless steel battery tray
Hourmeter
Rotary disconnect switch
LED interior and exterior lights
Rear center brake light
Midship turn/marker lights
Independent red brake & amber turn signal lights
AM/FM/CD with four (4) speakers

Electrically actuated passenger entry door with full length glass
Ceiling grab rails (both sides of aisle) - yellow powder coated
Entry grab rails - yellow powder coated
Stanchion and modesty panel behind driver - yellow powder coated
USSC G2E Evolution driver seat
Mid High rigid passenger seats
Level 5 seat covers for passenger seats
Anti-vandal grab handles on aisle seats
Armrests on aisle side seats
Freedman USR retractable seat belts

ADA

Front wheelchair ramp (main entry door)
Braun 34" wide wheelchair ramp (800# capacity)
ADA interlock/fast idle
Two (2) Q'Straint QRT-MAX Slide 'N Click wheelchair securements with combo lap/shoulder belt
Priority seating signs
Two (2) wheelchair decals (International Symbol of Accessiblility)

Safety

3.5 lb. fire extinguisher
First aid kit
Emergency triangle kit
Backup alarm
Interior convex mirror
Interior lights on when entry door opens
Red lights over emergency egress locations

Options

Qty	Description	FY 2023 List Price	QTY Total
1	LED Front and Side Destination Signs	$ 9,833.00	$ 9,833.00
1	Sportworks DL2 Bicycle Rack	$ 3,623.00	$ 3,623.00
1	Rear View Camera System	$ 995.00	$ 995.00
-	**Subtotal Manufacturer Options**		**$ 14,451.00**

Other Available Options

Qty	Description	FY 2023 List Price	QTY Total
1	OEM spring suspension in lieu of air ride	$ (17,509.00)	$ (17,509.00)
1	Mor Ryde RSX Front and Rear Suspension System (Only available in conjunction with OEM Spring Suspension Option)	$ 4,583.00	$ 4,583.00
1	Driver's Barrier kit for cutaway buses (single door or dual door)	$ 1,795.00	$ 1,795.00
1	Installation of driver's barrier kit (per vehicle)	$ 300.00	$ 300.00
-	**Subtotal Manufacturer Options:**		**$ (10,831.00)**

CBS Unpublished Options

Qty	Description	FY 2023 List Price	QTY Total
1	Diamond Manufacturing F-1 series farebox w/remote drop	$ 6,220.00	$ 6,220.00
1	Angel Trax 4-camera system	$ 4,460.00	$ 4,460.00
1	Fiberdyne Labs LED Stop sign on back of bus	$ 895.00	$ 895.00
1	2-way radio prep package - terminate behind driver seat	$ 225.00	$ 225.00
1	prep package w/power and ground for Tripspark system - terminate in overhead compartment	$ 195.00	$ 195.00
1	4 speakers in coach body for enunciator equipment. Terminate speaker wires in overhead compartment	$ 365.00	$ 365.00
1	OEM radio wired only to speaker in door	$ -	$ -
1	4" yellow LED flashing lights in upper rear cap - wigwag flash pattern	$ 412.00	$ 412.00
1	Q-Straint "InQline Assist" winch system	$ 3,945.00	$ 3,945.00
-	**Subtotal CBS Unpublished Options:**		**$ 16,717.00**

Text File

File Number: RES-26:010

Agenda Date:

Version: 1

Status: Recommended to Council

In Control: Public Works Council Committee

File Type: Resolution

A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS TO ACCEPT A PERMANENT RIGHT-OF-WAY AT 3505 STELLA DRIVE FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING PEDESTRIAN AND BICYCLE INFRASTRUCTURE IMPROVEMENTS

WHEREAS, the City of Jonesboro, Arkansas desires to accept the following described right-of-way for the purpose of constructing and maintaining pedestrian and infrastructure improvements:

PART OF LOT 1 OF UNIVERSITY TRAILER PARK, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF UNIVERSITY TRAILER PARK, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°41'58" WEST, 16.09 FEET; THENCE NORTH 55°13'13" WEST, 8.81 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 01°51'45", A RADIUS OF 5922.53 FEET, 192.53 FEET TO A POINT THAT BEARS SOUTH 71°41'42" WEST, 192.52 FEET FROM SAID LAST POINT; THENCE SOUTH 71°39'54" WEST, 69.48 FEET; THENCE NORTH 00°48'03" EAST, 8.83 FEET; THENCE NORTH 71°43'27" EAST, 269.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES (2,150 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO THAT:

Section 1: The Mayor and City Clerk are hereby authorized to accept the right-of-way described above.

Arkansas State University System
Board of Trustees
December 12, 2025
Resolution 25-51

EXECUTIVE SUMMARY Contact: Russ Hannah (870) 972-2285

ACTION ITEM: The Arkansas State University requests approval for Arkansas State University (A-State) to grant a *Permanent Right-of-Way Easement* to the City of Jonesboro, Arkansas, to construct and maintain pedestrian and bicycle infrastructure improvements upon part of Lot 1 of the University Trailer Park.

ISSUE: The ASU System Board of Trustees must approve the conveyance of easements affecting university property.

BACKGROUND:

- A-State owns real property known as the University Trailer Park, along the intersection of Stella Drive and Aggie Road, in Jonesboro, Craighead County, Arkansas. The City of Jonesboro has requested a permanent right-of-way easement beginning at the northeast corner of Lot 1 for the purpose of constructing and maintaining pedestrian and bicycle infrastructure improvements.
- The easement, as shown and legally described in **Exhibit A (Legal Description)** and **Exhibit B (Easement Map)**, will provide the City of Jonesboro access for these construction and maintenance projects, while preserving ASU's property rights and ensuring that all activity remains consistent with university operations.
- The Chancellor of Arkansas State University and the President of the ASU System recommend approval of the proposed easement, as the project will enhance accessibility and safety for students, faculty, staff, and the surrounding community.

RECOMMENDATION/RESOLUTION:

Be it resolved that Arkansas State University is approved to grant a *Permanent Right-of-Way Easement* to the City of Jonesboro, Arkansas, across the ASU property known as the University Trailer Park, Lot 1, in Jonesboro, Craighead County, Arkansas, as described in the attached easement document. The Chancellor, or Chancellor's designee, is authorized to execute all documents necessary to carry out the intent of this resolution.

Paul Rowton, Secretary

Steve Eddington, Chair

EXHIBIT A

PERMANENT RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: (01-144164-02700)

That, **STATE OF ARKANSAS**, hereinafter referred to as Grantor (whether one or more), does hereby dedicate, grant and convey unto the Public, and that the **CITY OF JONESBORO**, a Municipal Corporation of the State of Arkansas, hereinafter referred to as Grantee, does hereby accept on behalf of the public, for use as a permanent right-of-way across the following described real property in Craighead County, State of Arkansas, to-wit:

PART OF LOT 1 OF UNIVERSITY TRAILER PARK, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF UNIVERSITY TRAILER PARK, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°41'58" WEST, 16.09 FEET; THENCE NORTH 55°13'13" WEST, 8.81 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 01°51'45", A RADIUS OF 5922.53 FEET, 192.53 FEET TO A POINT THAT BEARS SOUTH 71°41'42" WEST, 192.52 FEET FROM SAID LAST POINT; THENCE SOUTH 71°39'54" WEST, 69.48 FEET; THENCE NORTH 00°48'03" EAST, 8.83 FEET; THENCE NORTH 71°43'27" EAST, 269.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES (2,150 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

This easement and right-of-way is for the purpose of constructing and maintaining pedestrian and bicycle infrastructure improvements. Any other use of this area, other than by record owners, shall only be granted by record owners, but they are not precluded from using or granting other use, so long as same does not interfere unreasonably with the express purpose intended.

This grant of easement and right-of-way shall be binding upon the heirs, successors, administrators and assigns of the grantors.

IN WITNESS WHEREOF, the grantors have executed this instrument on the 6th day of 2026.

Owner Info

BY:

Signature: _____

Name: Russ Hannah

Title: Chief Financial Officer

PATSY BISHOP
NOTARY PUBLIC - STATE OF ARKANSAS
CRAIGHEAD COUNTY
MY COMMISSION EXPIRES 11-20-2034
COMMISSION# 12401424

ACKNOWLEDGMENT

STATE OF Arkansas.

COUNTY OF Craighead.

On this day before me, the undersigned officer, personally appeared Russ Hannah, to me well known to be the person whose mane is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purpose therein stated and set forth.

WITHESS my hand and seal this 6th day of February, 20 26

Notary Public (Signature): Patsy Bishop.

My Commission Expires: 11-20-2034.

PATSY BISHOP
NOTARY PUBLIC - STATE OF ARKANSAS
CRAIGHEAD COUNTY
MY COMMISSION EXPIRES 11-20-2034
COMMISSION# 12401424

EXHIBIT B


CATER DRIVE
AGGIE ROAD
PROP. R.O.W.
STELLA DRIVE
UNIVERSITY TRAILER PARK
REES REPLAT RUTH ANN SUB

Text File

File Number: RES-26:011

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF STREET LIGHTS

WHEREAS, the City of Jonesboro Mayor's office has determined the RAB ALED5T52/PCT-LED Post Top Light-or equivalent light fixtures and RAB PR4-11-15D2-or equivalent light poles to be the city standard for all pedestrian-friendly and pedestrian-priority streets; and

WHEREAS, a local distributor can stock these fixtures as part of their normal inventory, and can maintain an adequate supply of replacement parts as needed.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The specified light fixtures and light poles are available from TEC ELECTRIC of Jonesboro, AR, per the attached quote.

SECTION 2: Due to the need to be able to access this lighting and replacement parts quickly for the preservation of public safety in the community, the City Council in accordance with the terms of A.C.A. Section 14-58-303 hereby waive the requirement of competitive bidding and direct the purchasing agent to purchase the above-described light fixtures and light poles for the prices set forth above.

Quote

Date: February 2, 2026

Expires: March 31, 2026

TECELECTRIC

To: City of Jonesboro

From: TEC Electric
1900 S. Church St
Jonesboro, AR 72401

Project Name: 60 Street Lights

Quantity	Part
60	RAB Lighting
60	15' Round Pole

Total $ 67,200.00

RAB Light with 15' matching pole





Text File

File Number: RES-26:013

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF JONESBORO TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION FOR THE FY2026 BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT

WHEREAS, the application process is now open and is accepting proposals for the U.S. Department of Transportation FY 2026 BUILD grant; and

WHEREAS, the project would complete a makeover of the busy Caraway Road commercial corridor, complementing city and ArDOT projects along the I555 interchange corridor; and

WHEREAS, the project would improve vehicular traffic on two roads leading to a new 203,000 square-foot Ridge Athletic Center complex scheduled to open next year; and

WHEREAS, the Ridge was conceived to address local and regional demand for a large-scale amateur sports venue with an economic impact estimated at $43 million annually; and

WHEREAS, the Ridge's long-term success depends on 1) widening Caraway Road; 2) expanding the intersection at Race Street; and 3) accommodating pedestrians *en route* to the Ridge with sidewalks and sidepaths; and

WHEREAS, the City of Jonesboro is requesting up to $21,000,000 in BUILD grant funding to widen Caraway Road, expand the intersection at Race Street, and accommodate pedestrians *en route* to the Ridge with sidewalks and sidepaths.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION I: The Jonesboro City Council supports the submission of the FY26 BUILD Grant application to the United States Department of Transportation.

SECTION 2: The Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro, AR to execute all necessary documents to effectuate this application.

SECTION 3: The Grants and Community Development Department is hereby authorized by the City Council for the City of Jonesboro, AR to submit all necessary documents for this Federal Aid program.

SECTION 4: The City Council does hereby authorize the Mayor and his designee to execute all agreements and contracts regarding any future award of BUILD grant funds.

JONESBORO
ARKANSAS

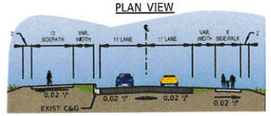
PROPOSED BUILD GRANT EXHIBIT
CITY OF JONESBORO, ARKANSAS

Pickering

LEGEND
- PROPOSED IMPROVEMENT AT INTERSECTION
- PROPOSED SOUTH CARAWAY RD IMPROVEMENT PROJECT
- DOUBLE YELLOW PAVEMENT MARKING
- WHITE PAVEMENT MARKING OR EDGE OF PAVEMENT
- 10' SIDEPATH
- 6' SIDEWALK

BROWNS LN ACCESS RD
S CARAWAY RD
PHILLIPS DR
RIDGE ATHLETIC CENTER
RACE ST
FOX MEADOW LN
SANDBROOK DR
LINKS CIR
LATOURETTE DR
HIGGINBOTTOM CREEK
E PARKER RD
EXIT 47C
I-555 INTERSTATE
SB RAMP
NB RAMP
OPEN SHOULDER NO CURB & GUTTER
10' SIDEPATH
6' SIDEWALK
FOWLER AVE
E HIGHLAND DR
OAKBROOK DR
GLENN PL
SUNNY MEADOW DR
TRAFFIC SIGNAL ADJUSTMENT FOR NEW INTERSECTION IMPROVEMENTS
RIGHT TURN LANE ON RIGHT SIDE

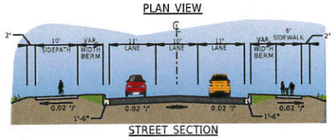
① PLAN VIEW



STREET SECTION

TYPICAL 2-LANE SECTION WITH CURB AND GUTTER ON LEFT SIDE AND OPEN SHOULDER ON RIGHT

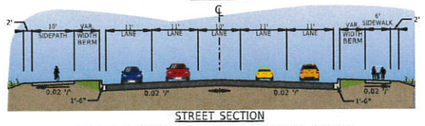
② PLAN VIEW



STREET SECTION

TYPICAL 3-LANE SECTION WITH CURB AND GUTTER

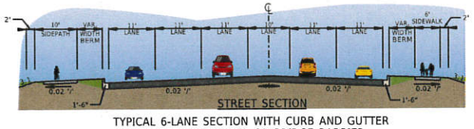
③ PLAN VIEW



STREET SECTION

TYPICAL 5-LANE SECTION WITH CURB AND GUTTER

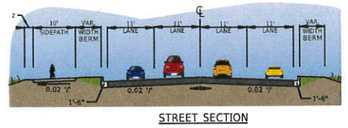
④ PLAN VIEW



STREET SECTION

TYPICAL 6-LANE SECTION WITH CURB AND GUTTER OR OPEN SHOULDER OR BRIDGE BARRIER

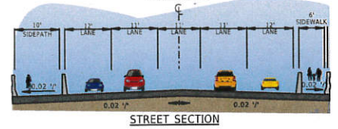
⑤ PLAN VIEW



STREET SECTION

TYPICAL 4-LANE SECTION WITH CURB & GUTTER

⑥ PLAN VIEW



STREET SECTION

TYPICAL 5-LANE SECTION AT BRIDGE WITH BARRIERS

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2404 BRAZOS, PARCEL 01-144281-29400, OWNED BY KINGDOM ASSETS, LLC IN THE AMOUNT OF $275

LEGAL DESCRIPTION: FAIRVIEW ACRES J'BORO CITY

WHEREAS, KINGDOM ASSETS, LLC, the owner of record, was properly notified of a code violation at 2404 Brazos, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on the 18th of November 2025 using city funds in the amount of $275; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-54-903.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, THAT:

Section 1: The city should proceed with placing a lien on the property located at 2404 Brazos.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Kingdom Assets LLC

132 Sophie Drive

Brookland , AR 72417

RE: 2404 BRAZOS ST

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 1st day of July, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 1st day of July, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

07/01/2025

Kingdom Assets LLC
132 Sophie Drive
Brookland AR 72417

Case #: 253523
In regards to property located at: 2404 BRAZOS ST, JONESBORO, Arkansas 72401

Our records show that you own the property listed above. We have observed that the whole property needs mowed and trimmed. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 07/12/2025. If the issue is not corrected by the date listed, the City will send our contractor to mow and trim the whole property, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:
30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

30-5 Unsightly or Unsanitary Conditions

My number is 870-273-2129. Please read last line of this letter carefully.

Sincerely,

C Blake Nichols

Blake Nichols
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

9589 0710 5270 2238 0473 04

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

810 EAST STREET POST OFFICE
JONESBORO, AR 72401
JUL 01 2025

Postmark Here

Sent To **Kingdom Assets LLC**

Street and Apt. No., or PO Box No.
132 Sophie Drive

City, State, ZIP+4®
Brookland , AR 72417

47

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 11-22-2025

To: Tosha Moss

Case #: 256847

Property Address: 2404 Brazos St APN# 01-1442891-29400
Jonesboro, AR 72401

Mowing Letter Sent on: 7-01-2025
Comply by Date: 7-12-2025
Date of Mowing Service: 11-18-2025

Need to send the following charges to this person.

Property Owner:
Kingdom Assets LLC
132 Sophie Drive
Brookland , AR 72417

ITEMS	AMOUNTS
Filing Fees	$ 15.00
Admin Fees	$ 200.00
Mowing and trimming	$ 60.00
Total	$ 275.00

Thank you,

Eric Schmett
Code Enforcement Division
PO Box 1845
Jonesboro, AR 72403

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

KINGDOM ASSETS LLC

132 SOPHIE DR.

BROOKLAND, AR 72417

RE: 2404 BRAZOS ST. JONESBORO, AR 72401

I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 1 day of December, 2025.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 1 day of Dec, 25.

Notary Public

My commission expires: 9/18/34

BRITTNEY NICOLE CARAWAY
Notary Public - Arkansas
Craighead County
Commission # 00003020
My Commission Expires Sep 18, 2034

256847

DATE	INVOICE NO
11/22/2025	0070055

BILL TO

Kingdom Assets LLC
132 Sophie Dr
Brookland, AR 72417

DUE DATE
12/29/2025

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
Code Enforcement Charges:						
Filing Fee - 2404 Brazos St	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2404 Brazos St	1.00	200.00	200.00	0.00	0.00	200.00
Mowing and Trimming - 2404 Brazos St	1.00	60.00	60.00	0.00	0.00	60.00
		INVOICE TOTAL:	**275.00**	**0.00**	**0.00**	**275.00**

If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904.

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

DUE DATE	INVOICE NO
12/29/2025	0070055

Customer Name: Kingdom Assets LLC
Customer No: 024936

Account No: 0036002 - Code Enforcement Charges - 2404 Brazos

Please remit payment by the due date to:

City of Jonesboro
300 South Church Street
PO Box 1845
Jonesboro, AR 72403

Invoice Total:	275.00
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	275.00
INVOICE BALANCE:	**$275.00**
AMOUNT PAID:	_____

9589 0710 5270 3760 1469 78

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

310 EAST STREET POST
DEC 01 2025
JONESBORO, AR 72401

Sent To Kingdom Assets LLC

Street and Apt. No., or PO Box No. 132 Sophie Dr.

City, State, ZIP+4® Brookland AR 72417

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

51

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

KINGDOM ASSETS LLC

132 SOPHIE DR.

BROOKLAND, AR. 72417

RE: 2404 BRAZOS JONESBORO, AR. 72401

I, Denise Brooks, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 12 day of JANUARY, 2026.

Denise Brooks
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 13 day of Jan, 26.

Notary Public

My commission expires: 9/18/34

BRITTNEY NICOLE CARAWAY
Notary Public - Arkansas
Craighead County
Commission # 00003029
My Commission Expires Sep 18, 2034

JONESBORO
ARKANSAS

Invoice# : 0070055
Case# : 256847

Invoice Notice Mailed Prior to 12/29/2025

Kingdom Assets LLC
132 Sophie Dr
Brookland, AR 72417

Subject: 2404 Brazos Parcel# 01-144281-29400

This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 2/17/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you,

Scott Roper
Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658

9589 0710 5270 3206 8637 80

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

239 EAST STREET POST OFFICE
JAN 12 2026
JONESBORO, AR 72401

Sent To
Kingdom Assets LLC

Street and Apt. No., or PO Box No.
132 Sophie DR.

City, State, ZIP+4®
Brookland, AR. 72417

54

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Text File

File Number: RES-25:168

Agenda Date: 2/17/2026 **Version:** 1 **Status:** Recommended to Council

In Control: Public Safety Council Committee **File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 3806 School Street, Jonesboro, AR 72401; Parcel # 01-144272-16500

OWNER: Olga Hernandez

LEGAL DESCRIPTION: Lots 6 & 7, Block IV of Watt's Addition to the City of Jonesboro, Arkansas, formerly Town of Nettleton, as recorded in Book 18 Page 621, Craighead County, Western District, Jonesboro, Arkansas.

WHEREAS, the above property has been inspected and has been determined unsuited for human habitation.

WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the condemnation of this property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 3806 School Street, Jonesboro, AR 72401.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

OLGA HERNANDEZ

3806 SCHOOL ST

JONESBORO, AR 72401

RE: 3806 SCHOOL ST

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 27th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 27th day of August, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice to Board and Secure

08/27/2025

OLGA HERNANDEZ
3806 SCHOOL ST
JONESBORO AR 72401-

Case #: 255499
In regards to property located at 3806 SCHOOL ST, JONESBORO, Arkansas 72401

Dear OLGA HERNANDEZ ,

It has been observed that the building listed above is unsecured, damaged, and/or vacant. **You are hereby directed to board and secure the building within seven (7) days of the receipt of this notice.** The building is to remain secured at all times until the repairs are complete or until such time as the structure is razed and removed.

If you decide to abate this nuisance, you must obtain any necessary permits. All damaged or missing doors and/or windows must be repaired, replaced, or boarded up to prevent entry. All boarding material shall be cut to fit the opening to be secured, weatherproofed, and painted and maintained to blend with the exterior color of the building. Damaged roofs shall be tarped to prevent further weather damage to the interior of the building. **All repairs are to be made and all boarding materials and tarps are to be removed within six (6) months.**

In the event you have not commenced work to secure the building with in seven (7) days from the receipt of this notice, the City will take actions required to abate the nuisance. All costs of abatement will be billed to you as owner of the property. Payment of this bill will be actively pursued. A tax lien will be placed on the property until payment is received in full. **A fine of not less than $100 shall be imposed and an additional fine of $100 for each day thereafter. (Ord. 19:061)**

Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure.

Should you have any questions about this process, please call the City's Code Enforcement Office at 870-933-4658.

Cell: 870-926-1404 Email: dcooley@jonesboro.org

Sincerely,

David Cooley
Code Enforcement Officer

9589 0710 5270 2238 0422 79

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

310 EAST STREET POST OFFICE
AUG 27 2025
JONESBORO, AR 72401
Postmark Here

Sent To
Olga Hernandez
Street and Apt. No., or PO Box No.
300 School St
City, State, ZIP+4®
Jonesboro AR 72401

58

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL



City of Jonesboro
Office of Code Enforcement
P.O. Box 1845
Jonesboro, AR 72403



9589 0710 5270 2238 0422 79



8-30-25

OLGA HERNANDEZ
3806 SCHOOL ST
JONESBORO AR 72401

NIXIE 381 FE 1 0009/04/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 72403184545 *0647-07475-28-31

72401-65346 UTF
72403>1845

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OLG[redacted]HERNANDEZ
3806 SCHOOL ST
JONESBORO AR 72401

9590 9402 8374 3156 9775 36

9589 0710 5270 2238 0422 79

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. [illegible]ress different from item 1? ☐ Yes
[illegible]elivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
[illegible]ail
[illegible]ail Restricted Delivery
[illegible]0)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

255499 DC

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	**September 24, 2025** **CASE NUMBER: 255499**
PROPERTY ADDRESS:	**3806 School St.** **Parcel: 01-144272-06500**
PROPERTY OWNER:	**Olga Hernandez**

The residential building is a home on a pier foundation with a separate shed and storm shelter. The shed is in moderate disrepair. The foundation of the home has a few blocks that are cracked but overall is stable. The silt plate around the home is rotting and must be replaced to prevent the home from falling. The wood siding on the home is rotting and falling off in places. All siding must be repaired or replaced. Many of the window frames are rotten and falling apart. Other windows are broken out. All windows with any damaged must be repaired or replaced. The soffit around the home is rotting and falling off the home. All soffits must be repaired or replaced. There are many places across the roof with damaged shingles. The shingles and tar paper need to be removed and replaced. There is a hole in the back side of the home which appears to be wildlife damage. The electrical supply line has been disconnected and the meter removed. Any damaged electrical components but be repaired to current code and pass inspection by the City of Jonesboro Inspections department. This must be done before service can be restored by City, Water, and Light.
CURRENTLY THE STRUCTURE IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE STRUCTURE SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure	XX	Is		Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO XX

Tim Renshaw, Chief Building Inspector	**David Cooley, Code Enforcement**

Municipal Building, 300 South Church Jonesboro, AR


Craighead County GIS
3806 School
01-144272-15400
01-144272-01100
01-144272-11000
2.76
01-144272-16700
01-144272-01000
2.11
01-144272-17400
01-144272-17500
01-144272-07000

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 **870-933-4658**

AFFIDAVIT

OLGA HERNANDEZ

3806 SCHOOL ST

JONESBORO, AR 72401-6534

RE: 3806 SCHOOL ST

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 24th day of September, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 24th day of September, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice of Violation

09/24/2025

OLGA HERNANDEZ
3806 SCHOOL ST
JONESBORO AR 72401-6534

Case #: 255499
Subject: 3806 SCHOOL ST, JONESBORO, Arkansas 72401

Dear Property Owner:

According to county records you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and, has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating you intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure,you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Cell: 870-926-1404 Email: dcooley@jonesboro.org

Sincerely,

David Cooley
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	**September 24, 2025**	**CASE NUMBER: 255499**
PROPERTY ADDRESS:	**3806 School St.**	**Parcel: 01-144272-06500**
PROPERTY OWNER:	**Olga Hernandez**	

The residential building is a home on a pier foundation with a separate shed and storm shelter. The shed is in moderate disrepair. The foundation of the home has a few blocks that are cracked but overall is stable. The silt plate around the home is rotting and must be replaced to prevent the home from falling. The wood siding on the home is rotting and falling off in places. All siding must be repaired or replaced. Many of the window frames are rotten and falling apart. Other windows are broken out. All windows with any damaged must be repaired or replaced. The soffit around the home is rotting and falling off the home. All soffits must be repaired or replaced. There are many places across the roof with damaged shingles. The shingles and tar paper need to be removed and replaced. There is a hole in the back side of the home which appears to be wildlife damage. The electrical supply line has been disconnected and the meter removed. Any damaged electrical components but be repaired to current code and pass inspection by the City of Jonesboro Inspections department. This must be done before service can be restored by City, Water, and Light.

CURRENTLY THE STRUCTURE IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE STRUCTURE SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure	XX	Is		Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO XX

Tim Renshaw, Chief Building Inspector	**David Cooley, Code Enforcement**

Municipal Building, 300 South Church Jonesboro, AR

9589 0710 5270 3204 8653 26

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

310 EAST STREET POST OFFICE
SEP 24 2025
JONESBORO, AR 72401

Sent To
Olga Hernandez
Street and Apt. No., or PO Box No.
3806 School St
City, State, ZIP+4®
Jonesboro AR 72401-6634

66

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OLGA HERNANDEZ
3806 SCHOOL ST
JONESBORO AR 72401-6534

9590 9402 9174 4225 1218 80

9589 0710 5270 3206 8653 26

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Delivery Restricted Delivery
☐ Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

2554PPC

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

City of Jonesboro
Office of Code Enforcement
P.O. Box 1845
Jonesboro, AR 72403

CERTIFIED MAIL

9589 0710 5270 3206 8653 26



OLGA HERNANDEZ
3806 SCHOOL ST
JONESBORO AR 72401-6534

72401$6534 C021

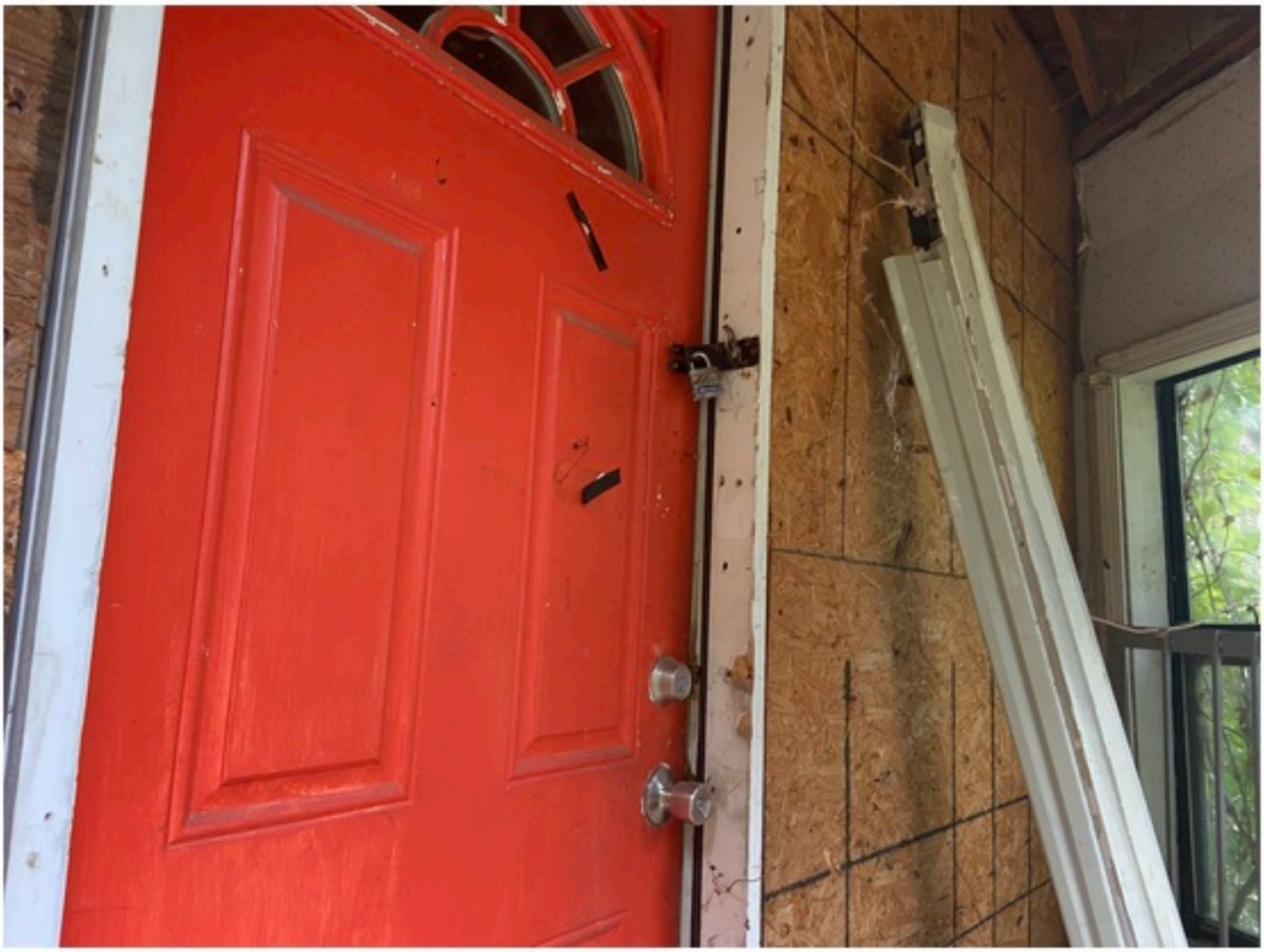
NIXIE 381 DE 1 0010/02/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

























Text File

File Number: RES-25:169

Agenda Date: 2/17/2026 **Version:** 1 **Status:** Recommended to Council

In Control: Public Safety Council Committee **File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 2410 W. Matthews Ave. Jonesboro, AR 72401; Parcel # 01-143143-01900

OWNER: George Hannah Sr.

LEGAL DESCRIPTION: Part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter Section 14, Township 14 North, Range 3 East, thence North 90 degrees 00' 00" West along the Section line 127.14 feet; thence North 01 degrees 02' 27" East 344.06 feet; thence South 86 degrees 57' 33" East 127.20 feet to the Quarter Section Line; thence South 01 degrees 02' 27" West along the Quarter Section Line 337.31 feet to the point of beginning proper, and being subject to all easements and rights of way of record.

WHEREAS, the above property has been inspected and has been determined unsuited for human habitation.WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the condemnation of this property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 2410 W. Matthews Ave. Jonesboro, AR 72401.

City of Jonesboro
Office of Code Enforcement
P.O. Box 1845
Jonesboro, AR 72403

9589 0710 5270 2238 0422 17



GEORGE HANNAH SR
2410 W Matthews Ave
Jonesboro AR 72401-9205

72401*9205 VR035
72401>9205

NIXIE 381 FE 1 0009/04/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 72403184545 *1047-00997-28-43

82


CERTIFIED MAIL®
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
GEORGE HANNAH SR
2410 W Matthews Ave
Jonesboro AR 72401-9205
9590 9402 8374 3156 9786 01
9589 0710 5270 2238 0422 17
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1?
ery address below:
Yes
No
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Delivery Restricted Delivery
ail
ail Restricted Delivery
(over $500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
255464
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

City of Jonesboro
Office of Code Enforcement
P.O. Box 1845
Jonesboro, AR 72403



GEORGE HANNAH SR
2410 W Matthews Ave
Jonesboro AR 72401-9205

72401#9205 RT035
72403>9205

NIXIE 381 FE 1 0009/04/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 72403184545 *1047-00994-28-43

8535404

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

GEORGE HANNAH SR

2410 W Matthews Ave

Jonesboro, AR 72401-9205

RE: 2410 W MATTHEWS

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 28th day of August, 2025.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 28th day of August, 2025.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice to Board and Secure

08/28/2025

GEORGE HANNAH SR
2410 W Matthews Ave
Jonesboro AR 72401-9205

Case #: 255464
In regards to property located at 2410 W MATTHEWS, JONESBORO, AR 72401

Dear GEORGE HANNAH SR,

It has been observed that the building listed above is unsecured, damaged, and/or vacant. **You are hereby directed to board and secure the building within seven (7) days of the receipt of this notice.** The building is to remain secured at all times until the repairs are complete or until such time as the structure is razed and removed.

If you decide to abate this nuisance, you must obtain any necessary permits. All damaged or missing doors and/or windows must be repaired, replaced, or boarded up to prevent entry. All boarding material shall be cut to fit the opening to be secured, weatherproofed, and painted and maintained to blend with the exterior color of the building. Damaged roofs shall be tarped to prevent further weather damage to the interior of the building. **All repairs are to be made and all boarding materials and tarps are to be removed within six (6) months.**

In the event you have not commenced work to secure the building with in seven (7) days from the receipt of this notice, the City will take actions required to abate the nuisance. All costs of abatement will be billed to you as owner of the property. Payment of this bill will be actively pursued. A tax lien will be placed on the property until payment is received in full. **A fine of not less than $100 shall be imposed and an additional fine of $100 for each day thereafter. (Ord. 19:061)**

Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure.

Should you have any questions about this process, please call the City's Code Enforcement Office at 870-933-4658.

Cell: 870-926-1404 Email: dcooley@jonesboro.org

Sincerely,

David Cooley
Code Enforcement Officer

9589 0710 5270 2238 0422 17

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

310 EAST STREET POST OFFICE
JONESBORO, AR 72401
AUG 28 2025
Postmark Here

Sent To
George Hannah Sr

Street and Apt. No., or PO Box No.
2410 W Matthews Ave

City, State, ZIP+4®
Jonesboro AR 72401-

88

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	**September 24, 2025**	**CASE NUMBER: 255464**
PROPERTY ADDRESS:	**2410 W. Matthews Ave.**	**Parcel: 01-143143-01900**
PROPERTY OWNER:	**George Hannah Sr.**	

The residential building is a home on a pier foundation with an attached car port and attached garage on a slab foundation. The garage is in disrepair. The roll up door is damaged and unable to be opened. The doors to the storage area in the car port is damaged. The storage area is full of trash and junk. There is junk in the car port, yard, back porch, and front porch. There are holes in the soffit area of the home which appear to be from wildlife. All of the exterior doors are damaged and open. All damaged soffit area and doors must be repaired or replaced. Some of the windows are damaged. Any damaged windows must be repaired or replaced. The roof is leaking. This is apparent due to the water spot inside the home and part of the ceiling sheetrock has fallen off. The shingles are damaged. All tar paper and shingles need to be replaced. The underlay must be inspected, and any damaged underlay must be replaced. Any damaged sheet rock must be repaired or replaced. The entire interior floor is covered in trash, old food, and home goods. Any damaged electrical components but be repaired to current code and pass inspection by the City of Jonesboro Inspections department. This must be done before service can be restored by City, Water, and Light.

CURRENTLY THE STRUCTURE IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE STRUCTURE SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure	XX	Is		Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO XX

Tim Renshaw, Chief Building Inspector	**David Cooley, Code Enforcement**

Municipal Building, 300 South Church Jonesboro, AR


Craighead County GIS
Powered by Esri
2410 W Matthews
About
01-143143-01210
4.39
01-143143-02000
3.7
01-143144-00600
9.33
01-143143-02200
2.44
01-143143-00600
4.73
01-143143-01200
20.84
01-143143-02700
4.42
01-143144-00100
6.07
01-143144-01300
2.01
01-143144-01200
2.11
W Matthews Ave
01-143232-02200
2.08
01-143232-01100
0.53
01-143232-03300
1
01-143232-03200
0.79
01-143232-00100
6.07
01-143232-00200
0.72
01-143232-03000
5.15
01-143232-00900
1.89
Waverly Cir
Peony Dr
Northcutt Cir
01-143233-00300
28
01-143231-01200
01-143231-00600
3.29
Alice Bennett Dr
Click to restore the map extent and layer visibility when you left off.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

GEORGE HANNAH SR

2410 W MATTHEWS AVE

JONESBORO, AR 72401-9205

RE: 2410 W MATTHEWS

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 21st day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 21 day of Oct, 25.

BCarway
Notary Public

My commission expires: 9/18/34

BRITTNEY NICOLE CARAWAY
Notary Public - Arkansas
Craighead County
Commission # 00003029
My Commission Expires Sep 18, 2034

JONESBORO
ARKANSAS

Notice of Violation

10/21/2025

GEORGE HANNAH SR
2410 W Matthews Ave
Jonesboro AR 72401-9205

Case #: 255464
Subject: 2410 W MATTHEWS, JONESBORO, AR 72401

Dear Property Owner:

According to county records you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and, has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating you intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure,you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Cell: 870-926-1404 Email: dcooley@jonesboro.org

Sincerely,

David Cooley
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	**September 24, 2025**	**CASE NUMBER: 255464**
PROPERTY ADDRESS:	**2410 W. Matthews Ave.**	**Parcel: 01-143143-01900**
PROPERTY OWNER:	**George Hannah Sr.**	

The residential building is a home on a pier foundation with an attached car port and attached garage on a slab foundation. The garage is in disrepair. The roll up door is damaged and unable to be opened. The doors to the storage area in the car port is damaged. The storage area is full of trash and junk. There is junk in the car port, yard, back porch, and front porch. There are holes in the soffit area of the home which appear to be from wildlife. All of the exterior doors are damaged and open. All damaged soffit area and doors must be repaired or replaced. Some of the windows are damaged. Any damaged windows must be repaired or replaced. The roof is leaking. This is apparent due to the water spot inside the home and part of the ceiling sheetrock has fallen off. The shingles are damaged. All tar paper and shingles need to be replaced. The underlay must be inspected, and any damaged underlay must be replaced. Any damaged sheet rock must be repaired or replaced. The entire interior floor is covered in trash, old food, and home goods. Any damaged electrical components but be repaired to current code and pass inspection by the City of Jonesboro Inspections department. This must be done before service can be restored by City, Water, and Light.

CURRENTLY THE STRUCTURE IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE STRUCTURE SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure	XX	Is		Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO XX

Tim Renshaw, Chief Building Inspector	**David Cooley, Code Enforcement**

Municipal Building, 300 South Church Jonesboro, AR

9589 0710 5270 3206 8631 48

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

310 EAST STREET POST OFFICE
OCT 21 2025
JONESBORO, AR 72401

Postmark Here

Sent To **GEORGE HANNAH SR**

Street and Apt. No., or PO Box No. **2410 W MATTHEWS AVE**

City, State, ZIP+4® **JONESBORO, AR 72401-9205**

94

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


CERTIFIED MAIL®
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
GEORGE HANNAH SR
2410 W Matthews Ave
Jonesboro AR 72401-9205
9590 9402 9174 4225 1183 78
2. Article Number
9589 0710 5270 3206 8631 48
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
delivery address below: No
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Delivery Restricted Delivery
Restricted Delivery
(over $500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
254464
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt



















Text File

File Number: RES-25:216

Agenda Date: 2/17/2026 **Version:** 1 **Status:** Recommended to Council

In Control: Public Safety Council Committee **File Type:** Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT: 120 W. Woodrow Street, Jonesboro, AR 72401

Parcel # 01-144073-24500

OWNER: Jonathan M. Liles

LEGAL DESCRIPTION: Lot 11 in Block "I" of Haltom's Second Addition to the City of Jonesboro, Arkansas.

WHEREAS, the above property has been inspected and has been determined unsuited for human habitation.

WHEREAS, all of the stipulations have been met in the condemnation process to proceed with the condemnation of this property.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT: The city should proceed with the condemnation of the property located at: 120 W. Woodrow Street, Jonesboro, AR 72401.

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

JONATHAN LILES

1243 WALNUT ST

JONESBORO AR 72401

RE: 120 W WOODROW

I, Eric Schmett, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 11th day of December, 2024.

Eric Schmett
Jonesboro Code Enforcement

Subscribed and sworn before me the 11th day of December, 2024.

Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
MARIA RESENDEZ
MY COMMISSION # 00000932
EXPIRES: March 10, 2034
Craighead County

My commission expires: 10 March 2034

JONESBORO
ARKANSAS

Notice to Board and Secure

12/11/2024

Jonathan Liles
1243 Walnut St.
Jonesboro AR 72401

Case #: 246821
In regards to property located at 120 W WOODROW, JONESBORO, AR 72401

Dear Jonathan Liles,

It has been observed that the building listed above is unsecured, damaged, and/or vacant. **You are hereby directed to board and secure the building within seven (7) days of the receipt of this notice.** The building is to remain secured at all times until the repairs are complete or until such time as the structure is razed and removed.

If you decide to abate this nuisance, you must obtain any necessary permits. All damaged or missing doors and/or windows must be repaired, replaced, or boarded up to prevent entry. All boarding material shall be cut to fit the opening to be secured, weatherproofed, and painted and maintained to blend with the exterior color of the building. Damaged roofs shall be tarped to prevent further weather damage to the interior of the building. **All repairs are to be made and all boarding materials and tarps are to be removed within six (6) months.**

In the event you have not commenced work to secure the building with in seven (7) days from the receipt of this notice, the City will take actions required to abate the nuisance. All costs of abatement will be billed to you as owner of the property. Payment of this bill will be actively pursued. A tax lien will be placed on the property until payment is received in full. **A fine of not less than $100 shall be imposed and an additional fine of $100 for each day thereafter. (Ord. 19:061)**

Boarding and securing the structure does not relieve the owner of the requirement to diligently repair, rehabilitate or demolish and remove the structure.

Should you have any questions about this process, please call the City's Code Enforcement Office at 870-933-4658.

Cell: 870-926-1404

Sincerely,

David Cooley
Code Enforcement Officer

9589 0710 5270 1221 1998 91

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

108

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

210 EAST STREET POST OFFICE
DEC 11 2024
JONESBORO, AR 72401

Sent To
Jonathan Giles

Street and Apt. No., or PO Box No.
1243 Walnut St

City, State, ZIP+4®
Jonesboro AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	**October 8, 2025** **CASE NUMBER: 255499**
PROPERTY ADDRESS:	**120 W. Woodrow St.** **Parcel: 01-144073-24500**
PROPERTY OWNER:	**Jonathan M Liles**

The residential building is a home on a pier foundation. The foundation is starting to fail. This is apparent by the roof and the walls sagging. The front porch awning is also sagging. The silt plate along the north side of the property is completely rotten. Sections are missing. The foundation and silt plate must be repaired. All floor joists and roof rafters must be closely inspected and any with damage must be repaired or replaced. The front window is boarded. All boarding must be removed. Any damaged windows and doors must be repaired or replaced. The vinyl siding on the home is falling off in places. All siding must be repaired or replaced. The soffit around the home is rotting and falling off the home. All soffits must be repaired or replaced. The home has not had electrical or water utilities since October of 2017. The entire electrical and plumbing systems must be repaired and brought up to current code. The entire electrical and plumbing systems must pass inspection by the City of Jonesboro Inspections department. This must be done before service can be restored by City, Water, and Light. Proper permits must be applied for and approved prior to any work being done.
CURRENTLY THE STRUCTURE IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE STRUCTURE SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO XX

Tim Renshaw, Chief Building Inspector	**David Cooley, Code Enforcement**

Municipal Building, 300 South Church Jonesboro, AR


Craighead County GIS
Powered by Esri
120 W Woodr
About
01-144073-25700
01-144073-25900
01-144073-25800
01-144073-24800
01-144182-01900
0.71
01-144182-24300
01-144182-24400
01-144182-20000
01-144182-20200
01-144182-19900
01-144182-19800
01-144182-19000
01-144182-19100
01-144182-13900
01-144182-11600

JONESBORO ARKANSAS People. Pride. Progress.

Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403 870-933-4658

AFFIDAVIT

Jonathan Liles

1243 Walnut St.

Jonesboro, AR 72401

RE: 120 W WOODROW

I, Maria Resendez, Administrative Assistant for the Code Enforcement Office, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, by certified mail with return receipt requested, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 8th day of October, 2025.

Maria Resendez
Administrative Assistant
City of Jonesboro, Code Enforcement

Subscribed and sworn before me the 8 day of Oct, 25.

Notary Public

My commission expires: 9/18/34

BRITTNEY NICOLE CARAWAY
Notary Public - Arkansas
Craighead County
Commission # 00003029
My Commission Expires Sep 18, 2034

JONESBORO
ARKANSAS

Notice of Violation

10/08/2025

Jonathan Liles
1243 Walnut St.
Jonesboro AR 72401

Case #: 246821
Subject: 120 W WOODROW, JONESBORO, AR 72401

Dear Property Owner:

According to county records you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and, has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating you intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure,you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Cell: 870-926-1404 Email: dcooley@jonesboro.org

Sincerely,

David Cooley
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	**October 8, 2025**	**CASE NUMBER: 255499**
PROPERTY ADDRESS:	**120 W. Woodrow St.**	**Parcel: 01-144073-24500**
PROPERTY OWNER:	**Jonathan M Liles**	

The residential building is a home on a pier foundation. The foundation is starting to fail. This is apparent by the roof and the walls sagging. The front porch awning is also sagging. The silt plate along the north side of the property is completely rotten. Sections are missing. The foundation and silt plate must be repaired. All floor joists and roof rafters must be closely inspected and any with damage must be repaired or replaced. The front window is boarded. All boarding must be removed. Any damaged windows and doors must be repaired or replaced. The vinyl siding on the home is falling off in places. All siding must be repaired or replaced. The soffit around the home is rotting and falling off the home. All soffits must be repaired or replaced. The home has not had electrical or water utilities since October of 2017. The entire electrical and plumbing systems must be repaired and brought up to current code. The entire electrical and plumbing systems must pass inspection by the City of Jonesboro Inspections department. This must be done before service can be restored by City, Water, and Light. Proper permits must be applied for and approved prior to any work being done.
CURRENTLY THE STRUCTURE IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE STRUCTURE SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO XX

Tim Renshaw, Chief Building Inspector	**David Cooley, Code Enforcement**

Municipal Building, 300 South Church Jonesboro, AR

9589 0710 5270 3206 8673 13

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

EAST POST OFFICE OCT 16 2025 JONESBORO, AR 72401

Sent To Jonathan Liles

Street and Apt. No., or PO Box No. 1243 Walnut St

City, State, ZIP+4® Jonesboro AR 72401

114

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jonathan L[illegible]es
1243 Wal[illegible]t St.
Jonesboro AR 72401

9590 9402 9174 4225 1224 50

9589 0710 5270 3206 8673 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Jonathan Lees ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
[illegible]elivery address below: ☐ No

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ [illegible] Delivery Restricted Delivery
☐ [illegible]ail
☐ [illegible]ail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

24682

115

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



















Agenda Date:

Version: 1

Status: Recommended to Council

In Control: Public Works Council Committee

File Type: Resolution

RESOLUTION REQUESTING FREE UTILITY SERVICES FROM CITY WATER AND LIGHT FOR A TRAFFIC SIGNAL

WHEREAS, the City of Jonesboro is requesting that City Water and Light provide free utilities at the following location:

6002U E. Johnson Avenue (Traffic Signal Cabinet)

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: That City Water and Light be requested by this resolution to provide free utilities to the locations listed above.

Section 2: To permit such services to be provided without charge, the City of Jonesboro hereby affirms to City Water and Light that the ultimate use of CWL utilities so provided is now and shall remain a use or purpose which the City is engaged in as part of its governmental or proprietary functions under authority to it by state law.

Text File

File Number: RES-26:012

Agenda Date: **Version:** 1 **Status:** Recommended to Council

In Control: Finance & Administration Council Committee **File Type:** Resolution

A RESOLUTION BY THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY ON S CARAWAY ROAD FOR THE PURPOSE OF THE CONSTRUCTING AND MAINTAINING ROADWAY IMPROVEMENTS

WHEREAS, the City of Jonesboro, Arkansas desires to purchase the following described right-of-way for the purpose of constructing and maintaining roadway improvements:

PERMANENT RIGHT-OF-WAY BEING A PART OF THE LOT 1 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 88°34'17" WEST, 20.00 FEET; THENCE NORTH 00°34'17" WEST, 291.48 FEET; THENCE NORTH 84°49'51" EAST, 24.76 FEET; THENCE SOUTH 00°20'38" WEST, 293.20 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 6527.85 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PERMANENT RIGHT-OF-WAY BEING A PART OF THE LOT 2 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°20'38" WEST, 174.21 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 59°45'36", A RADIUS OF 40.00 FEET, 41.72 FEET TO A POINT THAT BEARS SOUTH 30°13'30" WEST, 39.86 FEET FROM THE LAST SAID POINT; THENCE NORTH 00°18'25" EAST, 208.15 FEET; THENCE NORTH 88°34'17" EAST, 20.00 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 3810.212 SQ. FT.,

MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

WHEREAS, an Offer has been made and accepted to the sell the above described property for the price of $154,700.00.

WHEREAS, the attached Offer and Acceptance will be executed upon passage of this resolution.

WHEREAS, the funding for this purchase shall come from the Capital Improvement budget.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO THAT:

Section 1: The Mayor and City Clerk are hereby authorized to execute the documents necessary to effectuate this transaction.

REAL ESTATE CONTRACT FOR CITY OF JONESBORO
OFFER AND ACCEPTANCE

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following

2. **PROPERTY DESCRIPTION: (01-144321-08300 and 01-144321-08400)**

PERMANENT RIGHT-OF-WAY BEING A PART OF THE LOT 1 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 88°34'17" WEST, 20.00 FEET; THENCE NORTH 00°34'17" WEST, 291.48 FEET; THENCE NORTH 84°49'51" EAST, 24.76 FEET; THENCE SOUTH 00°20'38" WEST, 293.20 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 6527.85 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PERMANENT RIGHT-OF-WAY BEING A PART OF THE LOT 2 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°20'38" WEST, 174.21 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 59°45'36", A RADIUS OF 40.00 FEET, 41.72 FEET TO A POINT THAT BEARS SOUTH 30°13'30" WEST, 39.86 FEET FROM THE LAST SAID POINT; THENCE NORTH 00°18'25" EAST, 208.15 FEET; THENCE NORTH 88°34'17" EAST, 20.00 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 3810.212 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, the sum of one hundred fifty-four thousand seven hundred dollars **($154,700.00).**

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by execution of Permanent Right-of-Way document, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.

5. **PRO-RATIONS:** Taxes and special assessments, and allowable expenses due on or before closing shall be paid at closing from the proceeds of the sale.

6. **CLOSING:** The closing date will be immediate upon receipt of purchase price. Closing cost to be paid by the buyer.

7. **POSSESSION:** Possession shall be delivered to Buyers: Upon Buyers Closing

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYER AND SELLER.

BUYER

CITY OF JONESBORO
CRAIGHEAD COUNTY, AR

Name:_____

Title: Mayor

Date:_____

ATTEST

_____
City Clerk

SELLER

Name: Bell Ox for BL Expressle

Date: 1-22-26

Name:_____

Date:_____

Text File

File Number: ORD-26:005

Agenda Date: 2/17/2026 **Version:** 1 **Status:** First Reading

In Control: City Council **File Type:** Ordinance

AN ORDINANCE TO VACATE AND ABANDON A DRAINAGE EASEMENT LOCATED IN LOT 5R OF THE SECOND ADDITION OF BLOCK C, SOUTHERN HILLS, JONESBORO, ARKANSAS:

Being more particularly described as follows:

A 20.0 FEET DRAINAGE EASEMENT, BEING A PART OF LOT 5R OF THE SECOND ADDITION OF BLOCK C, SOUTHERN HILLS, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH CORNER OF SAID LOT 5R; THENCE, SOUTH 41° 11’ 15” EAST, A DISTANCE OF 17.90 FEET; THENCE, SOUTH 50° 49' 31" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 50° 49' 31" EAST, A DISTANCE OF 202.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00° 26' 35.04", HAVING A RADIUS OF 2586.34 FEET, AND WHOSE LONG CHORD BEARS SOUTH 39° 13' 29" WEST, A DISTANCE OF 20.00 FEET; THENCE, NORTH 50° 49' 15" WEST, A DISTANCE OF 203.16 FEET; THENCE, NORTH 40° 03' 04" EAST, A DISTANCE OF 19.99 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 0.09 ACRES (4060.27 SQUARE FEET), MORE OR LESS, BEING SUBJECT TO ANY RIGHTS OF WAYS AND EASEMENTS OF RECORD.

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

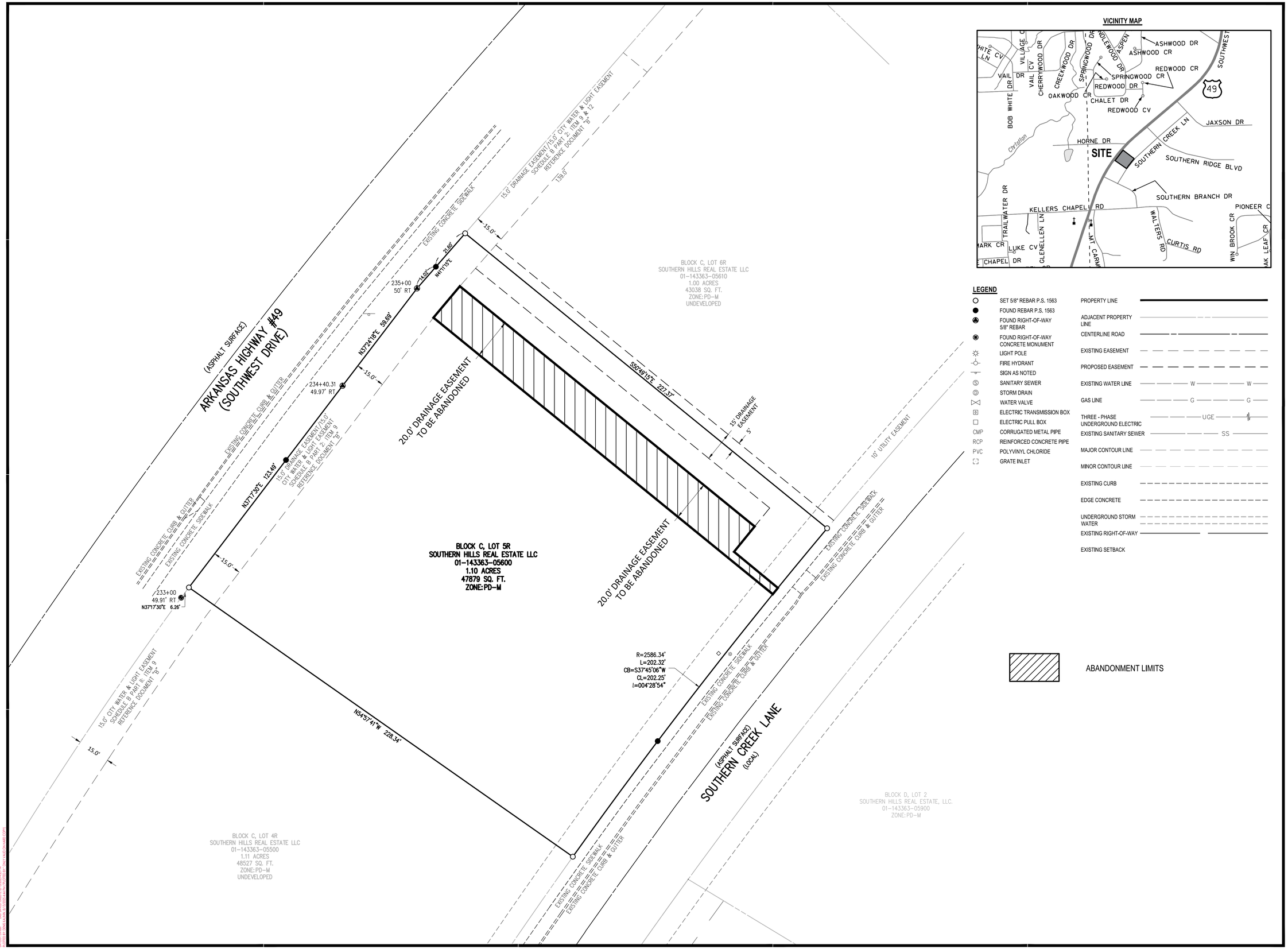
SECTION ONE: The City of Jonesboro, Arkansas, hereby releases, vacates, and abandons all of its rights, together with the rights of the public generally, in and to this part of the drainage easement designated as follows:

A 20.0 FEET DRAINAGE EASEMENT, BEING A PART OF LOT 5R OF THE SECOND ADDITION OF BLOCK C, SOUTHERN HILLS, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH CORNER OF SAID LOT 5R; THENCE, SOUTH 41° 11’ 15” EAST, A DISTANCE OF 17.90 FEET; THENCE, SOUTH 50° 49' 31" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 50° 49' 31" EAST, A DISTANCE OF 202.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING

TO THE LEFT THROUGH AN ANGLE OF 00° 26' 35.04", HAVING A RADIUS OF 2586.34 FEET, AND WHOSE LONG CHORD BEARS SOUTH 39° 13' 29" WEST, A DISTANCE OF 20.00 FEET; THENCE, NORTH 50° 49' 15" WEST, A DISTANCE OF 203.16 FEET; THENCE, NORTH 40° 03' 04" EAST, A DISTANCE OF 19.99 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 0.09 ACRES (4060.27 SQUARE FEET), MORE OR LESS, BEING SUBJECT TO ANY RIGHTS OF WAYS AND EASEMENTS OF RECORD.

SECTION TWO: A copy of the ordinance duly certified by the City Clerk shall be filed in the office of the Recorder of Craighead County, Arkansas and shall be filed in the Deed Records of such office.



VICINITY MAP

LEGEND

- SET 5/8" REBAR P.S. 1563
- FOUND REBAR P.S. 1563
- FOUND RIGHT-OF-WAY 5/8" REBAR
- FOUND RIGHT-OF-WAY CONCRETE MONUMENT
- LIGHT POLE
- FIRE HYDRANT
- SIGN AS NOTED
- SANITARY SEWER
- STORM DRAIN
- WATER VALVE
- ELECTRIC TRANSMISSION BOX
- ELECTRIC PULL BOX
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE
- GRATE INLET

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE ROAD
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING WATER LINE — W —
- GAS LINE — G —
- THREE - PHASE UNDERGROUND ELECTRIC — UGE —
- EXISTING SANITARY SEWER — SS —
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- EXISTING CURB
- EDGE CONCRETE
- UNDERGROUND STORM WATER
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK

ABANDONMENT LIMITS

RECORD INFORMATION

GRAPHIC SCALE IN FEET
20' 0 20'

BASIS OF BEARINGS:
RECORD PLAT BOOK C, PAGE 378 OF CRAIGHEAD COUNTY CIRCUIT CLERK OFFICE

STATE PLAT CODE:
500-14N-03E-0-36-340-16-1563

SEAL

DRAINAGE ABANDONMENT EXHIBIT
BLOCK C, LOT 5R
OF THE SECOND REPLAT OF BLOCK C,
SOUTHERN HILLS, JONESBORO,
CRAIGHEAD COUNTY, ARKANSAS

PREPARED FOR:
R.A. WILSON

ISSUE DATE:	3/06/2025
PROJECT NO:	25402200
CONTACT:	MAD / SAM

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194
Crafton Tull
870.203.7876 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

© 2025 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

1 OF 1

DRAWING: G:\JOBS\2025\25402200\CIVIL\CAD\CTI_CIVIL_JONESBORO.DOCM - WHATARGER.DAVID.ERNEST.2340
LAYOUT: 24X36 - LAYOUT1 - 3/6/2025 10:54:14 AM - WHATARGER.DAVID.ERNEST.2340
ATTACH: G:\JOBS\2025\25402200\CIVIL\CAD\XREF\25402200-EXHIBIT.DWG
THIS DRAWING AND ALL INFORMATION HEREIN IS THE PROPERTY OF CRAFTON TULL

JONESBORO
ARKANSAS

October 17, 2025

Jeremy Bevill
2520 Alexander Drive
Suite C
Jonesboro, AR 72401-7194

Dear Mr. Bevill,

The City of Jonesboro Engineering and Planning Department concurs with the abandonment of a 20 ft drainage easement between Southwest Drive and Southern Creek Lane on Block C, Lot 5R of the Second Replat of Block C Southern Hills Jonesboro, Craighead County, Arkansas

.

Sincerely,

Craig Light
City Engineer

Darrel Smith
Planning Director

Attachments

Owned by the Citizens of Jonesboro

January 14, 2026

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: April Leggett, City Clerk

Re: Drainage Easement Abandonment
Block C, Lot 5R of the Second Replat of Block C, Southern Hills
City of Jonesboro
Craighead County, Arkansas

Dear April:

City Water and Light has no objection with the abandonment of the drainage easement of Block C, Lot 5R of the Second Replat of Block C, Southern Hills. All being located between Arkansas Highway #49 and Southern Creek Lane. Craighead County, located in Jonesboro, Arkansas.

Being more particularly described as follows: As described on the attached Abandonment Release Form and the Abandonment Plat.

Please call if more information is needed.

Sincerely,

Jake Rice III, P.E.
Manager, City Water & Light

Enclosure

Cc: Crafton Tull

ABANDONMENT RELEASE FORM

GENERAL UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, ALLEY, STREET RIGHT-OF-WAY

REQUESTED ABANDONMENT TYPE: Drainage Easement

I have been notified of the petition to abandon the drainage easement as described following:

A 20.0 FEET DRAINAGE EASEMENT, BEING A PART OF LOT 5R OF THE SECOND ADDITION OF BLOCK C, SOUTHERN HILLS, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH CORNER OF SAID LOT 5R; THENCE, SOUTH 41° 11' 15" EAST, A DISTANCE OF 17.90 FEET; THENCE, SOUTH 50° 49' 31" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 50° 49' 31" EAST, A DISTANCE OF 202.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00° 26' 35.04", HAVING A RADIUS OF 2586.34 FEET, AND WHOSE LONG CHORD BEARS SOUTH 39° 13' 29" WEST, A DISTANCE OF 20.00 FEET; THENCE, NORTH 50° 49' 15" WEST, A DISTANCE OF 203.16 FEET; THENCE, NORTH 40° 03' 04" EAST, A DISTANCE OF 19.99 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 0.09 ACRES (4060.27 SQUARE FEET), MORE OR LESS, BEING SUBJECT TO ANY RIGHTS OF WAYS AND EASEMENTS OF RECORD.

☑ No objections to the abandonment described above.

☐ No objections to the abandonment described above, provided the following easements are retained. (Described below)

☐ Objection to the abandonment (s), reasons described below.

Described reasons for objections or easements to be retained:

City Water & Light
Utility Company/ Municipality

Signature of Representative

GENERAL MANAGER
Title

Summit Utilities Arkansas, Inc.
1400 Centerview Dr.
Little Rock, AR 72211
summitutilities.com

UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: Summit Utilities Arkansas, Inc. Date: 10/22/2025

Requested Abandonment: Drainage Easement Abandonment

Legal Description:

Survey Description:
20.0' drainage easement to be abandoned between Southern Creek Lane and Southwest Drive. See plat on next page for further description of the easement to be abandoned.

UTILITY COMPANY COMMENTS:

[x] No objections to the abandonment(s) described above.

[ ] No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).

[ ] Objects to the abandonment(s) described above, reason described below.

Described reasons for objection or easements to be retained.

Grace Hohnbaum — Engineer

Signature of Utility Company Representative — Title

Subject: [External] FW: Southern Hills - Drainage Easement Abandonment
Date: 10/28/2025 9:15 AM
From: "RICKEY, CASEY W" <CR886S@att.com>
To: "nancy.taylor@craftontull.com" <nancy.taylor@craftontull.com>

Nancy,

AT&T has no objections to this abandonment. Do you have a form that you have filled out that you need signed?

Thanks

Casey Rickey
Manager ROW and
Joint Use - Engineer
AT&T Arkansas/SW MO
220 Prospect Ave.
Hot Springs Nat. Park
cr886s@att.com
M 870.897.7233
AT&T

From: Nancy Taylor <Nancy.Taylor@craftontull.com>
Sent: Wednesday, October 22, 2025 3:57 PM
To: Brad Timms <btimms@jonesborocwl.org>; GREGORY, TODD R <tg5473@att.com>; Rich Busby <rich.busby@rittercommunications.com>; Grace Hohnbaum <ghohnbaum@summitutilities.com>; Brad Rachal <bradley.rachal@alticeusa.com>
Cc: Jeremy Bevill <Jeremy.Bevill@craftontull.com>
Subject: Southern Hills - Drainage Easement Abandonment

To Whom It May Concern,

Crafton Tull on behalf of Southern Hills Real Estate, LLC, is requesting the abandonment of the drainage easement as shown on the attached drawings.

Please let me know if you need any additional information.

Sincerely,

Nancy Taylor

Nancy Taylor, P.S.
Professional Surveyor | Survey

Ritter COMMUNICATIONS
Drive, Jonesboro, AR 72401

phone 870.336.3434 1.888.336.4249 fax 870.336.3401 office 2400 Ritter

Utility Release Form

Utility Company: E. Ritter Communications Holdings, LLC. 12/11/2025

Requested Abandonment: Southern Creek Lane 20' Drainage Easement to be Abandoned.

Legal Description:

Survey Description: The Second Replat of Block C, Southern Hills, Jonesboro, Craighead County Arkansas. (Between Hwy 49 -Southwest Drive and Southern Creek Drive. Jonesboro AR.)

Located on Block C, Lot 5R, Parcel 01-143363-05600 containing 1.10 acres (47879 sq ft), Zone PD-M, owned by Southern Hills Real Estate LLC and shown on attached drawing.

UTILITY COMPANY COMMENTS:

[X] No Objections to the abandonment(s) described above.

[ ] No objections to the abandonment(s) described above, provided the following easements are retained (see attached)

[ ] Ritter objects to the abandonment(s) described above. Reason for objection below.

Victor Esposito — CTO

Ritter Company Representative — Title

Subject: [External] RE: External E-mail - Southern Hills - Drainage Easement Abandonment
Date: 10/23/2025 12:03 PM
From: "Brad Rachal" <Bradley.Rachal@optimum.com>
To: "Joel Watson" <William.Watson@optimum.com>, "Gene Blackwell" <Gene.Blackwell@optimum.com>
Cc: "Nancy.Taylor@craftontull.com" <Nancy.Taylor@craftontull.com>

Thank you, Joel, I am adding Nacy for awareness.

Brad Rachal
Business Development Specialist
Optimum

318-510-6179
bradley.rachal@optimum.com

725 Benton Rd
Bossier City, La 71111
optimum.com

optimum.

From: Joel Watson <William.Watson@optimum.com>
Sent: Thursday, October 23, 2025 11:59 AM
To: Brad Rachal <Bradley.Rachal@optimum.com>; Gene Blackwell <Gene.Blackwell@optimum.com>
Subject: RE: External E-mail - Southern Hills - Drainage Easement Abandonment

Optimum does not have plant in this easement.

Thank you,

Joel Watson
Construction Ops Lead
Optimum

870-530-7677
William.Watson@Optimum.com

1520 S Caraway Rd
Jonesboro, AR 72401
optimum.com

optimum.

From: Brad Rachal <Bradley.Rachal@optimum.com>
Sent: Wednesday, October 22, 2025 4:51 PM
To: Joel Watson <William.Watson@optimum.com>; Gene Blackwell <Gene.Blackwell@optimum.com>

PETITION

TO: *Honorable Harold Copenhaver, Mayor, and Members of the City Council of the City of Jonesboro,* Arkansas

PETITION TO ABANDON A DRAINAGE EASEMENT LOCATED WITHIN LOT 5R OF THE SECOND ADDITION OF BLOCK C OF SOUTHERN HILLS IN JONESBORO, ARKANSAS.

We / I the undersigned, being the owner/s of all property adjoining the following drainage easement located in the City of Jonesboro, Arkansas, described as follows:

A 20.0 FEET DRAINAGE EASEMENT, BEING A PART OF LOT 5R OF THE SECOND ADDITION OF BLOCK C, SOUTHERN HILLS, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH CORNER OF SAID LOT 5R; THENCE, SOUTH 41° 11' 15" EAST, A DISTANCE OF 17.90 FEET; THENCE, SOUTH 50° 49' 31" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 50° 49' 31" EAST, A DISTANCE OF 202.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00° 26' 35.04", HAVING A RADIUS OF 2586.34 FEET, AND WHOSE LONG CHORD BEARS SOUTH 39° 13' 29" WEST, A DISTANCE OF 20.00 FEET; THENCE, NORTH 50° 49' 15" WEST, A DISTANCE OF 203.16 FEET; THENCE, NORTH 40° 03' 04" EAST, A DISTANCE OF 19.99 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 0.09 ACRES (4060.27 SQUARE FEET), MORE OR LESS, BEING SUBJECT TO ANY RIGHTS OF WAYS AND EASEMENTS OF RECORD.

Herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have all of the above described drainage easement legally abandoned.

DATED this 12th day of December 2025.

PROPERTY OWNER NAME AND ADDRESS:

WBJonesboroAR, LLC

PO Box 6480

Hot Springs, AR 71902

Larry Yancey, EVP

Larry Yancey, Signature

12/12/25

Date

Subscribed and sworn to before me this 12th day of December, 2025

(SEAL)

NOTARY

LINDSAY SERBOUSEK
Comm. No.00006800
NOTARY
PUBLIC
My Comm. Expires 07/03/2035
GARLAND COUNTY, ARKANSAS

Expiration date: 07/03/2035

OFFICIAL RECEIPT

Receipt Date 01/22/2026 10:08 AM — Receipt # 00270997
Receipt Print Date 01/22/2026 — Batch # 00122.01.2026

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:	
CR	711.75
Detail:	
01-000-0150-00	
Drainage Easement Abandonment at Southern Hills in Block C	711.75
Total	711.75
Payment Information:	
Credit Car 3374	711.75
Change	0.00

Jeremy Bevill
Customer #: 000000

,

Cashier: KMHattenhauer
Station: KMHATTENHAUER

Text File

File Number: ORD-26:007

Agenda Date: 2/17/2026 **Version:** 1 **Status:** First Reading

In Control: City Council **File Type:** Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-6 FOR PROPERTY LOCATED AT 900 N. CARAWAY ROAD AS REQUESTED BY KLAUS PROPERTY MANAGEMENT LLC

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, KNOWN AS THE REZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: RESIDENTIAL R-1

TO: RESIDENTIAL RS-6

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 01°00'53" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 09, 33.13 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 01°00'53" EAST, ALONG SAID WEST LINE, 99.02 FEET; THENCE NORTH 89°52'59" EAST, LEAVING SAID WEST LINE, 439.23 FEET TO THE WEST LINE OF LOT 1 OF NANCY BROOKS SUBDIVISION; THENCE SOUTH 00°17'46" WEST, ALONG SAID WEST LINE, 99.00 FEET; THENCE SOUTH 89°52'59" WEST, 440.48 FEET TO THE POINT OF BEGINNING PROPER; CONTAINING 1.00 ACRES (43,546 SQ FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual, and Flood Plain Regulations regarding any new construction.
2. A final site plan, subject to all ordinance requirements, shall be submitted, reviewed, and approved by the Planning Department prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.

Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 02/12/26 Date Received: _____

Meeting Deadline: _____ Case Number: RZ-26-03

LOCATION:

Site Address: 900 N. Caraway Rd. Jonesboro, AR 72401

Side of Street: E between East Johnson Ave and Greensboro Rd.

Quarter: SW Section: 09 Township: 14 Range: 4 East

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: RS-6

Size of site (square feet and acres): 43560 sqft, 1 Acre Street frontage (feet): 99' Caraway Rd, 439.5 Carter Ln

Existing Use of the Site: Vacant Land

Character and adequacy of adjoining streets: Two Travel Lanes (one each direction)

Does public water serve the site? Y/N Yes

If not, how would water service be provided? Extension of CWL at developers expense

Does public sanitary sewer serve the site? Y/N Yes

If not, how would sewer service be provided? septic or extension of City Sewer at developers expense

Use of adjoining properties:

North: Residential, 1 single family home & 8-10 mobile home trailers

South: Residential, single family home and vacant land

East: Multi family Raphael Apartments

West: Residential, single family homes

Physical characteristics of the site: 1 acre of land, moderate tree coverage and stable soil conditions suitable for construction

Characteristics of the neighborhood: Neighborhood is well established residential area. Proposed RS-6 provides buffer of high quality home ownership. Project aligns with city's goals of improving residential density closer to the central area of Jonesboro.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions* ***in detail:***

(1). How was the property zoned when the current owner purchased it?
R-1

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
RS-6. To be able to replat into 3-4 lots for Single Family

(3). If rezoned, how would the property be developed and used?
Homes 3-4 Single family homes

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
3-4 single family homes (3&4 bedroom)

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan?*
Yes

(6). How would the proposed rezoning be the public interest and benefit the community?
Offers additional affordable housing for families in an already established residential area

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
It is identical to the types of structures in this area

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
We feel it's a greater benefit to rezone and make full use of the land inside an existing area

(9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
Minimal to zero noise and light impact. It will increase value of surrounding homes

(10). How long has the property remained vacant?
over 10 years

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
Minimal, its in the current service area of all, electric is on the road and utilities would be installed

(12). If the rezoning is approved, when would development or redevelopment begin?
2026

(13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
Neighbors have been notified via certified mail of prosed zoning change and use, as well as meeting dates

(14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Klaus Property Management
Address: 2420 Judes Way
City, State: Jonesboro, AR ZIP 72404
Telephone: 870-938-2200
Facsimile: _____
Signature: Nicklaus Allmann

Applicant:
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: _____
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

Deed: *Please attach a copy of the deed for the subject property.*

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Dear Commissioners,

Our Vision Our goal for this property is to develop a high-quality, medium-density residential pocket that offers modern homeownership opportunities in the heart of Jonesboro. As our city grows, there is an increasing demand for "in-fill" housing that allows residents to live near where they work, study, and play. By transitioning this currently underutilized lot into single-family homes, we aim to better the neighborhood while providing a stable residential buffer along the Caraway corridor.

Supporting Jonesboro's Growth & Education This location is strategically positioned to support the massive educational and professional growth currently happening in North Jonesboro. With the upcoming **Arkansas College of Veterinary Medicine** at A-State and the continued expansion of the **NYIT College of Osteopathic Medicine**, there is a critical need for high-quality housing for graduate students, faculty, young professionals, and families.

Furthermore, our project bridges the gap between the established interior neighborhoods and the booming **Greensboro Village** development area. We believe that providing homeownership opportunities this close to the university and new medical programs will help Jonesboro retain the talent coming through these institutions.

Community Benefit

- **Homeownership Focus:** Unlike multi-family rentals, this project is designed for single-family homes, promoting long-term neighborhood stability and pride of ownership.
- **Infrastructure Utilization:** The site is already served by existing City Water & Light (CWL) services and sits on a high-capacity arterial road, making it an ideal candidate for "smart growth" that doesn't strain city resources.
- **Walkability & Connectivity:** Our development will align with the city's vision for a more connected Jonesboro, utilizing existing and planned pedestrian paths to encourage a less car-dependent lifestyle.

Klaus Development is committed to building a project that the community can be proud of. We respectfully request your support for this rezoning to help us bring this vision to life.

Sincerely,

Nicklaus Aumann **Klaus Property Management LLC.**

Nicklaus Aumann

5'

ELECTRONIC RECORDING
2026R-001105
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
01/16/2026 02:54:44 PM
RECORDING FEE: 30.00
PAGES: 4

Prepared by:
Nadzam Law Firm, PLC
2423-A Hwy. 62/412
Hardy, AR 72542
(870) 856-3211

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Eric Scott Roberts, in my capacity as Administrator of the Estate of Birchard Raymond Roberts (Craighead County, Western Division, 16JPR-25-219) and in my capacity as Attorney-in-Fact for the heirs of Mark Wayne Roberts (Erik Roberts, Douglas Roberts, Emily Roberts, and Sarah Esther LeCroy) GRANTORS, for and in consideration of the sum of TEN ($10.00) DOLLARS and other valuable consideration in hand paid by Klaus Property Management, LLC, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, sell and convey unto Klaus Property Management, LLC, and unto its successors and assigns forever, the following lands lying in CRAIGHEAD County, Arkansas, to-wit:

> A part of the Northwest Quarter of the Southwest Quarter of Section 9 Township 14 North, Range 4 East, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 9 aforesaid; thence North 8 rods to the point of beginning; thence East 439.5 feet; thence South 99 feet; thence West 439.5 feet; thence North 99 feet to the point of beginning proper, subject to road right of ways along the South and West sides thereof.

To have and to hold the same unto the said GRANTEE, and unto their successors and assigns forever, with all appurtenances thereunto belonging.

Prepared by:
Nadzam Law Firm, PLC
2423-A Hwy. 62/412
Hardy, AR 72542
(870) 856-3211

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Eric Scott Roberts, in my capacity as Administrator of the Estate of Birchard Raymond Roberts (Craighead County, Western Division, 16JPR-25-219) and in my capacity as Attorney-in-Fact for the heirs of Mark Wayne Roberts (Erik Roberts, Douglas Roberts, Emily Roberts, and Sarah Esther LeCroy) GRANTORS, for and in consideration of the sum of TEN ($10.00) DOLLARS and other valuable consideration in hand paid by Klaus Property Management, LLC, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, sell and convey unto Klaus Property Management, LLC, and unto its successors and assigns forever, the following lands lying in CRAIGHEAD County, Arkansas, to-wit:

> A part of the Northwest Quarter of the Southwest Quarter of Section 9 Township 14 North, Range 4 East, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 9 aforesaid; thence North 8 rods to the point of beginning; thence East 439.5 feet; thence South 99 feet; thence West 439.5 feet; thence North 99 feet to the point of beginning proper, subject to road right of ways along the South and West sides thereof.

To have and to hold the same unto the said GRANTEE, and unto their successors and assigns forever, with all appurtenances thereunto belonging.

WITNESS our hands and seals on this 16th day of January, 2026.

Eric Roberts Administrator
Eric Scott Roberts, on his own behalf and as Administrator of the Estate of Birchard Raymond Roberts

Holly Erin Roberts by Eric Roberts AIF
Holly Erin Roberts, by Eric Scott Roberts as Administrator of the Estate of Birchard Raymond Roberts

Tracy Roberts by Eric Roberts AIF
Tracy Roberts, by Eric Scott Roberts as Administrator of the Estate of Birchard Raymond Roberts

Erik Roberts by Eric Roberts AIF
Erik Roberts, by Eric Scott Roberts as his Attorney-in-Fact

Emily Roberts by Eric Roberts AIF
Emily Roberts, by Eric Scott Roberts as her Attorney-in-Fact

Douglas Roberts by Eric Roberts AIF
Douglas Roberts, by Eric Scott Roberts as his Attorney-in-Fact

Sara Esther LeCroy by Eric Roberts AIF
Sara Esther LeCroy, by Eric Scott Roberts as her Attorney-in-Fact

ACKNOWLEDGMENT

STATE OF ARKANSAS }
}ss.
COUNTY OF Craighead }

On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, Eric Scott Roberts as Administrator of the Estate of Birchard Raymond Roberts, Eric Scott Roberts, individually, and Eric Scott Roberts as Attorney-in-Fact for Erik Roberts, Douglas Roberts, Emily Roberts, and Sara Esther LeCroy, the GRANTORS, in the foregoing Administrator's Deed and stated and acknowledged that he had so signed and executed the same for the consideration, uses and purposes therein mentioned and set forth.

In Testimony Whereof, I have set my hand and official seal on this 16th day of January, 2026.

STATE OF ARKANSAS NOTARY PUBLIC
ASHLEY KELLER
MY COMMISSION # 12395990
EXPIRES: June 21, 2033
Craighead County

Ashley Keller
Notary Public

Nadzam Law Firm, PLC, has not reviewed an abstract, nor has it made a title search. No title opinion as to merchantability has been issued.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Michael Aumann
Grantee/Agent

Please mail tax documents to:
2420 Judes Way
Jonesboro AR 72404

0-L0359228418 alL005

STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid

File Number: 25-3991

Grantee: KLAUS PROPERTY MANAGEMENT LLC
Mailing Address: 2420 JUDES WAY
JONESBORO AR 724046018

Grantor: THE ESTATE OF BIRCHARD RAYMOND ROBERTS
Mailing Address: 420 LONDON RD
ASHEVILLE NC 288032854

Property Purchase Price: $26,000.00
Tax Amount: $85.80

County: CRAIGHEAD
Date Issued: 01/16/2026
Stamp ID: 1605813248

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): KLAUS PROPERTY MANAGEMENT LLC

Grantee or Agent Name (signature): NIX TITLE COMPANY Date: 01/16/2026

Address: 2420 JUDES WAY

City/State/Zip: JONESBORO AR 724046018

9589 0710 5270 2319 0477 35

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16 2026

315 EAST STREET POST OFFICE JONESBORO, AR 72401

01/16/2026

Sent To: Doyle McKinney
Street and Apt. No., or PO Box No.: PO Box 283
City, State, ZIP+4®: Jonesboro AR 72403

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2319 0478 34

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16 2026

315 EAST STREET POST OFFICE JONESBORO, AR 72401

01/16/2026

Sent To: Keath Teoh
Street and Apt. No., or PO Box No.: 800 Sylvan Hill Dr
City, State, ZIP+4®: Jonesboro, AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2319 0477 97

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16 2026

315 EAST STREET POST OFFICE JONESBORO, AR 72401

01/16/2026

Sent To: Sherry Blevins
Street and Apt. No., or PO Box No.: 910 Sylvan Hill Dr
City, State, ZIP+4®: Jonesboro, AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2319 0477 80

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Paragould, AR 72450

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16

315 EAST STREET POST OFFICE JONESBORO, AR 72401

01/16/2026

Sent To: Maria Hernandez
Street and Apt. No., or PO Box No.: 2601 mocking bird lane
City, State, ZIP+4®: Paragould AR 72450

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2319 0478 58

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16 2026

315 EAST STREET POST OFFICE JONESBORO, AR 72401

01/16/2026

Sent To: Pete Cronos
Street and Apt. No., or PO Box No.: 912 Sylvan Hill Dr
City, State, ZIP+4®: Jonesboro AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2319 0477 42

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72405

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16 2026

315 EAST STREET POST OFFICE JONESBORO, AR 72401

01/16/2026

Sent To: Elite Rentals LLC
Street and Apt. No., or PO Box No.: 661 County Rd 754
City, State, ZIP+4®: Jonesboro, AR 72405

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72404

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16 2026

01/16/2026

JONESBORO, AR 72401

Sent To: Scott Young (Andy mini Storage & Rental)

Street and Apt. No., or PO Box No.: 4119 Stadium Blvd Ste K

City, State, ZIP+4®: Jonesboro, AR, 72404

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2319 0477 59

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16 2026

01/16/2026

JONESBORO, AR 72401

Sent To: Earnest Paul & Hester Lee Hall

Street and Apt. No., or PO Box No.: 867 County Rd. 303

City, State, ZIP+4®: Jonesboro, AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2319 0477 28

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16 2026

01/16/2026

JONESBORO, AR 72401

Sent To: Dustin Tanner

Street and Apt. No., or PO Box No.: 912 N Caraway Rd

City, State, ZIP+4®: Jonesboro, AR, 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2319 0477 66

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16 2026

01/16/2026

JONESBORO, AR 72401

Sent To: Keith goad

Street and Apt. No., or PO Box No.: 802 N Caraway Rd

City, State, ZIP+4®:

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2319 0478 10

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Keiser, AR 72351

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16 2026

01/16/2026

JONESBORO, AR 72401

Sent To: Donald & Anita Haile

Street and Apt. No., or PO Box No.: PO Box 335

City, State, ZIP+4®: Keiser, AR 72351

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2319 0478 03

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

JAN 16 2026

01/16/2026

JONESBORO, AR 72401

Sent To: Trena Hyde

Street and Apt. No., or PO Box No.: 901 N Caraway Rd

City, State, ZIP+4®: Jonesboro AR, 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2319 0478 27

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

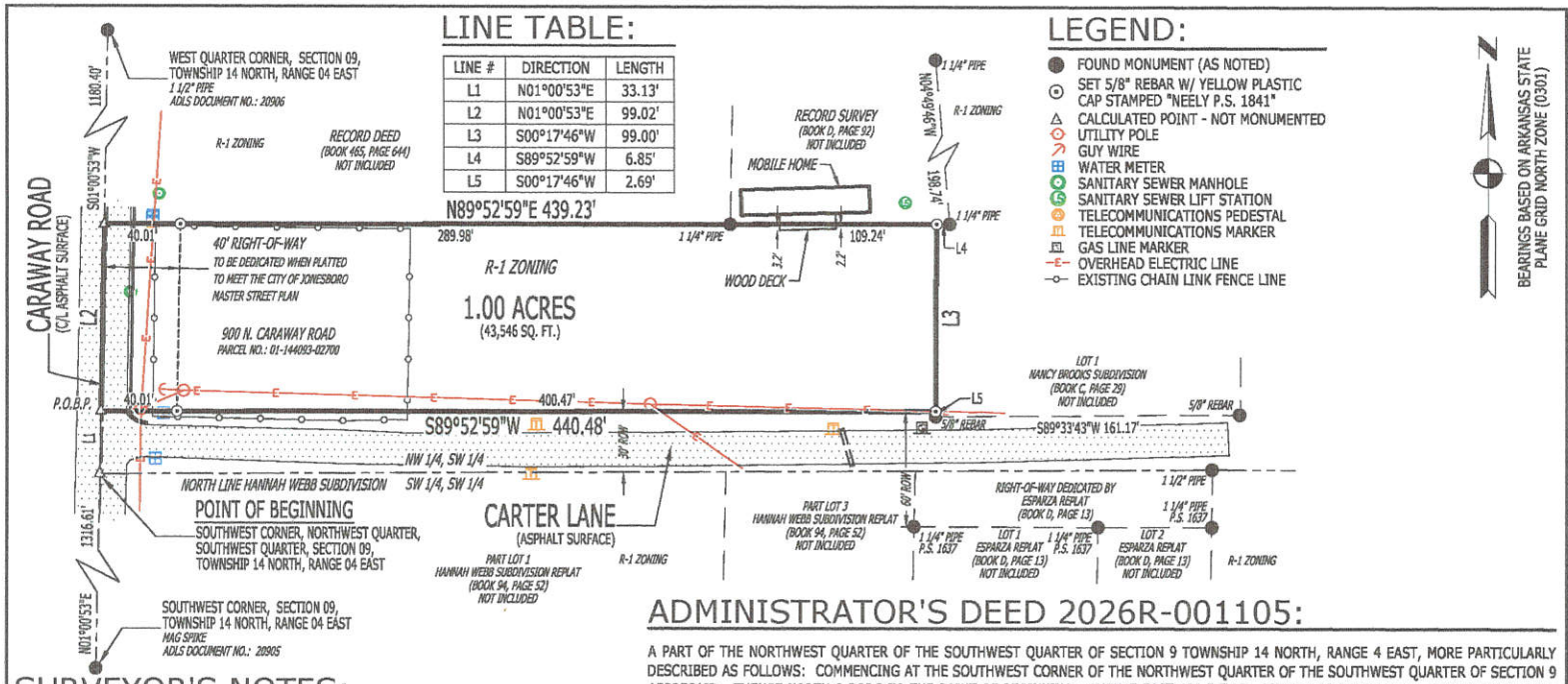
Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.78
Total Postage and Fees	

0405 31

Postmark Here

JAN 16 2026

JONESBORO, AR 72401



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N01°00'53"E	33.13'
L2	N01°00'53"E	99.02'
L3	S00°17'46"W	99.00'
L4	S89°52'59"W	6.85'
L5	S00°17'46"W	2.69'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "NEELY P.S. 1841"
- CALCULATED POINT - NOT MONUMENTED
- UTILITY POLE
- GUY WIRE
- WATER METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER LIFT STATION
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS MARKER
- GAS LINE MARKER
- OVERHEAD ELECTRIC LINE
- EXISTING CHAIN LINK FENCE LINE

BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
   - RECORD PLAT, HANNAH WEBB SUBDIVISION, BY BEN EDDINS, RECORDED IN BOOK 94, PAGE 52, DATED SEPTEMBER 08, 1939.
   - BOUNDARY SURVEY, BY JL SCRAPE, P.S. 515, RECORDED IN BOOK D, PAGE 92, DATED DECEMBER 27, 1976.
   - RECORD PLAT, NANCY BROOKS SUBDIVISION, BY GEORGE M. HAMMAN, P.S 1273, RECORDED IN BOOK C, PAGE 29, DATED SEPTEMBER 16, 1997.
   - RECORD REPLAT, ESPARZA REPLAT, BY KEVIN L. SCRAPE, P.S 1637, RECORDED IN BOOK D, PAGE 13, DATED AUGUST 27, 2025.
   - WARRANTY DEED, RECORDED IN BOOK 139, PAGE 172, DATED JANUARY 07, 1958.
   - WARRANTY DEED, RECORDED IN BOOK 465, PAGE 644, DATED AUGUST 22, 1994.
   - WARRANTY DEED, CRAIGHEAD COUNTY DOCUMENT NO. JB2015R-019551, DATED DECEMBER 18, 2015.
   - ADMINISTRATOR'S DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2026R-001105, DATED JANUARY 01, 2026.
4. THE SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY. FOR REQUIRED BUILDING RESTRICTIONS PLEASE CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.
5. FIELD WORK WAS COMPLETED ON JANUARY 16, 2026.

ADMINISTRATOR'S DEED 2026R-001105:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AFORESAID; THENCE NORTH 8 RODS TO THE POINT OF BEGINNING; THENCE EAST 439.5 FEET; THENCE SOUTH 99 FEET; THENCE WEST 439.5 FEET; THENCE NORTH 99 FEET TO THE POINT OF BEGINNING PROPER, SUBJECT TO ROAD RIGHT OF WAYS ALONG THE SOUTH AND WEST SIDES THEREOF.

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 01°00'53" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 09, 33.13 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 01°00'53" EAST, ALONG SAID WEST LINE, 99.02 FEET; THENCE NORTH 89°52'59" EAST, LEAVING SAID WEST LINE, 439.23 FEET TO THE WEST LINE OF LOT 1 OF NANCY BROOKS SUBDIVISION; THENCE SOUTH 00°17'46" WEST, ALONG SAID WEST LINE, 99.00 FEET; THENCE SOUTH 89°52'59" WEST, 440.48 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.00 ACRES (43,546 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

60 0 60 120

GRAPHIC SCALE 1" = 60'

RIDGE SURVEYING & CONSULTING, PLLC.
404 Creath Ave., Suite B
Jonesboro, AR 72401
870-203-9940
www.ridgesurveying.net

BOUNDARY SURVEY

CLIENT: KLAUS PROPERTY MANAGEMENT, LLC

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION
RIDGE SURVEYING & CONSULTING PLLC.
No. 2946
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
P.S. 1841
SIGNATURE
JOSHUA J. NEELY
01/20/2026

DRAWING INFO	
DRAWN BY: JJN	SCALE: 1" = 60'
DATE: 01 / 20 / 2026	JOB NO: 26105

REVISIONS

500-14N-04E-0-09-340-16-1841

City of Jonesboro Metropolitan Area Planning Commission

Staff Report – RZ 26-03

300 S. Church Street/Municipal Center

For Consideration by Planning Commission on February 10, 2026

REQUEST: To consider a rezoning of 900 N Caraway Rd

PURPOSE: A request to consider recommendation to Council for a rezoning from "R-1", single family moderate intensity district, to "RS-6" single family residential district

APPLICANT: **Klaus Property Management**

LOCATION: 900 N Caraway Rd

SITE DESCRIPTION: **Total Size:** Approx. 1 Acre- 43560 S.F.
Street Frontage: Approx. 99 ft along Caraway Road

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	R-1
East	R-1 – Multifamily Apartments
West	R-1

HISTORY:

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **Moderate Intensity Residential**.

Moderate Intensity:

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

Typical Land Uses:

- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)


R-1
910 N CARAWAY RD
Davis Dr
908-1 N CARAWAY RD
908-5 N CARAWAY RD
908-9 N CARAWAY RD
908-2 N CARAWAY RD
908 N CARAWAY RD
908-10 N CARAWAY RD
908-11 N CARAWAY RD
908-12 N CARAWAY RD
NGUYEN DON ET AL
PT S1/2 NW SW (132X330
01-144093-01700
912 SYLVAN HILL DR
910 SYLVAN HILL DR
906 N CARAWAY RD
900 N CARAWAY RD
901 N CARAWAY RD
909 SYLVAN HILL DR
903 N CARAWAY RD
2009 CARTER LN
Carter Ln
Caraway Rd

Land Use Map

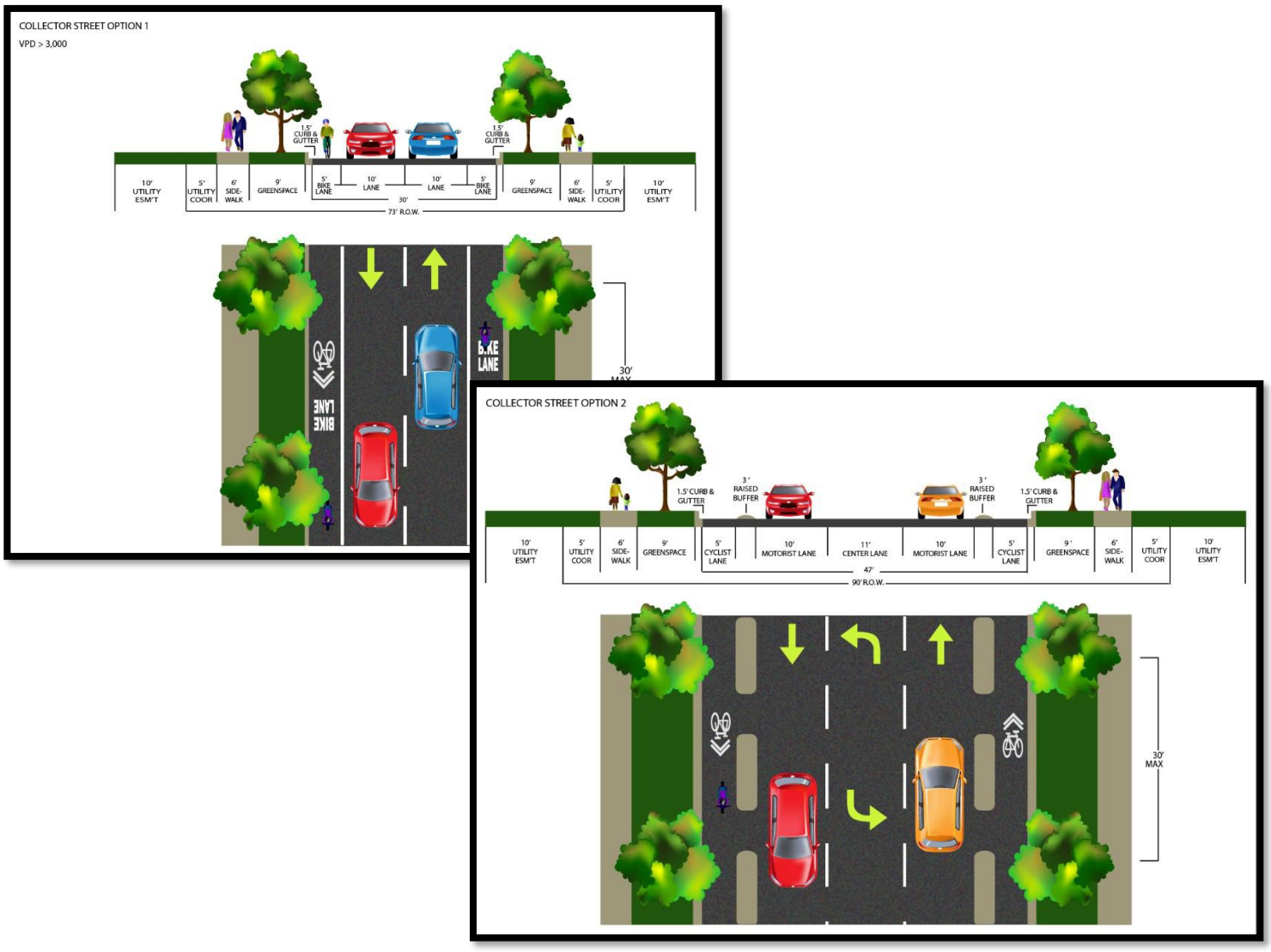
Master Street Plan/Transportation

The subject property will be served by N Caraway Rd and Carter Ln. The Master Street Plan classifies N Caraway Rd as a Collector Street and Carter Ln as Local Street.

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

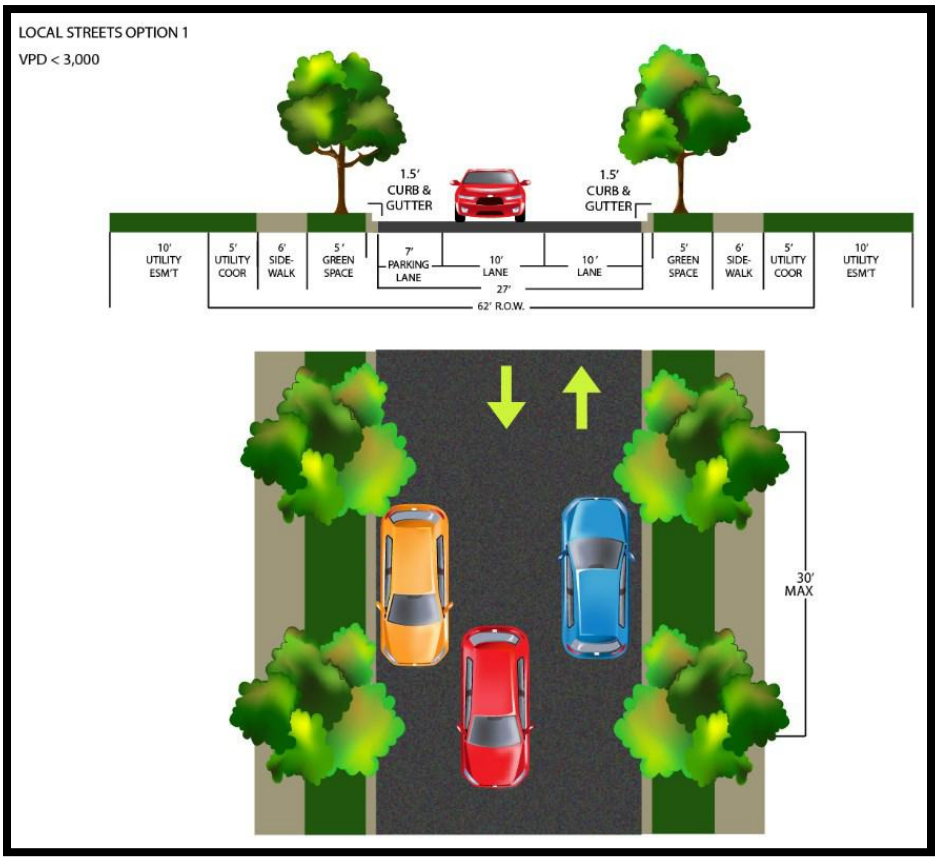
DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the Moderate Intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an Planned Development District use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant's Purpose
The proposed area is currently classified as "R-1", single family medium density district. The applicant is applying for a rezoning to allow RS-6 Single family at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines RS-6 as follows:

RS-6 Single Family Residential

General description.
The purpose of this district is to provide appropriate locations for residential uses. Single-family residential district; minimum 7,260 sq. ft. lot required.

Departmental/Agency Reviews:
The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-03 ; a request to rezone property "R-1", single family High intensity district, to "RS-6" Single Family District. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.

2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.

3. Any change of use shall be subject to Planning Department approval in the future.

4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

****

Sample Motion:
I move that we place Case: RZ 26-03 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from "R-1", single family high intensity district, to "RS-6" single family residential, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC MeetingFebruary 10th, 2026

1. Call to order

2. Roll Call

Present (7): Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Lonnie Roberts, Monroe Pointer, Paul Ford

Absent (2): Dennis Zolper, Stephanie Nelson

3. Approval of minutes

MIN-26:013 MINUTES January 13th, 2025 MAPC

A motion was made by Jeff Steiling, seconded by Jimmy Cooper, that the minutes be approved, the motion was PASSED with the following vote:

Aye (7): Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Lonnie Roberts, Monroe Pointer, Paul Ford

Nay (0)

Absent (2): Dennis Zolper, Stephanie Nelson

4. Preliminary Subdivisions

6. Conditional Use

7. Rezonings

RZ-26-03 **Rezoning: 900 N Caraway Road**

Klaus Property Management is requesting a rezoning from R-1 to RS-6 single family residential district at 900 N Caraway Road

Lonnie Roberts (Chair): Do we have the proponent for the item here tonight? Okay. I guess, I'll proceed with our discussion. City Planner, do you have staff comments on this?

Derrel Smith (City Planner): Yes, I do. It does meet all the criteria for rezoning. So, we would recommend approval with the following stipulations, that the proposed site shall follow all

requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future. And that will be it.

Lonnie Roberts: Okay, this is a rezoning so I'll open for public comments, is there anyone here with questions or public comments? If not, I'll open up for commissioner questions or comments, for the city staff?

Jimmy Cooper (Commission): Cooper, move that we approve the request with stipulations.

Lonnie Roberts: A motion to approve, do I hear a second?

Jim Little: Little, second.

A motion was made by, seconded by, that the matter be approved, and the motion was PASSED with the following vote:

Aye (7): Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Lonnie Roberts, Monroe Pointer, Paul Ford

Nay (0)

Absent (2): Dennis Zolper, Stephanie Nelson

8. Miscellaneous Items

9. Staff Comments

Lonnie Roberts (Chair): Anybody have any additional comments?

Derrel Smith (City Planner): I want to remind everybody that on Thursday we are going to have a public input session for the Comprehensive Land Use Plan, from 5 to 7 at Earl Bell. It's going to be a drop-in session. There will be consultants there that will take everybody's input and we'll have some boards and stuff put together to see what we've got.

10. Adjournment

Meeting was adjourned.

OFFICIAL RECEIPT

Receipt Date 02/12/2026 10:00 AM
Receipt Print Date 02/12/2026

Receipt # 00272480
Batch # 00112.02.2026

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:	
CR	227.50
Detail:	
01-000-0150-00	
Proof of Publication KPM 900	
N Caraway	227.50
Total	227.50

Payment Information:

Credit Car 9742	227.50
Change	0.00

Nicklaus Aumann
Customer #: 000000

,

Cashier: ALCooksey
Station: ALCOOKSEY

THE CITY OF JONESBORO
300 S CHURCH ST
JONESBORO AR 72403
870-932-3042

02/12/26 9:59 AM

TERM ID: *****705 ***1
MANUAL KEYED
CARD TYPE: MASTERCARD
ACCT #: **********9742

CREDIT SALE

REF #: 1247935948 TRAN #: 3354
AUTH #: 02627C
AVS: N

DESCRIPTION: _____

AMOUNT USD $227.50

APPROVED

X_____

I AGREE TO PAY THE ABOVE TOTAL AMOUNT ACCORDING TO CARD ISSUER AGREEMENT

MERCHANT COPY

Text File

File Number: ORD-26:004

Agenda Date: 2/3/2026 **Version:** 1 **Status:** Second Reading

In Control: City Council **File Type:** Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 FOR PROPERTY LOCATED AT 1306 CHARLES DR. AS REQUESTED BY WESTON WAGNER.

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **Residential R-1**

TO: **Residential RS-7**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lot 19 of Pratt's Second addition to the city of Jonesboro, Arkansas as shown by plat in deed record 158 page 95 at Jonesboro, Arkansas, and to easements of record and shown on recorded plat. Parcel 01-144082-14600

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual, Flood Plain Regulations, and Traffic Access Management Policy regarding any new development.

2) A final site plan subject to all ordinance requirements and illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted, reviewed, and approved by the Planning Department prior to any redevelopment of the property.

3) Any change of use shall be subject to Planning Department approval in the future.

4) This development shall comply with all Overlay District requirements.

Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____

Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 1306 Charles Dr. Jonesboro Ar 72405

Side of Street: North between Mays Rd. and Mabrey LN.

Quarter: _____ Section: _____ Township: _____ Range: _____

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R1 Proposed Zoning: RS-7

Size of site (square feet and acres): 20,770.59 Sq. Ft (0.48 Acre) Street frontage (feet): 104.78'

Existing Use of the Site: Vacant R1 Lot

Character and adequacy of adjoining streets: Residential

Does public water serve the site? _____ Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Residential

South Residential

East Residential

West Residential

Physical characteristics of the site:

Vacant Lot

Characteristics of the neighborhood:

Single Family Residential Houses

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:
The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions* ***in detail:***

(1). How was the property zoned when the current owner purchased it?

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?

(3). If rezoned, how would the property be developed and used?

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan?*

(6). How would the proposed rezoning be the public interest and benefit the community?

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?

(9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

(10). How long has the property remained vacant?

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

(12). If the rezoning is approved, when would development or redevelopment begin?

(13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*

(14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Weston Wagner
Address: 336 Natchez Dr.
City, State: Jonesboro Ar ZIP 72404
Telephone: 870-926-7994
Facsimile: _____
Signature: Weston Wagner

Applicant:
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: _____
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: Weston Wagner

Deed: *Please attach a copy of the deed for the subject property.*

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to the application answering each of the following questions in detail:

1. **How was the property zoned when the current owner purchased it?**
   - R1

2. **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
   - My property is currently zoned R1 residential. I want to keep it as residential. My lot is .48 of an acre. I would like to build 2 single-family homes on this lot. My road frontage is 104.78'. According to the R-1 code a lot must be 60' wide and a replat would put me at 52-53 foot wide on each lot. My lot does get wider as it goes back. I took this to BZA and during the meetings there were recommendations that I try a rezoning. I would like to rezone to RS-7 because that zoning requires 50' frontage instead of 60'.

3. **If rezoned, how would the property be developed and used?**
   - 2 new construction single family homes

4. **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
   - 2 New Construction Single family homes

5. **Is the proposed rezoning consistent with the Jonesboro Land Use Plan?**
   - Yes. It would remain residential.

6. **How would the proposed rezoning be the public interest and benefit the community?**
   - This lot sits in North Jonesboro where new construction single family homes are rare to see. Building new construction homes in north Jonesboro helps improve the area and contributes to helping existing property values.

7. **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**
   - It would remain the same. It is currently Single family residential, and this would still be single family residential.

8. **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**
   - R1 zoning requires 60' frontage where RS-7 zoning requires 50' frontage. / According to Arkansas House Bill 1503 (that was passed into law on March 18th, 2025) I can build 2 homes on this lot right now. 1 single family Home and 1 ADU up to 1000 Sq Ft. However, I feel that my site plan and property lay out would look better and be better aligned with the neighborhood to have 2 single family homes similar in size with the existing homes in the neighborhood.

9. **How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.**
   - With or without a rezoning I would be able to build 2 single family structures on this lot.
   - Property Value: I assume it would help contribute to property value growth in this neighborhood.
   - Traffic: No change
   - Drainage: No Change
   - Visual Appearance: It would be an improvement to have 2 new single-family homes here instead of a vacant lot.
   - Odor: No Change
   - Noise: No Change
   - Light: improvement
   - Vibration: No Change
   - Hours: No Change
   - Restrictions: No Change

10. **How long has the property remained vacant?**
    - Google shows a mobile home on the property in 2008, and then vacant in 2013

11. **What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**
    - No Change

12. If the rezoning is approved, when would development or redevelopment begin?

- 2026

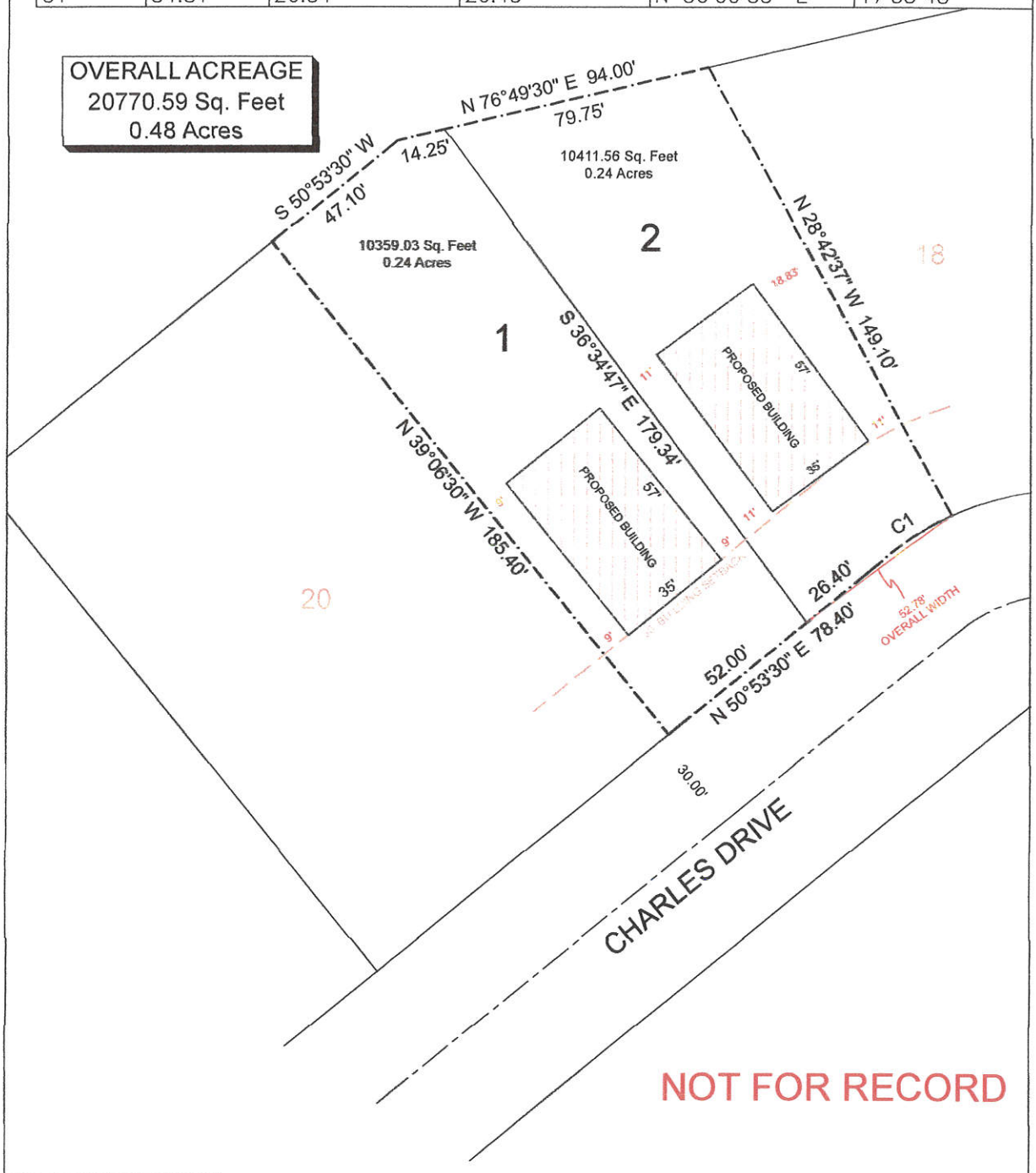
13. How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.

- Letters went out during the BZA process and I did not receive any letters or phone calls back addressing any issues.

14. If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

- N/A

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	84.81'	26.54'	26.43'	N 56°00'53" E	17°55'43"



CERTIFICATE OF AUTHORIZATION
H AND S HIME PROFESSIONAL SURVEYING SERVICES
No. 1432
ARKANSAS

LEGEND

These standard symbols will be found in the drawing.

- FOUND CORNER AS NOTED
- SET 1/2" REBAR W/ CAP
- FD COTTON PICKER SPINDLE
- HIGHWAY RIGHT OF WAY MARKER
- FOUND REBAR
- CALCULATED CORNER
- FENCE LINE
- ELECTRIC
- SET PK NAIL
- POWER POLE

N

0 30 60 90

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1783
SIGNATURE
SHAWN L. HIME

H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRINGS RD. - STE. "F"
JONESBORO, ARKANSAS 72401

PHONE: 870-972-1288
E-MAIL: hshime_butch@yahoo.com

PROPOSED DESIGN

drawn: S. HIME	
date: 1-31-2025	
scale: 1"=30'	client: WESTON WAGNER

STATE CODE: 500-000-000-0-00-000-00-0000


01-144082-14600
0
1306
CHARLES DR
01-144082-14700
0
1304
CHARLES DR

Hello,

My name is Weston Wagner, and I own the property located at 1306 Charles Drive. I am writing this letter because I am starting the rezoning process through the city of Jonesboro and I am required to inform all neighbors whose property is within 200 feet of my property.

Instead of just filling out the bare minimum I wanted to write a narrative to inform everyone of all details.

My property is a vacant lot zoned R1 for single family residential. It is 0.48 acres. I would like to build two brand new construction single family homes on this lot giving each property a ¼ acre. The problem I have is that R1 must have a 60' frontage for each lot. My land is 105' wide (It gets wider the further it goes back) and would give each lot 52-53' of road frontage.

Therefore, I need a rezoning to RS-7 that would allow a 50' road frontage.

Nothing changes with the character of the neighborhood. Nor am I trying to build apartments. The RS-7 zoning is still single-family homes only. I am looking to improve the *neighborhood and property values by adding 2 new single-family homes on a* vacant spot of land.

As the land sits right now, I could build two single family structures. One would be the primary single-family home and the other would be an ADU (Accessory Dwelling unit). The *ADU could be up one thousand Square Feet. Arkansas House Bill 1503 (Passed* March 18th, 2025) Allows an ADU on residential lots.

However, I feel that a rezoning would allow for a better lay out and site plan for the property. I would be able to build 2 new single-family homes that would match the character of the *neighborhood*.

If you have any questions, please feel free to reach out to me.

My cell number is 870-926-7994

Thank You

-Weston Wagner

CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, January 13th, 2026 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Weston Wagner
DATE: 12-15-25
SUBJECT PROPERTY ADDRESS: 1306 Charles Dr. Jonesboro
DESCRIPTION OF REZONING REQUESTED:
Please see Attached Letter

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning unless so written by me to the Commission.

Ignacio Tolas
Printed Name of Property Adjacent Owner

(Signature) Date

9100 Hwy 49 S.
Address

(870) 268-9207
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Hello,

My name is Weston Wagner, and I own the property located at 1306 Charles Drive. I am writing this letter because I am starting the rezoning process through the city of Jonesboro and I am required to inform all neighbors whose property is within 200 feet of my property.

Instead of just filling out the bare minimum I wanted to write a narrative to inform everyone of all details.

My property is a vacant lot zoned R1 for single family residential. It is 0.48 acres. I would like to build two brand new construction single family homes on this lot giving each property a ¼ acre. The problem I have is that R1 must have a 60' frontage for each lot. My land is 105' wide (It gets wider the further it goes back) and would give each lot 52-53' of road frontage.

Therefore, I need a rezoning to RS-7 that would allow a 50' road frontage.

Nothing changes with the character of the neighborhood. Nor am I trying to build apartments. The RS-7 zoning is still single-family homes only. I am looking to improve the *neighborhood and property values by adding 2 new single-family homes on a* vacant spot of land.

As the land sits right now, I could build two single family structures. One would be the primary single-family home and the other would be an ADU (Accessory Dwelling unit). The *ADU could be up one thousand Square Feet. Arkansas House Bill 1503 (Passed* March 18th, 2025) Allows an ADU on residential lots.

However, I feel that a rezoning would allow for a better lay out and site plan for the property. I would be able to build 2 new single-family homes that would match the character of the *neighborhood*.

If you have any questions, please feel free to reach out to me.

My cell number is 870-926-7994

Thank You

-Weston Wagner

City of Jonesboro Metropolitan Area Planning Commission

Staff Report – RZ 26-01

300 S. Church Street/Municipal Center

For Consideration by Planning Commission on January 13, 2026

REQUEST: To consider a rezoning of 1306 Charles Dr

PURPOSE: A request to consider recommendation to Council for a rezoning from "R-1", moderate intensity single family residential, to "RS-7" Single Family Residential

APPLICANT: **Weston Wagner**

LOCATION: 1306 Charles Dr. Jonesboro, AR, 72405

SITE DESCRIPTION: **Total Size:** Approx. 0.48 Acres- 20,770 S.F.
Street Frontage: Approx. 104.78 ft

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	R-1 – Residential
East	R-1 – Residential
West	R-1 – Residential

HISTORY:

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **Moderate Intensity Residential**.

Moderate Intensity:

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

Typical Land Uses:

- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)

Land Use Map


MEEKS PROPERTIES & INVESTMENTS LLC COSBEY REPLAT OF LOTS 16 & 17 PRATT'S 2ND ADD 01-144082-14300
1306 Charles Dr, Jonesboro, Arkansas, 72405
Add to Map Notes
1308 PRATT CIR
1306 PRATT CIR
1304 PRATT CIR
1308 CHARLES DR
1312 CHARLES DR
1307 CHARLES DR
1305 CHARLES DR
1303 CHARLES DR
1304 CHARLES DR
1302 CHARLES DR
1300 CHARLES DR
1206 CHARLES DR
1301 CHARLES DR
1302 MABREY LN
1304 MABREY LN
1306 MABREY LN
1105 MAYS RD
1207 CHARLES DR
1205 CHARLES DR
Pratt's 2nd Addn Replat
Pratt 2
R-1
City of Jonesboro AR, Craighead Co AR, Microsoft, Vantor | City of Jonesboro
esri

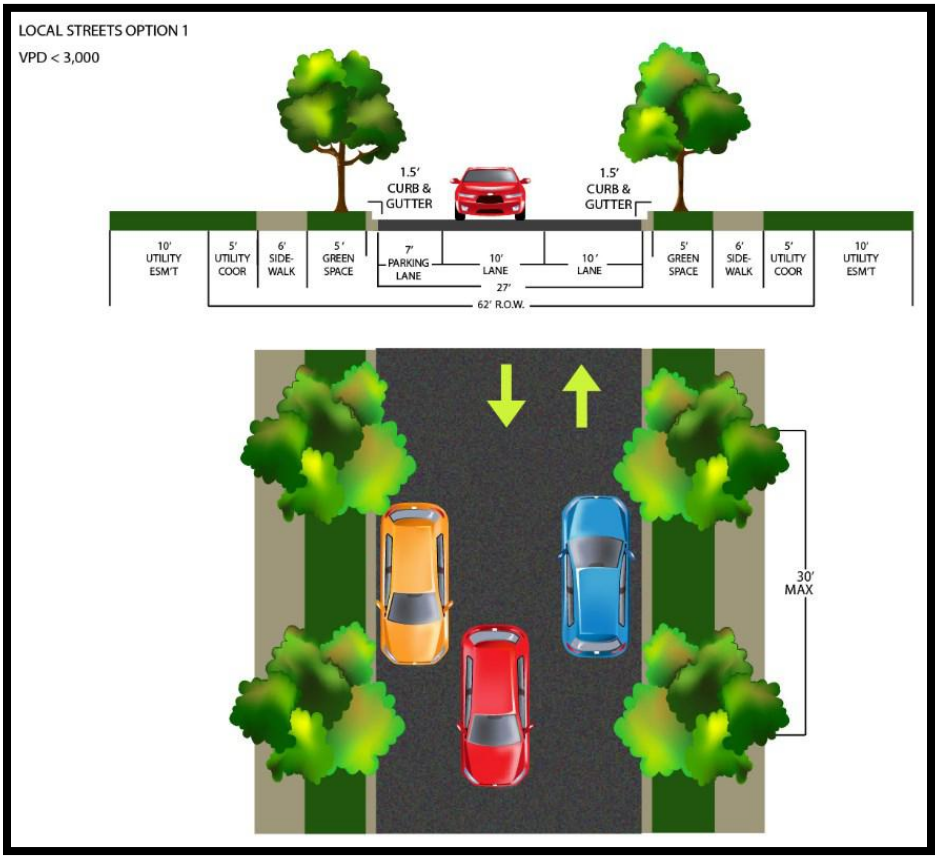
Master Street Plan/Transportation

The subject property will be served by Warren St. The Master Street Plan classifies Warren as a Local Street.

Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the Higher Intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an Planned Development District use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1", single family medium density district. The applicant is applying for a rezoning to allow "RS-7" at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines RS-7 as follows:

RS-7 Single Family Residential

General description.

There are 14 residential districts designed to meet present and future housing needs, to protect the character of, and property values in, residential areas, to encourage a suitable environment for family life and to provide choice in density, as well as in type of housing. More specific descriptions of these districts are as follows:

(1)
AG—Agricultural district. The purpose of this district is to help preserve existing agricultural resources, and to guide the conversion of rural lands to suburban use when appropriate.
(2) RS-1—Single-family residential district; minimum 43,560 sq. ft. lot required.
(3) RS-2—Single-family residential district; minimum 21,780 sq. ft. lot required.
(4) RS-3—Single-family residential district; minimum 14,520 sq. ft. lot required.
(5) RS-4—Single-family residential district; minimum 10,890 sq. ft. lot required.
(6) RS-5—Single-family residential district; minimum 8,712 sq. ft. lot required.
(7) RS-6—Single-family residential district; minimum 7,260 sq. ft. lot required.
(8) RS-7—Single-family residential district; minimum 6,222 sq. ft. lot required.
(9) RS-8—Single-family residential district; minimum 5,445 sq. ft. lot required.
(10) RM-6—Residential multifamily classification; six units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.
(11) RM-8—Residential multifamily classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.
(12) RM-12—Residential multifamily classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.
(13) RM-16—Residential multifamily classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.
(14) RMH—Residential manufactured housing district. Establishing a district with use restricted to manufactured housing unit placement. Said units no older than eight years old as measured from date the letter of approval is sought will be allowed. Manufactured housing residential style will not be affected.
(15) RI-U—Residential Intermediate-Urban District. The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments on lots less than 60 feet in width, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 26-01; a request to rezone property "R-1", single family medium density district, to "RS-7". The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.

2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.

3. Any change of use shall be subject to Planning Department approval in the future.

4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

****

Sample Motion:
I move that we place Case: RZ 26-01 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from "R-1", single family medium density district, to "RS-7", will be compatible and suitable with the zoning, uses, and character of the surrounding area.

9589 0710 5270 3011 7090 06

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72404

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Islas Investments LLC
Street and Apt. No., or PO Box No.: 9100 HWY 49 S.
City, State, ZIP+4®: Jonesboro Ar 72404

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7089 79

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72405

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

EAST STREET POST OFFICE

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Terry Moore
Street and Apt. No., or PO Box No.: 1100 Pratt Dr.
City, State, ZIP+4®: Jonesboro Ar 72405

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7090 20

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72405

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Matthew Mullins
Street and Apt. No., or PO Box No.: 1307 Charles Dr.
City, State, ZIP+4®: Jonesboro Ar 72405

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7090 13

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Lonnie Donley
Street and Apt. No., or PO Box No.: 1208 Pratt Cir.
City, State, ZIP+4®: Jonesboro Ar 72405

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7089 93

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

EAST STREET POST OFFICE

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Claude Mcdaniel
Street and Apt. No., or PO Box No.: 1104 Pratt Cir.
City, State, ZIP+4®: Jonesboro Ar 72405

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7090 37

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Paragould, AR 72450

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Terry Mcabee
Street and Apt. No., or PO Box No.: 809 Mcpherson St.
City, State, ZIP+4®: Paragould Ar 72450

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7090 44

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72403

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Meeks Properties & Investments
Street and Apt. No., or PO Box No.: PO Box 17124
City, State, ZIP+4®: Jonesboro AR 72403

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7090 68

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72405

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Fabian Hernandez
Street and Apt. No., or PO Box No.: 1304 Charles Dr.
City, State, ZIP+4®: Jonesboro Ar 72405

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7090 51

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72405

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Danny Rose
Street and Apt. No., or PO Box No.: 1308 Charles Dr
City, State, ZIP+4®: Jonesboro Ar 72405

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7090 75

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72405

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Steven Lawson
Street and Apt. No., or PO Box No.: 1302 Charles Dr.
City, State, ZIP+4®: Jonesboro Ar 72405

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7089 86

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Diamond Ridge Properties
Street and Apt. No., or PO Box No.: 1216 Hawk Cv.
City, State, ZIP+4®: Jonesboro Ar 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7090 44

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72403

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Meeks Properties & Investments
Street and Apt. No., or PO Box No.: PO Box 17124
City, State, ZIP+4®: Jonesboro Ar 72403

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7090 68

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72405

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Fabian Hernandez
Street and Apt. No., or PO Box No.: 1304 Charles Dr.
City, State, ZIP+4®: Jonesboro Ar 72405

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7090 51

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72405

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Danny Rose
Street and Apt. No., or PO Box No.: 1308 Charles Dr
City, State, ZIP+4®: Jonesboro Ar 72405

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7090 75

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72405

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Steven Lawson
Street and Apt. No., or PO Box No.: 1302 Charles Dr.
City, State, ZIP+4®: Jonesboro Ar 72405

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3011 7089 86

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0405 31

Postmark Here

DEC 16 2025

JONESBORO, AR 72401

12/16/2025

Sent To: Diamond Ridge Properties
Street and Apt. No., or PO Box No.: 1216 Hawk Cv.
City, State, ZIP+4®: Jonesboro Ar 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7. Rezonings

RZ-26-01 **Rezoning: 1306 Charles Dr**

The Applicant Weston Wagner is requesting a rezoning of the property 1306 Charles Dr from R-1 Single Family to RS-7 Single Family Residential

Lonnie Roberts (Chair): Do we have the applicant for this rezoning?
Weston Wagner (Proponent): Weston Wagner, and I own 1306 Charles Drive, I am requesting a rezoning from a R-1 to a RS-7 it is staying residential and I am trying to build two single family homes on this lot. The reason I'm trying to go from R-1 to RS-7 is because my front width is about 104 to 105 foot, which puts me at about a 52 frontage and in R-1, I would need a 60 foot frontage. RS-7 would give me a 50 foot frontage which would allow me to put two homes on this. I have emailed Carol about it and there is a new bill that came out, it's house bill 1503 which allows a secondary and adu on any residential property. So, I can take a property as is, as a R-1 lot and build two structures on it, which would be one house of whatever size I went with. And the other house could be up to 1,000 Sq Ft. So I could build two houses on it right now, one would just be limited square footage and the other one could be any size. But I would like them both to be similar in size roughly around the 1500 sq foot mark.
Lonnie Roberts: Okay, city planner do you have any staff comments to add to this one?
Derrel Smith (City Planner): Yes sir, we have reviewed it and it does meet all 6 of the approval criteria, so we would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future. And the site shall comply with all requirements of the overlay district.
Lonnie Roberts: Alright, and with this rezoning request is there anyone here with public comments for the rezoning request at 1306 Charles Dr? Hearing none, I'll open up for commissioner comments or questions, for the city staff or applicant.
Dennis Zolper (Commission): Zolper move that we accept the rezoning request with the conditions.
Jim Little (Commission): Little, second.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Stephanie Nelson

Nay (0):

Absent (2): Monroe Pointer, Paul Ford

RZ-26-02 **Rezoning: 2620 Alexander Dr**

The Applicant Dustin White is requesting a rezoning of the property 2620 Alexander Dr from R-1 Single Family to C-3 General Commercial District

Lonnie Roberts (Chair): Do we have the proponent for this item?

Dustin White (Proponent): Thank you, Mr. Chairman I am Dustin White. I'm here on behalf of the property owner to speak and support this rezoning request. This rezoning request aligns with the city's adopted long term land use plan. And the direction that the city has already established for this area. There is no specific use being proposed at this time, this request is strictly about zoning alignment. Any future development would still go through the city's normal site plan review and so forth.

Lonnie Roberts: Okay, city planner do you have staff comments on this one?
Derrel Smith (City Planner): Yes sir, we have reviewed it and it does meet all 6 of the approval criteria, so we would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future. And the site shall comply with all requirements of the overlay district.

Lonnie Roberts: Okay, now with this rezoning request is there anyone here with public comments? If you would come up and state your name for the record.

Sheryl Rogers (Public): My name is Sheryl Rogers, I live at 2815 Wood Street, which on the corner right down from the proposed rezoning property is. I don't know if I'm opposed to it, this says its in use with the projected land use for the city of Jonesboro, that may be I don’t know. But the concern that I would raise and maybe other people would raise who live close to or adjacent to that property and the neighborhood would be the use. So, this is for general commercial use and we have been down this road before with some property across the street from us several years ago. And that property was submitted with a limited use overlay. That was rejected by the city council and it remained residential property. So, at this point in time, I am

speaking for at least the neighbors that I have talked to and who might have a concern with this, is the general commercial property. Also I was looking for today, the city plan for projected use with open spaces and the appearance of people driving, this is a high intensity area because it's right next to I-55, but from people driving through the area and impression they have in the area. So, we would be concerned about what would go there, the type of business that would go there and the appearance of it. Not only for the city but for our neighborhood as well. The commercial property that is already there, looks very nice. And I think that we would be concerned with any projected use as far as what would go there. And how it would impact both the residential area and the appearance of that area. Those are my comments, thank you.

Lonnie Roberts: Thank you for your comments. Is there anyone else who would like to add to those comments? Okay, I'll open up for any commissioners questions.

Dennis Zolper (Commission): Wouldn't it be good to tell the lady that we consider uses in rezoning. Is that something we can take into consideration?

Carol Duncan (City Attorney): You can't ask what the use is going to be, now you could consider a limited use overlay if that was something that was proposed. At that point you can eliminate certain uses, but if you just have a general commercial or C-3, you can't ask what the intent is to use the property for. That 's where the LUO that she was referencing comes in.

Derrel Smith: The property is in the overlay district though, so there is some design standards for commercial properties in the overlay district. It would have to be 80 percent brick, masonry, or stone. It'd have additional landscaping requirements, smaller signage requirements. There will be lighting limitations because it does bump up to the residential area, so that's already in our codes that we can control that.

Dennis Zolper: I think that's good.

Unable to transcribe

Derrel Smith: There's a minimum of 25 feet from commercial to residential.

Lonnie Roberts: Any other questions commissioners? Any other concerns?

Jeff Steiling (Commission): Mr. White, would your owner consider leaving a wooded buffer, like a 30 foot buffer between the property and the residential properties that butt it?

Dustin White: As opposed to the 25 foot?

Jeff Steiling: Yeah, 25 to 30 foot is what I was thinking, and would they consider submitting a limited use overlay that might be more appeasing to the neighbors?

Dustin White: I can't speak for them, I think that they're reasonable folks but ultimately the zoning aligns with what the city's long term use plan is and we're really just trying to get in alignment with that.

Lonnie Roberts: So, Jeff about the barrier, are you saying leave it untouched or, is that something that we can stipulate on a rezoning request?

Jeff Steiling: Yeah, I'm thinking leave it wooded as it is now, a buffer between and maybe it's the 25 foot that's already a requirement but.

Lonnie Roberts: So, can we make that a stipulation?

Derrel Smith: Yes.

Jeff Steiling: Can we stipulate a limited use overlay or do they have to propose that?

Derrel Smith: Unless you're prepared to table it and go back through, I don't think you can make them, that's not what they requested, so I don’t think you can make them do that.

Lonnie Roberts: I mean, he's asking for a general C-3, we can't force him to change it, at this time.

Jeff Steiling: Would you be interested in tabling it and coming back with a limited use overlay?

Dustin White: I don't think so at this time. We don't have a specific use in mind.

Jeff Steiling: I guess that would be more eliminating potential uses, not necessarily choosing a use, but eliminating uses that might make these neighbors feel more at ease.

Dustin White: We're not interested in tabling it for now.

Lonnie Roberts: So, are we making the 25 foot untouched barrier?

Derrel Smith: Along, the residential property.

Lonnie Roberts: Along the residential property, yes. Is that agreeable to you Dustin?

Dustin White: Yeah, sounds good.

Lonnie Roberts: So, add that as a stipulation? Okay. Any other questions from the commissioners? Anyone ready to make a motion?

Dennis Zolper: Make a motion to approve the rezoning with the stipulations.

Lonnie Roberts: I have a motion on the floor, do I hear a second?

Jimmy Cooper: Cooper, second.

A motion was made by Dennis Zolper, seconded by Jimmy Cooper, that the matter be approved, and the motion was PASSED with the following vote:

Aye (4): Dennis Zolper, Jim Little, Jimmy Cooper, Kevin Bailey

Nay (2): Jeff Steiling, Stephanie Nelson

Absent (2): Monroe Pointer, Paul Ford

OFFICIAL RECEIPT

Receipt Date 01/21/2026 09:42 AM
Receipt Print Date 01/21/2026

Receipt # 00270783
Batch # 00021.01.2026

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:	
CR	170.95
Detail:	
01-000-0150-00	
Proof of Publication Charles Drive	170.95
Total	170.95

Payment Information:	
Check 2473	170.95
Change	0.00

Weston Wagner
Customer #: 000000

,

Cashier: ALCooksey
Station: ALCOOKSEY

Text File

File Number: ORD-26:001

Agenda Date: **Version:** 1 **Status:** Third Reading

In Control: City Council **File Type:** Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR A CHANGE IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 2620 ALEXANDER, JONESBORO, ARKANSAS, AS REQUESTED BY PAULA THOMPSON

WHEREAS, the owner of certain real property located at 2620 Alexander, Jonesboro, Arkansas, has filed a request to rezone said property from R-1 Single Family Medium Density District to C-3 General Commercial District; and

WHEREAS, the Metropolitan Area Planning Commission has reviewed said request and, after due consideration, has recommended approval of the proposed rezoning; and

WHEREAS, the proposed rezoning is consistent with the City of Jonesboro's adopted long-range land use plan and is deemed appropriate for the orderly growth and development of the City; and

WHEREAS, the City Council finds that the requested zoning change promotes the public health, safety, and welfare of the citizens of Jonesboro;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

SECTION 1. That Chapter 117, Article III of the Code of Ordinances of the City of Jonesboro, Arkansas, be amended so as to change the zoning classification of the following described property:

FROM: **R-1 Single Family Medium Density District**
TO: **C-3 General Commercial District**

SECTION 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. That this ordinance shall take effect immediately upon its passage and publication as provided by law.

Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 10/28/25 Date Received: 10/1/25

Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: ~~2600~~ 2620 Alexander, Jonesboro AR 72401

Side of Street: _____ between _____ and _____

Quarter: _____ Section: _____ Township: _____ Range: _____

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: ~~Residential~~ R-1 Proposed Zoning: C3

Size of site (square feet and acres): 237,288 Sq Ft 5.45 acres Street frontage (feet): 819.33

Existing Use of the Site: Vacant Land

Character and adequacy of adjoining streets: Adjoining existing commercial development

Does public water serve the site? yes

If not, how would water service be provided? NA

Does public sanitary sewer serve the site? yes

If not, how would sewer service be provided? NA

Use of adjoining properties:

North Residential

South Highway

East Residential

West Commercial

Physical characteristics of the site: Vacant land

Characteristics of the neighborhood: NA

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:
The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

(1). How was the property zoned when the current owner purchased it?

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?

(3). If rezoned, how would the property be developed and used?

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan?*

(6). How would the proposed rezoning be the public interest and benefit the community?

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?

(9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

(10). How long has the property remained vacant?

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

(12). If the rezoning is approved, when would development or redevelopment begin?

(13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*

(14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Paula Thompson
Address: 1908 Catharine
City, State: Jonesboro AR ZIP 72401
Telephone: 870-926-8855
Facsimile: NA
Signature: Paula Thompson

Applicant:
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: Dustin White
Address: 202 E Washington Ave
City, State: Jonesboro AR ZIP 72401
Telephone: 870-219-2858
Facsimile: NA
Signature:

Deed: *Please attach a copy of the deed for the subject property.*

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

DUSTIN WHITE REALTY

(1) How was the property zoned when the current owner purchased it?
The property was zoned for residential use at the time of purchase.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The purpose of this rezoning request is to bring the property into alignment with the *City of Jonesboro's Comprehensive Plan and Future Land Use Plan*, which designate this tract for commercial development. Rezoning is necessary to allow for appropriate and orderly growth, provide additional opportunities for economic development, and avoid land use conflicts that arise when properties are left under residential zoning despite being identified for commercial use in the city plan.

(3) If rezoned, how would the property be developed and used?
The property is intended for commercial use, consistent with the city's land use plan. Potential development may include retail, office, service-oriented businesses, or mixed commercial uses that will serve surrounding neighborhoods and the broader community.

(4) What would be the density or intensity of development?
At this time, the precise intensity will depend on end-user demand and development plans. The intent is to provide commercial square footage that is compatible with adjacent uses and infrastructure capacity, while remaining consistent with development standards set by the city.

(5) Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
Yes. The rezoning request is fully consistent with both the Jonesboro Comprehensive Plan and the Future Land Use Plan, both of which designate this tract for commercial use.

(6) How would the proposed rezoning be in the public interest and benefit the community?
Rezoning will provide space for commercial services that benefit surrounding neighborhoods, create new job opportunities, expand the city's tax base, and support orderly growth consistent with the adopted city plan. It will also provide residents convenient access to goods and services.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The tract fronts Alexander Drive and is adjacent to or near other commercially zoned and developed properties. Rezoning this property is compatible with existing development patterns and will create a logical transition between residential areas and higher-intensity uses.

(8) Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. While the property is zoned residential, its location, size, and designation in the city's Future Land Use Plan make residential development inconsistent with long-term growth objectives. Residential development would underutilize the site and potentially create conflicts as the surrounding area continues to develop commercially.

(9) How would the proposed rezoning affect nearby property including property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property?

The proposed rezoning is expected to enhance surrounding property values by introducing new commercial opportunities and amenities. Development will comply with all city regulations regarding traffic, drainage, utilities, landscaping, and design, which will mitigate potential impacts related to traffic, lighting, or noise.

(10) How long has the property remained vacant?

The property has never been developed.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

The property is already located within the city's service area, with access to existing utilities and public services. Any future development will be subject to city review and approval processes to ensure adequate capacity for utilities, traffic, and emergency services.

(12) If the rezoning is approved, when would development or redevelopment begin?

The applicant anticipates marketing the site for development promptly upon rezoning approval.

(13) How do neighbors feel about the proposed rezoning?

No formal neighborhood meetings have been held at this time. Because the rezoning request is consistent with the City of Jonesboro Comprehensive Plan and Future Land Use Plan, we anticipate that neighboring property owners will recognize the appropriateness of the request. The applicant is willing to meet with neighbors and address any questions or concerns as part of the rezoning review process.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

N/A — this request is for standard commercial zoning consistent with the Future Land Use Plan.


Add to new sketch
Zoom to
r, Jonesboro, Arkansas, 72401
R-1
White Oak St
Plantation Oaks Cv
Wood St
W Parker Rd
78
555
C-3

CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, Oct 28, 2025 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Dustin White
DATE: 10-1-25
SUBJECT PROPERTY ADDRESS: 2400 Alexander, Jonesboro AR 72401
DESCRIPTION OF REZONING REQUESTED:
From residential to C3
R-1 to C-3

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

Printed Name of Property Adjacent Owner | (Signature) | Date

Address | Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

NOTICE OF INTENT TO REZONE

The property owners have requested the Jonesboro Planning Commission to set a public hearing date to consider rezoning the following property from Residential to Commercial.

The common description of the property is: 2620 Alexander Dr, Jonesboro AR 72401.

The public hearing will be held on January 13th 2026. The hearing will be held at the Jonesboro City Hall / Planning Department, located at 300 S. Church Street, Jonesboro, AR 72401.

This notification is provided in accordance with the requirement that all property owners within 200 feet of the subject property be notified.

For additional information, contact the Jonesboro Planning Department at (870) 933-1041.

9589 0710 5270 3256 3601 61

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450
88

Postmark Here

12/11/2025

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3256 3601 78

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450
88

Postmark Here

12/11/2025

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3256 3601 85

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450
88

Postmark Here

12/11/2025

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3256 3601 54

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450
88

Postmark Here

12/11/2025

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3256 3601 47

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72404

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450 88

PARAGOULD AR 72450 DEC 11 2025

Postmark Here

12/11/2025

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3256 3601 23

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450 88

PARAGOULD AR 72450 DEC 11 2025

Postmark Here

12/11/2025

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3256 3601 30

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450 88

PARAGOULD AR 72450 DEC 11 2025

Postmark Here

12/11/2025

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3256 3601 16

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450 88

PARAGOULD AR 72450 DEC 11 2025

Postmark Here

12/11/2025

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2058 5365 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450 88
PARAGOULD AR 72450
DEC 11 2025
Postmark Here
12/11/2025

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3256 3600 79

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450 88
PARAGOULD AR 72450
DEC 11 2025
Postmark Here
12/11/2025

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2058 5365 76

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450 88
PARAGOULD AR 72450
DEC 11 2025
Postmark Here
USPS
12/11/2025

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3256 3600 62

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

0450 88
PARAGOULD AR 72450
DEC 11 2025
Postmark Here
12/11/2025

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Jonesboro, AR 72401

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0450 88

Postmark Here

DEC 11 2025

12/11/2025

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3256 3600 55

9589 0710 5270 3256 3600 48

9589 0710 5270 3256 3600 93

9589 0710 5270 3256 3601 09

9589 0710 5270 3256 3600 86

City of Jonesboro Metropolitan Area Planning Commission

Staff Report – RZ 26-02

300 S. Church Street/Municipal Center

For Consideration by Planning Commission on January 13, 2026

REQUEST: To consider a rezoning of 2620 Alexander Dr, Jonesboro

PURPOSE: A request to consider recommendation to Council for a rezoning from "R-1", single family medium density district, to "C-3" general commercial district

APPLICANT: **Dustin White**

LOCATION: 2620 Alexander Dr

SITE DESCRIPTION: **Total Size:** Approx. 5.45 Acres- 237,288 S.F.
Street Frontage: Approx. 819.33 ft along Warren St

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision. An unusual set of circumstances occurred and a portion of the development started, though there was never enough completed to apply for any building permits.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	Highway
East	R-1 – Residential
West	C-3 –Commercial

HISTORY:

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **High Intensity Residential**.

High Intensity:

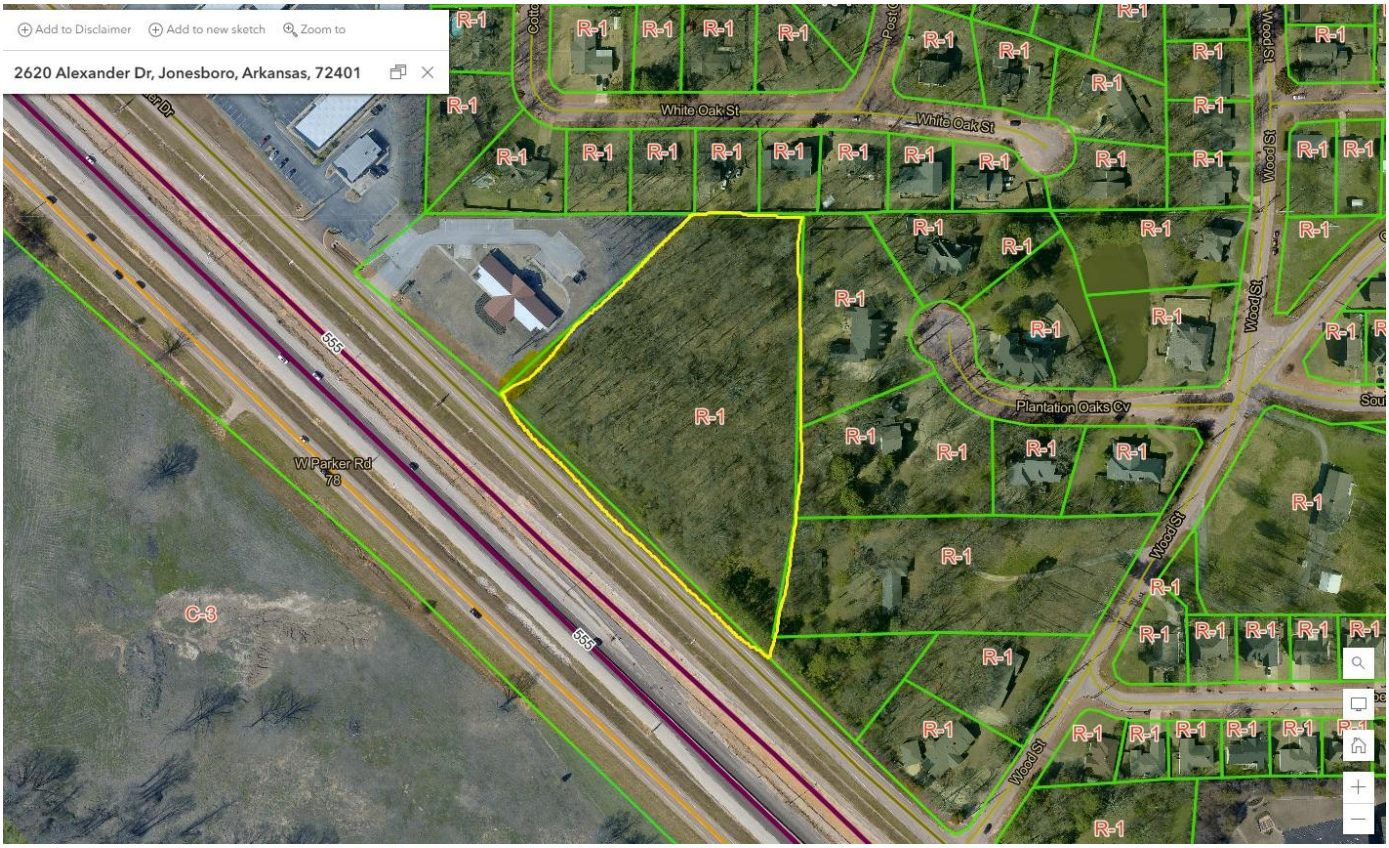
A wide range of land uses is appropriate in the high intensity zone, from multifamily to fast food to class A office space to outdoor display, highway oriented businesses like automative dealerships, because they will be located in area where sewer service is readily available and transportation facilities are equipped to handle the traffic.

Typical Land Uses:

- Multi Family Residential
- Regional Shopping Centers
- Automative Display/ Retail
- Fast Food Restaurants
- Service Stations
- Commercial and Office
- Call centers
- Research and Development
- Bank
- Big box commercial
- Hotel

Density: Multi family 8-14 Dwelling Units Per Acre

Height: 10 stories


Add to Disclaimer
Add to new sketch
Zoom to
2620 Alexander Dr, Jonesboro, Arkansas, 72401
White Oak St
White Oak St
Wood St
Wood St
Wood St
Wood St
Plantation Oaks Cv
W Parker Rd
78
555
555
C-3
R-1

Land Use Map

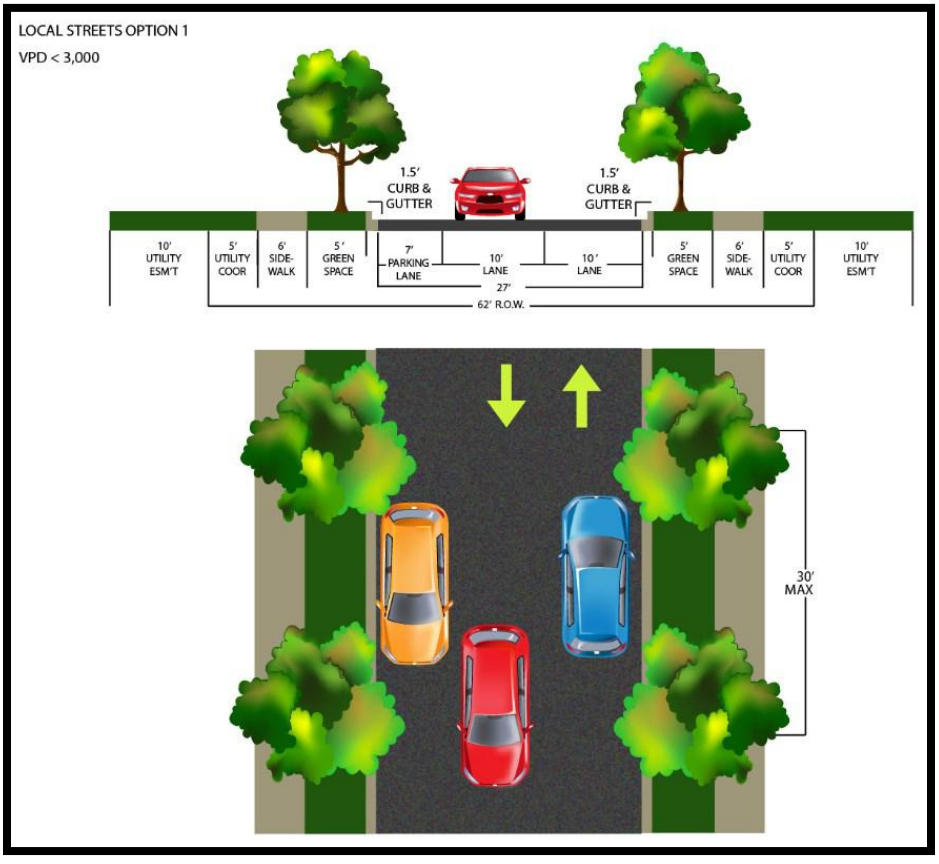
Master Street Plan/Transportation

The subject property will be served by Warren St. The Master Street Plan classifies Warren as a Local Street.

Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the High Intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an Planned Development District use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant's Purpose
The proposed area is currently classified as "R-1", single family medium density district. The applicant is applying for a rezoning to allow General Commercial at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

C3- General Commercial District.

General description.
The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-02 ; a request to rezone property "R-1", single family High intensity district, to "C-3" General Commercial District. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.

2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.

3. Any change of use shall be subject to Planning Department approval in the future.

4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

****

Sample Motion:
I move that we place Case: RZ 26-02 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from "R-1", single family high intensity district, to "C-3" General Commercial, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

7. Rezonings

RZ-26-01 **Rezoning: 1306 Charles Dr**

The Applicant Weston Wagner is requesting a rezoning of the property 1306 Charles Dr from R-1 Single Family to RS-7 Single Family Residential

Lonnie Roberts (Chair): Do we have the applicant for this rezoning?
Weston Wagner (Proponent): Weston Wagner, and I own 1306 Charles Drive, I am requesting a rezoning from a R-1 to a RS-7 it is staying residential and I am trying to build two single family homes on this lot. The reason I'm trying to go from R-1 to RS-7 is because my front width is about 104 to 105 foot, which puts me at about a 52 frontage and in R-1, I would need a 60 foot frontage. RS-7 would give me a 50 foot frontage which would allow me to put two homes on this. I have emailed Carol about it and there is a new bill that came out, it's house bill 1503 which allows a secondary and adu on any residential property. So, I can take a property as is, as a R-1 lot and build two structures on it, which would be one house of whatever size I went with. And the other house could be up to 1,000 Sq Ft. So I could build two houses on it right now, one would just be limited square footage and the other one could be any size. But I would like them both to be similar in size roughly around the 1500 sq foot mark.
Lonnie Roberts: Okay, city planner do you have any staff comments to add to this one?
Derrel Smith (City Planner): Yes sir, we have reviewed it and it does meet all 6 of the approval criteria, so we would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future. And the site shall comply with all requirements of the overlay district.
Lonnie Roberts: Alright, and with this rezoning request is there anyone here with public comments for the rezoning request at 1306 Charles Dr? Hearing none, I'll open up for commissioner comments or questions, for the city staff or applicant.
Dennis Zolper (Commission): Zolper move that we accept the rezoning request with the conditions.
Jim Little (Commission): Little, second.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Stephanie Nelson

Nay (0):

Absent (2): Monroe Pointer, Paul Ford

RZ-26-02 **Rezoning: 2620 Alexander Dr**

The Applicant Dustin White is requesting a rezoning of the property 2620 Alexander Dr from R-1 Single Family to C-3 General Commercial District

Lonnie Roberts (Chair): Do we have the proponent for this item?

Dustin White (Proponent): Thank you, Mr. Chairman I am Dustin White. I'm here on behalf of the property owner to speak and support this rezoning request. This rezoning request aligns with the city's adopted long term land use plan. And the direction that the city has already established for this area. There is no specific use being proposed at this time, this request is strictly about zoning alignment. Any future development would still go through the city's normal site plan review and so forth.

Lonnie Roberts: Okay, city planner do you have staff comments on this one?
Derrel Smith (City Planner): Yes sir, we have reviewed it and it does meet all 6 of the approval criteria, so we would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future. And the site shall comply with all requirements of the overlay district.

Lonnie Roberts: Okay, now with this rezoning request is there anyone here with public comments? If you would come up and state your name for the record.

Sheryl Rogers (Public): My name is Sheryl Rogers, I live at 2815 Wood Street, which on the corner right down from the proposed rezoning property is. I don't know if I'm opposed to it, this says its in use with the projected land use for the city of Jonesboro, that may be I don’t know. But the concern that I would raise and maybe other people would raise who live close to or adjacent to that property and the neighborhood would be the use. So, this is for general commercial use and we have been down this road before with some property across the street from us several years ago. And that property was submitted with a limited use overlay. That was rejected by the city council and it remained residential property. So, at this point in time, I am

speaking for at least the neighbors that I have talked to and who might have a concern with this, is the general commercial property. Also I was looking for today, the city plan for projected use with open spaces and the appearance of people driving, this is a high intensity area because it's right next to I-55, but from people driving through the area and impression they have in the area. So, we would be concerned about what would go there, the type of business that would go there and the appearance of it. Not only for the city but for our neighborhood as well. The commercial property that is already there, looks very nice. And I think that we would be concerned with any projected use as far as what would go there. And how it would impact both the residential area and the appearance of that area. Those are my comments, thank you.

Lonnie Roberts: Thank you for your comments. Is there anyone else who would like to add to those comments? Okay, I'll open up for any commissioners questions.

Dennis Zolper (Commission): Wouldn't it be good to tell the lady that we consider uses in rezoning. Is that something we can take into consideration?

Carol Duncan (City Attorney): You can't ask what the use is going to be, now you could consider a limited use overlay if that was something that was proposed. At that point you can eliminate certain uses, but if you just have a general commercial or C-3, you can't ask what the intent is to use the property for. That 's where the LUO that she was referencing comes in.

Derrel Smith: The property is in the overlay district though, so there is some design standards for commercial properties in the overlay district. It would have to be 80 percent brick, masonry, or stone. It'd have additional landscaping requirements, smaller signage requirements. There will be lighting limitations because it does bump up to the residential area, so that's already in our codes that we can control that.

Dennis Zolper: I think that's good.

Unable to transcribe

Derrel Smith: There's a minimum of 25 feet from commercial to residential.

Lonnie Roberts: Any other questions commissioners? Any other concerns?

Jeff Steiling (Commission): Mr. White, would your owner consider leaving a wooded buffer, like a 30 foot buffer between the property and the residential properties that butt it?

Dustin White: As opposed to the 25 foot?

Jeff Steiling: Yeah, 25 to 30 foot is what I was thinking, and would they consider submitting a limited use overlay that might be more appeasing to the neighbors?

Dustin White: I can't speak for them, I think that they're reasonable folks but ultimately the zoning aligns with what the city's long term use plan is and we're really just trying to get in alignment with that.

Lonnie Roberts: So, Jeff about the barrier, are you saying leave it untouched or, is that something that we can stipulate on a rezoning request?

Jeff Steiling: Yeah, I'm thinking leave it wooded as it is now, a buffer between and maybe it's the 25 foot that's already a requirement but.

Lonnie Roberts: So, can we make that a stipulation?

Derrel Smith: Yes.

Jeff Steiling: Can we stipulate a limited use overlay or do they have to propose that?

Derrel Smith: Unless you're prepared to table it and go back through, I don't think you can make them, that's not what they requested, so I don’t think you can make them do that.

Lonnie Roberts: I mean, he's asking for a general C-3, we can't force him to change it, at this time.

Jeff Steiling: Would you be interested in tabling it and coming back with a limited use overlay?

Dustin White: I don't think so at this time. We don't have a specific use in mind.

Jeff Steiling: I guess that would be more eliminating potential uses, not necessarily choosing a use, but eliminating uses that might make these neighbors feel more at ease.

Dustin White: We're not interested in tabling it for now.

Lonnie Roberts: So, are we making the 25 foot untouched barrier?

Derrel Smith: Along, the residential property.

Lonnie Roberts: Along the residential property, yes. Is that agreeable to you Dustin?

Dustin White: Yeah, sounds good.

Lonnie Roberts: So, add that as a stipulation? Okay. Any other questions from the commissioners? Anyone ready to make a motion?

Dennis Zolper: Make a motion to approve the rezoning with the stipulations.

Lonnie Roberts: I have a motion on the floor, do I hear a second?

Jimmy Cooper: Cooper, second.

A motion was made by Dennis Zolper, seconded by Jimmy Cooper, that the matter be approved, and the motion was PASSED with the following vote:

Aye (4): Dennis Zolper, Jim Little, Jimmy Cooper, Kevin Bailey

Nay (2): Jeff Steiling, Stephanie Nelson

Absent (2): Monroe Pointer, Paul Ford

OFFICIAL RECEIPT

Receipt Date 01/14/2026 10:58 AM
Receipt Print Date 01/14/2026

Receipt # 00270072
Batch # 00014.01.2026

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:	
CR	188.50
Detail:	
01-000-0150-00	
Proof of Publication 2620 Alexander (R-1 - C-3)	188.50
Total	188.50

Payment Information:

Cash	200.00
Change	11.50

Paula Thompson
Customer #: 000000

,

Cashier: ALCooksey
Station: ALCOOKSEY

Text File

File Number: ORD-26:002

Agenda Date: **Version:** 1 **Status:** Third Reading

In Control: City Council **File Type:** Ordinance

AN ORDINANCE FOR THE APPROVAL OF A PRIVATE CLUB PERMIT FOR MONARCA'S MEXICAN RESTAURANT, LLC

WHEREAS, Monarca's Mexican Restaurant, LLC has applied for a private club permit to be located at 2704 Alexander Drive, Jonesboro, Arkansas; and

WHEREAS, Monarca's Mexican Restaurant, LLC desires to receive approval for a private club to be located at 2704 Alexander Drive, Jonesboro, Arkansas; and

WHEREAS, all applicable laws, rules and regulations have been complied with in presenting this Ordinance to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

Monarca's Mexican Restaurant, LLC's application for a private club permit is hereby approved and it shall be and is entitled to apply to the Alcoholic Beverage Control Division of Arkansas for a private club license or permit to be located at 2704 Alexander Drive, Jonesboro, Arkansas.

City of Jonesboro
Private Club Review and Conditions Form

Date 1-14-26

Address 2704 Alexander Dr.

Applicant on Behalf of Club Maria Huantes

Home Address 4303 Aggie Rd. Apt. 82 Jonesboro, AR 72405

Business Name Monarca's Mexican Restaurant

Business Address 2704 Alexander Dr. Jonesboro AR

City of Jonesboro official use below this:

Police Department:

Has any member been convicted of a felony? Yes _____ No X
If yes, How many years since conviction? _____

Comments: _____

Approve? Yes X No _____ Signature Chief of Police Rick Elliott

Planning and Zoning Department:

Type of Private Club: Restaurant X Hotel/Motel _____
Hours of Operation? _____
Copy of menu for food service? Yes _____ No X
Zoning C-5

Approve? Yes X No _____ Signature Planning Director _____

City Clerk:

Date received _____
Date entered in Legistar _____

City Council Action

Approve _____ Deny _____

HUNTER LAW FIRM, P.A.

Attorneys at Law
514 W. Washington - P.O. Box 926
Jonesboro, AR 72401

Scott Hunter
Scott Hunter, Jr.

Phone: 870-932-7800
Fax: 870-932-2497

January 8, 2026

Via Hand Delivery

Chief of Police
Jonesboro Police Department
1001 S. Caraway Road
Jonesboro, AR

Re: Monarca's Mexican Restaurant; Application for Alcohol Permit

To Whom This May Concern:

Enclosed please find an Application for Alcohol Permit for Monarch's Mexican Restaurant, as well as a check for $250.00 for the application fee to be paid to the City Collector's Office.

Please find the additional requested information below:

Incorporator/Organizer- Maria Huantes; Julio Moreno is listed as a member/manager, but does not make any decisions for the restaurant; therefore, an "authority to release" is not included for him.

Monarcha's Mexican Restaurant is located at 2704 Alexander Drive, Jonesboro, AR 72401. A copy of the requested lease is included for your records.

If you require anything in addition to the included and requested information, please do not hesitate to let me know. Thank you!

Sincerely,

Aubreigh Orr
Paralegal to Scott Hunter, Jr.

/ano

CITY OF JONESBORO

APPLICATION FOR ALCOHOL PERMIT

We hereby make an application for a permit to serve alcoholic beverages on our premises.

Monarca's Mexican Restaurant, LLC
NAME OF ENTITY FEIN #

APPLICANT NAME Maria Huantes
First Middle Last

HOME ADDRESS 4303 Aggie Rd, Apt 82, Jonesboro, AR 72405
Street City Zip County Craighead

BUSINESS NAME Monarca's Mexican Restaurant

BUSINESS ADDRESS 2704 Alexander Dr., Jonesboro, AR 72401
Street City Zip County Craighead

Does the entity own the premises? No. If leased, give name and address of owner:
Sai Real Estate, LLC; 3320 Fremon, Jonesboro, AR 72404

Is your establishment primarily engaged in the business of serving food for consumption on the premises?
Yes.

If the answer to the above question is no, then what type of business will you be engaged in on the premises? Please list all activities to be offered.

Does anyone now hold an alcoholic beverage permit at this location? No. If so, give name, address and permit no(s).

Give names and addresses of all owners/principals listed with the Arkansas Secretary of State:

NAME	TITLE	ADDRESS
Maria Huantes	Incorporator/ organizer	4303 Aggie Rd, Apt 82 Jonesboro, AR 72405
Julio Moreno	Member/ Manager	2704 Alexander Dr. Jonesboro, AR 72401

Have any of the persons listed above been under the sentence, whether suspended or otherwise, of any court for the conviction of a felony within two (2) years preceding the date of this application? YES (NO) If yes, please explain -

Signed this 24th day of November, 2025.

Maria Huantes
Signature of Applicant/Managing Agent

Incorporator/organizer
Official Title

Subscribed and sworn to before me this 24th day of November, 2025

Aubreigh Orr
Notary Public

My Commission Expires: Jan 8, 2035

AUBREIGH ORR
Notary Public - Arkansas
Craighead County
My Commission Expires January 08, 2035
Commission # 12402559

SCHEDULE A – INDIVIDUAL'S PERSONAL HISTORY

I submit answers to the following questions under oath:

1. Name Maria Huantes Sex _____ Date of Birth ___

2. Home Address 4303 Aggie Rd Apt 82 Jonesboro AR 72405 Phone No. 870-273-3937
Street City Zip

3. Are you a person of good moral character and reputation in your community? Yes.

4. Are you a (CITIZEN) or **(PERMANENT RESIDENT ALIEN)** of the United States? **CIRCLE ONE**
Social Security No. _____ Green Card No. _____

5. Are you a resident of Craighead county? Yes.

If not, do you live within 35 miles of the premises to be permitted? _____

6. Have you ever been convicted of a felony? **YES** _____ **NO** ✓ If so, give full information
_____
_____

7. Have you been convicted of any violation of any law relating to alcoholic beverages within the five (5) years preceding this application? YES (NO) If so, give full information. _____
_____

8. Have you had any alcoholic beverage permit issued to you revoked within the five (5) years preceding this application? **YES** _____ **NO** ✓ If so, give full information _____
_____

9. Do you presently hold or have you ever held an alcoholic beverage permit(s)? No. If so, give name, place, and permit number(s)
_____

10. Have you applied and been refused a permit at the applied for location within the last 12 months? No.
If so, give full information _____
_____

11. Marital Status: Single ( ) Married (X) Divorced ( ) Separated ( ) Other ( )

12. Furnish complete information regarding members of immediate family:

Relationship	Full Name	Address	Occupation
husband	Juan Huantes	4303 Aggie Rd	Construction
Son	Omar Huantes	4303 Aggie Rd	None.
Son	Luis Huantes	4303 Aggie Rd	none.
daughter	Arleth Huantes	4303 Aggie Rd	none.

(a) Are any of the above to be connected with the operation of the outlet? No.

(b) If so, who and in what capacity? _____

13. Give your home address (city or town) and dates at each for the past five (5) years:
4303 Aggie Rd, Apt 82, Jonesboro, AR 72405

14. Covering the past five (5) years, give in detail the following:

Your Business or Occupation	Name & Address of Employer	Dates of Employment
Rodeo Mexican Restaurant	1207 W. Parker Jonesboro, 72404	2014 - 2024

I hereby state on oath that I will not violate any law of this State or any regulation of the Alcoholic Beverage Control Division, nor will any agent or employee be allowed to violate any law or regulation. It is hereby consented that the licensed premises and its books and records shall be open at all times to all law enforcement officials without warrant or other legal process.

Maria Hurtis
Applicant's Signature

STATE OF ARKANSAS

COUNTY OF Craighead

Maria Hurtis, being first duly sworn on oath deposes and says that he/she has read each of the questions to which he/she has made answer, and that his/her said answers in each instance are true and correct.

Subscribed and sworn to before me this 24th day of November, 2025.

Aubreigh Orr
Notary Public

My Commission Expires: Jan 8, 2035.

AUBREIGH ORR
Notary Public - Arkansas
Craighead County
My Commission Expires January 08, 2035
Commission # 12402559

AUTHORITY TO RELEASE INFORMATION

Application filed by Applicant -A, Principal - P: A

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision is made on this alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the City of Jonesboro.

Marie Hunter
Signature – Full Name

11/24/25
Date

4303 Aggie Rd, Apt 82
Home Address

Jonesboro AR 72405
City State Zip

Same
Mailing Address

City State Zip

870-273-3937
Contact Phone Business Phone

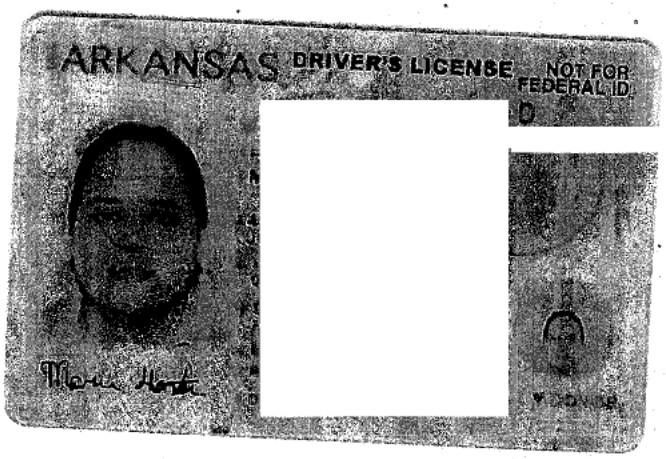
Email Address

Subscribed and sworn to before me this 24th day of November, 2025.

Aubreigh Orr
Notary Public

My Commission Expires: Jan 8, 2035.

AUBREIGH ORR
Notary Public - Arkansas
Craighead County
My Commission Expires January 08, 2035
Commission # 12402559


ARKANSAS DRIVER'S LICENSE
NOT FOR FEDERAL ID
D

ARKANSAS STATE POLICE

Arkansas Criminal History Report

This report is based on a name search. There is no guarantee that it relates to the person you are interested in without fingerprint verification. This report includes a check of Arkansas files only. Inquiries into FBI files are not permitted for non-criminal justice or employment purposes without specific statutory authority.

State of Arkansas Arkansas State Police Identification Bureau KR

Subject of Record

Last: **Huantes** First: **Maria** Middle:

Date of Birth: Sex: Race:

Social Security Number *'not verified, supplied at time of request)*

Home/Mailing Address: **4303 Aggie Rd Apt 83 Jonesboro, AR 72405**

- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -

Requestor Information

Transaction Number: **ABC004691608**

Date: **10/22/2025** Agency Reporting: **Arkansas State Police**

Purpose: **ABC Mandated pursuant to Arkansas Code §3-2-103 regarding applicants for alcohol permits issued by the Alcoholic Beverage Control Division.**

Released To: **Kimmie Rudley On Behalf of Alcohol Beverage Commission**

Representing: **ABC**

Mailing Address: **101 East Capitol, Suite 401 Little Rock, Arkansas 72201**

This Arkansas criminal history record report should only be used for the purpose that it was requested. A request that is posed for a different purpose may result in more or less information being reported.

This report does not preclude the possible existence of additional records on this person which may not have been reported to the State Identification Bureau and Central Repository. Changes in a criminal history record can occur at any time due to new arrests and/or ongoing legal proceedings.

This Arkansas criminal background check report is for non-criminal justice purposes and may only reflect if a person has any Arkansas felony and misdemeanor conviction(s), any Arkansas felony arrest that occurred in the last five (5) years that has not been to court and whether the person is a registered sex offender or required to register as a sex offender. Juvenile arrest and/or court information will not be released on this report.

OFFICIAL RECEIPT

Receipt Date 01/14/2026 09:34 AM — Receipt # 00270063
Receipt Print Date 01/14/2026 — Batch # 00014.01.2026

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:	
CR	250.00
Detail:	
01-134-0517-00	
Monarca's Mexican Restaurant	
2704 Alexander Drive	250.00
Total	250.00

Payment Information:

Check	3293	250.00
Change		0.00

Hunter Law Firm
Customer #: 000000

,

Cashier: KMHattenhauer
Station: COLLECTIONSWIND

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease"), dated the ____ day of **September, 2024**, is between **Sai Real Estate LLC** ("Landlord"), and Monarca's Mexican Restaurant, LLC("Tenant").

W-I-T-N-E-S-S-E-T-H:

That each of the aforesaid parties acknowledges receipt of a valuable consideration from the other and they and each of them act herein in further consideration of the covenants of the other as herein stated. Landlord and Tenant agree as follows:

ARTICLE I

1.1 PREMISES. Landlord does hereby grant, demise and lease unto Tenant the space in **2704 Alexander Dr., Units C and D** (the "Shopping Center"), City of **Jonesboro, Craighead County**, Arkansas, 72401, as shown on **Exhibit A** attached hereto, consisting of approximately **Three Thousand Seven Hundred Seventy-Four** (**3,774**) rentable square feet (hereinafter referred to as "Premises"). The rentable area in the Premises is hereby stipulated to be the aggregate amount of square feet hereinabove stated, whether the same should be more or less as a result of minor variations resulting from actual construction and completion of the Premises for occupancy so long as such work is done in accordance with the terms and provisions hereof. Unit C consists of 1,774 rentable square feet and Unit D consists of 2,200 rentable square feet.

1.2 USE OF PREMISES. The Premises are to be used and occupied continuously throughout the Term hereof for **Mexican Restaurant**, and for no other purpose whatever.

1.3 TERM OF LEASE. The Premises are hereby demised unto Tenant for a period of **Twenty-Four** (**24**) months (the "Term"), commencing on **9/01/2024** ("Commencement Date"), and ending on **08/31/2026.**

1.4 RENT.

(a) Tenant shall pay to Landlord as rent for the Premises during the Term ("Base Rent") a monthly installment, payable in advance on the first day of every month without notice, demand, offset or deduction, and such Base Rent beginning with the Commencement Date. If Base Rent or any Additional Rent (defined below) has not been paid by the fifth (5th) day of the month in which it is due, 10% of the monthly payment ($590.00)will be assessed as a late charge. The amount of each such installment shall be equal to the following:

Years	Sq. Ft.	Monthly Rent	Annual Rent
1-2			
Unit C	1,574sf	$1,750/month for Sept. – Nov. 2024	
Unit D	2,200sf	$0 Oct – Nov. 2024	
Units C & D	3,774	$5,900/month for Dec. 2024 to end of term	$70,800/year

(b) Whenever, by the terms of the Lease, Tenant is required to make payments or furnish items at the expense of Tenant, all such additional items required to be paid by Tenant are to be

considered as Additional Rent (the Base Rent and Additional Rent collectively referred to herein as "Rent") and Landlord is to have the same rights and remedies upon the nonpayment of such as Landlord has for the nonpayment of the Base Rent provided in this Section 1.4.

(c) The "Common Area" is the part of the Shopping Center designated by Landlord from time to time for the common use of all tenants and their invitees, including among other facilities, parking area, sidewalks, landscaping, curbs, loading areas, private streets and alleys, lighting facilities, hallways and other areas and improvements provided by Landlord for the common use of all tenants, all of which shall be subject to Landlord's sole management and control and shall be operated and maintained in such manner as Landlord, in its reasonable discretion, shall determine. Landlord reserves the right to change from time to time the dimensions and location of the Common Area. Tenant and its employees, customers and licensees shall have the non-exclusive right and license to use the Common Area as constituted from time to time, such use to be in common with Landlord, other tenants of the Shopping Center and other persons permitted by Landlord to use the same, and subject to such reasonable rules and regulations governing use as Landlord may from time to time prescribe. Tenant shall not solicit business or display merchandise within the Common Area, or distribute handbills therein, or take any action which would interfere with the rights of other persons to use the Common Area without the prior written consent of the Landlord. Landlord may temporarily close any part of the Common Area for such periods of time as may be necessary to prevent the public from obtaining prescriptive rights or to make repairs or alterations, but such repairs or alterations shall be done in a manner so as to cause a minimum of interference with Tenant's business.

Tenant agrees to pay, as Additional Rent, each month for its proportionate share of the cost of operation and maintenance of the Common Area (including without limitation costs incurred for lighting, sewerage, painting, cleaning, policing, inspecting, landscaping, repairing, replacing, guarding and protecting the Shopping Center, excluding the Premises area, as well as payment of real property ad valorem taxes and insurance with respect to the Shopping Center) which may be incurred by Landlord in its reasonable discretion (such amounts collectively referred to as "Common Area Expenses"). The proportionate share of Common Area Expenses to be paid by Tenant shall be computed on the ratio that the total square footage of the Premises bears to the total number of square feet of space within the Shopping Center. The monthly Additional Rent shall be calculated based on the actual monthly Additional Rent paid the prior calendar year for operation and maintenance of the Common Area. At the end of each calendar year, the actual CAM costs for that year shall be calculated. Any additional CAM costs for the year, over and above the monthly CAM costs shall be paid by Tenant no later than 30 days following receipt of any written notice by Landlord of said expenditures. Failure to pay by Tenant within the 30 day period provided by Landlord shall constitute late payment of rent in violation of this Lease and entitle Landlord to any appropriate remedies otherwise provided in this Lease. In the even Tenant has paid more CAM expenses than were accrued during a calendar year, Tenant shall be given a credit for same against future CAM expenses.

1.5 SECURITY DEPOSIT. Tenant shall deposit with Landlord the sum of **Five Thousand Nine Hundred and 00/100** United States Dollars ($5,900) as a security deposit (the "Deposit"). The Deposit shall be held by Landlord, without liability for or payment of interest thereon, as security for the faithful performance by Tenant of all of the terms, covenants and conditions of this Lease by Tenant to be performed. Landlord shall hold the Deposit in a separate fund. If at any time during the Term any Rent payable by Tenant shall be overdue, or if Tenant fails to perform any of the other terms, covenants or conditions to be performed by Tenant, then Landlord at its option, may appropriate and apply all or any portion of the Deposit to the payment of any such overdue Rent and to the compensation of Landlord for loss or damage sustained by Landlord due to a breach by Tenant as aforesaid, without prejudice to Landlord's other remedies.

1.6 TAXES, SPECIAL ASSESSMENTS, LICENSES, ETC. Tenant shall pay prior to delinquency at any time during the Term of the Lease that they may be imposed, levied or assessed, as Additional Rent: (a) all personal property taxes and special assessments against the Premises or any personal property thereon resulting from the above-described use of the Premises by Tenant; and (b) all license, franchise permit fees or taxes. Landlord shall pay all real property ad valorem taxes with respect to the Shopping Center, subject to reimbursement by Tenant for a proportionate share of such payments, as fully set forth in Section 1.4.

1.7 DELIVERY AT THE END OF THE TERM. Tenant agrees that on the last day of the Term it shall without notice or demand deliver the Premises, including all improvements and fixtures permanently attached, and replacements thereto (except those which Tenant may be directed to remove) to Landlord, or Landlord's agent or assignee, in good order and condition. Tenant shall have repaired, at Tenant's expense, all damage to the Premises, ordinary wear and tear excepted. Upon the termination of this Lease, Tenant may remove all of Tenant's personal property. If Tenant does not remove Tenant's personal property from the Premises within five (5) days from the end of the Term, however ended, Landlord may, at its option, remove and dispose of the same as Landlord sees fit, without recourse by Tenant.

ARTICLE II

2.1 FINISH BY LANDLORD (BUILDING STANDARDS). Tenant and Landlord have inspected all major systems and these are delivered in working order. Tenant has inspected the Premises and accepts them AS-IS, WHERE-IS.

2.2 SERVICES TO BE FURNISHED BY LANDLORD. Tenant shall be responsible for both the procurement and payment of all utilities including, but not limited to, water, electric, gas, cable, internet, telecommunications, and other data services.

Landlord does not warrant that any service will be free from interruptions caused by repairs, renewals, improvements, changes of service, alterations, strikes, lockouts, labor controversies, civil commotion, riot, accidents, inability to obtain electrical power, fuel, steam, water, supplies or labor or other cause beyond the reasonable control of Landlord. No such interruption of service shall be deemed an eviction or disturbance of Tenant's use and possession of the Premises or any part thereof, or render Landlord liable to Tenant for damages, by abatement of rent or otherwise, or relieve Tenant from performance of Tenant's obligations under this Lease. Tenant hereby waives and releases all claims against Landlord for damages for interruption or stoppage of service.

In the event that by agreement with Tenant, Landlord furnishes extra or additional services to be paid for by Tenant, a failure to pay for such services within five (5) days after notice to Tenant shall authorize Landlord, in Landlord's discretion and without further notice, to immediately discontinue such services and terminate any agreement for such services.

Any additional service charges paid by Tenant to Landlord for extra or additional services, or by Landlord for Tenant pursuant to this Section 2.2 shall be subject to adjustment in the same manner as the Rent as provided for in Section 1.4 hereof.

2.3 QUIET POSSESSION. Tenant shall keep and perform all of its covenants under this Lease on the part of Tenant to be performed, and so long as Tenant is not in default under the terms and provisions of this Lease, Landlord shall guarantee to Tenant the quiet, peaceful and uninterrupted possession of the Premises.

ARTICLE III

3.1 LAWFUL USES. Tenant will maintain the Premises in a clean and healthful condition; and comply with all laws, ordinances, orders, rules, and regulations (state, federal, municipal and other agencies or bodies having any jurisdiction thereof) with reference to use, conditions and occupancy of the Premises.

Tenant shall not directly or indirectly make any use of the Premises which may be prohibited by the same or which may be dangerous to person or property or may increase the cost of insurance or require additional insurance coverage.

3.2 INDEMNITY AND INSURANCE. Tenant is or shall become familiar with the Premises and acknowledges that the Premises is received by Tenant in a good state of repair, accepted by Tenant in the condition in which they are now or shall be when ready for occupancy and that Landlord shall not be liable to Tenant or Tenant's agents, employees, invitees or visitors for any injuries, death or damage to persons or property due to any condition, design or defect in the Shopping Center or the Premises. Tenant accepts the Premises as suitable for the purposes for which the same are leased and assumes all risks of injury, death or damage to persons or property for which Tenant may become legally liable, and agrees that no representations, except such as are contained herein have been made to Tenant respecting the condition of the Premises.

(a) Insurance. Tenant shall at its expense procure and maintain throughout the Term, as Additional Rent, the following insurance policies: (1) commercial general liability insurance in amounts of not less than a combined single limit of One Million and No/100 United States Dollars ($1,000,000.00)(the "Liability Insurance Amount"), insuring Tenant, Landlord, and Landlord's agents against all liability for injury to or death of a person or persons or damage to property arising from the Tenant's use and occupancy of the Premises; (2) contractual liability insurance coverage sufficient to cover Tenant's indemnity obligations hereunder; (3) insurance covering the full value of Tenant's property and improvements and other property (including property of others) in the Premises; (4) business interruption insurance; and (5) workman's compensation insurance, if applicable. Tenant shall furnish certificates of such insurance and such other evidence satisfactory to Landlord of the maintenance of all insurance coverages required hereunder, and Tenant shall obtain a written obligation on the part of each insurance company to notify Landlord at least 30 days before cancellation or (if available) a material change of any such insurance. All such insurance policies shall be in form, and issued by companies, reasonably satisfactory to Landlord.

(b) Indemnification. Subject to the provisions herein, Tenant shall defend, indemnify, and hold harmless Landlord and Landlord's agents and their respective shareholders, directors, officers, employees, and partners from and against all claims, demands, liabilities, causes of action, suits, judgments, and expenses (including attorney's fees) for any bodily injury and property damage claims arising on or about the Premises during the Term, or any failure of Tenant to perform or comply with any of the terms of this Lease, excluding any negligent or intentional action or inaction of Landlord in performing under this Lease.

(c) Landlord's Insurance. Landlord shall maintain "special form" property insurance with coverage for the full replacement cost of the Shopping Center and commercial general liability insurance in such amounts and with such deductible amounts as would be maintained by a prudent landlord of similar commercial properties in Craighead County, Arkansas, with such endorsements as Landlord may reasonably require from time to time. Additionally, Landlord may obtain and carry any other form or forms of insurance as it may reasonably desire or as any Landlord's mortgagee may require. Such payments by Landlord for insurance, as well as payment by Landlord of any deductibles paid in connection with claims under such insurance policies, shall be subject to reimbursement by Tenant for a proportionate share of such payments, as fully set forth in Section 1.4.

3.3 WASTE; NUISANCES. Tenant shall not create or allow any nuisance to exist in the Premises, and it shall abate promptly and free of expense to Landlord any nuisance that may arise. Landlord's determination of what constitutes a nuisance shall be binding on Tenant. Tenant shall not commit or permit any waste to be committed on or about the Premises.

3.4 INVALIDATION OF INSURANCE. Tenant shall not suffer anything to be or remain upon or about the Premises which will invalidate any policy of insurance which Landlord may now or hereafter have upon the Shopping Center.

3.5 INCREASED PREMIUMS. Tenant shall not suffer anything to be or remain upon or about the Premises nor carry on nor permit upon the Premises any trade or occupation or suffer to be done anything which may render an increased or extra premium payable for any insurance of the Premises or the Shopping Center against fire, casualty, liability or any other insurable causes, unless consented to in writing by Landlord. Regardless of whether Landlord has so consented or not, Tenant shall pay any such increased or extra premium within ten days after Tenant shall have been advised by Landlord of the amount thereof.

3.6 ALTERATIONS; PROHIBITION ON LIENS. Except as otherwise permitted herein or in the Shopping Center rules and regulations, Tenant shall not have the right to make changes, alterations, or additions to the Premises (including without limitation, floor coverings and fixtures) until Tenant has first obtained Landlord's approval in writing. Such changes, alterations, or additions, when made to the Premises by Tenant, shall at once become the property of Landlord and shall be surrendered to Landlord upon the termination for any reason of this Lease unless otherwise provided for in Landlord's written approval; but this clause shall not apply to movable equipment or furniture of Tenant or such changes, alterations or additions to the Premises as may be removed from the Premises without causing damage thereto other than the diminution in value to the Premises resulting from such removal. If Landlord consents to such improvements, alterations, additions or installations before commencement of the work or delivery of any materials onto the Premises or into the Shopping Center, Tenant shall furnish Landlord with plans and specifications, names and addresses of contractors, copies of contracts, necessary permits and licenses and indemnification in such form and amount as may be satisfactory to Landlord and waivers of lien against any and all claims, cost, expenses, damages and liabilities which may arise in connection with the work.

Tenant hereby covenants and agrees not to place or permit to be placed any lien or liens on or against the Premises or the Shopping Center. Further, Tenant does hereby waive, relinquish and disclaim any right or power to cause any lien to attach to the Landlord's interest in the Premises, the Shopping Center and the property, and Tenant does hereby agree to hold harmless, indemnify and defend Landlord from and against any such lien or liens.

3.7 INTENTIONALLY LEFT BLANK

3.8 SIGNS. Other than the sign of Tenant to be placed on the pylon sign in front of the Shopping Center, as well as the one (1) exterior sign to be installed by Tenant (with such sign locations depicted on the attached **Exhibit B**) Tenant shall not paint, display, inscribe, maintain or affix any sign, picture, advertisement, notice, lettering or direction on any area outside the Premises except on the doors of the Premises. Any signage of Tenant must first be approved by Landlord in writing (in Landlord's sole discretion). Any such signage of Tenant shall also comply at all times with any municipal regulations regarding signage. Landlord shall have the right to remove, at Tenant's expense, all signage not approved by Landlord.

3.9 DEFACING PREMISES AND OVERLOADING. Tenant shall not place anything or allow anything to be placed near the glass of any door, partition, wall or window which may be unsightly from outside the Premises, and Tenant shall not place or permit to be placed any article of any kind on any window ledge or on the exterior walls. Blinds, shades, awnings or other forms of inside or outside window coverings, or window ventilators or similar devices, shall not be placed in or about the outside windows in the Premises except to the extent that the character, shape, color, material and make thereof is approved by Landlord, and Tenant shall not do any painting or decorating in the Premises or make, paint, cut or drill into, or in any way deface any part of the Premises or the Shopping Center without the written consent of Landlord. Tenant shall not overload any floor or part thereof in the Premises, or any facility in the Shopping Center or any public corridors or elevators therein while bringing in or removing any large or heavy articles, and Landlord may direct and control the location of safes and all other heavy articles. Furniture and other large or heavy articles may not be brought into the Shopping Center, removed therefrom or moved from place to place within any portion of the Premises or other portion of the Shopping Center or its equipment that would exceed the standard loan limits as set forth in the rules of the Shopping Center.

3.10 OBLIGATIONS FOR REPAIRS. Landlord shall repair and maintain in good order and repair, at its sole cost and expense, the roof, slab floor and subfloor, exterior walls, structural members, foundation, parking lot and all asphalt surfaces of the Premises. Notwithstanding the foregoing, Landlord shall not have to make any repairs required of it by this Lease until Tenant gives Landlord written notice of the need therefore and a reasonable period within which to make such repairs, such period not to exceed 30 days, and Landlord shall not be required to repair any damage caused by the acts or negligent omissions of Tenant, its agents, employees, or invitees, or any damage to the Premises caused by burglary, robbery, or vandalism or resulting from any alterations (including roof penetrations) made to the Premises by Tenant whether with or without Landlord's consent. Except as is specifically made the responsibility of Landlord hereunder, Tenant agrees that during the entire term of this Lease it shall promptly and at its own expense service, keep, maintain in good repair, and replace as necessary all parts of the Premises, including, but not limited to, the following: all plumbing (including the fire protection sprinkler system, if any); piping; heating; air conditioning; ventilating; electrical and lighting facilities; equipment; fixtures; walls and wall coverings; ceilings; floors and floor coverings; windows; doors; and glass, Tenant shall keep the Premises in good, clean, and tenantable condition; and Tenant shall at its sole cost and expense keep the Premises free of insects, rodents, vermin, and other pests. Under no circumstances will Tenant make any roof penetrations without Landlord's prior written consent, and with such consent only using a roofing contractor approved by Landlord in its sole discretion. Notwithstanding any language to the contrary, Landlord will be responsible for up to $2,500.00 in heating and air conditioning repairs and maintenance per calendar year. Tenant will be responsible for all heating and air conditioning repairs and maintenance per calendar year over $2,500.00.

3.11 ASSIGNMENT OR SUBLETTING. Tenant shall not encumber the Premises, assign or sublet this Lease or any part thereof without the prior written consent of Landlord, which consent may be

withheld by Landlord for any reason, in Landlord's sole discretion. Notwithstanding any assignment or subletting, Tenant shall at all times remain fully responsible and liable for the payment of the Rent herein specified and for compliance with all of Tenant's other obligations under this Lease.

3.12 ATTORNEY FEES. Tenant shall pay all costs of collection, including reasonable attorney fees, if all or any part of the rent herein is collected with the aid of any attorney; and Tenant shall also pay reasonable attorney fees in the event it becomes necessary for Landlord to employ an attorney to force Tenant to comply with any of the covenants, obligations or conditions imposed by this Lease.

3.13 ENTRY FOR REPAIRS, INSPECTIONS, ETC. Landlord, its officers, agents, partners and representatives, and any mortgagee, secured party or other creditor to whom or for whose benefit a lien against the interest of Landlord in the Shopping Center has been granted as security for the payment of any indebtedness of Landlord, shall each have the right to enter into and upon the Premises at all reasonable times, or in the case of emergency at any time, to inspect the same or make such repairs or alterations as they may deem necessary or desirable. Tenant shall also permit Landlord at all reasonable times or, in case of emergency, at any time to inspect, erect, use and maintain pipes, ducts, conduits and similar devices in, above and through the Premises, and to make any necessary repairs or alterations. Landlord shall be allowed to take all material into and upon the Premises that may be required therefor without the same constituting an eviction of Tenant in whole or in part and the rent reserved shall in no wise abate while said repairs and maintenance are being made, by reason or loss or interruption of the business of Tenant, or otherwise.

3.14 SURRENDER OF PREMISES. Upon any termination of this Lease, by expiration, lapse of time or otherwise:

(a) Tenant shall immediately vacate and surrender the Premises to Landlord in good order, condition and repair, reasonable wear and tear or casualty damage to be repaired by Landlord pursuant to Section 4.9 excepted.

(b) Tenant shall surrender all door keys for the Premises to Landlord.

(c) Tenant grants to Landlord full authority and right to enter upon the Premises and take possession thereof.

(d) All installations, decorations, floor covering, fixtures, additions, partitions, hardware, light fixtures, non-trade fixtures and improvements, temporary or permanent, except movable furniture and equipment belonging to Tenant, in or upon the Premises, whether placed there by Tenant or Landlord, shall be Landlord's property and shall remain upon the Premises, all without compensation, allowance or credit to Tenant; provided, however, all such installations, decorations, etc. placed there by Tenant may be removed by Tenant at its sole expense if such removal can be accomplished without causing damage to the Premises other than the diminution in value to the Premises attributable to the installations, decoration, etc. that are removed. Title to any items so removed shall immediately vest in Tenant without any action on the part of Landlord being required.

ARTICLE IV

4.1 RIGHTS RESERVED TO LANDLORD. Landlord shall have the following rights exercisable without notice or demand and without liability to Tenant for damage or injury to property, persons or business (all claims for damage therefor being hereby released by Tenant), and without effecting an

eviction or disturbance of Tenant's use or possession of the Premises or giving rise to any claim for setoffs or abatement of rent:

(a) To name the Shopping Center and change the name of the Shopping Center as set out in Section 3.8 above.

(b) To install and maintain signs on the exterior and interior of the Shopping Center.

(c) To retain at all times, and to use in appropriate instances, keys to all doors within and into the Premises, and Tenant shall not replace any locks without the prior written consent of Landlord.

(d) To decorate, remodel, repair, alter or otherwise prepare the Premises for re-occupancy during the last six months of the Term hereof, provided that Tenant shall have then vacated the Premises, or at any time after Tenant abandons the Premises.

(e) To enter the Premises at reasonable hours to make inspections, or to exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes.

(f) To have access to all mail chutes according to the rules of the United States Post Office.

(g) To take all such reasonable measures as Landlord may deem advisable for the security of the Shopping Center and its occupants, including without limitation, the search of all persons entering or leaving the Shopping Center, the evacuation of the Shopping Center for cause, suspected cause, or for drill purposes, the temporary denial of access to the Shopping Center, and the closing of the Shopping Center after normal business hours and on Saturdays, Sundays and holidays, subject, however, to Tenant's right to admittance when the Shopping Center is closed after normal business hours under such reasonable regulations as Landlord may prescribe from time to time which may include by way of example but not of limitation, that persons entering or leaving the Shopping Center, whether or not during normal business hours, identify themselves to a security officer by registration or otherwise and that such persons establish their right to enter or leave the Shopping Center.

(h) To decorate and to make at any time or times, at its own expense, repairs, alterations, additions and improvements, structural or otherwise, in and to the Premises, the Shopping Center or part thereof as Landlord may deem necessary or desirable and to perform any acts related to the safety, protection or preservation thereof, and during such operations to take into and through the Premises or any part of the Shopping Center all material and equipment required; and to close or temporarily suspend operation of entrances, doors, corridors, elevators or other facilities, provided that Landlord shall cause only such inconvenience or annoyance to Tenant as is reasonably necessary in the circumstances.

(i) To do or permit to be done any work in or about the Premises or the Shopping Center or any adjacent or nearby building, land, street or alley.

(j) To grant to anyone the exclusive right to conduct any business or render any service in the Shopping Center. However, no other salons will be permitted in the Shopping Center without the prior written permission of Tenant.

(k) To designate and approve, prior to installation, all types of window shades, blinds, drapes, awnings, window ventilators and other similar equipment, and to approve all internal lighting that may be visible from the exterior of the Shopping Center.

(m) To have and retain a paramount title to the Premises free and clear of any act of Tenant.

(n) To sell, assign or transfer all of Landlord's interest in the Lease, without necessity or notice or consent from Tenant, and without relieving itself from its obligations under the Lease for the period it was Landlord.

(o) To prohibit the placing of vending or dispensing machines of any kind in or about the Premises without the prior written permission of Landlord, and to regulate the use thereof.

4. 2 DEFAULT. Any of the following events shall be deemed to be events of default by Tenant under the Lease:

(a) Tenant shall fail to pay any installment of rent hereby reserved and such failure shall continue for a period of ten (10) days.

(b) Tenant shall fail to comply with any term, provision or covenant of this Lease, other than the payment of rent, and shall not cure such failure within fifteen (15) days after written notice thereof to Tenant.

(c) Tenant shall make an assignment for the benefit of creditors.

(d) Tenant shall file a petition under any section or chapter of the National Bankruptcy Act, as amended, or under any similar law or statute of the United States or any state thereof; or Tenant or any guarantor of Tenant's obligations shall be adjudged bankrupt or insolvent in proceedings filed against Tenant or any guarantor of Tenant's obligations thereunder and such adjudication shall not be vacated or set aside or stayed within the time permitted by law.

(e) A receiver or trustee shall be appointed for all or substantially all of the assets of Tenant or any guarantor of Tenant's obligations and such receivership shall not be terminated or stayed within the time permitted by law.

(f) Tenant shall desert, vacate or abandon any substantial portion of the Premises.

Upon the occurrence of any of such events of default, Landlord shall have the option to pursue any one or more of the following remedies without any notice or demand whatsoever:

(a) Terminate this Lease, in which event Tenant shall immediately surrender the Premises to Landlord, and if Tenant fails to do so, Landlord may, without prejudice to any other remedy which it may have, enter upon and take possession of the Premises and expel or remove Tenant and any other person who may be occupying the Premises or any part thereof, by force if necessary, without being liable for prosecution or any loss and damage which Tenant may suffer by reason of such termination, whether through failure to relet the Premises on satisfactory terms or otherwise.

(b) Without terminating this Lease, enter upon and take possession of the Premises and expel or remove Tenant and any other person who may be occupying the Premises or any part thereof, make such alterations and repairs as may be necessary in order to relet the Premises, and relet the Premises or any part thereof for such term and at such rental and upon such other terms and conditions as Landlord in its sole discretion may deem advisable. Upon each such reletting, the rentals received by Landlord shall be applied: first, to the payment of any indebtedness other than rent hereunder due from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting including brokerage fees

and attorney's fees and costs of such alterations and repairs; third, to the payment of any rent due and unpaid hereunder, and the residue, if any, shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder. If such rentals received from such reletting during any month shall be less than the rent to be paid during that month by Tenant hereunder, Tenant shall pay any such deficiency to Landlord upon demand. No such re-entry or taking of possession by Landlord shall be construed as an election on its part to terminate this Lease unless a written notice of such intention shall be given to Tenant; and any attempt by Landlord to mitigate its claim for damages against Tenant by reletting the Premises shall not be construed as a waiver of its right to damages under this section.

(c) To enter upon the Premises, by force if necessary, without being liable for prosecution or any claim for damages therefor, and do whatever Tenant is obligated to do under the terms of this Lease; and Tenant agrees to reimburse Landlord on demand for any expenses Landlord may incur in effecting compliance with Tenant's obligations under this Lease, and Tenant further agrees that Landlord shall not be liable for any damages resulting to Tenant from such action, whether caused by the negligence of Landlord or otherwise.

(d) Upon any event of default by Tenant all unpaid rent payments due under the terms of the Lease shall be due and payable immediately upon demand by Landlord.

Pursuit of any of the foregoing remedies shall not preclude pursuit of any other remedies herein provided, or any other remedies provided by law, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any rent due to Landlord hereunder or of any damages accruing to Landlord by reason of the violation of any of the terms, provisions and covenants herein contained. No waiver by Landlord of any violation or breach of any of the terms, provisions and covenants contained in this Lease shall be deemed or construed to constitute a waiver of any other or succeeding violation or breach of any of the terms, provisions, and covenants herein contained. Forbearance by Landlord to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of such default.

4.3 ESTOPPEL CERTIFICATE BY TENANT. From time to time, upon not less than ten (10) days prior request by Landlord, Tenant shall execute and deliver to Landlord and to any other person designated by Landlord a written estoppel certificate stating, among any other thing reasonably requested by Landlord, that: (a) the Lease has commenced and Tenant is paying rent on a current basis in accordance with the terms of the Lease, subject to no offsets or claims and that all Shell Space Work and other obligations of Landlord which are conditions precedent to Tenant's occupying the Premises have been fulfilled, (b) Landlord is not in default under the Lease and no condition exists which with the passage of time will become a default, and (c) no modification or amendment will be made in the Lease without the prior written consent of any mortgagee, secured party or other creditor to whom or for whose benefit a lien against the interest of Landlord in the Shopping Center has been granted as security for the payment of any indebtedness of Landlord.

4.4 SUBORDINATION OF LEASE, ATTORNMENT, NON-DISTURBANCE. This Lease and all rights of Tenant hereunder are subject and subordinate to any deeds of trust, mortgages, security agreements, lease assignments or other instruments of security, as well as to any ground leases or primary leases, that now or hereafter cover all or any part of the Shopping Center, the land situated beneath the Shopping Center or any interest of Landlord therein, and to any and all advances made on the security thereof, and to any and all increase, renewals, modifications, consolidations, replacements and extensions of any of the foregoing. This provision is hereby declared by Landlord and Tenant to be self-operative and no further instrument shall be required to affect such subordination of this Lease. Tenant shall,

however, upon demand at any time or times execute, acknowledge and deliver to Landlord any and all instruments and certificates that in the judgment of Landlord may be necessary or proper to confirm or evidence such subordination. Notwithstanding the generality of the foregoing provisions of this Section 4.4, Tenant agrees that any such mortgagee, secured party or assignee shall have the right at any time to subordinate any such deeds of trust, mortgages, security agreements, lease assignments or other instruments of security to this Lease on such terms and subject to such conditions as they may deem appropriate in their discretion. Provided, however, so long as Tenant is not in default in the payment of rent or in the performance of any of the terms of the Lease, Tenant's possession of the Premises and Tenant's rights and privileges under the Lease or any renewal thereof shall not be diminished or interfered with by any aforesaid mortgagee, secured party or assignee. Tenant hereby irrevocably appoints Landlord as attorney in fact for Tenant with full power and authority to execute and deliver in the name of Tenant any such instruments. Tenant agrees to pay all rent due hereunder directly to any aforesaid mortgagee, secured party or assignee, or as Tenant may be directed by the same, upon the receipt of notice from the same that Landlord is in default under their particular security instrument. Tenant agrees in the event it is requested by such mortgagee, secured party or assignee, or any proceedings are brought for the foreclosure or enforcement of any such security instrument, to attorn to the holder of the same and to recognize them as Landlord under this Lease. Tenant agrees to execute and deliver at any time and from time to time upon the request of Landlord any instrument that may be necessary or appropriate in any such event to evidence such attornment. Tenant hereby irrevocably appoints Landlord and the holder of such security instrument, or any of them, the attorney in fact for Tenant with full power and authority to execute and deliver in the name of Tenant any such instrument. Tenant further waives the provisions of any statute or law now or hereafter in effect which may give or support to give Tenant any right to terminate or otherwise adversely affect this Lease in the event any such foreclosure proceeding is brought. Tenant and Landlord further agree that any agreement by either of them to pay any leasing commissions in regard to the Lease shall not be enforceable against any party other than the party entering into such agreement, and such agreement shall at all times be subordinate and inferior to the lien of any aforesaid security instrument.

4.5 RENEWAL OR AMENDMENT. Upon written notice to Landlord received by Landlord no less than one hundred eighty (180) days prior to the expiration of the Term or a Renewal Term (the "Renewal Option Notice"), Tenant shall have the right and option (each, a "Renewal Option") to extend the Term for the Premises for five (5) additional and consecutive two (2) year periods (each, a "Renewal Term"), on the terms and conditions hereof; provided, however, if Tenant exercises the Renewal Option, the annual Base Rent for the Premises during each Renewal Term shall be an amount equal to five percent (5.0%) over the annual Base Rent for the immediately preceding Term or Renewal Term, as applicable. If Tenant shall fail to provide a Renewal Option Notice to Landlord in the time set forth herein, then Landlord and Tenant agree the then current Renewal Option shall be deemed to be exercised, and Tenant shall continue as tenant in the Premises for the next Renewal Term pursuant to the terms of this Lease. In Landlord's sole discretion, Tenant shall not be entitled to exercise a Renewal Option for any Renewal Term if Tenant is in default under the terms of this Lease either at the time it provides the Renewal Option Notice, or at the beginning of any Renewal Term. No other amendment of this Lease shall be binding on either party unless it is in writing and signed by Landlord and Tenant. If Tenant elects to not renew the Lease, it shall provide written notice of same to Landlord at least ninety (90) days before the expiration of the initial lease term.

4.6 HOLDING OVER. Should Tenant or any of its successors in interest hold over the Premises or any part thereof after the expiration of the Term of this Lease, such holding over shall constitute and be construed as a tenancy from month to month only. Tenant will pay as Base Rent on the first day of each month during the holdover period an amount equal to one hundred twenty-five percent (125%) of the rent paid or due to be paid during the last month of the Term of this Lease. No receipt of money by Landlord

from Tenant after termination of this Lease shall reinstate or extend this Lease or affect any prior notice given by Landlord to Tenant. Any extension of this Lease shall be in writing signed by Landlord and Tenant.

4.7 WAIVER OF LIABILITY. As part of the consideration for this Lease, Tenant hereby releases Landlord from all liability for damage to any property of Tenant located in or upon the Shopping Center which results from the negligence of Landlord to the extent any such loss or damage is covered by insurance maintained by Tenant. Tenant and Landlord further covenant that any insurance maintained by Tenant shall contain an appropriate provision whereby the insurance company or companies consent to the foregoing release of liability and so waive insurance subrogation rights to the extent of the agreement contained in this Section 4.7.

4.8 COVENANTS TO RUN TO HEIRS, ETC. All covenants, conditions, agreements, and undertakings in this Lease shall extend and inure to the benefit of Landlord and its successors and assigns, and to the heirs, executors, administrators, successors and assigns of Tenant the same as if they were in every case named and expressed; and except as herein otherwise provided, all said covenants, conditions and agreements shall be binding upon the successors and assigns, heirs, executors, and administrators of the respective parties.

4.9 DAMAGE BY FIRE OR OTHER CASUALTY. If any part of the Premises or a material portion of the Shopping Center which affects Tenant's occupancy is rendered untenantable by fire or other casualty, Landlord may elect (a) to terminate this Lease as of the date of the fire or casualty by notice to Tenant within sixty (60) days after the date, or (b) to repair, restore or rehabilitate the Shopping Center or the Premises at Landlord's expense, in which event this Lease shall not terminate but rent shall be pro-rated for that portion of the Premises that are untenantable and abated on a per diem basis for that portion of the Premises that is untenantable. If such damage is due to an act or omission of Tenant, then Landlord shall have such rights as are set forth herein at Tenant's cost and expense. In the event of termination of this Lease pursuant to this Section 4.9, rent shall be apportioned on a per diem basis and paid to the date of the fire or casualty. Further, Landlord shall carry all risk property damage insurance with flood and earthquake endorsements for the full replacement value of the Shopping Center with Tenant as an additional insured as its interest may appear.

4.10 CONDEMNATION. If the land or the Shopping Center, or any part thereof, or any interest therein, be taken by virtue of eminent domain or for any public or quasi-public use or purpose, Landlord shall have the right to terminate this Lease at the date of such taking or within six months thereafter by giving Tenant thirty (30) days' prior notice of the date of such termination. Any interest which Tenant may have or claim to have in any award resulting from any condemnation proceedings shall be limited solely to the unamortized value of any permanent improvements to the structure of the Shopping Center paid for directly by Tenant and any claim for furniture or equipment of any nature whatsoever shall be excluded. All other condemnation awards, including but not limited to any award made on the basis of the leasehold estate created by this Lease, shall be the sole and separate property of Landlord.

4.11 NOTICES. Any notice required or desired to be given in connection with this Lease shall be in writing sent by certified mail, postage prepaid. Such notices shall be sent to the persons at the addresses reflected below or any other persons or addresses designated in writing by any such person entitled to receive notice pursuant to the terms of this Lease:

LANDLORD: Sai Real Estate LLC
3320 Flemon
Jonesboro, AR 72404

TENANT: **Monarca's Mexican Restaurant, LLC**
c/o Maria Huantes
4303 Aggie Road, Apt. 82
Jonesboro, AR 72401-8498

It shall be the obligation of all persons entitled to receive any notice pursuant to this Lease to provide proper names and addresses to the person required to give such notice. All persons required to give such notices shall be deemed to have satisfied their duties to give notice by giving notice to the name at the address so provided. If no name and address is given by a mortgagee, secured party or other creditor then Tenant and Landlord have no duty to give notice to that particular mortgagee, secured party or other creditor failing to give the proper name and address until such is provided.

4.12 EXHIBITS AND EFFECTIVE DATE. Submission of the Lease for examination does not constitute a reservation of or option for leasing the Premises. The Lease becomes effective only upon execution and delivery by both Landlord and Tenant and approval by Landlord's mortgagee where such approval is required. All exhibits and riders attached to this Lease and initialed by Landlord and Tenant are incorporated into and made a part of this Lease.

4.13 TIME OF THE ESSENCE. Time is of the essence with respect to all provisions of this Lease.

4.14 EXTENSION; PARTIAL PAYMENT; NO ACCORD AND SATISFACTION. It is agreed that, should Landlord, at its option, either extend the time of payment or accept partial payment of one or more of the Base Rent installments or other monetary obligations hereunder, such shall not be construed as a waiver of or an alteration of the terms of payment of any subsequent installments or obligations. After the service of any notice or commencement of any suit, or final judgment therein, Landlord may receive and collect any rent due and such collection or receipt shall not operate as a waiver of nor affect such notice suit or judgment. No payment by Tenant or receipt by Landlord of a lesser amount to be other than on account of the earliest stipulated rent, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as rent be deemed an accord and satisfaction. Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such rent or pursue any other remedy provided for in this Lease or available at law or in equity.

4.15 REAL ESTATE AGENT. Tenant and Landlord represent that, except as set forth in this Section 4.15, neither Tenant nor Landlord have dealt with any broker, finder, or the like in connection with this Lease, and each party agrees to indemnify and hold the other party harmless from all damages, liability and expense (including reasonable attorneys' fees) arising from any claims or demands of any other broker or brokers or finders for any commission alleged to be due such broker or brokers or finders in connection with its participating in the negotiation of this Lease.

Unit D of this Lease was negotiated by Haag Brown and Landlord is responsible for any broker commission related to Unit D.

4.16 SECURITY AGREEMENT. Tenant hereby grants to Landlord a security interest in all, fixtures and improvements, now or hereafter located in the Premises, solely except merchandise carried in stock for sale which may be brought onto the Premises and all proceeds and accounts receivable therefrom ("Collateral"), to secure the payment and performance of Tenant's obligations set forth in this Lease. Within ten (10) days after Landlord's request, Tenant shall execute any documents necessary for

Landlord to secure its security interest in the Collateral. In addition, Tenant hereby appoints Landlord its true and lawful attorney-in-fact in its name or otherwise to execute and file any financing statement(s) on behalf of Tenant and to do any and all acts and to execute and file any and all documents which may be necessary to realize, perfect, continue, preserve, and protect the security interest upon the Collateral. Upon the occurrence of any Event of Default, Landlord shall be entitled to exercise all of the rights and remedies of a secured party under the Arkansas Uniform Commercial Code, including without limitation the power to sell such Collateral at a public sale, and to apply all amounts realized therefrom to the payment of the accrued rent or to the claim or claims of Landlord from damages. Reasonable attorneys' fees of Landlord in enforcing any right or exercising any remedy pursuant to this Section shall be deemed a part of the obligation secured hereby

4.17 CAPTIONS. The captions used in this Lease are for convenience only and do not in any way limit or amplify the terms and provisions hereof.

4.18 ENTIRE AGREEMENT. This Lease contains the entire agreement of the parties hereto with respect to the matters contained herein and no other representations, promises or agreements, oral or otherwise, have been made between the parties.

4.19 WARRANTY OF TITLE. Landlord hereby warrants and covenants with and unto Tenant that it has an absolute and indefeasible title to the Premises, and that Landlord will, during the term hereof and the full performance by Tenant of Tenant's obligations and covenants hereunder, defend the same and hold harmless Tenant against the lawful claims of any and all persons whomsoever.

4.20 GUARANTY. The full performance and payment of Tenant's obligations under this Lease are expressly guaranteed by Maria Huantes and Julio Morano Acosta ("Guarantors"), who are **Members** of Tenant, and whom Tenant acknowledges and agrees are receiving a direct benefit as a result of this Lease with Landlord, pursuant to the form of guaranty attached hereto as **Exhibit C** (the "Guaranty").

IN WITNESS WHEREOF, the above named Landlord and the above named Tenant have executed this instrument on the day and year set forth above in this Lease.

LANDLORD:

Sai Real Estate LLC

By: _____
Name: _____
Title: _____

TENANT:

Monarca' Mexican Restaurant, LLC

By: _____
Name: _____

Title: _____

EXHIBIT A

[LEGAL DESCRIPTION/DEPICTION OF THE PREMISES]

Units C and D.

EXHIBIT B

[DEPICTION OF THE PYLON SIGN] **LL to insert photo and depiction of Tenant's 2 spaces on both sides of the pylon. Please also add façade photo with outline of where Tenant is allowed to place signage above Tenant's space(s).**

EXHIBIT C

[FORM OF GUARANTY]

GUARANTY

IN CONSIDERATION of the execution and delivery of the attached Lease dated 09/01/ 2024, by and between Sai Real Estate LLC, an Arkansas limited liability company ("Landlord"), **Monarca's Mexican Restaurant, LLC** ("Tenant"), the undersigned Maria Huantes (the "Guarantor"), having an address for notice at 4303 Aggie Road, Apt. 83, Jonesboro, AR 72401-8498 hereby absolutely and unconditionally guarantees to Landlord, its successors and assigns, the payment of all Rent as defined in the within Lease and the performance and observance by Tenant of its covenants and agreements therein contained, for which the undersigned shall be jointly and severally liable with Tenant. Guarantor hereby expressly waives notice of all defaults and hereby waives all suretyship defenses. Guarantor agrees that the waiver of any rights by Landlord against Tenant arising out of defaults by Tenant, shall not in any way modify or release the obligations of Guarantor.

The undersigned agrees that, in the event of a default by Tenant under the Lease, Landlord may proceed against the undersigned before, after or simultaneously with or in lieu of proceeding against Tenant.

If Landlord, at any time, is compelled to take action, by legal proceedings or otherwise, to enforce or compel compliance with the terms of this Guaranty, the undersigned shall, in addition to any other rights or remedies to which Landlord may be entitled hereunder or as a matter of law or in equity, pay to Landlord all costs, including reasonable attorneys' fees, incurred or expended by Landlord in connection therewith.

In the event the Lease is disaffirmed by a trustee in a bankruptcy proceeding for Tenant, the undersigned agrees that it shall, at the election of Landlord, either assume the Lease and perform all of the covenants, terms and conditions of Tenant thereunder or enter into a new Lease which said new Lease shall be in form and substance identical to the Lease.

This Guaranty, the Lease and all amendments and modifications thereto, except as set forth in the Lease or in any such amendment or modification, shall be binding upon Guarantor. If the Lease is assigned, Guarantor waives any requirement that Guarantor reaffirm this Guaranty in order for Guarantor's obligations under this Guaranty to continue to be binding on Guarantor following any such assignment of the Lease, but Guarantor shall not be liable for any increase in Tenant's obligations under the Lease, which increase shall occur following: any assignment of the Lease by the Tenant named in the Lease; or any assignment of the ownership interests in the Tenant named in the Lease to any entity which is not affiliated with Tenant.

This Guaranty shall inure to the benefit of the Landlord and its heirs, legal representatives, successors and assigns; and shall be binding upon the Guarantor and its heirs, legal representatives, successors and assigns.

For purposes of this Guaranty, the word "Tenant" shall also include the successors, heirs, executors, personal representatives, trustees, guardians, conservators and permitted assigns of Tenant.

This Guaranty shall be governed by and construed in accordance with the laws of the State of Arkansas.

IN THE INTEREST OF OBTAINING A SPEEDIER AND LESS COSTLY HEARING OF ANY DISPUTE, LANDLORD AND GUARANTOR EACH HEREBY EXPRESSLY WAIVES TRIAL BY JURY IN ANY ACTION, PROCEEDING, COUNTERCLAIM OR CROSSCLAIM BROUGHT BY EITHER PARTY AGAINST THE OTHER AND ANY RIGHTS TO A TRIAL BY JURY UNDER ANY STATUTE, RULE OF LAW OR PUBLIC POLICY IN CONNECTION WITH ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY RELATING TO THIS GUARANTY OR THE LEASE. Although such jury waiver is intended to be self-operative and irrevocable, Landlord and Guarantor further agree, if requested to confirm such waivers in writing at the time of commencement of any such action, proceeding, counterclaim, or crossclaim.

The individual signing below on behalf of Guarantor hereby represents and warrants that he is fully authorized to do so, and has obtained all necessary approvals and authorizations therefor, with knowledge that Landlord is relying thereupon.

IN WITNESS WHEREOF, THIS GUARANTY IS EXECUTED AS OF THE ___ DAY OF **SEPTEMBER**, 2024.

GUARANTOR:

MARIA HUANTES

BY_____

OFFICIAL RECEIPT

Receipt Date 01/15/2026 09:00 AM
Receipt Print Date 01/15/2026

Receipt # 00270163
Batch # 00515.01.2026

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:	
CR	105.95
Detail:	
01-000-0150-00	
Proof of Publication Monarca'	
s Private Club	105.95
Total	105.95

Payment Information:

Check 3299	105.95
Change	0.00

Hunter Law Firm, P.A.
Customer #: 010886

PO Box 926
Jonesboro, AR 72403-0926

Cashier: ALCooksey
Station: ALCOOKSEY

Text File

File Number: ORD-26:003

Agenda Date: **Version:** 1 **Status:** Third Reading

In Control: City Council **File Type:** Ordinance

AN ORDINANCE FOR THE APPROVAL OF A PRIVATE CLUB PERMIT FOR WALK-ON'S SPORTS BISTREAUX

WHEREAS, Walk-on's Sports Bistreaux has applied for a private club permit to be located at 2809 E. Highland Drive, Jonesboro, Arkansas; and

WHEREAS, Walk-on's Sport Bistreaux desires to receive approval for a private club to be located at 2809 E. Highland Drive, Jonesboro, Arkansas; and

WHEREAS, all applicable laws, rules and regulations have been complied with in presenting this Ordinance to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

Walk-on's Sports Bistreaux's application for a private club permit is hereby approved and it shall be and is entitled to apply to the Alcoholic Beverage Control Division of Arkansas for a private club license or permit to be located at 2809 E. Highland Drive, Jonesboro, Arkansas.

City of Jonesboro
Private Club Review and Conditions Form

Date 1-14-26

Address 2809 E. Highland

Applicant on Behalf of Club Andrew John DiPippa

Home Address 3719 Stadium Blvd. Jonesboro, AR

Business Name Walk-On Sports Bistreaux

Business Address 2809 E. Highland

City of Jonesboro official use below this:

Police Department:

Has any member been convicted of a felony? Yes _____ No X
If yes, How many years since conviction? _____

Comments: _____

Approve? Yes X No _____ Signature Chief of Police Rick Elliott

Planning and Zoning Department:

Type of Private Club: Restaurant X Hotel/Motel _____
Hours of Operation? _____
Copy of menu for food service? Yes _____ No X
Zoning C-3

Approve? Yes X No _____ Signature Planning Director _____

City Clerk:

Date received _____
Date entered in Legistar _____

City Council Action

Approve _____ Deny _____

HUNTER LAW FIRM, P.A.

Attorneys at Law
514 W. Washington - P.O. Box 926
Jonesboro, AR 72401

Scott Hunter
Scott Hunter, Jr.

Phone: 870-932-7800
Fax: 870-932-2497

January 13, 2026

Via Hand Delivery

Chief of Police
Jonesboro Police Department
1001 S. Caraway Road
Jonesboro, AR

Re: Walk-On's Sports Bistreaux; Application for Alcohol Permit

To Whom This May Concern:

Enclosed please find an Application for Alcohol Permit for Walk-On's Sports Bistreaux, as well as a check for $250.00 for the application fee to be paid to the City Collector's Office.

Please find the additional requested information below:

OMSP Holdings in an LLC that was incorporated by Scott Hunter, Jr. And is currently listed on the Secretary of State's Website, along with Michelle Hix and Austin Hix and Directors. All three has resigned from their position and Andrew DiPippa, who is the Regional Operating Manager and President, and further the only decision making person in relation to Walk-On's Sports Bistreaux. An"authority to release" is included for him.

Walk-On's Sports Bistreaux Restaurant will be located at 2809 East Highland Drive, Jonesboro, AR 72401 and is currently under construction. A copy of the requested lease is included for your records.

If you require anything in addition to the included and requested information, please do not hesitate to let me know. Thank you!

Sincerely,

Aubreigh Orr
Paralegal to Scott Hunter, Jr.

/ano

CITY OF JONESBORO

APPLICATION FOR ALCOHOL PERMIT

We hereby make an application for a permit to serve alcoholic beverages on our premises.

OMSP Holdings
NAME OF ENTITY

FEIN #

APPLICANT NAME: Andrew (First) John (Middle) DiPippa (Last)

HOME ADDRESS: 3719 Stadium Blvd, Jonesboro, 72401 Craighead
Street City Zip County

BUSINESS NAME: Walk-on's Sports Bistreaux

BUSINESS ADDRESS: 2809 E. Highland, Jonesboro, 72401; Craighead
Street City Zip County

Does the entity own the premises? No. If leased, give name and address of owner:

Is your establishment primarily engaged in the business of serving food for consumption on the premises?
Yes.

If the answer to the above question is no, then what type of business will you be engaged in on the premises? Please list all activities to be offered.

Does anyone now hold an alcoholic beverage permit at this location? No. If so, give name, address and permit no(s).

Give names and addresses of all owners/principals listed with the Arkansas Secretary of State:

NAME	TITLE	ADDRESS
Scott Hunter, JR	Organizer	514 W. Washington, 72401
Michelle Hix	Director	514 W. Washington, 72401
Scott Hunter, JR	Director	514 W. Washington 72401
Austin Hix	Director	514 W. Washington 72401

Have any of the persons listed above been under the sentence, whether suspended or otherwise, of any court for the conviction of a felony within two (2) years preceding the date of this application? YES (NO) *If yes, please explain -*

Signed this 6th day of January 2026

Signature of Applicant/Managing Agent

Regional Operating Partner

Official Title

Subscribed and sworn to before me this 6th day of January 2026

Notary Public

My Commission Expires: 1/8/35

AUBREIGH ORR
Notary Public - Arkansas
Craighead County
My Commission Expires January 08, 2035
Commission # 12402559

SCHEDULE A – INDIVIDUAL'S PERSONAL HISTORY

I submit answers to the following questions under oath:

1. Name Andrew John DiPippa Sex M Date of Birth _ . , _

2. Home Address 3719 Stadium Blvd Jonesboro 72401 Phone No. 501-951-0800
   Street City Zip

3. Are you a person of good moral character and reputation in your community? Yes.

4. Are you a **(CITIZEN)** or **(PERMANENT RESIDENT ALIEN)** of the United States? **CIRCLE ONE**
   Social Security No. ___ Green Card No. ___

5. Are you a resident of Craighead county? Yes.
   If not, do you live within 35 miles of the premises to be permitted? ___

6. Have you ever been convicted of a felony? **YES** ___ **NO** ✓ If so, give full information
   ___
   ___

7. Have you been convicted of any violation of any law relating to alcoholic beverages within the five (5) years preceding this application? YES (NO) If so, give full information. ___
   ___

8. Have you had any alcoholic beverage permit issued to you revoked within the five (5) years preceding this application? **YES** ___ **(NO)** ___ If so, give full information ___
   ___

9. Do you presently hold or have you ever held an alcoholic beverage permit(s)? ✓ If so, give name, place, and permit number(s)
   Outback Steakhouse - Conway, AR; Walk-on's Sports Bistreaux, Rogers, AR

10. Have you applied and been refused a permit at the applied for location within the last 12 months? No.
    If so, give full information ___
    ___

11. Marital Status: Single (X) Married ( ) Divorced ( ) Separated ( ) Other ( )

12. Furnish complete information regarding members of immediate family:

Relationship	Full Name	Address	Occupation
Daughter	Italy Marie DiPippa	3719 Stadium Jonesboro, 72401	none
Daughter	Bella Ann DiPippa	" "	none

(a) Are any of the above to be connected with the operation of the outlet? None.

(b) If so, who and in what capacity? _____

13. Give your home address (city or town) and dates at each for the past five (5) years:

_____

_____

_____

14. Covering the past five (5) years, give in detail the following:

Your Business or Occupation	Name & Address of Employer	Dates of Employment
Restaurant Manager	University Development Corp of LA 362 Parsons Green Shreveport, LA 71106	8/19/19 - Present

I hereby state on oath that I will not violate any law of this State or any regulation of the Alcoholic Beverage Control Division, nor will any agent or employee be allowed to violate any law or regulation. It is hereby consented that my licensed premises and its books and records shall be open at all times to all law enforcement officials without warrant or other legal process.

Applicant's Signature

STATE OF ARKANSAS

COUNTY OF Craighead

Andrew DiPippa, being first duly sworn on oath deposes and says that he/she has read each of the questions to which he/she has made answer, and that his/her said answers in each instance are true and correct.

Subscribed and sworn to before me this 6th day of January, 2026.

Notary Public

My Commission Expires: Jan 8, 2035

AUBREIGH ORR
Notary Public - Arkansas
Craighead County
My Commission Expires January 08, 2035
Commission # 12402559

AUTHORITY TO RELEASE INFORMATION

Application filed by Applicant -A, Principal - P: _____

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision is made on this alcoholi beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibilit of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnis information from their records to the City of Jonesboro.

[signature] Signature – Full Name

1/6/2026 Date

3719 Stadium Blvd D18 Home Address

Jonesboro Ar 72404 City State Zip

4303 W Worthington Mailing Address

Rogers Ar 72758 City State Zip

501-951-0810 same Contact Phone Business Phone

andrew@mgroupwo.com Email Address

Subscribed and sworn to before me this 6th day of January 2026

[signature] Notary Public

My Commission Expires: Jan 8, 2035

AUBREIGH ORR
Notary Public - Arkansas
Craighead County
My Commission Expires January 08, 2035
Commission # 12402559

ARKANSAS STATE POLICE

Arkansas Criminal History Report

This report is based on a name search. There is no guarantee that it relates to the person you are interested in without fingerprint verification. This report includes a check of Arkansas files only. Inquiries into FBI files are not permitted for non-criminal justice or employment purposes without specific statutory authority.



Subject of Record

Last: **DiPippa** First: **Andrew** Middle: **John**

Date of Birth: Sex: Race:

Social Security Number: *(not verified, supplied at time of request)*

Home/Mailing Address: **3719 Stadium Blvd, APT D18 Jonesboro, AR 72404**

- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -

Requestor Information

Transaction Number: **ABC004664769**

Date: **09/18/2025** Agency Reporting: **Arkansas State Police**

Purpose: **ABC Mandated pursuant to Arkansas Code Â§3-2-103 regarding applicants for alcohol permits issued by the Alcoholic Beverage Control Division.**

Released To: **Meridith Bopp On Behalf of Alcoholic Beverage Control**

Representing: **Alcoholic Beverage Control**

Mailing Address: **101 East Capitol, Suite 401 Little Rock, AR 72201**

This Arkansas criminal history record report should only be used for the purpose that it was requested. A request that is posed for a different purpose may result in more or less information being reported.

This report does not preclude the possible existence of additional records on this person which may not have been reported to the State Identification Bureau and Central Repository. Changes in a criminal history record can occur at any time due to new arrests and/or ongoing legal proceedings.

This Arkansas criminal background check report is for non-criminal justice purposes and may only reflect if a person has any Arkansas felony and misdemeanor conviction(s), any Arkansas felony arrest that occurred in the last five (5) years that has not been to court and whether the person is a registered sex offender or required to register as a sex offender. Juvenile arrest and/or court information will not be released on this report.

ARKANSAS STATE POLICE

FBI Criminal History Report

Subject of Record

Last: **DiPippa** First: **Andrew** Middle: **John**

Date of Birth: Sex: Race:

Social Security Number: *(not verified, supplied at time of request)*

FBI Information

FBI Report Information

FBI Response: Hit

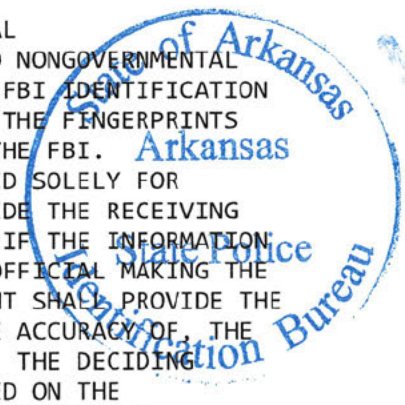
Transaction Number: **ABC004664769**



UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
CRIMINAL JUSTICE INFORMATION SERVICES DIVISION
CLARKSBURG, WV 26306
AR920480Z
TCN ABC004664769X124209414
THE FBI IDENTIFIED YOUR TEN-PRINT SUBMISSION WHICH
CONTAINED THE FOLLOWING DESCRIPTORS:
NAME DIPIPPA,ANDREW JOHN
SEX RACE BIRTH DATE HEIGHT WEIGHT EYES HAIR
M W 1980/03/12 511 233 BROWN BROWN
STATE ID BIRTH PLACE
NULL VIRGINIA
CITIZENSHIP
UNITED STATES
OTHER BIRTH SOCIAL
DATES SCARS-MARKS-TATTOOS SECURITY MISC NUMBERS
NONE NONE 429-81-5327 NONE
ALIAS NAME(S)
NONE
END OF COVER SHEET



UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
CRIMINAL JUSTICE INFORMATION SERVICES DIVISION
CLARKSBURG, WV 26306
AR920480Z ICN E2025325000000285781
BECAUSE ADDITIONS OR DELETIONS MAY BE MADE AT ANY TIME, A NEW COPY
SHOULD BE REQUESTED WHEN NEEDED FOR SUBSEQUENT USE.
THIS RECORD IS SUBJECT TO THE
FOLLOWING USE AND DISSEMINATION RESTRICTIONS



UNDER PROVISIONS SET FORTH IN TITLE 28, CODE OF FEDERAL
REGULATIONS (CFR), SECTION 50.12, BOTH GOVERNMENTAL AND NONGOVERNMENTAL
ENTITIES AUTHORIZED TO SUBMIT FINGERPRINTS AND RECEIVE FBI IDENTIFICATION
RECORDS MUST NOTIFY THE INDIVIDUALS FINGERPRINTED THAT THE FINGERPRINTS
WILL BE USED TO CHECK THE CRIMINAL HISTORY RECORDS OF THE FBI.
IDENTIFICATION RECORDS OBTAINED FROM THE FBI MAY BE USED SOLELY FOR
THE PURPOSE REQUESTED AND MAY NOT BE DISSEMINATED OUTSIDE THE RECEIVING
DEPARTMENT, RELATED AGENCY OR OTHER AUTHORIZED ENTITY. IF THE INFORMATION
ON THE RECORD IS USED TO DISQUALIFY AN APPLICANT, THE OFFICIAL MAKING THE
DETERMINATION OF SUITABILITY FOR LICENSING OR EMPLOYMENT SHALL PROVIDE THE
APPLICANT THE OPPORTUNITY TO COMPLETE, OR CHALLENGE THE ACCURACY OF, THE
INFORMATION CONTAINED IN THE FBI IDENTIFICATION RECORD. THE DECIDING
OFFICIAL SHOULD NOT DENY THE LICENSE OR EMPLOYMENT BASED ON THE
INFORMATION IN THE RECORD UNTIL THE APPLICANT HAS BEEN AFFORDED A

REASONABLE TIME TO CORRECT OR COMPLETE THE INFORMATION, OR HAS DECLINED TO DO SO. AN INDIVIDUAL SHOULD BE PRESUMED NOT GUILTY OF ANY CHARGE/ARREST FOR WHICH THERE IS NO FINAL DISPOSITION STATED ON THE RECORD OR OTHERWISE DETERMINED. IF THE APPLICANT WISHES TO CORRECT THE RECORD AS IT APPEARS IN THE FBI'S CJIS DIVISION RECORDS SYSTEM, THE APPLICANT SHOULD BE ADVISED THAT THE PROCEDURES TO CHANGE, CORRECT OR UPDATE THE RECORD ARE SET FORTH IN TITLE 28, CFR, SECTION 16.34.
 - FBI IDENTIFICATION RECORD -
WHEN EXPLANATION OF A CHARGE OR DISPOSITION IS NEEDED, COMMUNICATE DIRECTLY WITH THE AGENCY THAT FURNISHED THE DATA TO THE FBI.
END OF PART 1 - PART 2 TO FOLLOW
 UNITED STATES DEPARTMENT OF JUSTICE
 FEDERAL BUREAU OF INVESTIGATION
 CRIMINAL JUSTICE INFORMATION SERVICES DIVISION
 CLARKSBURG, WV 26306
AR920480Z ICN E2025325000000285781
PART 2
 - FBI IDENTIFICATION RECORD - FBI NO.-857749XD2
NAME FBI NO. DATE REQUESTED
DIPIPPA,ANDREW JOHN 857749XD2 2025/11/21
SEX RACE BIRTH DATE HEIGHT WEIGHT EYES HAIR
M W 1980/03/12 511 194 BRO BRO
BIRTH PLACE
VIRGINIA
PATTERN CLASS CITIZENSHIP
WU LS RS WU RS LS LS LS LS LS UNITED STATES

1-ARRESTED OR RECEIVED 2014/03/10 SID-TX50459611
 AGENCY-POLICE DEPARTMENT BEDFORD (TX2200300)
 AGENCY CASE-9178497604
 FINGERPRINT INFORMATION
 BSI/2000202699313
 PRINT DATE/2014/03/10
 CHARGE 1-DRIVING WHILE INTOXICATED BAC >= 0.15 49.04(D) PC
 COURT- ()
 CHARGE-III/PC 49 04(D) DRIVING WHILE INTOXICATED BAC GREATER THAN OR EQUAL 0 15
 III/COURT DATE 20140519 1362068001 CAUSE NBR MISD - CLASS A
 CONVICTED 090DAYS CONFINEMENT 018MTHS PROBATION $1250 COURT FINE;SENTENCE DATE 20151222 1362068001 CAUSE NBR MISD - CLASS A
 PROBATION DISCHARG
RECORD UPDATED 2025/11/21
ALL ENTRIES CONTAINED IN THIS FBI RECORD ARE BASED ON FINGERPRINT COMPARISONS AND PERTAIN TO THE SAME INDIVIDUAL.
THE USE OF THIS RECORD IS REGULATED BY LAW. IT IS PROVIDED FOR OFFICIAL USE ONLY AND MAY BE USED ONLY FOR THE PURPOSE REQUESTED.

Requestor Information

Date: **09/18/2025** Agency Reporting: **Arkansas State Police**

Purpose: **ABC Mandated pursuant to Arkansas Code §3-2-103 regarding applicants for alcohol permits issued by the Alcoholic Beverage Control Division.**

Released To: **Meridith Bopp On Behalf of Alcoholic Beverage Control**

Representing: **Alcoholic Beverage Control**

Mailing Address: **101 East Capitol, Suite 401 Little Rock, AR 72201**

BECAUSE ADDITIONS OR DELETIONS MAY BE MADE AT ANY TIME, A NEW COPY SHOULD BE REQUESTED WHEN NEEDED FOR SUBSEQUENT USE. THIS RECORD IS SUBJECT TO THE FOLLOWING USE AND DISSEMINATION RESTRICTIONS UNDER PROVISIONS SET FORTH IN TITLE 28, CODE OF FEDERAL REGULATIONS (CFR), SECTION 50.12, BOTH GOVERNMENTAL AND NONGOVERNMENTAL ENTITIES AUTHORIZED TO SUBMIT FINGERPRINTS AND RECEIVE FBI IDENTIFICATION RECORDS MUST NOTIFY THE INDIVIDUALS FINGERPRINTED THAT THE FINGERPRINTS WILL BE USED TO CHECK THE CRIMINAL HISTORY RECORDS OF THE FBI. IDENTIFICATION RECORDS OBTAINED FROM THE FBI MAY BE USED SOLELY FOR THE PURPOSE REQUESTED AND MAY NOT BE DISSEMINATED OUTSIDE THE RECEIVING DEPARTMENT, RELATED AGENCY OR OTHER AUTHORIZED ENTITY. THE USE OF THIS RECORD IS REGULATED BY LAW. IT IS PROVIDED FOR OFFICIAL USE ONLY AND MAY BE USED ONLY FOR THE PURPOSE REQUESTED.

OFFICIAL RECEIPT

Receipt Date 01/14/2026 09:35 AM
Receipt Print Date 01/14/2026

Receipt # 00270061
Batch # 00014.01.2026

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:	
CR	250.00
Detail:	
01-134-0517-00	
Walk On Sports Bistreaux 2809 E Highland	250.00
Total	250.00

Payment Information:

Check	3295	250.00
Change		0.00

Hunter Law Firm
Customer #: 000000

,

Cashier: KMHattenhauer
Station: COLLECTIONSWIND

GROUND LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT (this "**Lease**") is made and entered into by and between **GAMBLE LAND COMPANY, LLC**, an Arkansas limited liability company, and or assignee ("**Landlord**"), and **JONESBORO EATS, LLC**, a Louisiana limited liability company ("**Tenant**").

ARTICLE I – DEFINITIONS AND EXHIBITS

1.1 Definitions.

Additional Rent: The Tax Share, and any other amounts (other than Annual Rent) owed to Landlord by Tenant as specifically set forth in this Lease. This term is used for the convenience of the parties and is not intended to identify a classification for accounting or tax purposes.

Addresses for Notices and/or Payments: The addresses for sending notices and/or payments to Landlord and/or Tenant, until changed by a notice given pursuant hereto, as more particularly provided in Section 16.3:

If to Landlord:

GAMBLE LAND COMPANY, LLC
24 County Road 912
Brookland, AR 72417
Telephone No.: (870) 931-3352

With a copy to:

Adam Bodeker
P. O. Box 17283
Jonesboro, AR 72403
Telephone No.: (870) 275-5331

If to Tenant:

JONESBORO EATS, LLC
362 Parsons Green
Shreveport, Louisiana 71106
Telephone No.: (318) 470-9436

With a copy to:

Wiener, Weiss & Madison, APC
c/o Richard D. Lamb, III
330 Marshall Street, Suite 1000
Shreveport, Louisiana 71101
Telephone No.: (318)226-9100

Annual Rent: The respective annual and monthly installment amounts set forth in the schedule below for each Lease Year of the Term.

Lease Years	Annual Rent	Monthly Installment
1-5	$110,000.00	$9,166.67
6-10	$121,000.00	$10,083.33
11-15	$133,100.00	$ 11,091.67
16-20	$146,410.00	$12,200.83
21-25	$161,051.00	$13,420.92
26-30	$177,156.10	$14,763.01
31-35	$194,871.71	$16,239.31

Award: As defined in Section 9.3D.

Broker: Eric Boen of Commercial Realty NWA, LLC.

Building: The building (not including its attached service court and/or dumpster yard) that Tenant intends to construct upon the Premises in accordance with the provisions of this Lease.

Claims: Related claims, demands, causes of action, judgments, liens, losses, liabilities and costs (including reasonable attorneys' fees and court costs).

Closing Date: As defined in Section 16.25E.

Commencement Date: The earlier of (a) Tenant receiving a certificate of occupancy, (b) seven (7) months after construction begins, or (c) twelve (12) months after the execution of this Lease.

Construction Completion Deadline: As defined in Section 5.2(B)

Covenant to Open: As defined in Section 2.4.

Covenant to Operate: As defined in Section 2.4.

Cure Deadline: As defined in Section 4.1B.

Cure Notice: As defined in Section 4.1B.

Delivery Deadline/Delivery Date: As defined in Section 5.1A.

Discontinuance: Any closure to the public and/or cessation of the operations of Tenant's business at the Premises provided Tenant is either (a) remodeling Tenant's Improvements in a reasonably diligent manner or (b) closed for a commercially reasonable period of time under the circumstances (i) as a result of an assignment, subletting or brand re-imaging or (ii) due to a casualty, condemnation or other Force Majeure Event.

Due Diligence and Permitting Period: The period of one hundred twenty (120) days after the Effective Date, as more particularly described in Sections 4.1 and 4.2.

Effective Date: The date of the full execution and delivery of this Lease, both parties having signed and dated this Lease in the appropriate locations below (before, if and as necessary, witnesses).

Event of Default: As defined in Section 13.1A

Fair Market Value: of any asset as of any date means the purchase price that a willing buyer having all relevant knowledge would pay a willing seller for such asset in an arm's length transaction, as determined by a Qualified Appraiser.

Fee Mortgage: Any financing obtained by Landlord, as evidenced by any mortgage, deed of trust, assignment of leases and rents, or other instruments, and secured by the fee interest of Landlord in the Property, including any extensions, modifications, amendments, replacements, supplements, renewals, refinancings, and consolidations thereof.

Fee Mortgagee: The holder of a Fee Mortgage.

Force Majeure Event: (a) acts of God; (b) flood, fire, earthquake, tornados, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order, law, or actions; (e) embargoes or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; (h) shortage of adequate power or transportation facilities; (i) government ordered closure of the Tenant's business as a result of any pandemic or endemic, and (j) other similar events beyond the reasonable control of the Impacted Party, as defined in Article XIV.

Form: As defined in Section 3.1.

Go Dark Event: As defined in Section 2.4.

Hazardous Material(s): Any hazardous, toxic, radioactive or pollutant substance identified as such by applicable Law, that are now or hereafter regulated, controlled or prohibited by, any Laws, including, without limitation, (a) asbestos-containing materials, polychlorinated biphenyls, urea formaldehyde, gasoline and petroleum, (b) any regulated quantity of a "hazardous waste" as defined by the Resource Conservation and Recovery Act of 1976, as amended from time to time, and the regulations promulgated thereunder, (c) any regulated quantity of a "hazardous substance" as defined by the Comprehensive

Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, and as otherwise amended from time to time, and the regulations promulgated thereunder, and (d) the Clean Air Act, 42 U.S.C. Section 7401, et seq., as amended from time to time, and the regulations promulgated thereunder.

Initial Use: A "Walk-On's" restaurant.

Interest: As defined in Section 13.4.

Landlord's Preliminary Obligations: The matters described in Section 5.1.

Landlord's Property: That certain property located in the City of Jonesboro, Arkansas, being more particularly described on **Exhibit A-2** and depicted and identified on **Exhibit B-2**. Landlord's Property is located adjacent to the Premises.

Law(s): All present and future laws, statutes, codes, ordinances, orders, rules and regulations of all federal, state, local and municipal governments, agencies and authorities having jurisdiction over the Premises.

Lease Year: Each successive twelve (12) full, calendar month period beginning on the Commencement Date, except that (a) the first Lease Year shall also include any partial calendar month at the beginning of the Primary Term if the Commencement Date is not the first day of a calendar month and (b) the last Lease Year of the Term may be a shorter period if this Lease is terminated early.

Leasehold Mortgage: Any loan financing obtained by Tenant, as evidenced by any mortgage, deed of trust, or other instrument and secured by Tenant's interest in this Lease and the leasehold estate created hereby, including any extensions, modifications, amendments, replacements, supplements, renewals, and refinancing, thereof.

Leasehold Mortgagee: The holder of a Leasehold Mortgage.

Memorandum of Lease: As defined in Section 4.3.

Mortgagee Lease: As defined in Section 12.7.

New Title Commitment: As defined in Section 16.25D.

New Title Policy: As defined in Section 16.25D.

Partial Taking: As defined in Section 9.3B.

Permitted Exceptions: As defined in Section 16.25D.

Permitted Title Exceptions: All of the title exceptions and matters of public record disclosed by the Title Commitment and/or the Survey and subsequently accepted (or deemed accepted) by Tenant, as more particularly described in Section 4.1B.

Permitted Use: The use(s) permitted at the Premises pursuant to the provisions of Section 2.3.

Possession Date: Unless an earlier date is expressly acknowledged and agreed to, in writing, by Landlord and Tenant, the later of (a) the Satisfaction Date or (b) the Delivery Date.

Pre-Term: The period beginning on the Possession Date and ending at midnight on the day before the Commencement Date.

Premises: That certain property located 2809 E. Highland Drive, Jonesboro, Arkansas 72401, County of Craighead, being more particularly described on **Exhibit A-1** and depicted and identified on **Exhibit B-1**, and containing approximately 1.5 acres of land, together with any buildings and other improvements constructed or to be constructed thereon and the use of all rights, privileges, easements, licenses and appurtenances belonging or in any way pertaining thereto (see Section 2.1).

Primary Term: The period beginning on the Commencement Date and ending on the last day of the fifteenth (15th) Lease Year.

Purchase Option: As defined in Section 16.25A.

Purchase Option Notice: As defined in Section 16.25A.

Purchase Price: As defined in Section 16.25A.

Qualified Appraiser: means an independent appraiser, selected by Tenant, who is licensed or certified in the state where the assets at issue are located and who has experience valuing assets substantially similar to the type of assets to be appraised.

Recapture Notice: As defined in Section 2.5.

Recapture Option: As defined in Section 2.5.

Released Parties: As defined in Section 8.7.

Removable Property: As defined in Section 15.1.

Renewal Term(s): The four (4) successive periods of five (5) Lease Years each granted to Tenant to extend the Primary Term.

Rent: The Annual Rent and Additional Rent.

Satisfaction Date: The later date of (a) Landlord's receipt of written notice of Tenant's waiver of all of its Due Diligence and Permitting Period-related Lease termination rights

pursuant to the provisions of Sections 4.1 and 4.2 and (b) Tenant's receipt of written notice (including any required supporting documentation) of Landlord's completion of all of Landlord's Preliminary Obligations pursuant to the provisions of Section 5.1.

Separately Assessed: As defined in Section 3.2A.

Survey: As defined in Section 4.1A.

Taking: As defined in Section 9.3D.

Tax Share: As defined in Section 3.2.

Taxes: The ad valorem real property taxes and general assessments imposed by a governmental entity having taxing jurisdiction over the Premises that become due during the Term (from and after the Commencement Date) against the Premises, including the land and any improvements located or to be located thereon, which may be lawfully assessed either in the name of Landlord, the fee owner (if other than Landlord) or Tenant. "Taxes" shall not include any special assessments levied, whether as "tax increment financing" or otherwise. "Taxes" shall also include any increases in Taxes resulting from the execution of this Lease and/or new construction with respect to the Premises or the land or improvements within the tax parcel which constitutes or includes the Premises. "Taxes" shall not include any increases in Taxes resulting from a reassessment due solely to Landlord's sale or other transfer of its interest in and to the Premises or the tax parcel which constitutes or includes the Premises after the Effective Date. "Taxes" shall not include any income, franchise, corporate, estate, inheritance, transfer, succession, profits or revenue taxes. The amount of "Taxes" will be calculated using the full benefit of all discounts, credits and/or abatements that are made available by the taxing authority.

Temporary Taking: As defined in Section 9.3C.

Tenant's Final Plans: As defined in Section 4.2A.

Tenant's Improvements: As defined in Section 4.2A.

Tenant's Leasehold Estate: As defined in Section 9.3D.

Tenant's Preliminary Plans: As defined in Section 4.2A.

Tenant's Studies: As defined in Section 4.1.

Tenant's Work: The matters described in Section 5.2A.

Term: The Pre-Term and the Primary Term, together with any exercised Renewal Term(s).

Title Commitment: Title Company's commitment to issue the Title Policy to Tenant.

Title Company: Lenders Title Company, Attn: Teresa Peters at 1501 N. University Avenue, Ste. 100, Little Rock, Arkansas 72207, Phone: 501-537-4180, Email: tpeters@lenderstitle.com.

Title Cure Period: As defined in Section 16.25D.

Title Defects: As defined in Section 16.25D.

Title Policy: The ALTA Owner's Policy of Title Insurance with an ALTA 13 Leasehold Endorsement, subject only to the Permitted Title Exceptions and such policy's standard pre-printed exceptions, to be issued, at Tenant's sole cost, by Title Company.

Total Taking: As defined in Section 9.3A.

Transfer Tax: As defined in Section 16.25G.

UETA: As defined in Section 16.15.

1.2 **Exhibits.** The following Exhibits are attached to, and form a part of, this Lease:

A-1 – Legal Description of the Premises
A-2 – Legal Description of the Landlord's Property
B-1 – Depiction of the Premises
B-2 – Depiction of Landlord's Property
C – Memorandum of Lease [FORM]
D – Subordination, Non-Disturbance and Attornment Agreement [FORM]
E – Tenant's Preliminary Plans
F– Lease Commencement and Expiration Agreement [FORM]
G – Lease Rider

ARTICLE II – DEMISE AND USE OF PREMISES, EASEMENTS AND TERM

2.1 **Demise of Premises; Grant.** Landlord hereby leases the Premises to Tenant for the Term. In conjunction with the leasing of the Premises, Landlord hereby grants to Tenant during the Term, for the benefit of the Premises, the use of all rights, privileges, easements, licenses and appurtenances belonging or in any way pertaining thereto, for parking, ingress or egress, and the installation, use, maintenance, repair and, if necessary, replacement of utility lines and related facilities serving the Premises.

In addition, Landlord hereby grants to Tenant the non-exclusive right over Landlord's Property for vehicular and pedestrian ingress and egress and parking during the Term of the Lease. Landlord's Property shall only be for use by the employees, customers, and guests of Tenant; provided, however, such use shall not interfere or conflict with the normal and customary use of Landlord's Property by the Landlord, its employees, customers, patrons, and other invitees. In no event shall Tenant be permitted to construct any direct vehicular connection between the Premises and the Landlord's Property. Prior to Landlord selling any part of Landlord's Property, Landlord and

Tenant shall enter into an access easement or agreement, mutually agreeable to Landlord and Tenant, whereby an easement shall be reserved over part of the Premises and over part of Landlord's Property for the purpose of ingress and egress to and from the Premises, Landlord's Property, E. Highland Drive, Larkwood Drive, and Dayton Avenue.

2.2 Renewal Terms. So long as Tenant is not in default under this Lease beyond the applicable notice and cure period as of the commencement date of the applicable Renewal Term, each Renewal Term shall automatically take effect unless Tenant notifies Landlord in writing at least one hundred eighty (180) days in advance of the then current Term expiration date that the Lease will expire on its then current expiration date. Except as otherwise specifically set forth in this Lease, all of the provisions of this Lease that apply during the Primary Term shall apply during each exercised Renewal Term.

2.3 Use of the Premises. The Premises shall initially be used only for the Initial Use. After complying with the Covenant to Open and the Covenant to Operate (see Section 2.4), Tenant shall have the right to change the use of the Premises, without Landlord's consent to any other lawful restaurant use.

2.4 Tenant's Covenants to Open and Operate and Right to Go Dark. Subject to any pre-Possession Date termination rights of Tenant set forth in this Lease, and subject to Article XIV concerning a Force Majeure Event, Tenant covenants and agrees, within eighteen (18) months following the Commencement Date, to (a) open to the public for business at the Premises as the Initial Use (the "**Covenant to Open**") and (b) following such opening keep open to the public for business at the Premises (the "**Covenant to Operate**"). Notwithstanding the occurrence of a Discontinuance or Force Majeure Event, Tenant shall at all times continue to pay all Rent due under this Lease and otherwise comply with all of the other obligations of Tenant under this Lease requiring the payment of money to the Landlord.

If there has not been a Force Majeure Event and Tenant has (w) not opened to the public for business at the Premises by the last day of the eighteenth (18th) month after the Commencement Date, (y) after such opening, not kept open to the public for business at the Premises in compliance with the Covenant to Operate or (z) after complying with the aforementioned covenants closed to the public for business at the Premises for a period in excess of one hundred twenty (120) consecutive days (other than for a Discontinuance) (a "**Go Dark Event**"), then, after the expiration of the applicable deadline and continuing until the date Tenant is in compliance with the foregoing covenants, Landlord shall have, as Landlord's sole and exclusive remedy therefor, the right (but not the obligation) to exercise the Recapture Option (as defined in Section 2.5).

2.5 Landlord's Recapture Option. If Landlord is (a) herein expressly granted the right and option to terminate this Lease and recapture possession of the Premises (the "**Recapture Option**"), (b) eligible to exercise the Recapture Option pursuant to the applicable provision(s) of this Lease and (c) elects to exercise the Recapture Option, then Landlord shall deliver thirty (30) days' advance written notice thereof to Tenant (a "**Recapture Notice**"). Upon receipt of a Recapture Notice from Landlord, Tenant shall have the right to vitiate such election by opening or re-opening (as applicable) to the public for business at the Premises, prior to the expiration of such 30-day period.

If Tenant fails to timely vitiate such election, then, upon the expiration of such 30-day period (provided that Landlord did not timely elect to withdraw the Recapture Notice as herein below provided): (i) Landlord shall promptly pay to Tenant, in cash, the Fair Market Value of the Tenant's Improvements as of the effective date of such termination and recapture; (ii) Tenant shall promptly pay to Landlord, in cash, all unpaid Rent accrued through the effective date of such termination and recapture; (iii) Tenant shall surrender possession of the Premises to Landlord on the effective date of such termination and recapture in good condition, ordinary wear and tear excepted (and otherwise in compliance with the provisions of Section 15.1); (iv) all further rights and obligations of Tenant and Landlord under this Lease shall terminate as of the effective date of such termination and recapture (except for any rights or obligations which shall expressly survive such termination and recapture, including, without limitation, payment of the amounts set forth in clauses (i) and (ii) of this sentence); and (v) this Lease shall otherwise be of no further force or effect whatsoever.

In connection with Landlord's exercise of the Recapture Option, Tenant shall, within thirty (30) days after the date of its receipt of the Recapture Notice, provide to Landlord a written summary of the Fair Market Value, certified as accurate by an officer of Tenant, together with reasonable supporting documentation therefor.

ARTICLE III –RENT

3.1 Annual Rent; Delivery of Form W-9. Tenant shall pay Annual Rent to Landlord, at the address set forth in Section 1.1 (or at such other address as may subsequently be designated by Landlord, in writing, at least thirty (30) days in advance), in equal monthly installments, prorated for any partial calendar month(s), on the Commencement Date and the first day of each subsequent calendar month throughout the Term (except that if the Commencement Date is not the first day of a calendar month, then the first such monthly installment shall be due on the first day of the calendar month immediately following the Commencement Date and include a pro-rated payment for the partial calendar month in which the Commencement Date occurred). Annual Rent shall be paid, in advance, without notice or demand and, except as otherwise expressly permitted in this Lease, without set-off or deduction, in accordance with the schedule set forth in Section 1.1. In connection with the commencement of Tenant's Rent payment obligations under this Lease, Landlord agrees to deliver a duly executed and completed Form W-9 or its equivalent (the "**Form**") to Tenant at least five (5) days prior to the Commencement Date. Landlord acknowledges that Tenant will be unable to process and make any Rent payments unless and until it has received the Form from Landlord and, accordingly, Tenant shall not be deemed to be in default under this Lease, nor responsible for any late charges and/or Interest, if its initial Rent payment(s) are delayed due to Landlord's failure to timely deliver the Form to Tenant; provided, however, Tenant shall promptly pay to Landlord any Rent delayed as a consequence thereof upon its receipt of the Form from Landlord.

3.2 Taxes. Tenant shall pay prior to delinquency all of the Taxes imposed upon the Premises, calculated as described below, that are assessed and become due during the Term (from and after the Commencement Date) (the "**Tax Share**"), by paying to the Landlord one-twelfth ($1/12^{th}$) of the Tax Share as and when monthly installments of Annual Rent are paid to the Landlord as "additional rent." Landlord shall then timely remit the Tax Share to the appropriate taxing

authority prior to their delinquency. Such amounts for the years in which this Lease commences and terminates shall be prorated between Landlord and Tenant as of such dates. Tenant shall also pay prior to delinquency any and all personal property taxes levied against Tenant's furniture, trade fixtures, equipment and other personal property at the Premises during the Term (from and after the Commencement Date) directly to the appropriate taxing authority and any form of sales tax. Notwithstanding any other provision herein, except in the circumstance in which the Tenant is in default of its obligations under this Section 3.2, Tenant shall not be liable for any interest, charges, penalties, or fees, due to Landlord's failure to fulfill its obligations under this Section 3.2, and Landlord shall defend, indemnify, and hold Tenant harmless for any losses, costs, attorneys' fees, due to Landlord's failure to fulfill its obligations under this Section 3.2.

A. **Allocation; Calculation and Payment of Tax Share.** For purposes of this Section 3.2, "**Separately Assessed**" means that the taxing authority has created a unique identification number and issues tax bills for a parcel of land consisting solely of the Premises. Until the Premises is Separately Assessed, the Tax Share shall be the sum of (i) the amount of taxes assessed specifically against the Tenant's Improvements only, and (ii) the product obtained by multiplying such taxes assessed against the land comprising the tax parcel of which the Premises is a part by a fraction, the numerator of which is the area in square feet of the Premises and the denominator of which is the total area in square feet of the tax parcel of which the Premises is a part. Upon the Premises being Separately Assessed, the Tax Share shall be the Taxes imposed upon the Premises. Tenant shall pay the Tax Share that becomes due during the Term (from and after the Commencement Date) to the Landlord as set forth in Section 3.2 above; Tenant shall receive the tax bills directly from the taxing authority. Within fifteen (15) days after the date of Landlord's receipt of a request from Tenant for evidence of its timely and full payment of any Taxes, Landlord shall forward to Tenant an official receipt therefor from the taxing authority or, if no such receipt has been received by Tenant, other reasonable evidence thereof. If Landlord receives any tax bill for the Premises, then Landlord shall promptly provide the same to Tenant and the parties shall work together to cause the taxing authority to adjust its records so that all subsequent tax bills for the Premises are sent directly to Tenant. Tenant shall have the right, at Tenant's sole option (and with Landlord's cooperation), to cause the Separately Assessed Premises' tax bills to be sent directly to Tenant.

B. **Contest.** Tenant shall have the right, at Tenant's sole cost, to initiate and prosecute any proceedings permitted by Law for the purpose of obtaining an abatement of Taxes or of otherwise contesting the validity or amount of any Taxes paid or payable by Tenant. If required, Tenant may take such action in the name of Landlord, who shall cooperate with Tenant to such extent as Tenant may reasonably require so that such proceedings can be brought to a successful conclusion. Tenant shall indemnify, defend (with counsel reasonably acceptable to Landlord) and hold harmless Landlord from and against any and all Claims incurred in the prosecution of such proceedings by Tenant, which indemnification shall survive the expiration or any earlier termination of this Lease.

ARTICLE IV – CONTINGENCIES

4.1 Due Diligence and Permitting Period. During the Due Diligence and Permitting Period,

Tenant shall have the right (but not the obligation, unless otherwise expressly provided herein below) to do (or cause to be done), at Tenant's sole cost, the below-described surveys, examinations, tests, studies, investigations and reviews (collectively, "**Tenant's Studies**"). During the Due Diligence and Permitting Period, Tenant shall have the right and option to terminate this Lease and neither party shall have any further rights, obligations, or liabilities with respect to each other (but subject to any rights or obligations which shall expressly survive such termination), by delivering written notice thereof to Landlord prior to the close of business on the last day of the Due Diligence and Permitting Period if the results of Tenant's Studies are not satisfactory to Tenant. The failure to so notify Landlord prior to the expiration of the Due Diligence and Permitting Period shall be deemed a notice to Landlord that Tenant has not terminated this Lease.

A. **Survey**. During the Due Diligence and Permitting Period, Tenant may, subject to the entry-related provisions of Section 4.1D, have the Premises and Landlord's Property surveyed by a duly licensed professional surveyor (the "**Survey**"). If the legal description of the Premises as stated on the Survey differs from that initially attached to this Lease (as **Exhibit A-1**), or if a legal description thereof was not available to be initially attached hereto, then the legal description thereof from the Survey shall be submitted to Landlord for its review and reasonable approval and, if approved, substituted therefor or attached hereto (whichever applies) by amendment to this Lease. If the legal description of the Landlord's Property as stated on the Survey differs from that initially attached to this Lease (as **Exhibit A-2**), or if a legal description thereof was not available to be initially attached hereto, then the legal description thereof from the Survey shall be submitted to Landlord for its review and reasonable approval and, if approved, substituted therefor or attached hereto (whichever applies) by amendment to this Lease. Simultaneously with the amendment to Exhibits A-1 and A-2 pursuant to this Section 4.1A, Exhibits B-1 and B-2 shall be amended by substituting the Survey for the depictions set forth on such Exhibits as of the Effective Date.

B. **Title**. During the first sixty (60) days of the Due Diligence and Permitting Period, Tenant shall order and review the Title Commitment. If such initial Title Commitment, the Survey or a visual inspection of the Premises reveals any exceptions, matters of record, conditions or other matters unacceptable to Tenant, then Tenant shall notify Landlord thereof in writing, with specificity, prior to the close of business on the ninetieth (90th) day of the Due Diligence and Permitting Period. Any objections not made by Tenant prior to the close of business on the ninetieth (90th) day of the Due Diligence and Permitting Period shall be deemed waived. Upon receipt thereof, Landlord shall determine which of Tenant's objections, if any, to cure and deliver detailed written notice thereof to Tenant (the "**Cure Notice**") prior to the close of business on the fifth ($5th^{th}$) day after receiving such notice (also referred to herein as a "**Cure Deadline**"). If Landlord notifies Tenant that it does not intend to cure certain of Tenant's objection(s) by the Cure Deadline or fails to timely deliver the Cure Notice, then Tenant shall, as its sole and exclusive remedy options, either (i) terminate this Lease and neither party shall have any further rights, obligations, or liabilities with respect to each other (but subject to any rights or obligations which shall expressly survive such termination), or (ii) waive such uncured objection(s) by delivering written notice of such election to Landlord prior to the close of business on the last day of

the Due Diligence and Permitting Period. If Tenant elects remedy option (ii) of the preceding sentence, then such waived uncured objection(s) shall, for purposes hereof, be deemed to be Permitted Title Exceptions as of the end of the Due Diligence and Permitting Period (provided, however, all such uncured objection(s) that Landlord has promised in the Cure Notice to cure by a Cure Deadline shall not be deemed to be Permitted Title Exceptions). If Landlord promises, in the Cure Notice, to attempt to cure certain of Tenant's objection(s) and is unable to cure any such objections and Tenant does not elect to waive such uncured objections, then Tenant, may, as its sole and exclusive remedy option, terminate this Lease and neither party shall have any further rights, obligations, or liabilities with respect to each other (but subject to any rights or obligations which shall expressly survive such termination) by delivering written notice to Landlord; provided that, Landlord shall reimburse Tenant for actual damages, including, but not limited to, all of its expenses incurred for its investigation of the Property under Article IV, herein, as evidenced by paid invoices to third parties.

C. Tests, Studies and Investigations. During the Due Diligence and Permitting Period, Tenant may, subject to the entry-related provisions of Section 4.1D, and at Tenant's sole cost and expense, conduct such tests, studies and investigations as Tenant deems appropriate to determine the Premises' suitability for the Initial Use, including, without limitation, geotechnical soils tests. Landlord shall cooperate with Tenant's reasonable requests for information and/or assistance in connection with such tests, studies and investigations (Tenant shall reimburse Landlord for any out-of-pocket cost to Landlord resulting from such cooperation).

D. Entry. From and after the Effective Date, unless or until this Lease is terminated by either party pursuant to a right to do so herein contained, Tenant's representatives may enter onto the Premises to perform the Survey and/or to conduct the tests, studies and investigations described in Section 4.1C. Tenant shall promptly repair any damage to the Premises caused by such entry and/or tests, studies and investigations and agrees to indemnify, defend and hold harmless Landlord from and against any and all Claims resulting therefrom, which repair obligation and indemnification shall survive the expiration or any earlier termination of this Lease; provided, however, the foregoing indemnification shall not extend to any Claims resulting from the mere discovery by Tenant of the existence of any Hazardous Materials.

E. Document Deliveries. Within the first ten (10) days of the Due Diligence and Permitting Period, Landlord shall deliver to Tenant, if and to the extent possessed by Landlord and not previously delivered, copies of any and all documents in Landlord's possession which pertain to the Premises, including, but not limited to, surveys, third-party reports, tests or studies, title materials (including copies of all exception documents referenced in Landlord's title policy), environmental assessments and land use approvals.

4.2 Permitting. During the Due Diligence and Permitting Period, Tenant shall prepare the plans and specifications described in Section 4.2A and promptly apply for, and thereafter use diligent, good faith efforts to pursue and attempt to obtain, all of the permits, licenses and/or governmental approvals described in Section 4.2B. During the Due Diligence and Permitting

Period, Tenant shall have the right and option to terminate this Lease and neither party shall have any further rights, obligations, or liabilities with respect to each other (but subject to any rights or obligations which shall expressly survive such termination), by delivering written notice thereof to Landlord prior to the close of business on the last day of the Due Diligence and Permitting Period (as the same may have been extended pursuant to the provisions of Section 4.2C) if, despite Tenant's prompt application for and subsequent use of diligent, good faith efforts to pursue and attempt to obtain, all such permits, licenses and/or governmental approvals have not been obtained by Tenant prior to the end of the Due Diligence and Permitting Period. The failure to so notify Landlord prior to the expiration of the Due Diligence and Permitting Periods shall be deemed a notice to Landlord that Tenant has not terminated this Lease.

A. **Preparation of Tenant's Plans.** Landlord acknowledges that Tenant intends to construct the Building and other related improvements upon the Premises (collectively, "**Tenant's Improvements**"). Prototypical plans for Tenant's Improvements and signs (collectively, "**Tenant's Preliminary Plans**") are attached as **Exhibit E**; provided that, if Tenant's Preliminary Plans were not available to be initially attached hereto, then Tenant's Preliminary Plans shall be submitted to Landlord for its review and reasonable approval and, if approved, substituted therefor or attached hereto (whichever applies) by amendment to this Lease.

Within the first ninety (90) days of the Due Diligence and Permitting Period, Tenant shall prepare a full set, in Adobe Acrobat (.pdf) electronic file format (via e-mail and/or on a CD, thumbdrive, or similar device), of detailed, site-specific plans and specifications for Tenant's Improvements and signs (collectively, "**Tenant's Final Plans**"), which shall be based upon Tenant's Preliminary Plans.

Tenant shall be required to submit Tenant's Final Plans or any other additional plans or specifications to Landlord for its review and/or approval. Tenant shall submit Tenant's Final Plans to Landlord for its review and approval, which approval shall (i) not be unreasonably withheld, conditioned or delayed and (ii) be deemed given if no written response is delivered to Tenant within ten (10) days after the date of Landlord's receipt of Tenant's Final Plans. In the event of Landlord's disapproval of Tenant's Final Plans, Landlord shall specify precisely the elements thereof which do not meet with Landlord's approval and the modifications required in order for Tenant's Final Plans to gain such approval. In no event shall Landlord's failure to approve Tenant's Final Plans be based upon Tenant's design if it does not materially deviate from the design depicted in Tenant's Preliminary Plans. If Landlord has timely and appropriately disapproved Tenant's Final Plans (as initially submitted), then Tenant may cause the same to be modified (to address the issues causing such disapproval) and resubmitted to Landlord within thirty (30) days after the date of Tenant's receipt of written notice thereof from Landlord and Landlord shall notify Tenant, in writing, of its approval or disapproval of such modified Tenant's Final Plans within ten (10) days after the date of its receipt thereof. If Landlord does not timely respond, in writing, to the resubmission of such modified Tenant's Final Plans, then such modified Tenant's Final Plans shall be deemed to have been approved by Landlord. In the event of Landlord's disapproval of such modified Tenant's Final Plans, Landlord shall specify precisely the elements thereof which do not meet with Landlord's approval

and the additional modifications that Tenant must make in order for Tenant's Final Plans to gain such approval (and the foregoing modification, resubmission and response procedures/deadlines shall again apply).

Tenant shall submit Tenant's Final Plans to the appropriate governmental permitting/licensing/approving authorities for review. Tenant agrees to construct Tenant's Improvements in substantial accordance with Tenant's Final Plans.

B. **Permits, Licenses and/or Governmental Approvals.** Following the preparation of Tenant's Final Plans pursuant to the provisions of Section 4.2A and throughout the remainder of the Due Diligence and Permitting Period, Tenant shall promptly apply for and thereafter use diligent, good faith efforts to pursue and attempt to obtain, at Tenant's sole cost, all permits, licenses and/or governmental approvals necessary for the construction of Tenant's Improvements and/or the Initial Use. These may include, without limitation, a license to sell alcoholic beverages to the public, any required signage on the Premises, in the approximate locations and sizes depicted in Tenant's Preliminary Plans) and construction permits (and when such construction is complete, a "final" certificate of occupancy for the Premises). Tenant shall pay any and all impact fees or other charges or fees based, wholly or in part, upon the proposed construction of Tenant's Improvements and/or the Initial Use.

4.3 Memorandum of Lease; Recordation. Landlord and Tenant agree that this Lease shall not be recorded. A memorandum of this Lease substantially in the form of **Exhibit C** (the "**Memorandum of Lease**") shall be duly executed by both Landlord and Tenant either concurrently with their execution of this Lease or during the first sixty (60) days of the Due Diligence and Permitting Period (and a fully-executed original thereof shall be delivered to Tenant), and may be filed in the official public records of the county in which the Premises is located, at Tenant's sole expense, at any time thereafter. Landlord and Tenant agree that promptly after the Commencement Date, a "Lease Commencement and Expiration Agreement" substantially in the form of **Exhibit F** shall be executed by each party in order to confirm the Commencement Date and establish the date of the expiration of the Term (notwithstanding Tenant's exercise of any Renewal Terms).

ARTICLE V – PRELIMINARY, DELIVERY AND POST-DELIVERY OBLIGATIONS

5.1 Landlord's Delivery. Landlord shall deliver vacant and exclusive possession of the Premises to Tenant within one (1) day after the Satisfaction Date (the "**Delivery Deadline**"). For purposes of this Section 5.1A, unless otherwise expressly agreed to in a writing signed by the parties, the date of Landlord's delivery of vacant and exclusive possession of the Premises to Tenant and Tenant's acknowledgment and acceptance thereof (the "**Delivery Date**") shall be deemed to have occurred on the later of (x) the date of Tenant's receipt of an original certification, signed by a duly authorized representative (or officer) of Landlord, certifying to Tenant that the Premises is vacant and available for Tenant's exclusive possession and (y) the Satisfaction Date.

5.2 Tenant's Work.

A. **Conduct; Trailers; Storage and Staging; Temporary Signage.** Tenant's

Improvements shall be constructed in accordance with Tenant's Final Plans and in compliance with all applicable Laws. For purposes of this Lease, all work items related to the construction of Tenant's Improvements shall be collectively referred to as "**Tenant's Work.**" Tenant's Work shall be performed by or on behalf of Tenant, at Tenant's sole cost. Landlord agrees, subject to Tenant's compliance with all applicable Laws, that Tenant shall, at Tenant's risk for loss, theft, damage and destruction, have the right, during its aforementioned construction period, to place construction and/or hiring trailers on the Premises and to create, at Tenant's sole cost, tool storage, materials staging and trash collection areas thereon. Subject to all applicable Laws, Tenant shall be permitted to hang professionally prepared temporary signage at the Premises indicating that its business will be "Coming Soon" and/or is "Now Hiring" while Tenant's Work is being prosecuted and announcing the "Grand Opening" to the public of such business.

B. **Prosecution and Completion.** Tenant covenants and agrees: (i) once commenced to prosecute Tenant's Work in good faith and with commercially reasonable diligence (free of and from any unreasonable construction-related rules, restrictions or limitations imposed and/or enforced by Landlord or others, during normal working hours); and (ii) to complete Tenant's Work (as evidenced by the issuance of a "final" certificate of occupancy for the Premises) by the eighteen (18) month anniversary of the date of its commencement thereof (the "**Construction Completion Deadline**"). Notwithstanding any of the foregoing, if prior to the Construction Completion Deadline there is a Force Majeure Event, the Construction Completion Deadline shall be extended for each day of the Force Majeure Event, but not longer than one hundred twenty (120) days.

Notwithstanding anything in Section 2.4 to the contrary, if Tenant commences Tenant's Work but there has been no Force Majeure Event and Tenant fails to complete the same by the Construction Completion Deadline (but is otherwise in compliance with the provisions of this Lease), then Landlord's remedies therefor shall be to exercise the Recapture Option (see Section 2.5).

ARTICLE VI – MAINTENANCE OBLIGATIONS AND INSPECTIONS

6.1 **Tenant's Maintenance Obligations.** Tenant shall, at all times during the Term and at its own cost, keep and maintain all of Tenant's Improvements located and/or to be located upon the Premises, including, without limitation, the Building, Premises' landscaping, the HVAC, sewage disposal, drainage, lighting, irrigation, exhaust and grease trap systems exclusively serving the Premises, in a good condition and state of repair and in compliance with all applicable Laws.

6.2 **Landlord's Maintenance Obligations.** Landlord shall have no maintenance or repair duties with respect to the Premises.

6.3 **Utility Services.** Prior to the Commencement Date, Landlord shall cause, at Landlord's sole cost and expense, water, wastewater, electricity and gas services and lines to be provided to the boundary line of the Premises. From and after the Possession Date, Tenant shall timely pay all charges for water, sewer, electricity, telephone, gas and other utilities supplied to the Premises for use by Tenant and for the regular removal of trash from the Premises. All utilities shall be separately metered to the Premises and separately billed to Tenant.

6.4 **Landlord's Right of Entry.** Except in the event of an emergency, Landlord and/or its property manager may enter and inspect the Premises on weekdays between 10:00 a.m. and 5:00 p.m., so long as such inspection is scheduled at least twenty-four (24) hours in advance with Tenant's general manager at the Premises.

ARTICLE VII – TENANT'S ALTERATIONS AND OTHER CHANGES

7.1 **Tenant's Alterations.** Subject to all applicable Laws, Tenant, at Tenant's sole cost, may make alterations to the Building and/or any other improvements (including signage) on the Premises without Landlord's prior consent. Tenant, at Tenant's sole cost, shall obtain any and all necessary permits, licenses and/or governmental approvals before commencing any alterations.

ARTICLE VIII – INSURANCE AND INDEMNIFICATIONS

8.1 **Tenant's Insurance Requirements.**

A. **Tenant's Liability Insurance.** Beginning on the Possession Date and throughout the Term, Tenant shall maintain commercial general liability insurance, including contractual liability coverage, in an amount not less than One Million and No/100 Dollars ($1,000,000.00) for each occurrence and Two Million and No/100 Dollars ($2,000,000.00) general aggregate for injuries or death to persons, and in an amount not less than One Million and No/100 Dollars ($1,000,000.00) for damage to property, occurring on the Premises. Tenant's liability insurance policy shall include liquor liability coverage if Tenant sells alcoholic beverages at the Premises. Tenant shall name Landlord as an additional insured under Tenant's liability insurance policy and, upon written request, Tenant shall also name Landlord's property manager and/or Landlord's mortgagee, if any, as additional insureds under Tenant's liability insurance policy. In the event of any injury, death or property damage occurring on the Premises, Tenant's liability insurance policy shall respond first regardless of any similar coverage maintained by Landlord thereon.

B. **Tenant's Property Insurance.** Beginning on the Possession Date and throughout the Term, Tenant shall maintain "special form causes of loss" fire and extended coverage property insurance for the full replacement cost of the Building. All payments from Tenant's property insurance policy shall be made to Tenant. Landlord shall promptly sign and deliver any commercially reasonable documents that are necessary in connection with the settlement of any claim with Tenant's insurance company.

8.2 **Other Coverage.** Tenant shall maintain worker's compensation insurance in the statutorily required amount(s) or such other alternative coverage(s) as may be permitted under the Laws of the state in which the Premises is located.

8.3 **General Requirements.** All insurance policies required to be maintained by Tenant shall be written by insurance companies authorized to do business in the state in which the Premises is located and having a minimum rating of A-/VIII in the most current A.M. Best Company's Key Rating Guide (or its international equivalent). Liability insurance policies shall be written on a

"per occurrence" basis. Tenant shall have its insurer provide thirty (30) days' advance written notice to Landlord of the cancellation or non-renewal of any insurance policy required hereunder, or of any reduction in coverage below the amounts required herein.

8.5 Master Policies. It is agreed that the insurance coverages required herein may be maintained as part of master or umbrella policies of insurance covering other property of Tenant.

8.6 Certificates. Tenant shall, within thirty (30) days after the date of its receipt of a written request, provide a certificate of insurance to Landlord reflecting the coverages required of it hereunder; provided, however, Tenant shall not be required to provide such a certificate more than once every twelve (12) months. Notwithstanding the foregoing, however, Tenant agrees to deliver to Landlord a certificate of each policy of insurance that Tenant is required to maintain hereunder upon or prior to Landlord's delivery of possession of the Premises to Tenant.

8.7 Waiver of Subrogation. Landlord and Tenant each releases the other and the other's officers, members, partners, owners, directors, agents (including, without limitation, any managing agent, management company and property manager) and employees (individually and collectively, the "**Released Parties**"), from any and all liability for loss or damage to the releasing party's respective property, which loss or damage is covered by insurance (or self-insurance) required to be carried hereunder. The foregoing waiver shall apply regardless of the cause, including, but not limited to, Claims caused by any of the Released Parties. If either party maintains a deductible or self-insured retention, it is intended that the foregoing release include the amount of any such deductible or self-insured retention carried by the releasing party. Landlord and Tenant shall each cause its respective property insurance carrier to waive all rights of recovery against the Released Parties with respect to any such loss or damage.

8.8 Indemnifications. Tenant agrees to indemnify, defend (with counsel reasonably acceptable to Landlord) and hold Landlord harmless from and against any and all Claims resulting from or otherwise associated with any injuries to persons or damage to property occurring on the Premises during the Term, except to the extent arising from the negligence, unlawful actions, breach of this Lease, or willful actions of Landlord, its employees, officers, contractors, agents, invitees, or representatives.

8.9 Hazardous Materials.

A. Compliance. Tenant covenants and agrees that Tenant shall, at all times during the Term and at Tenant's sole cost, comply with all Laws regarding the use of Hazardous Materials in connection with the conduct of Tenant's business at the Premises by Tenant and its agents, employees and contractors. Landlord covenants and agrees that Landlord shall, at all times during the Term and at Landlord's sole cost, comply with all Laws regarding the use of Hazardous Materials in connection with the conduct of activities in the Landlord's Property by Landlord and its agents, employees and contractors.

B. Indemnifications Relating to Hazardous Materials. Tenant shall indemnify, defend (with counsel reasonably acceptable to Landlord) and hold Landlord harmless from and against any and all Claims arising out of a breach by Tenant of its obligations set forth

in Section 8.9A. Landlord shall indemnify, defend (with counsel reasonably acceptable to Tenant) and hold Tenant harmless from and against any and all Claims (i) arising out of a breach by Landlord of its obligations set forth in Section 8.9A or (ii) regarding any Hazardous Materials existing on the Premises prior to the Possession Date, except to the extent, if any, that the same were introduced by Tenant (or by Tenant's agents, employees or contractors); provided, however, the mere discovery by Tenant of existing Hazardous Materials at or near the Premises shall not be deemed to be an introduction by Tenant (or by Tenant's agents, employees or contractors), and Tenant shall have no liability or obligation therefor. For purposes of this Section 8.9B, "Claims" shall include, without limitation, reasonable expenses relating to investigation, reporting, monitoring and remediation as required by the appropriate governmental authority. The indemnifications set forth in this Section 8.9B shall survive the expiration or any earlier termination of this Lease.

C. Notification. Each party agrees that should it receive notice of (i) any violation of any Laws related to Hazardous Materials in, on, at, under or near the Premises or (ii) the escape or release of any Hazardous Materials in, on, at, under or near the Premises, such party shall promptly notify the other thereof in writing.

D. Use of Hazardous Materials. Neither party shall itself, or knowingly permit its agents, employees or contractors to, use, generate, manufacture, produce, store, release or dispose of any Hazardous Materials in, on, at, under or near the Premises. However, the foregoing is not intended to prohibit either party from using customary cleaning and/or pest control chemicals so long as such chemicals are used in accordance with their manufacturer's specifications and all applicable Laws.

ARTICLE IX – CASUALTY AND CONDEMNATION

9.1 Damage to or Destruction of the Premises.

A. If Tenant's Improvements should be damaged or totally destroyed by fire or other casualty at any time during the Term, then Tenant shall promptly deliver written notice thereof to Landlord.

B. If Tenant's Improvements should be non-materially damaged by fire or other casualty at any time during the Term, then Tenant (in addition to promptly delivering the notice described in Section 9.1A) shall (i) at all times continue to pay all Rent due under this Lease, (ii) be obligated, at Tenant's sole cost, to promptly restore Tenant's Improvements to their prior condition and (iii) be entitled to any and all insurance proceeds received or receivable under Tenant's insurance policies as a result of such fire or other casualty.

C. If Tenant's Improvements should be materially damaged or totally destroyed by fire or other casualty at any time during the Pre-Term, the Primary Term or the Renewal Term, then Tenant shall, at Tenant's sole cost, promptly, after receiving all insurance proceeds due to such material damage or total destruction, proceed with all reasonable

diligence to rebuild and repair Tenant's Improvements to substantially the condition in which they existed prior to such fire or other casualty and be entitled to any and all insurance proceeds received or receivable under Tenant's insurance policies as a result of such fire or other casualty.

9.2 Intentionally deleted.

9.3 Condemnation.

A. Total Taking. If all or a material portion of the Premises (i) acquired by the right of condemnation for any public or quasi-public use or purpose or (ii) sold to a condemning authority under threat of condemnation or in lieu thereof (in either event, a "**Total Taking**"), then the Term shall cease and terminate as of the date of title vesting in the condemning authority pursuant to such Total Taking and all Rent due under this Lease shall be paid up to such date by Tenant (such termination to be otherwise in accordance with the provisions of Section 15.1). In the event of such termination, any Rent due for the last partial calendar month of Tenant's possession of the Premises shall be prorated, and any Rent paid in advance shall be promptly refunded to Tenant. In the event of any pending or threatened condemnation of less than all of the Premises, Tenant shall, prior to the date of title vesting in the condemning authority but not less than thirty (30) days after the date of Tenant's receipt of written notice of such pending or threatened condemnation from Landlord, notify Landlord, in writing, if Tenant has elected to terminate this Lease for any Total Taking-related loss of a material portion of the Premises.

B. Partial Taking. If only a portion of the Premises shall be (i) acquired by the right of condemnation for any public or quasi-public use or purpose or (ii) sold to a condemning authority under threat of condemnation in lieu thereof and it is reasonably determined by Tenant that the remaining balance(s) thereof will permit Tenant to continue to successfully operate its business at the Premises (with specifically, among other required attributes, adequate access to and sufficient parking for Tenant's Permitted Use of the Premises – i.e., that the portion so taken was not "material" – in either event, a "**Partial Taking**"), which determination shall be presumed if Tenant fails to deliver the termination notice described in Section 9.3A to Landlord within the period described therein, then Tenant, at Tenant's sole cost (subject to reimbursement from any condemnation award to which Tenant is entitled as provided in Section 9.3D), shall promptly proceed with reasonable diligence to restore the Premises to a condition reasonably comparable to the Premises' condition at the time of such condemnation, less the portion of the Premises lost in such Partial Taking (if any), and this Lease shall continue in full force and effect but with a reduction of Rent (effective as of the date of title vesting in the condemning authority pursuant to such Partial Taking) to equitably reflect the diminished utility or value of the Premises (but only if such utility or value is diminished, in Tenant's sole determination).

C. Temporary Taking. If, at any time during the Term, Tenant's possessory rights, occupancy rights or leasehold interest in and to all or any portion of the Premises shall be taken on a temporary basis (i.e., for a projected period of ninety (90) or fewer days) for any public or quasi-public use or purpose (a "**Temporary Taking**") and Tenant determines

that the remaining balance thereof (if any) will not permit Tenant to successfully operate its business at the Premises during the period of such Temporary Taking, then: (i) Tenant shall not be required to operate its business at the Premises during the period of such Temporary Taking and, if Tenant ceases to operate because of such Temporary Taking, then all Rent due under this Lease during such period of non-operation shall be abated; (ii) if such Temporary Taking causing Tenant's non-operation continues for a period in excess of ninety (90) days, then, at Tenant's option, such Temporary Taking shall be deemed either a Partial Taking or a Total Taking for purposes of this Section 9.3; and (iii) if such Temporary Taking does not cause Tenant's non-operation but continues for a period in excess of ninety (90) days, then such Temporary Taking shall be deemed a Partial Taking for purposes of this Section 9.3.

D. Condemnation Notice and Award. A party who receives a condemning authority's notice of intention to pursue a Total Taking, Partial Taking or Temporary Taking (in any event, a "**Taking**") shall promptly deliver a copy of such notice to the other party. If any Taking occurs (or is threatened), Landlord and Tenant agree to cooperate in good faith with each other in applying for any award and in prosecuting any claim related to such Taking. In that regard, Landlord and Tenant further agree that the aggregate net award pertaining to the Premises (the "**Award**") shall be made payable to both Landlord and Tenant and be paid and distributed as follows:

(i) In the event of a Temporary Taking of all or a portion of the Premises, the entire Award shall be paid to Tenant (but if such Temporary Taking extends beyond the expiration of the Term, then the portion relating to the period of time after the date of expiration shall be paid to Landlord);

(ii) In the event of a Partial Taking of a portion of the Premises, Tenant shall receive a sum from the Award equal to the Fair Market Value of the portion of Tenant's Improvements taken as of the date immediately prior to the date of such Partial Taking and Landlord shall receive a sum from the Award equal to the value of the fee simple title to the land area of the portion of the Premises taken (exclusive of the Fair Market Value of the portion of Tenant's Improvements taken) as of the date immediately prior to the date of such Partial Taking;

(iii) In the event of a Total Taking, Tenant shall receive a sum from the Award equal to the Fair Market Value of Tenant's Improvements as of the date immediately prior to the date of such Total Taking plus the value of Tenant's Leasehold Estate (as defined below) and Landlord shall receive a sum from the Award equal to the value of the fee simple title to the land area of the Premises (exclusive of the Fair Market Value of Tenant's Improvements) as of the date immediately prior to the date of such Total Taking;

(iv) In the event of either a Partial Taking or a Total Taking, after the allocation of the Award pursuant to parts (ii) or (iii) above, Tenant shall be entitled to receive any portion of the Award allocated to the cost of relocating Tenant's removable

furniture, fixtures and equipment and for Tenant's loss of business, regardless of whether this Lease is terminated; and

(v) In the event of either a Partial Taking or a Total Taking, after the allocation of the Award pursuant to parts (ii) or (iii) above and part (iv) above, Landlord shall be entitled to receive the balance of the Award remaining after giving effect to the foregoing provisions of this Section 9.3D.

For purposes of this Section 9.3D, "**Tenant's Leasehold Estate**" means the rights and interests granted to Tenant under this Lease. Any Taking-related termination of this Lease shall not affect the rights of the parties to receive their respective portions of the Award.

ARTICLE X – REPRESENTATIONS AND WARRANTIES

10.1 Representations and Warranties of Landlord. Landlord makes the following representations and warranties to Tenant, each of which is (i) material and being relied upon by Tenant in entering into this Lease and (ii) true in all material respects as of the Effective Date. If any change occurs subsequent to the Effective Date and before the Possession Date such that any of these representations and warranties would no longer be true in all material respects, then Landlord shall promptly notify Tenant thereof, in writing, and Tenant shall have the right and option to terminate this Lease and neither party shall have any further rights, obligations, or liabilities with respect to each other (but subject to any rights or obligations which shall expressly survive such termination), by delivering written notice thereof to Landlord at any time thereafter until such time as the Possession Date has occurred; provided that, Landlord shall reimburse Tenant for actual damages, including, but not limited to, all of its expenses incurred for its investigation of the Property under Article IV, herein, as evidenced by paid invoices to third parties.

A. Landlord is a duly constituted and validly existing limited liability company under the Laws of the State of Arkansas and is authorized to do business in the State of Arkansas.

B. Landlord has the full right, power and authority to enter into and perform Landlord's obligations pursuant to this Lease and to lease the Premises to Tenant and grant the easements, rights and/or licenses set forth in this Lease in the manner contemplated herein without the consent, approval or joinder of any other person or entity.

C. Landlord owns all of the real and personal property described in this Lease as the Premises.

D. No person or entity other than Tenant has a right to possession of all or any part of the Premises.

E. To be best of Landlord's knowledge, the Premises are compliance with all environmental Laws and no Hazardous Substances have been used, stored, disposed of or released on the Premises in violation of any environmental Law. Without limiting the generality of the foregoing, there is no mold, mildew or similar material present at the Premises.

F. Landlord has not received any written notice of, and has no knowledge of, any violation of any zoning, building, environmental, ecology, health and public safety, subdivision, land sales or similar law, rule, ordinance or regulation, pertaining to the Premises or any portion thereof which has not been complied with. Landlord has not received any written notice that, and has no knowledge that, it is in default under any of the covenants, easements or restrictions or other title documents encumbering the Premises or any portion thereof.

G. Landlord is not the subject of any existing, pending, threatened or contemplated bankruptcy, solvency or other debtor's relief proceeding.

H. There are no existing contracts for the sale of the Premises or any constituent or portion thereof, and there are no existing rights of first refusal or options to purchase the Premises.

Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all Claims incurred by Tenant as a result of any breach of any of the foregoing representations and warranties, which indemnification shall survive the expiration or any earlier termination of this Lease.

10.2 Representations and Warranties of Tenant. Tenant makes the following representations and warranties to Landlord, each of which is (i) material and being relied upon by Landlord in entering into this Lease and (ii) true in all material respects as of the Effective Date. If any change occurs subsequent to the Effective Date and before the Possession Date such that any of these representations and warranties would no longer be true in all material respects, then Tenant shall promptly notify Landlord thereof, in writing, and Landlord shall have the right and option to terminate this Lease, without recourse or liability to either party (but subject to any rights or obligations which shall expressly survive such termination), at any time thereafter until such time as the Possession Date has occurred.

A. Tenant is a duly constituted and validly existing limited liability company under the Laws of the State of Louisiana and is authorized to do business in the State of Arkansas.

B. Subject to the provisions of Section 4.1, Tenant has the full right, power and authority to enter into and perform Tenant's obligations pursuant to this Lease without the consent, approval or joinder of any other person or entity.

C. Tenant is not now involved in any pending, or aware of any threatened, proceeding, claim or controversy which affects or may affect Tenant's ability to perform its obligations under this Lease.

D. To Tenant's actual knowledge, no provision of this Lease violates any agreement, order or decree to which Tenant is a party or by which Tenant is bound. To Tenant's knowledge, no provision of this Lease violates any Law to which Tenant is subject or by which Tenant is bound.

Tenant agrees to indemnify, defend (with counsel reasonably acceptable to Landlord) and hold Landlord harmless from and against any and all Claims incurred by Landlord as a result of any breach of any of the foregoing representations and warranties, which indemnification shall survive the expiration or any earlier termination of this Lease.

ARTICLE XI – ASSIGNMENT, SUBLETTING AND OTHER TRANSFERS

11.1 Assignment or Subletting by Tenant.

A. Tenant shall not be allowed to assign or sublet the Premises without Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed; provided that, Landlord shall consent to the sublease or assignment of this Lease, and the Tenant and guarantor, if any, shall be released from their respective obligations under this Lease, provided the subtenant or assignee is a "Qualified Substitute Tenant" which means an entity or individual (i) that is an approved franchisee of the Franchisor (as defined in Exhibit G), or (ii) who has Tangible Net Worth in excess of $4,000,000 and Liquid Assets in excess of $250,000; (a) "Tangible Net Worth" means total consolidated assets, less intangible assets, less total consolidated liabilities; and (b) "Liquid Assets" means cash, time deposits, certificates of deposits commercial paper and money market accounts or similar investments so long as such are not pledged, encumbered, hypothecated, subject to rights of offset or otherwise restricted. Tenant shall provide to Landlord evidence of such Tangible Net Worth and Liquid Assets upon the request of Landlord.

B. Except for an assignment effectuated pursuant to Section 11.1(A) above, no assignment of this Lease or subletting of the whole or a portion of the Premises shall, without the prior written consent of Landlord, be deemed to constitute a novation or in any way release Tenant from further performance of the obligations of the "Tenant" under this Lease, and Tenant and all of its direct and indirect assignees and sublessees, if any, shall continue to be jointly and severally liable for the performance of the obligations of the "Tenant" under this Lease for the remainder of the Primary Term or Renewal Term, as applicable, with the same force and effect as if no such assignment or subletting had been made. Notwithstanding anything in this Lease to the contrary, except for an assignment effectuated pursuant to Section 11.1(A) above, no such assignment shall, without the prior written consent of Landlord, operate to relieve Tenant of any liabilities and obligations under this Lease that accrue prior to the last day of the Primary Term or, if applicable, the Renewal Term expiring after the effective date of such assignment.

11.2 Transfers of Landlord's Interest; Limitation of Landlord's Liability. Landlord may sell, transfer or assign Landlord's interest in and to the Premises or this Lease at any time and, in such event, shall be relieved of Landlord's liabilities and obligations under this Lease to the extent such liabilities and obligations accrue after the effective date of such sale, transfer or assignment; provided, however, such purchaser, transferee or assignee agrees, in writing, to assume all of Landlord's unaccrued liabilities and obligations hereunder and to perform such unaccrued liabilities and obligations to the full extent required. Notwithstanding anything in this Lease to the

contrary, no such sale, transfer or assignment shall operate to relieve Landlord of any liabilities and obligations under this Lease that accrue prior to the effective date of such sale, transfer or assignment, nor shall Landlord be relieved of any liabilities and obligations under this Lease if and to the extent Landlord retains ownership of any other property that was made subject to any easements, rights, licenses or restrictions by this Lease.

11.3 Estoppel Certificates. Within ten (10) days after the date of its receipt of a written request therefor, either Landlord or Tenant shall execute, acknowledge and deliver to the other, any current or prospective lender to either party or any prospective purchaser from or investor in either party, without charge, a commercially reasonable form of written statement certifying, to the party's actual knowledge and to the extent true and accurate: (a) that this Lease is unmodified and in full force and effect (or if there have been any modifications, that this Lease is in full force and effect as modified, and describing such modifications); (b) that all Rent payable under this Lease has been paid through the date thereof (or describing the date to which Rent has been paid and the amounts thereof); (c) that no notice of a default has been sent to the party requesting such certification which has not been cured (or if such a notice has been sent, describing what default exists); and (d) the Commencement Date, the scheduled expiration of the Term and which Renewal Terms have been exercised, if any. Provided, however, in no event shall either party be obligated to deliver more than two (2) such statements within any twelve (12) month period during the Term.

ARTICLE XII – FEE MORTGAGES; LEASEHOLD MORTGAGES

12.1 Fee Mortgages. Landlord may mortgage its fee interest in the Premises subject to the provisions of Section 12.10 of this Lease. Landlord shall cause all Fee Mortgagees to execute and deliver to Tenant a subordination, non-disturbance and attornment agreement in form and content similar in all material respects to that of **Exhibit D-1** (with the addition of an appropriate, commercially reasonable subordination provision), or, if such holder(s) will not agree to use such form, then in such other commercially reasonable recordable form as may be mutually acceptable to Tenant, Landlord and such holder(s). Such agreement shall be fully executed in recordable form by all parties necessary to make it fully effective and enforceable and delivered to Tenant; either party thereto shall have the right and option, at the recording party's sole cost, to record such agreement at any time thereafter.

12.2 Mortgaging of the Leasehold. Tenant, and every permitted successor and assign of Tenant, shall have the right to encumber its interest in this Lease without Landlord's prior consent, provided that all rights acquired under the Leasehold Mortgage shall be subject to each of the provisions set forth in this Lease. If, from time to time, Tenant or Tenant's permitted successors or assigns shall encumber this Lease with a Leasehold Mortgage, Landlord agrees that for the duration of such Leasehold Mortgage, the provisions of this Article XII shall apply.

12.3 Consent to Amendment. There shall be no cancellation, surrender, modification, or amendment to this Lease by Landlord or Tenant without the prior written consent of Leasehold Mortgagee. Notwithstanding the foregoing (but, in any event, subject to Leasehold Mortgagee's curative rights set forth in Section 12.6 and Section 12.7 hereof), nothing herein shall be deemed to prohibit Landlord from terminating this Lease in accordance with its terms.

12.4 Notices to Leasehold Mortgagees. Landlord, upon serving Tenant with any notice of default or termination, shall simultaneously serve a copy of such notice on Leasehold Mortgagee. The Leasehold Mortgagee shall then have the same period of time after service of the notice on it as was given to the Tenant under this Lease to remedy or cause to be remedied Tenant's default under this Lease, and Landlord shall accept performances by, or at the instigation of, Leasehold Mortgagee as if it had been done by Tenant. Any notice required to be given to Leasehold Mortgagee shall be provided as set forth in Section 16.3 of this Lease; provided that, the address for notice to the Leasehold Mortgagee shall be the address provided in writing by the Leasehold Mortgagee to the Landlord.

12.5 Curative Rights of Leasehold Mortgagees. In addition to the rights granted to Leasehold Mortgagee under Section 12.4 hereof, Leasehold Mortgagee shall have an additional period of thirty (30) days to remedy or cause to be remedied any default of which it receives notice, provided such Leasehold Mortgagee shall reimburse Landlord, at the time of so remedying the default, for all reasonable costs and expenses to Landlord of maintaining, protecting, insuring, and operating the Premises during the additional thirty (30) day period.

Section 12.6 Limitation Upon Termination Rights of Landlord. If Landlord shall elect to terminate this Lease by reason of any default of Tenant, Leasehold Mortgagee shall also have the right to postpone and extend the date of termination as fixed by the provisions of this Lease for a period of not more than ninety (90) days from the expiration of the thirty (30) day period specified in Section 12.5 hereof, provided that Leasehold Mortgagee shall have cured, or shall have caused to be cured, any then-existing monetary or nonmonetary defaults (with the exception of Tenant's nonmonetary defaults of such a nature that they cannot be cured by Leasehold Mortgagee) and meanwhile shall pay the Rent and other charges required to be paid under this Lease. Leasehold Mortgagee shall take steps necessary to acquire Tenant's interest and estate in this Lease by foreclosure of its Leasehold Mortgage, or otherwise, and shall prosecute such action to completion with due diligence. If at the end of the ninety (90) day period, Leasehold Mortgagee shall be actively engaged in steps to acquire Tenant's interest in the Lease, and all monetary defaults and nonmonetary defaults have been cured (with the exception of Tenant's nonmonetary defaults of such a nature that they cannot be cured by Leasehold Mortgagee), the time for Leasehold Mortgagee to comply with the provisions of this Section 12.6 shall be extended for such period as shall be reasonably necessary to complete these steps with reasonable diligence and continuity. In no event shall Leasehold Mortgagee have any obligation to cure any default of Tenant under this Lease.

Section 12.7 Mortgagee Lease. Landlord agrees that in the event of a termination of this Lease by reason of any default by Tenant, or if Tenant rejects the Lease in a bankruptcy proceeding, and subject to the rights herein granted to Leasehold Mortgagee, Landlord shall enter into a lease (the "**Mortgagee Lease**") of the Premises with the Leasehold Mortgagee for the remainder of the Term effective as of the date of termination, at the same Rent and upon the same terms, provisions, covenants, and agreements as contained in this Lease, provided:

(a) Leasehold Mortgagee shall make written request upon Landlord for the execution of such a Mortgagee Lease within thirty (30) days after the date of termination and shall, within thirty (30) days after its receipt from Landlord of a written statement of

all sums then due to Landlord under this Lease, pay to Landlord all such sums (with the exception of sums due by reason of Tenant's indemnification obligations herein).

(b) Leasehold Mortgagee shall pay to Landlord at the time of the execution and delivery of the Mortgagee Lease any sums that at the time of such execution and delivery would be due pursuant to this Lease but for the termination, and in addition, all reasonable attorneys' fees and expenses which Landlord shall have actually incurred.

(c) Leasehold Mortgagee shall perform and observe all covenants contained in the Mortgagee Lease on Tenant's part to be performed during such period of time commencing with the date of the execution of the Mortgagee Lease and terminating upon the expiration or earlier termination of the Mortgagee Lease or the abandonment or surrender of possession of the Premises under the Mortgagee Lease and shall further remedy any other conditions that Tenant was obligated to perform under the terms of this Lease.

(d) Leasehold Mortgagee, as Tenant under the Mortgagee Lease, shall have the same right, title, and interest in and to the Premises, the right to use the Tenant's Improvements thereon as Tenant had under this Lease and the right to extend this Lease for any Renewal Term.

Section 12.8 **Agreement Between Landlord and Leasehold Mortgagee.** Landlord, upon request, shall execute, acknowledge, and deliver to Leasehold Mortgagee an agreement, by and among Landlord, Tenant, and Leasehold Mortgagee (provided the same has been previously executed by Tenant and Leasehold Mortgagee) confirming all the provisions of this Article XII, in form and substance reasonably satisfactory to Leasehold Mortgagee and Landlord.

Section 12.9 **No Merger.** So long as any Leasehold Mortgage remains outstanding, the fee title and the leasehold estate created by this Lease shall not merge but shall always be kept separate and distinct, notwithstanding the union of such estates in either the Landlord or the Tenant or a third party, by purchase or otherwise.

Section 12.10 **Subordination of Fee Mortgage.** If one or more Leasehold Mortgages is in effect, the following shall apply: (a) all Fee Mortgages shall be expressly subject and subordinate to this Lease, any Mortgagee Lease, and all amendments, modifications, and extensions thereof and shall include the Fee Mortgagee's agreement to execute and deliver to Leasehold Mortgagee an agreement in accordance with Section 12.8 hereof; (b) Landlord shall not enter into any Fee Mortgage that violates this Section 12.10; (c) Tenant shall not subordinate this Lease without the prior written consents of all Leasehold Mortgagees; and (d) concurrently with the execution and delivery of this Lease, Landlord shall cause all Fee Mortgagees to execute and deliver to Tenant a subordination, non-disturbance and attornment agreement in form and content similar in all material respects to that of **Exhibit D-1** (with the addition of an appropriate, commercially reasonable subordination provision), or, if such holder(s) will not agree to use such form, then in such other commercially reasonable recordable form as may be mutually acceptable to Tenant, Landlord and such holder(s).

ARTICLE XIII – DEFAULT AND REMEDIES

13.1 Defaults by Tenant.

A. **Events of Default.** Any one or more of the following events shall constitute an "**Event of Default**" under this Lease:

(i) Subject to the provisions of Section 13.1B, any failure of Tenant to pay any Rent within ten (10) days after written notice from Landlord;

(ii) Subject to the provisions of Section 13.1B, any failure of Tenant to perform any covenant or agreement set forth in this Lease (other than a failure of Tenant to pay any Rent within ten (10) days after written notice from Landlord);

(iii) Subject to the provisions of Section 13.1B, any breach by Tenant (due to its own act or omission) of any representation or warranty of Tenant under this Lease; or

(iv) If (a) Tenant (or any transferee of Tenant) makes any assignment, sublet or other transfer of an interest in the Premises in violation of this Lease, (b) Tenant shall be adjudged bankrupt or insolvent in proceedings filed under any section or chapter of the present federal bankruptcy act or under any future federal bankruptcy act or under any similar law or statute of the United States or any state thereof, (c) any petition is filed against Tenant pursuant to any section or chapter of the present federal Bankruptcy Act or under any future federal Bankruptcy Act or under any similar law or statute of the United States or any state thereof, and such petition or proceeding is not dismissed within sixty (60) days after filing, (d) Tenant makes a transfer in fraud of creditors, (e) Tenant makes an assignment for the benefit of creditors or admits in writing its inability to pay its debts as they become due, (f) Tenant dissolves or liquidates or (g) a receiver or trustee is appointed for Tenant or any of the assets of Tenant and such receiver or trustee is not removed with fifteen (15) days after such appointment.

B. **Cure Periods.** If Tenant fails to perform any covenant or agreement set forth in this Lease, or breaches (due to its own act or omission) any representation or warranty of Tenant under this Lease, then such failure or breach shall not be considered an Event of Default unless Tenant fails to cure such alleged failure or breach within thirty (30) days after the date of its receipt of written notice thereof from Landlord, plus such additional time as may reasonably be required to cure the same if such default cannot reasonably be cured within such 30-day period (provided Tenant's curative action is commenced within such 30-day period and thereafter diligently prosecuted).

C. **Remedies.** If an Event of Default occurs, then, unless a specific remedy for such default is expressly provided for elsewhere in this Lease, Landlord shall, as its sole and exclusive remedy options therefor, have the right and option to either: (i) continue this Lease in effect and recover Rent from Tenant from time to time as it falls due; (ii) terminate

Tenant's right to possession of the Premises, without terminating this Lease, and re-enter and repossess the Premises (and recover the damages specified below); (iii) terminate this Lease (and recover the damages specified below); (iv) if the default is non-monetary, cure such default on behalf of Tenant (and the reasonable cost of such curing shall be due and payable to Landlord, as Additional Rent, within ten (10) days after the date of Tenant's receipt of written notice of such costs from Landlord); (v) pursue any other remedies that may be provided for elsewhere in this Lease; or (vi) pursue any other remedies that may otherwise be available to Landlord in equity, including, without limitation, injunctive relief or specific performance. However, if Landlord chooses option (ii) above, Landlord shall not be precluded from later choosing option (iii) above.

(i) **Termination of Possession.** If Landlord elects to terminate Tenant's right to possession of the Premises without terminating this Lease, then Tenant shall remain liable to Landlord for the payment of Rent for the remainder of the Term as the same becomes due, and for the payment of any and all reasonable costs incurred by Landlord in connection with a re-letting of the Premises, which re-letting shall be on such terms and conditions as are commercially reasonable under the general market conditions and circumstances at that time; and any amounts received from such re-letting shall be applied against the monetary obligations of Tenant under this Lease. Repossession by Landlord shall not be construed as an election by Landlord to terminate this Lease unless Landlord delivers written notice to Tenant expressly stating that Landlord is terminating this Lease. For purposes of this Section 13.1, "reasonable costs" of re-letting shall be deemed to include, without limitation, the following costs (but only to the extent such costs are reasonable): costs to repair the Premises, brokers' fees and reasonable attorneys' fees incurred in connection with the negotiation of a lease with the new tenant; such "reasonable costs" may also include reasonable costs to alter the Building, but only if (1) the costs of such alterations are reasonable, (2) such alterations are necessary in order to relet the Premises under the general market conditions and circumstances at that time and (3) such costs bear a reasonable relationship to the amount of rental to be gained from the new tenant.

(ii) **Termination of Lease.** If Landlord elects to terminate this Lease, then damages shall be determined in accordance with the following formula:

(a) the amount of any unpaid Rent that is owed as of the date of termination (including any Interest due in connection therewith); plus

(b) the net present value of the amount by which any unpaid Rent which would have been owed after the termination date for the remainder of the Term exceeds the amount of rental loss that Tenant proves could have been reasonably avoided through mitigation.

For purposes of clause (b) above, the "net present value" shall be calculated by discounting the amount at the rate of ten percent (10%) per annum.

13.2 Defaults by Landlord. Subject to the provisions of Section 11.2, if Landlord breaches (due to its own act or omission) any representation or warranty of Landlord under this Lease or fails to perform any covenant or agreement set forth in this Lease (other than the covenants or agreements set forth in Sections 5.1, 5.2 and 6.2), then Landlord shall have thirty (30) days following the date of its receipt of written notice thereof from Tenant to commence the cure of such alleged breach or failure (i.e., default), plus such additional time as may reasonably be needed to complete the cure of the same. If, upon the expiration of such 30-day period such default is not cured, or if such default cannot reasonably be cured within such 30-day period and Landlord has not commenced the cure of such default within such 30-day period (and thereafter diligently prosecuted such curative action to completion), then Tenant may either (a) pursue any remedies that may be available to it at law or in equity, including, without limitation, injunctive relief or specific performance, or (b) without waiving any other remedies that Tenant may have at law or in equity, cure such default itself on behalf of Landlord and the actual, documented out-of-pocket costs thereof shall be due and payable to Tenant from Landlord upon demand by Tenant. Any failure of Landlord to pay the amounts due to Tenant within ten (10) days after the date of Landlord's receipt of such demand shall entitle Tenant to deduct such amounts, plus Interest, from any amounts due to Landlord under this Lease, including Rent subsequently due to Landlord under this Lease, until Tenant has been paid in full and Tenant shall be permitted to deduct amounts sufficient to enable it to be fully reimbursed by the end of the Term).

13.3 Additional Equitable Remedies; Mitigation. The remedies of Landlord and Tenant set forth in this Lease in the event of a default shall not preclude either party from pursuing any available equitable remedies, including, but not limited to, specific performance and injunctive relief. In the event of an uncured default, the non-defaulting party shall in each event use reasonable efforts to mitigate its damages.

13.4 Interest. Any sums not paid when due from one party to the other shall bear interest from the date due until the date paid in full at a rate per annum ("**Interest**") equal to the lesser of (a) the highest lawful rate or (b) the then applicable "Prime Rate" (as quoted in The Wall Street Journal, or a successor publication if The Wall Street Journal is no longer published) plus one percent (1%); provided, however, in no event shall such rate exceed twelve percent (12%) per annum.

ARTICLE XIV – FORCE MAJEURE EVENT

14.1 No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations to pay Rent as and when due hereunder or to timely make any other payments to the other party hereunder), when and to the extent such party's (the "**Impacted Party**") failure or delay is caused by or results from a Force Majeure Event. For the purpose of clarification and certainty, the occurrence of a Force Majeure Event shall not excuse, delay, release, or waive the payment of Rent by the Tenant to the Landlord or any other obligation or the payment of money from an Impacted Party to the other party hereto.

14.2. The Impacted Party shall give notice within five (5) days of the Force Majeure Event to the other party, stating the period of time the occurrence is expected to continue. The Impacted Party shall use commercially reasonable efforts to end the failure or delay and ensure the effects of such Force

Majeure Event are minimized. The Impacted Party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. In the event that the Impacted Party's failure or delay remains uncured for a period of sixty (60) days following written notice given by it under this Section 14.2, the other party may thereafter terminate this Agreement upon ten (10) days' written notice.

ARTICLE XV – END OF TERM

15.1 Surrender of Premises. Upon the expiration or earlier termination of this Lease, Tenant shall peacefully and quietly surrender possession of the Premises to Landlord, broom clean, free and clear of any occupants, subtenants, licensees or concessionaires and, furniture, fixtures and equipment (collectively, "**Removable Property**"), and in good condition and state of repair, reasonable wear and tear and loss by casualty excepted. Notwithstanding the preceding sentence, however, Tenant shall, at any time prior to the date of such expiration or earlier termination, have the right, but not the obligation, to enter upon and remove from the Premises any of its remaining Removable Property, subject to an obligation to repair any non-cosmetic damage caused thereby, which repair obligation shall survive such expiration or earlier termination. If, after such surrender of possession, any Removable Property remains at the Premises, then the same shall be deemed to have been abandoned and entitle Landlord to retain and own the same or to dispose of the same, at Landlord's sole cost. In connection with such surrender of possession, Tenant shall also have the right, before the expiration or earlier termination of this Lease, at Tenant's sole cost, to make changes in the appearance of the exterior and/or interior of the Building so as to alter its appearance from that of Tenant's typical trade dress. Such changes may include: (a) removing exterior signage and other decorative elements of a similar nature from the exterior and/or interior of the Building (and repairing any damage caused thereby); and (b) subject to Landlord's prior written consent (which consent shall not be unreasonably withheld, conditioned or delayed), repainting all or part of the exterior and/or interior of the Building so as to change its color(s) from Tenant's typical scheme to a neutral color scheme.

15.2 Holding Over by Tenant. Unless otherwise agreed to in writing, if Tenant or any assignee, sublessee or licensee of Tenant fails to fully vacate the Premises upon the expiration or earlier termination of this Lease, then such failure shall constitute and be construed as a tenancy from month-to-month at one hundred twenty-five percent (125%) of the amount of the Annual Rent due in the last month of the expired or earlier terminated portion of the Term (prorated and paid on a monthly basis), subject to all of the other provisions of this Lease (including, but not limited to, the obligation to pay Additional Rent to Landlord). Either Landlord or Tenant shall have the right and option to terminate such month-to-month tenancy upon thirty (30) days' written notice to the other. The foregoing is not intended to grant to Tenant any right to remain in possession of the Premises beyond the expiration or earlier termination of this Lease.

ARTICLE XVI – MISCELLANEOUS PROVISIONS

16.1 Title to Tenant's Improvements. Title to Tenant's Improvements upon the Premises only) and to all Removable Property at the Premises shall be vested in and remain in Tenant throughout the Term. Upon the expiration or earlier termination of this Lease, title to Tenant's Improvements shall automatically pass to and become vested in Landlord; subject, however, to

Tenant's right to remove the Removable Property and/or make the alterations described in Section 16.1. Title to any Removable Property remaining at the Premises after the expiration or earlier termination of this Lease shall automatically pass to and become vested in Landlord. Within ten (10) Business Days after the date of Tenant's receipt of Landlord's written request, Tenant shall execute, acknowledge and deliver to Landlord, at no cost to Tenant, any commercially reasonable form of quit claim deed, bill of sale and/or assignment instrument deemed necessary by Landlord to evidence such transfer of title.

16.2 Brokerage Commissions. Landlord represents and warrants that Landlord has not engaged or employed any real estate broker, agent or other intermediary in connection with the transaction evidenced by this Lease other than Broker. Tenant represents and warrants that Tenant has not engaged or employed any real estate broker, agent or other intermediary in connection with the transaction evidenced by this Lease other than Broker. Landlord agrees that it shall be solely responsible for the payment of any and all commissions or fees owed to Broker by reason of the creation or procurement of this Lease pursuant to a separate agreement. Landlord and Tenant shall and do hereby mutually indemnify, defend (with counsel reasonably acceptable to the other) and hold each other harmless from and against any and all Claims in the event any broker, agent or other intermediary alleges that it is owed a commission, fee or other payment by reason of the indemnitor's dealings, negotiations or communications in connection with this Lease or the demise of the Premises; provided, however, the foregoing mutual indemnification shall not extend to the Claims of Broker, which shall be the sole responsibility of Landlord as hereinabove provided. The mutual indemnification set forth in the preceding sentence shall survive the expiration or any earlier termination of this Lease.

16.3 Notices and Payments. All notices, demands, requests, consents and other communications required to be given under this Lease shall be in writing and shall be deemed to have been delivered/received, upon receipt or refusal, after being sent by (a) hand delivery by a reputable courier service that maintains a record of delivery, (b) United States certified mail, postage prepaid, return receipt requested, or (c) a nationally-recognized overnight delivery service. For purposes of this Section 16.3, rejection or other refusal to accept or inability to deliver because of a changed address of which no notice was given shall be deemed to be receipt of such rejected or misaddressed notice, demand, request, consent or other communication. Any notice given by counsel to either Landlord or Tenant on behalf of Landlord or Tenant, as applicable, shall be deemed to have been given by Landlord or Tenant, as applicable, for all purposes of this Lease.

16.4 Governing Law and Venue. This Lease shall be governed by and construed in accordance with the Laws of the state in which the Premises is located. In the event any legal action is brought by one party against the other to enforce or interpret any term, provision or covenant hereof, venue for such action shall be proper in a court of competent jurisdiction in the county (or other political subdivision) in which the Premises is located.

16.5 Waiver of Trial by Jury. TO THE EXTENT PERMITTED BY APPLICABLE LAW, LANDLORD AND TENANT EACH HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER ON ANY MATTERS WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT,

TENANT'S USE OR OCCUPANCY OF THE PREMISES AND/OR ANY CLAIM OF INJURY OR DAMAGE. The foregoing waiver of trial by jury was voluntarily and intentionally made by both Landlord and Tenant.

16.6 Attorneys Fees and Costs.

A. Recovering Costs. If either party should employ an attorney to enforce any provisions of this Lease or to protect its interests in any matter arising under this Lease, or to recover damages for breach of this Lease, the prevailing party on any such issue brought in a court of competent jurisdiction shall be entitled to recover from the non-prevailing party certain reasonable costs, damages and expenses, including certain reasonable attorneys fees, expended or incurred in connection therewith in addition to any other relief provided by law. A party who, following an adversary adjudication has gained victory on the merits in the proceeding is a "prevailing party". A party may be a "prevailing party" if a settlement of the proceeding was effected on terms favorable to it or if the proceeding against it has been dismissed. In appropriate situations a party may also have prevailed if the outcome of the proceeding has substantially vindicated the party's position on the significant substantive matters at issue, even though the party has not totally avoided adverse final action.

B. Segregation of costs. When a proceeding has presented a number of discrete substantive issues, a party may have prevailed even though all the issues were not resolved in its favor. If such a party is deemed to have prevailed, any award shall be based on the fees and expenses incurred in connection with the discrete significant substantive issue or issues on which the party's position has been upheld. If such segregation of costs is not practicable, the award may be based on a fair proration of those fees and expenses incurred in the entire proceeding which would be recoverable if proration were not performed, whether separate or prorated treatment is appropriate, and the appropriate proration percentage, shall be determined on the facts of the particular case. Attention shall be given to the significance and nature of the respective issues and their separability and interrelationship.

16.7 Entire Agreement. This Lease sets forth the entire agreement of Landlord and Tenant with respect to the subject matter hereof and cannot be altered, amended or modified except by a written instrument duly executed by both parties.

16.8 Binding Authority. Subject to the provisions of Sections 11.1 and 11.2, this Lease shall be binding upon and inure to the benefit (or detriment, as applicable) of Landlord and Tenant and their respective heirs, legal representatives, successors and permitted assigns. Whenever reference to the parties hereto is made in this Lease, such references shall be deemed to include the heirs, legal representatives, successors and permitted assigns of said party the same as if in each case expressed. For purposes of this Lease, the term "person" means any individual, corporation, partnership, firm, trust, joint venture, business association, syndicate, government or governmental organization or any other entity.

16.9 Business Days; Close of Business. If the date for performance of any act or obligation,

including the Commencement Date (unless Tenant actually opens to the public for business at the Premises on such date), or delivery of any notice due under this Lease shall fall on a day other than a business day, then the date for such performance or delivery of such notice shall be postponed until the next business day. For purposes of this Lease, any references to "Business Days" shall be deemed to be references to normal working business days (i.e., Monday through Friday of each calendar week, exclusive of federal or state holidays or such other dates upon which nationally-chartered banks of the United States of America are not open for business) and the "close of business" shall be deemed to be 6:00 p.m., local time, in the county (or other political subdivision) in which the Premises is located.

16.10 Intentionally Deleted.

16.11 No Waiver. No provision of this Lease shall be deemed waived by Landlord or Tenant, nor shall the failure of either party to insist on the strict performance thereof be deemed such a waiver, unless the same is expressly waived in a writing signed by Landlord or Tenant, as the case may be. No waiver by Landlord or Tenant of any breach of any provision of this Lease shall be deemed a waiver of any subsequent breach of the same or of any other provision hereof. Unless otherwise expressly provided in this Lease, any failure of either Landlord or Tenant to exercise any option, right, power or remedy granted or otherwise provided herein to such party shall not be deemed to be nor be construed as a relinquishment of such option, right, power or remedy. The receipt by Landlord of any Rent required to be paid by Tenant under this Lease with knowledge of any default by Tenant under this Lease shall not be deemed to be nor be construed as a waiver of such default.

16.12 Rules of Construction. This Lease has been examined, reviewed, negotiated and revised by counsel for each party, and no implication may be drawn against either party by virtue of the preparation and drafting hereof.

16.13 Headings and Titles. The headings and titles used in this Lease have been inserted for purposes of reference and convenience only and shall not be deemed to amplify, limit, define or otherwise affect the express provisions hereof.

16.14 Invalidity. If any provision, or any portion thereof, of this Lease, or application thereof to any person or circumstance, shall be held invalid or unenforceable to any extent, the remainder of this Lease, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each such remaining provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

16.15 Counterparts; Execution. This Lease may be executed in any number of counterparts with the same force and effect as if all required hand-written signatures of the parties were contained in a single original document. Hand-written signatures transmitted by facsimile or e-mail, through scanned and electronically transmitted .pdf, .jpg or .tif files, shall have the same effect as the delivery of original signatures and shall be binding upon and enforceable against the parties hereto as if such facsimile or e-mailed documents were an original executed counterpart. If the parties exchange electronic signature versions of this Lease, then the parties shall promptly thereafter exchange counterparts of this Lease with original signatures. If drafts of this Lease or

other communications between the parties were sent by e-mail or other electronic methods, then the following additional provisions shall also apply: (a) any typewritten signature included with any e-mail or any document attached to any e-mail is not an electronic signature within the meaning of the Electronic Signatures in Global and National Commerce Act or any other Law of similar import, including, without limitation, the Uniform Electronic Transactions Act (the "**UETA**"), as the same may be enacted in any state; and (b) any transmission of this Lease is not intended as an "electronic signature" to a "record" of such transaction (as those terms are defined in the UETA); instead, it is both Landlord's and Tenant's intention that a record of such transaction shall be created only by hand-written signatures on an original document.

16.16 Relationship of Parties. It is understood and agreed that no party hereto shall be construed or held to be a partner, joint venturer or associate of the other in the conduct of the other's business, nor shall either party be liable for any debts incurred by the other; but it is understood and agreed that the relationship is and at all times shall remain that of landlord and tenant.

16.17 Landlord's Duty of Reasonable Cooperation. Landlord agrees to cooperate in a reasonable and timely manner with Tenant in connection with the obtaining of the Title Policy (including, specifically, the prompt execution and return to Tenant or the Title Company of any requested commercially reasonable form of owner's affidavit) and with the obtaining and/or renewal of all permits and licenses which Tenant may need in order to open and operate its intended business at the Premises throughout the Term; provided, however, there shall be no unreimbursed out-of-pocket cost related thereto to Landlord other than the cost of Landlord's legal counsel. Such cooperation may, but only if required under any state and/or local Laws applicable to the issuance and/or renewal of such permits and licenses, include allowing Tenant to post public notices on or about the Premises at any time after the Effective Date (even if prior to the Delivery Date) and the disclosure of information on Landlord and its business principals. Tenant agrees to hold any such information confidential and to use the same only for the purposes of obtaining the Title Policy or obtaining or renewing the license or permit for which such information is required. All costs associated with obtaining the Title Policy or with obtaining or renewing any such permit or license shall be borne by Tenant.

16.18 Quiet Enjoyment. So long as Tenant is not in default under this Lease beyond the applicable notice and cure period, Landlord covenants and agrees that Tenant shall peaceably and quietly hold and enjoy the Premises throughout the Term, without any hindrance, molestation or ejection.

16.19 Gender. Words of any gender used in this Lease shall be construed to include the other gender, and words in the singular shall include the plural and vice versa, unless the context otherwise requires.

16.20 Exhibits. The Exhibits attached to this Lease are hereby incorporated by reference in their entirety with the same force and effect as if they were set forth in the body of this Lease.

16.21 Offer and Acceptance. One party's execution and delivery of this Lease to the other shall be deemed an offer extended to such other party which shall automatically expire fifteen (15) Business Days thereafter unless accepted (by such other party's execution and delivery of this

fully-executed Lease to such offering party), rejected or revoked prior thereto. This Lease shall become binding upon the parties hereto only upon the full and unconditional execution and timely delivery hereof as aforesaid.

16.22 Compliance with Laws. Tenant shall, at all times and at Tenant's own cost, comply with and observe all Laws applicable to Tenant's development, use, occupancy and, if applicable, subsequent alteration of the Premises and.

16.23 Mechanic's and Materialmen's Liens. Each party agrees to hold the other harmless from and against any and all losses, costs or damages (including reasonable attorneys' fees and court costs) due to any lien being filed against the Premises on account of any non-payment for or dispute with respect to any labor or materials furnished in connection with the construction referred to herein or any other construction upon the Premises or elsewhere on Landlord's Property and such party shall not allow any judgment to lie against the Premises or any other portion of Landlord's Property (as applicable). The party causing (or otherwise permitting) such a lien to be filed shall either have the lien removed within thirty (30) days after the date of its receipt of written notice of the filing of the lien or bond off the lien should such party desire to contest it, then Landlord's obligations hereunder shall be limited to the requirement of using commercially reasonable efforts to enforce the provisions of its lease so as to cause such tenant to promptly remove or bond off such lien. If Tenant shall fail to remove or bond off such lien within such 30-day period, then Landlord may, in addition to any other potentially available remedy of Landlord under this Lease, have the right and option to remove or discharge such lien and, upon Landlord's demand, Tenant shall promptly reimburse to Landlord all reasonable costs incurred by Landlord in connection therewith with Interest (and the foregoing reimbursement obligation shall survive the expiration or any earlier termination of this Lease); provided, however, that if Tenant has demonstrably and in good faith begun the process of removing or bonding off such lien within such 30-day period and is diligently pursuing such removal or bonding off, then Landlord shall not have the right set forth in this Section 16.23 (unless such lien has not been removed or bonded off within sixty (60) days after the date of Tenant's receipt of written notice of the filing thereof).

16.24 Governmental Development Incentives. The parties understand, acknowledge and agree that any economic incentives to be provided by the City of Jonesboro, County of Craighead or State of Arkansas governments to Tenant regarding Tenant's proposed development and/or use of the Premises shall belong to and directly benefit Tenant only.

16.25 Tenant's Option to Purchase.

A. Tenant shall have the one-time right to purchase the Premises (including all easements, covenants, benefits, and other rights granted under the Lease, all of which shall become perpetual upon the purchase) ("**Purchase Option**") for the sum of Two Million and 00/100 U.S. Dollars ($2,000,000) ("**Purchase Price**") upon the giving of sixty (60) days prior written notice ("**Purchase Option Notice**") to Landlord. The Purchase Option may be exercised by Tenant no earlier than the first day of the fourth (4th) Lease Year (Tenant may provide notice any time prior to the first day of the fourth (4th) Lease Year) and no later than the last day of the sixth (6) calendar month of the fourth (4th) Lease Year. Notwithstanding the delivery of the Purchase Option Notice, all terms, covenants, and

conditions of this Lease shall remain in full force and effect through and until the Closing Date (as defined below), including, without limitation, Tenant's obligation to pay Rent, and Tenant's right to possession of the Premises.

B. In the event the Premises shall be condemned in whole or in part or shall suffer a casualty loss following the delivery of the Purchase Option Notice, Tenant shall have the right to:

i. rescind the Purchase Option Notice and retain the Purchase Option, or

ii. take an assignment of all insurance proceeds or condemnation awards, as the case may be, and proceed to purchase the Premises under the terms of this Section.

C. Upon the exercise of the Purchase Option, Landlord shall sell and Tenant shall buy the Premises upon the terms set forth in this Section and Landlord shall convey the Premises to Tenant by a general warranty deed in recordable form, subject only to Taxes not yet due and payable and to those exceptions existing at the time of the execution and delivery of this Lease and approved by Tenant, but not including any mortgages or other liens against the Premises.

D. Within twenty (20) days after the delivery of the Purchase Option Notice, Tenant shall obtain an updated title insurance commitment ("**New Title Commitment**") for an owner's title insurance policy ("**New Title Policy**") issued by the Title Company in the amount of the Purchase Price, covering title to the Premises on or after the date of the Purchase Option Notice. The New Title Commitment shall show title in Landlord and name Tenant as the proposed insured, subject only to Taxes not yet due and payable and title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount that may be removed by the payment of money at the time of closing and that Landlord shall so remove at the time of closing by using the funds to be paid upon the delivery of the deed (all of which are referred to as the "**Permitted Exceptions**"). Tenant shall pay the cost of the New Title Commitment and the New Title Policy. Within twenty (20) days after Tenant's receipt of the New Title Commitment, Tenant shall give written notice to Landlord of any defects in the title or matters shown by a survey, other than the Permitted Exceptions, that render title to the Premises unmarketable ("**Title Defects**"), or Tenant shall waive its right to object to title and accept title "as is." Landlord shall have fifteen (15) days after such notice to cure or remove any and all Title Defects ("**Title Cure Period**"). If Landlord is unable to cure or remove any and all Title Defects within the Title Cure Period, Tenant shall have the right, upon notice to Landlord given not less than five (5) days after expiration of the Title Cure Period, to either (i) rescind its exercise of the Purchase Option, in which event the Lease shall remain in full force and effect and Tenant shall retain the Purchase Option for the duration of the Term of the Lease, or (ii) waive the Title Defects and accept such title as Landlord is able to convey, with an equitable reduction of the Purchase Price.

E. The closing shall take place sixty (60) days after the Purchase Option Notice is given to Landlord or upon such other date as the parties mutually agree ("**Closing Date**"),

and shall be through an escrow with the Title Company or such other escrow agent as the parties may select with the general provisions of the usual form of deed and escrow agreement then in use by the Title Company, with such special provisions inserted in the escrow agreement as may be required to conform with this Section. The payment of the Purchase Price and delivery of the deed and all other necessary documents shall be made through the escrow. The cost of the escrow shall be divided equally between Landlord and Tenant.

F. Taxes not yet due and payable, assessments, utilities (to the extent not already in Tenant's name), Annual Rent and Additional Rent, and other similar items (if any) shall be adjusted ratably as of the time of closing. If the amount of current Taxes is not then ascertainable, the adjustment thereof shall be on the basis of the most recent ascertainable Taxes. If, on the Closing Date, any assessment for benefit is a lien on the Premises or any part thereof, Landlord shall pay the same in its entirety. All prorations shall be final.

G. Any state, county, or municipal stamp tax or any other real estate conveyance tax imposed by applicable governmental authorities ("**Transfer Tax**") shall be paid by the Landlord. Landlord shall join in the execution of any tax forms required by law if necessary.

H. Landlord shall deliver to Tenant at closing all documents reasonably required by the Title Company and Tenant to effectuate the closing and issue the Title Policy.

I. The parties understand that, in the event Tenant exercises the Purchase Option, additional easements, covenants, and agreements may be required for the future development of Landlord's Property. Tenant agrees that if any such easements, covenants, or agreements are required for the development of Landlord's Property, including but not limited to access, utilities, or drainage, Tenant will execute any easement, covenant, or agreement reasonably requested by Landlord on or before Closing Date; provided that, Tenant shall not be required to execute any easement, covenant, or agreement that results in any: (1) additional expense of any kind to Tenant, including without limitation any maintenance obligations, (2) interference with Tenant's operations, or (3) disturbance or damage to any improvements of any kind on the Premises.

16.26 Restricted Use. Landlord and Tenant agree to place a deed restriction and enter into a restrictive covenant agreement, running with the land, on the Landlord's Property, to prohibit the sale, lease, or use of any portion of the Landlord's remaining property to or by a sit-down restaurant.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, both Landlord and Tenant have signed and dated this Lease in the appropriate locations below to be effective as of the Effective Date.

WITNESSES:

Name: Frances Short

Name: Kaela McLaughlin

Name: EMILY P. KRAEMER

Name: KELLY F. ALLEN

LANDLORD:

GAMBLE LAND COMPANY, LLC,
an Arkansas limited liability company

By: _____
Chris Gamble
Title: Manager

Date: 11/8/24

TENANT:

JONESBORO EATS, LLC, a Louisiana limited liability company

By: McJunkins Management Company, LLC
Its: Manager

By: _____
Name: Christopher G. McJunkins
Title: Manager

Date: 11/12/24

EXHIBIT A-1

LEGAL DESCRIPTION OF THE PREMISES

A part of Lot 1 of First Fair Park Commons Minor Plat to the City of Jonesboro, Craighead County, Arkansas, as shown in Plat Book "B" at Page "132" in the public records of Craighead County in Jonesboro, Arkansas, being more particularly described as follows:

Commencing at the Southwest corner of Lot 1 aforesaid, thence North 00°41'22" East, 116.43 feet; thence North 88 °55'24" West, 15.54 feet; thence North 00 °35'59" East, 27.91 feet to the point of beginning proper; thence North 00 °35'59" East, 285.32 feet; thence North 89 °47'26" East, 226.05 feet; thence South 00 °14'25"E, 286.22 feet to the North line of tract 2; thence along said North line, North 89 °58'47" West, 230.23 feet to the point of beginning proper, containing 1.50+/- acres (65,193.35 sq. ft.), more or less, subject to all rights-of-way and easements of record.

EXHIBIT A-2

LEGAL DESCRIPTION OF LANDLORD'S PROPERTY

A part of Lot 1 of First Fair Park Commons Minor Plat to the City of Jonesboro, Craighead County, Arkansas, as shown in Plat Book "B" at Page "132" in the public records of Craighead County in Jonesboro, Arkansas, being more particularly described as follows:

Commencing at the Southwest corner of Lot 1 aforesaid, thence North 00°41'22" East, 116.43 feet; thence North 88 °55'24" West, 15.54 feet; thence North 00 °35'59" East, 27.91 to the South line of Tract 1; thence along said South line, South 89 °58'47" East, 230.23 feet; thence South 00 °14'25" East, 143.71 feet, to the South line of Lot 1 of First Fair Park Commons Minor Plat, aforesaid; thence along said South line, South 89 °46'46" West, 217.00 feet to the point of beginning proper, containing 0.72+/- acres (31,559.45 sq. ft.), more or less, subject to all rights-of-way and easements of record.

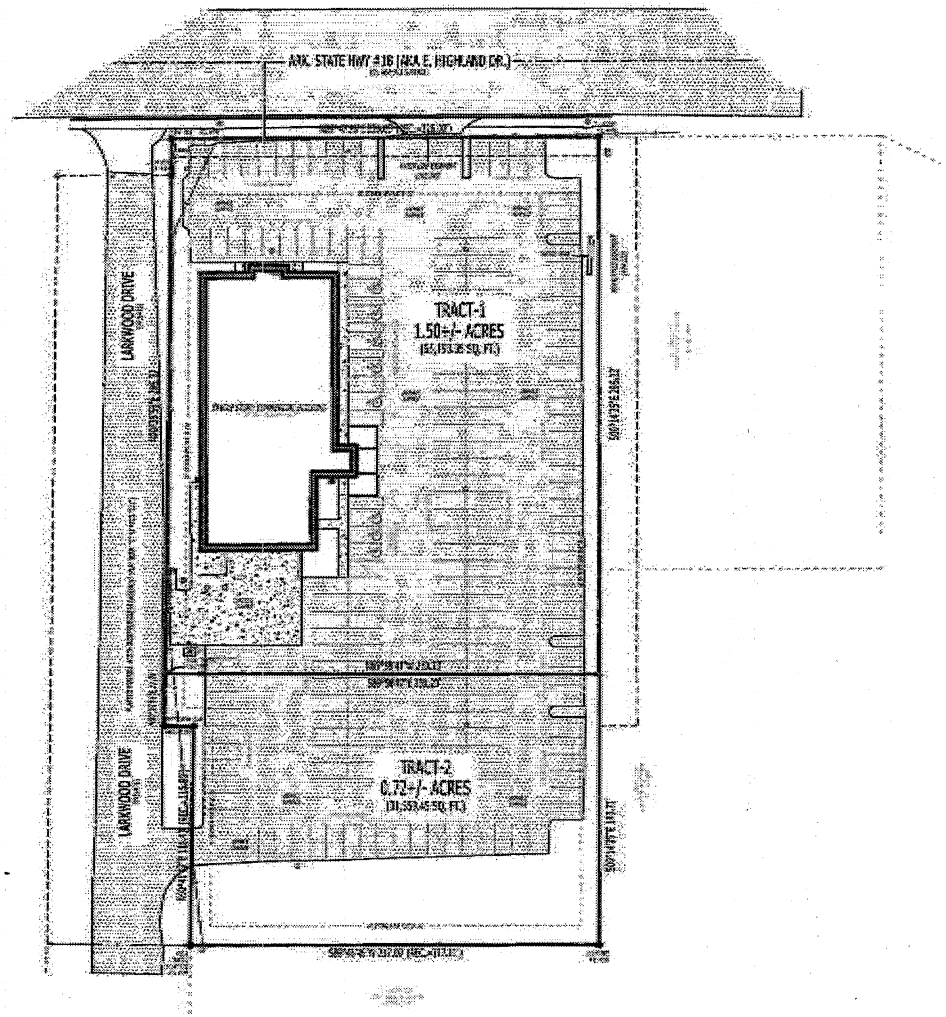
EXHIBIT B-1

DEPICTION OF THE PREMISES
[SEE ATTACHED]

LEGEND:



VICINITY MAP
(NOT-TO-SCALE



LEGAL DESCRIPTION TRACT-1:

LEGAL DESCRIPTION TRACT-2:

LEASE AREA DEPICTION

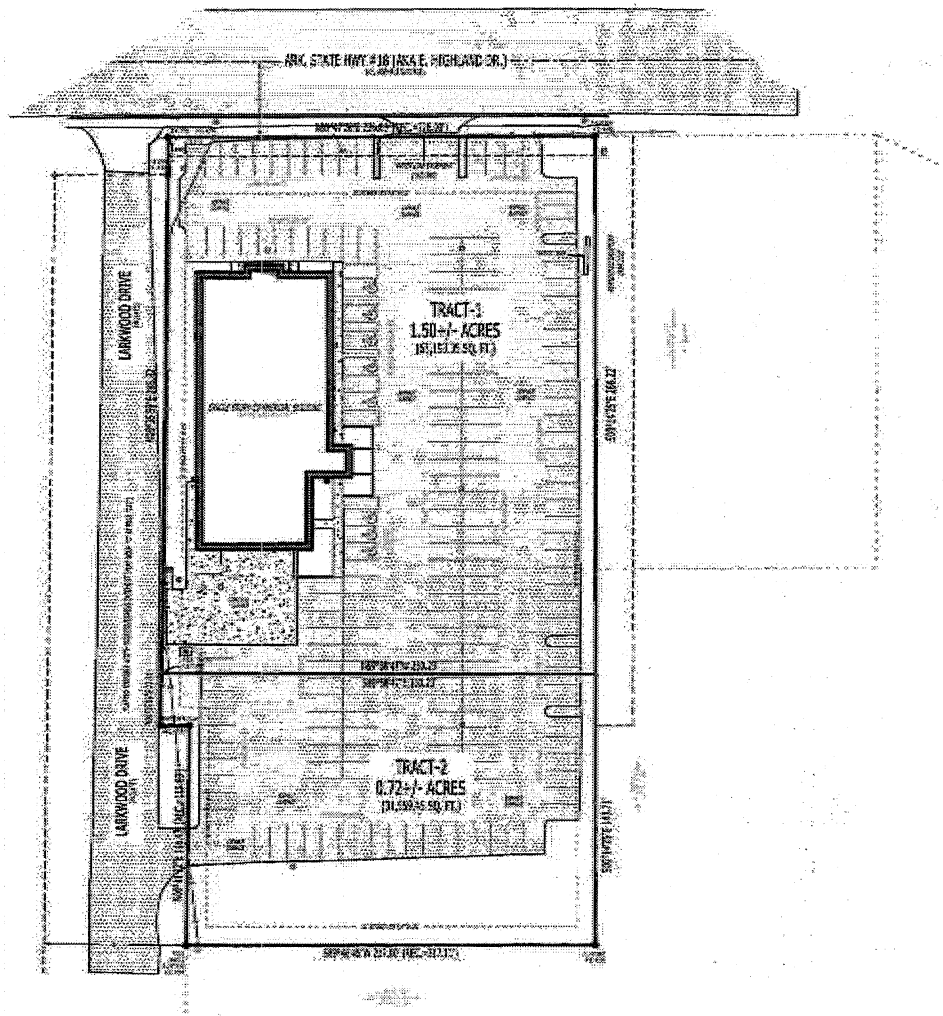
CLIENT: GAMBLE BROTHERS

2999 E. HIGHLAND DRIVE, JONESBORO, ARKANSAS

COMPASS SURVEYING & MAPPING, LLC

EXHIBIT B-2
DEPICTION OF LANDLORD'S PROPERTY
[SEE ATTACHED]

LEGEND:





VICINITY MAP
(NOT-TO-SCALE)

LEGAL DESCRIPTION TRACT-1:

LEGAL DESCRIPTION TRACT-2:

LEASE AREA DEPICTION

CLIENT: GAMBLE BROTHERS

2809 E. HIGHLAND DRIVE, JONESBORO, ARKANSAS

COMPASS SURVEYING & MAPPING, LLC

GRAPHIC SCALE 1" = 30'

EXHIBIT C

MEMORANDUM OF LEASE [FORM]

MEMORANDUM OF GROUND LEASE AGREEMENT

THIS MEMORANDUM OF GROUND LEASE AGREEMENT (this "**Memorandum**") is made and entered into by and between GAMBLE LAND COMPANY, LLC, an Arkansas limited liability company ("**Landlord**"), and JONESBORO EATS, LLC, a Louisiana limited liability company ("**Tenant**").

R E C I T A L S:

WHEREAS, pursuant to that certain "Ground Lease Agreement" dated to be effective as of November [•], 2024 (the "**Lease**"), by and between Landlord and Tenant, Landlord leased to Tenant, and Tenant leased from Landlord, the property at 2809 E. Highland Drive, Jonesboro, Arkansas 72401, being an approximately 1.5 acres of land located in the City of Jonesboro, County of Craighead and State of Arkansas, being more particularly described on **Exhibit 1** attached hereto and depicted and identified on **Exhibit 2** attached hereto, together with any buildings and other improvements constructed or to be constructed thereon and the use of all rights, privileges, easements, licenses and appurtenances belonging or in any way pertaining thereto (collectively, the "**Premises**");

WHEREAS, Landlord and Tenant desire to disclose to the public their respective interests in and to the Lease, the Premises and the Center, and certain obligations under the Lease, by recording this Memorandum in the official public records of Craighead County, Arkansas.

A G R E E M E N T S:

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth in the Lease, Landlord and Tenant hereby covenant and agree as follows:

1. Landlord leases the Premises to Tenant for the Term pursuant to the terms and conditions of the Lease.

2. The "**Term**" of the Lease will commence on the Commencement Date (as defined in the Lease) and, unless sooner terminated, will expire on the last day of the fifteenth (15th) Lease Year (as defined in the Lease) after the Commencement Date.

3. Tenant has the right and option to renew and extend the Term for four (4) successive periods of five (5) Lease Years each.

4. All buildings and other constructions located from time to time on the Premises shall be and remain the property of Tenant throughout the Term. Upon the expiration or earlier termination of the Lease, all buildings and other constructions become the property of Landlord; provided that, Tenant may remove any furniture, fixtures, and equipment.

5. Option.

A. Section 16.25 of the Lease gives Tenant the one-time right to purchase the Premises (including all easements, covenants, benefits, and other rights granted under the Lease, all of which shall become perpetual upon the purchase) ("**Purchase Option**") upon the giving of sixty (60) days prior written notice ("**Purchase Option Notice**") to Landlord. Except as otherwise provided below, the Purchase Option may be exercised by Tenant no earlier than the first day of the fourth (4th) Lease Year and no later than the last day of the sixth (6) calendar month of the fourth (4th) Lease Year.

B. Within twenty (20) days after the delivery of the Purchase Option Notice, Tenant shall obtain an updated title insurance commitment ("**New Title Commitment**") for an owner's title insurance policy ("**New Title Policy**") issued by the Title Company in the amount of the Purchase Price (as defined in the Lease), covering title to the Premises on or after the date of the Purchase Option Notice. The New Title Commitment shall show title in Landlord and name Tenant as the proposed insured, subject only to Taxes (as defined in the Lease) not yet due and payable and title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount that may be removed by the payment of money at the time of closing and that Landlord shall so remove at the time of closing by using the funds to be paid upon the delivery of the deed (all of which are referred to as the "**Permitted Exceptions**"). Tenant shall pay the cost of the New Title Commitment and the New Title Policy. Within twenty (20) days after Tenant's receipt of the New Title Commitment, Tenant shall give written notice to Landlord of any defects in the title or matters shown by a survey, other than the Permitted Exceptions, that render title to the Premises unmarketable ("**Title Defects**"), or Tenant shall waive its right to object to title and accept title "as is." Landlord shall have fifteen (15) days after such notice to cure or remove any and all Title Defects ("**Title Cure Period**"). If Landlord is unable to cure or remove any and all Title Defects within the Title Cure Period, Tenant shall have the right, upon notice to Landlord given not less than five (5) days after expiration of the Title Cure Period, to either (i) rescind its exercise of the Purchase Option, in which event the Lease shall remain in full force and effect and Tenant shall retain the Purchase Option for the duration of the Term of the Lease, or (ii) waive the Title Defects and accept such title as Landlord is able to convey, with an equitable reduction of the Purchase Price.

6. Restricted Use. Section 16.26 of the Lease restricts the use of Landlord's property described on **Exhibit 3** attached hereto ("**Landlord's Property**") as follows: Landlord and Tenant agree to place a deed restriction and enter into a restrictive covenant agreement, running with the land, on the Landlord's Property, to prohibit the sale, lease, or use of any portion of the Landlord's remaining property to or by a sit-down restaurant.

7. This Memorandum is not intended to alter or supersede the Lease, and in the event of any conflict between the provisions of this Memorandum and those of the Lease, the provisions of the Lease shall control.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, both Landlord and Tenant have signed this Memorandum in the appropriate locations below to be effective as of the effective date of the Lease.

WITNESSES:

_____
Name:_____

_____
Name:_____

_____
Name:_____

_____
Name:_____

LANDLORD:

GAMBLE LAND COMPANY, LLC, an Arkansas limited liability company

By:_____
Chris Gamble
Title: Manager

TENANT:

JONESBORO EATS, LLC, a Louisiana limited liability company

By: McJunkins Management Company, LLC
Its: Manager

By:_____
Name: Christopher G. McJunkins
Title: Manager

[ACKNOWLEDGMENTS FOLLOW ON NEXT PAGE]

ACKNOWLEDGMENTS

STATE OF _____ §
§
COUNTY OF _____ §

This instrument was executed and acknowledged before me on this ____ day of _____, 20__, by _____, _____ of _____, a _____, on behalf of said _____. The individual whose name is subscribed to this instrument is personally known to me.

_____
NOTARY PUBLIC, STATE OF _____

My Commission Expires:

_____

STATE OF LOUISIANA §
§
PARISH OF CADDO §

This instrument was executed and acknowledged before me on this ____ day of _____, 20__, by Christopher G. McJunkins, Manager of McJunkins Management Company, LLC, a Louisiana limited liability company, Manager of Jonesboro Eats, LLC, a Louisiana limited liability company, on behalf of Jonesboro Eats, LLC. The individual whose name is subscribed to this instrument is personally known to me.

_____
NOTARY PUBLIC, STATE OF LOUISIANA

My Commission Expires:

_____

LANDLORD'S ADDRESS:

_____
_____
_____
_____
_____

TENANT'S ADDRESS:

Jonesboro Eats, LLC
c/o: Christopher G. McJunkins
362 Parsons Green
Shreveport, Louisiana 71106

AFTER RECORDING, RETURN TO TENANT

EXHIBIT 1

LEGAL DESCRIPTION OF THE PREMISES

EXHIBIT 2

DEPICTION OF THE PREMISES
[SEE ATTACHED]

EXHIBIT 3

LEGAL DESCRIPTION OF LANDLORD'S PROPERTY

EXHIBIT D

SUBORDINATION, NON-DISTURBANCE, AND ATTORNMENT AGREEMENT [FORM]

SUBORDINATION, NON-DISTURBANCE, AND ATTORNMENT AGREEMENT

This Subordination, Non-Disturbance, and Attornment Agreement (this "**Agreement**") dated as of the [·] day of [·] [·] (the "**Effective Date**"), is made by and among [·], having an address at [·] ("**Lender**"), JONESBORO EATS, LLC, a Louisiana limited liability company having an address at 362 Parsons Green, Shreveport, Louisiana 71106 ("**Tenant**"), and GAMBLE LAND COMPANY, LLC, an Arkansas limited liability company, having an address at [·] ("**Landlord**"), collectively referred to herein as the "**Parties**," or individually as a "**Party**".

RECITALS:

A. Landlord is the owner of the property at 2809 E. Highland Drive, Jonesboro, Arkansas 72401, being an approximately 1.5 acres of land located in the City of Jonesboro, County of Craighead and State of Arkansas, and legally described on Exhibit "1" attached hereto, (collectively, the "**Property**").

B. Lender has made a loan to Landlord (the "**Loan**"), that is evidenced by a promissory note in the original principal amount of $[·] (the "**Note**") and secured by a [·] which is recorded in the official public records of Craighead County, State of Arkansas ("**Mortgage**") and [·] which is recorded the official public records of Craighead County, State of Arkansas ("**Pledge of Leases**") (hereinafter, the Mortgage and Pledge of Leases may be referred to collectively as the "**Security Instruments**"). The Note, the Security Instruments, and all other documents and instruments evidencing or securing the Loan and any amendments, extensions, supplements, consolidations, replacements, renewals, and advances or re-advances are in this Agreement collectively called the "**Loan Documents**."

C. Landlord and Tenant have entered into that certain Ground Lease Agreement, dated November __, 2024 and as the same may hereafter be amended from time to time (as so amended, the "**Lease**") under which Landlord leased to Tenant all of the Property, together with any buildings and other improvements constructed or to be constructed thereon and the use of all rights, privileges, easements, licenses and appurtenances belonging or in any way pertaining thereto, as more particularly described in the Lease (the "**Premises**").

D. Lender and Tenant desire to confirm their understanding with respect to, among other things, the subordination of the Lease to the Security Instruments and Lender's agreement not to disturb Tenant's possession of the Premises, subject to and in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender, Landlord, and Tenant agree as follows:

1. Subordination.

The Lease and Tenant's leasehold interest under the Lease shall be and shall remain, at all times, and in each and every respect, subject and subordinate to the Security Instruments and other

Loan Documents, and to any and all renewals, amendments, modifications, supplements, extensions, consolidations, and replacements thereof, including without limitation, amendments which increase the amount of the indebtedness secured by the Loan Documents. Notwithstanding the foregoing, as between Landlord and Tenant, nothing contained in this Agreement shall be deemed to: (a) excuse or reduce any obligation owed by Landlord to Tenant under the Lease; or (b) waive, in whole or part, any of Tenant's rights or remedies against Landlord under the Lease.

2. Non-Disturbance.

Lender covenants that the leasehold interest granted by the Lease, and Tenant's right to quiet enjoyment, possession, and any other rights under the Lease, shall not be disturbed or terminated by any transfer of Landlord's interest in the Property by foreclosure, deed in lieu of foreclosure, sale, or other action or proceeding initiated to enforce the loan documents (individually and collectively referred to as an "**Enforcement Event**") provided that: (i) the Lease is in full force and effect; and (ii) there exist no material defaults by Tenant that are continuing beyond the expiration of any applicable notice and cure periods under the Lease; other than *de minimis*, non-financial defaults that will not adversely affect the Property or Lender's lien and security interest therein. Without limiting any of the foregoing, Lender agrees that Tenant shall not be named or joined in any foreclosure, sale, or other proceeding by or on behalf of Lender to enforce the Loan Documents unless the joinder is required by law to perfect such a foreclosure, sale, or other proceeding.

3. Attornment.

(a) If any Enforcement Event occurs, Tenant hereby attorns to any transferee, including Lender, and its designees, successors, and assigns (individually and collectively, "**Successor**"), as the landlord under the Lease. Tenant shall be bound to Successor under all the executory terms, covenants, and conditions of the Lease for the balance of the Lease term with the same force and effect as if Successor had been the original landlord under the Lease. This attornment shall be effective and self-operative without the execution of any further instruments evidencing Successor's succession to the interest of Landlord under the Lease. From and after the occurrence of any Enforcement Event, Tenant shall make all payments under the Lease directly to Successor. Subject to the terms of Section 3(b), Successor shall recognize all rights and options of Tenant under the Lease and the Lease shall continue in full force as a direct lease between Tenant and Successor, and the respective executory rights and obligations of Tenant and Successor, to the extent of the then remaining balance of the term of the Lease and any extensions and renewals thereunder, shall be and are the same as set forth therein, except as modified by this Agreement.

(b) Notwithstanding the foregoing, Successor shall not be:

(i) liable for any act, omission, or default of Landlord or any prior landlord, except for a default of a continuing nature (each a "**Continuing Default**") that continues to accrue after Successor obtains title to or control of the Property. Without limiting the foregoing, Tenant reserves all of its rights and remedies under the Lease with respect to a Continuing Default by Landlord, whether occurring or

accruing prior to or after the date Successor takes title to or control of the Property; or

(ii) liable for any damage for a breach of any representation or warranty contained in the Lease by Landlord or any prior landlord under the Lease.

4. Default by Landlord.

(a) If Landlord defaults under the Loan Documents, Landlord authorizes and directs Tenant to, and Tenant agrees to, recognize the pledge of rents which Landlord made to Lender in the Loan Documents, and pay to Lender as pledgee all rents due under the Lease, starting on the date of Tenant's receipt of written notice from Lender that Landlord is in default under the Loan Documents and directing that rents be paid to Lender. Rent payments made by Tenant to Lender pursuant to this Agreement shall continue until one of the following occurs:

(i) no further rent is due or payable under the Lease;

(ii) Lender gives Tenant notice that Landlord's default under the Loan Documents has been cured and instructs Tenant that the rents shall thereafter be payable to Landlord; or

(iii) Lender sends Tenant notice that an Enforcement Event has occurred. Subject to Section 3 hereof, upon such notice Successor shall succeed to Landlord's interest as the landlord under the Lease, after which all rent and other income due under the Lease shall become payable to Successor.

(b) Landlord hereby acknowledges and agrees that all payments made by Tenant in accordance herewith shall constitute payments under the terms of the Lease. Landlord hereby waives all claims against Tenant and agrees to indemnify Tenant against all costs and liability for following any payment instructions given pursuant to this Agreement, even if those instructions prove to be improper or are disallowed by a court of competent jurisdiction. Without limiting the foregoing, Tenant shall not be required to make any inquiry or conduct any investigation into the validity or appropriateness of Lender's written demand for payment of rent pursuant hereto. In the event Tenant receives conflicting instructions from either Lender or Landlord, Tenant shall have the right to request clarification or further assurances from either or both of Lender and Landlord.

(b) If Landlord defaults under the Lease, Tenant agrees to deliver a copy of any notice of such default to Lender. If the default by Landlord gives rise to the right of termination by Tenant, Tenant agrees to give Lender the right to cure the default in accordance with the terms and conditions contained in Section 6 hereof. All notices from Tenant to Lender sent under this Section 4(b) shall be delivered in accordance with the notice provisions of Section 8 hereof.

5. Limitation on Lender's Performance.

Nothing in this Agreement shall be deemed or construed to be an agreement by Lender to perform any obligation of Landlord as the landlord under the Lease unless and until Lender or any Successor obtains title or possession to the Property whichever is earlier.

6. Lender's Right to Cure.

(a) Tenant shall not terminate the Lease, nor exercise any other right or remedy granted to Tenant under the Lease or applicable law, including, without limitation, any setoff rights because of a default of Landlord under the Lease or the occurrence of any other event, without first giving Lender prior written notice of such default or event. Thereafter, Tenant shall take no action to terminate the Lease, nor exercise any other right or remedy if:

(i) within ten (10) days following the end of the period in which Landlord is entitled to cure the default, Lender cures such default or event, if the same can be cured by the payment of money; or

(ii) Lender diligently starts either: (A) to cure the default or event if the same cannot, with diligence, be cured within said ten (10) days, and thereafter diligently pursues the cure; or (B) an action to obtain possession of the Premises (including possession by receiver) and to cure such default or event which cannot be cured by Lender without Lender having obtained possession.

(b) Nothing in this Agreement shall be construed as a promise or undertaking by Lender to cure any default on the part of Landlord under the Lease.

(c) Notwithstanding the foregoing, Tenant shall be permitted to exercise its rights under the Lease, including, without limitation, any termination rights, if Lender has not cured such default within thirty (30) days from the date Lender receives a copy of Tenant's notice of Landlord's default.

(d) No cure undertaken by Lender hereunder shall act as a waiver, excuse, or extension of time for Lender to perform any obligation owed to Tenant under the Lease, it being acknowledged that Tenant hereby reserves all rights and claims against Landlord for defaults under the Lease.

7. Tenant's Covenants.

Tenant agrees for the benefit of Lender that, so long as the lien of the Security Instruments continue to encumber the Property, Tenant shall not without Lender's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed:

(a) pay any rent or additional rent to Landlord, or any other landlord under the Lease, by more than thirty (30) days in advance except for prepayments of additional rent for operating expenses and real estate taxes made in accordance with the terms of the Lease;

(b) enter into any amendment or other agreement relating to the Lease.

8. Notices.

All notices, requests, consents, claims, demands, waivers, and other communications hereunder shall be in writing and shall be deemed to have been given:

(a) when delivered by hand, with written confirmation of receipt;

(b) when received by the addressee, if sent by a nationally recognized overnight courier;

(c) on the date sent if by email (with confirmation of transmission) if sent during normal business hours or on the next business day if sent after normal business hours; or

(d) on the fifth (5th) day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

Such communications must be sent to the respective Parties at the following addresses (or at such other address for a Party as shall be specified in a notice given in accordance with this Section):

If to Lender:	Address: [LENDER'S ADDRESS] Telephone: [TELEPHONE NUMBER] Facsimile: [FAX NUMBER] Email: [EMAIL ADDRESS]] Attention: [TITLE OF OFFICER TO RECEIVE NOTICES]
with a copy to:	Address: [LENDER'S LAW FIRM ADDRESS] Telephone: [TELEPHONE NUMBER] Facsimile: [FAX NUMBER] Email: [EMAIL ADDRESS]] Attention: [ATTORNEY NAME]
If to Tenant:	Address: 362 Parsons Green Shreveport, Louisiana 71106 Telephone: (318)470-9436 Email: chris@mcjunkinsgroup.com Attention: Christopher G. McJunkins, Manager
with a copy to:	Address: 330 Marshall Street, Suite 1000 Shreveport, Louisiana 71101 Telephone: (318)226-9100 Facsimile: (318)424-5128 Email: rlamb@wwmlaw.com Attention: Richard D. Lamb, III
If to Landlord:	Address: [LANDLORD'S ADDRESS]

Telephone: [TELEPHONE NUMBER]
Facsimile: [FAX NUMBER]
[Email: [EMAIL ADDRESS]]
Attention: [ATTORNEY NAME]

with a copy to:

Address: [LANDLORD'S LAW FIRM ADDRESS]
Telephone: [TELEPHONE NUMBER]
Facsimile: [FAX NUMBER]
[Email: [EMAIL ADDRESS]]
Attention: [ATTORNEY NAME]

9. Attorneys' Fees and Costs.

(a) Recovering Costs. If either party should employ an attorney to enforce any provisions of this Agreement or to protect its interests in any matter arising under this Agreement, or to recover damages for breach of this Agreement, the prevailing party on any such issue brought in a court of competent jurisdiction shall be entitled to recover from the non-prevailing party certain reasonable costs, damages and expenses, including certain reasonable attorneys' fees, expended or incurred in connection therewith in addition to any other relief provided by law. A party who, following an adversary adjudication has gained victory on the merits in the proceeding is a "prevailing party". A party may be a "prevailing party" if a settlement of the proceeding was effected on terms favorable to it or if the proceeding against it has been dismissed. In appropriate situations a party may also have prevailed if the outcome of the proceeding has substantially vindicated the party's position on the significant substantive matters at issue, even though the party has not totally avoided adverse final action.

(b) Segregation of Costs. When a proceeding has presented a number of discrete substantive issues, a party may have prevailed even though all the issues were not resolved in its favor. If such a party is deemed to have prevailed, any award shall be based on the fees and expenses incurred in connection with the discrete significant substantive issue or issues on which the party's position has been upheld. If such segregation of costs is not practicable, the award may be based on a fair proration of those fees and expenses incurred in the entire proceeding which would be recoverable if proration were not performed, whether separate or prorated treatment is appropriate, and the appropriate proration percentage, shall be determined on the facts of the particular case. Attention shall be given to the significance and nature of the respective issues and their separability and interrelationship.

10. Entire Agreement.

This Agreement constitutes the entire agreement between the Parties regarding the subordination of the Lease, the leasehold interest created by the Lease, and all rights of Tenant under the Lease to the lien of the Security Instruments and other Loan Documents, and as to the rights and obligations of the Parties regarding the subject matter of this Agreement. This Agreement supersedes and cancels all oral negotiations and prior and other writings with respect to the subject matter hereof. If there is any conflict between the provisions of this Agreement and those of the Lease, the provisions of this Agreement shall prevail.

11. Amendments.

This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the Parties hereto or their respective successors in interest.

12. Waiver.

No waiver by any Party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the Party so waiving. No waiver by any Party shall operate or be construed as a waiver in respect of any failure, breach, or default not expressly identified by such written waiver, whether of a similar or different character, and whether occurring before or after that waiver. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

13. Governing Law.

This Agreement shall be governed by and construed in accordance with the law of the State of Arkansas, without regard to the choice of law rules of that State.

14. Severability.

In the event any one or more of the provisions in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any of the other provisions of this Agreement, but this Agreement shall be construed as if such invalid, illegal, or unenforceable provision was not contained herein.

15. Successors and Assigns.

This Agreement shall be binding upon the Parties hereto and their respective successors and assigns and shall inure to the benefit of the Parties hereto and their respective permitted successors and assigns.

16. Counterparts and Original Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile or email shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement. Notwithstanding the foregoing, each Party hereto shall deliver original counterpart signatures to the other Parties no later than ten (10) days after the date of delivery by facsimile or email.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, Tenant, Mortgagee and Landlord have signed this Agreement in the appropriate locations below to be effective as of the latest of the dates of their respective signatures below.

WITNESSES:

_____
Name:_____

_____
Name:_____

_____
Name:_____

_____
Name:_____

_____
Name:_____

TENANT:

JONESBORO EATS, LLC, a Louisiana limited liability company

By: McJunkins Management Company, LLC
Its: Manager

By:_____
Name: Christopher G. McJunkins
Title: Manager

Date:_____

MORTGAGEE:

_____,
a _____

By:_____
Name:_____
Title:_____

Date:_____

LANDLORD:

GAMBLE LAND COMPANY, LLC,
an Arkansas limited liability company

By:_____
Chris Gamble
Title: Manager

[ACKNOWLEDGMENTS FOLLOW ON NEXT PAGE]

ACKNOWLEDGMENTS

STATE OF _____ §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____, _____ of _____, a _____, on behalf of said _____. The individual whose name is subscribed to this instrument is personally known to me.

_____
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

_____

STATE OF LOUISIANA §
§
PARISH OF CADDO §

This instrument was executed and acknowledged before me on this ____ day of _____, 20__, by Christopher G. McJunkins, Manager of McJunkins Management Company, LLC, a Louisiana limited liability company, Manager of Jonesboro Eats, LLC, a Louisiana limited liability company, on behalf of Jonesboro Eats, LLC. The individual whose name is subscribed to this instrument is personally known to me.

_____
NOTARY PUBLIC, STATE OF LOUISIANA

My Commission Expires:

_____

STATE OF _____ §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____, _____ of _____, a _____, on behalf of said _____. The individual whose name is subscribed to this instrument is personally known to me.

_____
NOTARY PUBLIC, STATE OF _____

My Commission Expires:

_____

LANDLORD'S ADDRESS:

_____
_____
_____
_____
_____

TENANT'S ADDRESS:

Jonesboro Eats, LLC
c/o Christopher G. McJunkins
362 Parsons Green
Shreveport, Louisiana 71106

MORTGAGEE'S ADDRESS:

_____
_____
_____
_____
_____

AFTER RECORDING, RETURN TO TENANT

EXHIBIT E

TENANT'S PRELIMINARY PLANS

[TO BE INSERTED HERE]

EXHIBIT F

LEASE COMMENCEMENT AND EXPIRATION AGREEMENT [FORM]

LEASE COMMENCEMENT AND EXPIRATION AGREEMENT

THIS LEASE COMMENCEMENT AND EXPIRATION AGREEMENT (this "**Agreement**") is made and entered into to be effective as of the [•]day of [•], 202[•], by and between GAMBLE LAND COMPANY, LLC, an Arkansas limited liability company ("**Landlord**"), and JONESBORO EATS, LLC, a Louisiana limited liability company ("**Tenant**").

W I T N E S S E T H:

WHEREAS, Landlord and Tenant have entered into that certain "Ground Lease Agreement" effectively dated November ___, 2024 (the "**Lease**"), relating to certain premises (for use as a "Walk-On's" restaurant) located in the City of Jonesboro, County of Craighead and State of Arkansas (the "**Premises**").

NOW, THEREFORE, Landlord and Tenant agree and acknowledge that the information set forth below is true and accurate:

1. **Incorporation of Recitals/Capitalized Terms.** Capitalized words and phrases used herein which are not defined herein but which are defined in the Lease shall have the meanings ascribed thereto in the Lease. The "**Effective Date**" of this Agreement shall be the date set forth above, not the date of full and unconditional execution and delivery of this Agreement by both parties.

2. **Lease Information:**

Premises Area:	Approximately 1.5 acres of land
Possession Date:	_____, 20___;
Commencement Date:	_____, 20___;
Primary Term:	Fifteen (15) full Lease Years, beginning on the Commencement Date and ending on the last day of the fifteenth (15th) Lease Year;
Primary Term Expiration Date:	_____, 20___;
Renewal Term(s):	Four (4) successive periods of five (5) Lease Years each
Latest First Renewal Term Exercise Date:	_____, 20___;
Latest Second Renewal Term Exercise Date:	_____, 20___;
Latest Third Renewal Term Exercise Date:	_____, 20___;
Latest Fourth Renewal Term Exercise Date:	_____, 20___.

3. **Counterparts.** This Agreement may be executed in one or more facsimile counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

EXECUTED to be effective as of the Effective Date.

LANDLORD:

GAMBLE LAND COMPANY, LLC, an Arkansas limited liability company

By:_____
Chris Gamble
Title: Manager

TENANT:

JONESBORO EATS, LLC, a Louisiana limited liability company

By: McJunkins Management Company, LLC
Its: Manager

By:_____
Name: Christopher G. McJunkins
Title: Manager

EXHIBIT G

LEASE RIDER

This Lease Rider (this "**Rider**") is entered into this 10th day of November 2024, by and between GAMBLE LAND COMPANY, LLC, an Arkansas limited liability company ("**Landlord**") and JONESBORO EATS, LLC, a Louisiana limited liability company ("**Tenant**") for the benefit of WALK-ON'S ENTERPRISES FRANCHISING, LLC, a Louisiana limited liability company ("**Franchisor**").

WHEREAS, Tenant and Franchisor have executed a Franchise Agreement (the "**Franchise Agreement**"), pursuant to which Franchisor has granted Tenant the right to establish and operate a franchised Walk-On's Sports Bistreaux at the following location: 2809 E. Highland Drive, Jonesboro, Arkansas 72401 (the "**Premises**");

WHEREAS, Tenant and Landlord are entering into a lease agreement (the "**Lease**"), pursuant to which Tenant will lease the Premises from Landlord; and

WHEREAS, Franchisor has required Tenant to include certain terms in the Lease in order to protect Franchisor's rights, and Landlord has agreed to such terms.

NOW, THEREFORE, for good and valuable consideration, the receipt of which the parties hereby acknowledge, Landlord and Tenant agree as follows:

1. Landlord agrees to: (a) furnish to Franchisor a copy of any default notice served on Tenant and/or another lessee under the Lease simultaneously with the service of the notice to Tenant and/or such other lessee; (b) provide Franchisor with notice of any proposed renewals, extensions, modifications and amendments to the Lease; (c) give Franchisor the opportunity, but Franchisor shall not be required, to cure any default by Tenant or other lessee under the Lease within 15 days following the expiration of any applicable cure period if Tenant and/or such other lessee fail to cure such default; and (d) to furnish to Franchisor, at Franchisor's request, a copy of any sales or operating information for the Premises provided by Tenant. All notices to Franchisor shall be sent to the following address: Walk-On's Enterprises Franchising, LLC, 3960 Burbank Drive, Baton Rouge, LA 70808, Attn: Scott Taylor (scott@walk-on's.com), unless Landlord is notified otherwise in writing by Franchisor. No notice to Tenant shall be effective unless and until a copy thereof is served upon Franchisor.

2. Landlord agrees that if Franchisor exercises its right to cure a default by Tenant and/or another lessee under the Lease, then Franchisor may, at its option, succeed to Tenant's and/or such other lessee's interests under the Lease and shall be recognized by Landlord as the lessee or sublessee thereunder for the remaining term of the Lease.

3. Landlord agrees that the expiration of the Franchise Agreement (unless Tenant enters into a renewal Franchise Agreement with Franchisor) or a termination of the Franchise Agreement prior to expiration shall constitute a default under the Lease, giving Franchisor the right, but not the obligation, to cure such default by succeeding to Tenant's and/or any other lessee's interests as the new lessee or sublessee under the Lease.

4. Landlord agrees that upon the termination or expiration of the Lease, Franchisor shall have the first right of refusal to lease the Premises as the new lessee or sublessee.

5. Landlord agrees that Franchisor shall have the right to enter the Premises to make any modifications or alterations necessary in Franchisor's sole discretion to protect its franchise system, trademarks, trade names, trade dress and other intellectual property without being guilty of trespass or any other tort or crime.

6. Landlord agrees that upon the expiration or termination of the Franchise Agreement, Franchisor shall have the right to enter the Premises and remove any trade fixtures, interior or exterior signs or other items bearing its trademarks. Landlord agrees upon the expiration or termination of the Franchise Agreement to relinquish to Franchisor any and all liens or other ownership interests, whether by operation of law or otherwise, in and to any tangible property bearing Franchisor's trademarks, service marks or trade dress.

7. Landlord agrees that, if Franchisor succeeds to Tenant's and/or any other lessee's interests under the Lease for any reason, Franchisor shall have the right to further assign the lease or to sublease the Premises to either an entity owned or controlled by Franchisor, or to another Walk-On's Sports Bistreaux franchisee upon obtaining Landlord's written consent, which consent may not be unreasonably withheld, conditioned or delayed by Landlord. No assignment permitted under this Section is subject to any assignment or similar fee or will cause any rental acceleration.

8. Upon Franchisor's delivery to Landlord and Tenant of its election to exercise its rights under this Addendum, Franchisor shall be entitled to all of Tenant's rights and interests in the Lease, as if Franchisor were the tenant under the Lease, including, by way of example and not limitation, the right to exercise any and all renewal options thereunder, without the need for any further action or instrument.

9. Landlord and Tenant expressly agree that Franchisor is an intended third party beneficiary of the terms of this Addendum. Landlord and Tenant further agree that Franchisor has no liability or obligation under the Lease unless and until Franchisor exercises it right to assume the Lease under this Addendum.

10. In the event of any inconsistency between the terms of this Rider and the terms of the Lease, the terms of this Rider control. All of the terms of this Rider, whether so expressed or not, are binding upon, inure to the benefit of, and are enforceable by the parties and their respective personal and legal representatives, heirs, successors and permitted assigns. The provisions of this Rider may be amended, supplemented, waived or changed only by a written document signed by all the parties to this Rider that makes specific reference to this Addendum and which must be approved in writing by Franchisor. This Addendum may be executed in one or more counterparts, each of which is an original, but all of which together constitute one and the same instrument.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

LANDLORD

GAMBLE LAND COMPANY, LLC, an
Arkansas limited liability company

By: _____
Chris Gamble
Title: Manager

TENANT

JONESBORO EATS, LLC, a Louisiana
limited liability company

By: McJunkins Management Company, LLC
Its: Manager

By: _____
Name: Christopher G. McJunkins
Its: Manager

City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-26:008

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Other Communications

JONESBORO AIRPORT COMMISSION FINANCIAL STATEMENTS FOR THE MONTHS OF APRIL 2025 THROUGH DECEMBER 2025

Jonesboro Airport Commission
Prepared Financial Statements
April 30, 2025 and 2024

Substantially all disclosures omitted

Jonesboro Airport Commission
Balance Sheet
As of April 30, 2025 and 2024

Assets

	2025	2024
Current Assets		
Cash - Centennial Bank 503461691	$ (305.44)	$ (400.42)
Cash - Centennial Insurance 503461721	250,667.81	250,870.90
Investment Account-50-3461-21-2	4,703,629.12	5,349,715.55
Investment Account-50-3461-91-5	813,737.26	481,539.99
Investment Account-0924	7,030.02	16,220.28
Total Current Assets	5,774,758.77	6,097,946.30
Property and Equipment		
Net Property and Equipment	0.00	0.00
Total Assets	$ 5,774,758.77	$ 6,097,946.30

No assurance is provided.

Jonesboro Airport Commission
Balance Sheet
As of April 30, 2025 and 2024

Liabilities and Stockholders' Equity

	2025	2024
Current Liabilities		
Fica Taxes Payable	$ 2,067.95	$ 1,094.37
FWH Taxes Payable	1,724.04	1,329.42
SWH Taxes Payable	558.74	415.93
OCSE	40.71	0.00
State Unemployment Payable	(480.87)	(542.57)
Total Current Liabilities	3,910.57	2,297.15
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	3,910.57	2,297.15
Stockholders' Equity		
Capital Contributions	5,873,332.23	6,419,457.28
Retained Earnings	(1,472.22)	(1,472.22)
Current Earnings	(101,011.81)	(322,335.91)
Total Stockholders' Equity	5,770,848.20	6,095,649.15
Total Liabilities and Stockholders' Equity	$ 5,774,758.77	$ 6,097,946.30

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
For the One Month and Four Months Ended April 30, 2025

	One Month Ended April 30, 2025	Four Months Ended April 30, 2025
Sales		
Grant Revenue-City of Jonesboro	$ 0.00	$ 70,000.00
Hanger Revenue - FBO	40,176.25	160,705.00
Fuel Flowage	9,645.00	32,022.00
HANGER-FOWLER FOODS	1,145.04	4,580.16
Hangar Land Lease	884.16	17,036.64
HANGER-HYTROL	5,135.42	20,541.68
Total Sales	56,985.87	304,885.48
Cost of Goods Sold		
Grounds	7,290.73	12,798.96
Hanger Expense-FBO	1,685.76	14,040.33
T-Hanger Expense	0.00	14.73
Flight Service Station	118.65	634.21
Fire Rescue Building Expense	264.07	3,800.98
Sharp Aviation Expense	0.00	1,745.28
Old Terminal Bldg - CAP	0.00	375.00
Beacon & Field Lights	0.00	1,481.03
Total Cost of Goods Sold	9,359.21	34,890.52
Gross Profit	47,626.66	269,994.96
Operating Expenses		
Insurance	34,483.00	34,483.00
Insurance - Medical	(337.09)	(162.28)
Insurance - Fire	106,751.00	106,751.00
Office Expense	0.00	742.81
Payroll Taxes	1,150.40	4,127.15
Postage	43.90	275.90
Salaries - Manager	7,275.65	35,887.25
Salaries - Other	8,000.00	18,352.00
Telephone	282.62	1,131.26
Meetings/Travel	371.84	953.89
Meals/Entertainment	0.00	258.28
Legal & Accounting	750.00	3,150.00
Total Operating Expenses	158,771.32	205,950.26
Operating Income (Loss)	(111,144.66)	64,044.70
Other Income (Expenses)		
Grant Revenue-Federal & State	5,300.20	19,502.22
Interest Income	15,642.98	64,699.21
Grant Project Expenditures	0.00	(243,257.94)
Runways	(6,000.00)	(6,000.00)
Total Other Income (Expenses)	14,943.18	(165,056.51)
Net Income (Loss)	$ (96,201.48)	$ (101,011.81)

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
Four Months Ended April 30, 2025 and 2024

	Four Months Ended April 30, 2025	Four Months Ended April 30, 2024
Sales		
Grant Revenue-City of Jonesboro	$ 70,000.00	$ 70,000.00
Hanger Revenue - FBO	160,705.00	149,407.24
Fuel Flowage	32,022.00	30,297.15
HANGER-FOWLER FOODS	4,580.16	4,580.16
Hangar Land Lease	17,036.64	48,265.64
HANGER-HYTROL	20,541.68	25,677.10
Total Sales	304,885.48	328,227.29
Cost of Goods Sold		
Grounds	12,798.96	17,397.89
Hanger Expense-FBO	14,040.33	9,388.49
T-Hanger Expense	14.73	240.79
Flight Service Station	634.21	662.74
Fire Rescue Building Expense	3,800.98	3,578.71
Sharp Aviation Expense	1,745.28	0.00
Old Terminal Bldg - CAP	375.00	0.00
Beacon & Field Lights	1,481.03	0.00
Total Cost of Goods Sold	34,890.52	31,268.62
Gross Profit	269,994.96	296,958.67
Operating Expenses		
Dues/Subscriptions	0.00	55.00
Insurance	34,483.00	10,096.00
Insurance - Medical	(162.28)	4,645.12
Insurance - Fire	106,751.00	121,855.00
Office Expense	742.81	518.12
Payroll Taxes	4,127.15	3,136.48
Postage	275.90	226.00
Salaries - Manager	35,887.25	28,818.86
Salaries - Other	18,352.00	12,878.50
Supplies	0.00	304.25
Telephone	1,131.26	1,211.21
Meetings/Travel	953.89	212.99
Meals/Entertainment	258.28	147.37
Legal & Accounting	3,150.00	3,150.00
Total Operating Expenses	205,950.26	187,254.90
Operating Income (Loss)	64,044.70	109,703.77
Other Income (Expenses)		
Interest Income	64,699.21	90,089.93
Grant Revenue-Federal & State	19,502.22	2,688,937.59
Grant Project Expenditures	(243,257.94)	(3,211,067.20)
Runways	(6,000.00)	0.00
Total Other Income (Expenses)	(165,056.51)	(432,039.68)
Net Income (Loss)	$ (101,011.81)	$ (322,335.91)

No assurance is provided.

Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - April 30, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1020 Cash - Centennial Bank 503461691				(53.44)		
01/31/25	1		Cash Disbursements		(160,567.06)	
01/31/25	2		Cash Receipts		160,362.22	
			Totals for 01/31/25		(204.84)	(258.28)
02/28/25	1		Cash Disbursements		(322,237.00)	
02/28/25	2		Cash Receipts		320,304.85	
			Totals for 02/28/25		(1,932.15)	(2,190.43)
03/31/25	1		Cash Disbursements		(80,117.41)	
03/31/25	2		Cash Receipts		81,557.84	
			Totals for 03/31/25		1,440.43	(750.00)
04/30/25	1		Cash Disbursements		(229,206.40)	
04/30/25	2		Cash Receipts		229,650.96	
			Totals for 04/30/25		444.56	(305.44)
			Totals for 1020		(252.00)	(305.44)
1021 Cash - Centennial Insurance 503461721				250,718.99		
01/31/25			Interest Income		690.13	
01/31/25	Cash Sweeps				(718.99)	
			Totals for 01/31/25		(28.86)	250,690.13
02/03/25	CashSweeps		Cash Sweeps		(690.13)	
02/28/25			Interest Income		623.41	
			Totals for 02/28/25		(66.72)	250,623.41
03/31/25			Interest Income		690.18	
03/31/25	Cash Sweeps		Cash Sweeps		(623.41)	
			Totals for 03/31/25		66.77	250,690.18
04/30/25			Interest Income		667.81	
04/30/25	Cash Sweeps		Cash Sweeps		(690.18)	
			Totals for 04/30/25		(22.37)	250,667.81
			Totals for 1021		(51.18)	250,667.81
1023 Cash-Centennial x8092				0.00		
01/13/25	1093		Mohsen Design Group, Inc		(1,500.00)	
01/31/25	Cash Sweeps				1,500.00	
			Totals for 01/31/25		0.00	0.00
02/13/25	12633		xfer to Projects acct		210,827.96	
02/26/25	12646		xfer to Projects acct		34,000.00	
02/28/25	1		Cash Disbursements		(278,827.96)	
			Totals for 02/28/25		(34,000.00)	(34,000.00)
03/31/25			Cash Sweeps		34,000.00	
			Totals for 03/31/25		34,000.00	0.00
			Totals for 1023		0.00	0.00
1030 Investment Account-50-3461-21-2				4,649,655.79		
01/31/25			Interest Income		13,843.37	
01/31/25	Cash Sweeps				718.99	
			Totals for 01/31/25		14,562.36	4,664,218.15

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
02/03/25	CashSweeps		Cash Sweeps			690.13	
02/28/25			Interest Income			11,932.22	
				Totals for 02/28/25		12,622.35	4,676,840.50
03/31/25			Interest Income			12,928.07	
03/31/25	Cash Sweeps		Cash Sweeps			623.41	
				Totals for 03/31/25		13,551.48	4,690,391.98
04/30/25			Interest Income			12,546.96	
04/30/25	Cash Sweeps		Cash Sweeps			690.18	
				Totals for 04/30/25		13,237.14	4,703,629.12
				Totals for 1030		53,973.33	4,703,629.12
1032 Investment Account-50-3461-91-5					965,232.29		
01/31/25			Interest Income			3,052.17	
01/31/25	Cash Sweeps					146,107.67	
01/31/25	Cash Sweeps					(13,564.35)	
				Totals for 01/31/25		135,595.49	1,100,827.78
02/28/25			Interest Income			2,678.38	
02/28/25			Cash Sweeps			(259,363.36)	
02/28/25	CashSweeps		Cash Sweeps			48,250.44	
				Totals for 02/28/25		(208,434.54)	892,393.24
03/31/25			Interest Income			2,537.72	
03/31/25			Cash Sweeps			(24,125.57)	
03/31/25	Cash Sweeps		Cash Sweeps			52,028.82	
				Totals for 03/31/25		30,440.97	922,834.21
04/30/25			Interest Income			2,409.48	
04/30/25			Cash Sweeps			(167,364.89)	
04/30/25	Cash Sweeps		Cash Sweeps			55,858.46	
				Totals for 04/30/25		(109,096.95)	813,737.26
				Totals for 1032		(151,495.03)	813,737.26
1035 Investment Account-0924					8,430.69		
01/31/25			Interest Income			25.07	
01/31/25	Cash Sweeps					(1,500.00)	
				Totals for 01/31/25		(1,474.93)	6,955.76
02/28/25			Interest Income			24.10	
02/28/25	CashSweeps		Cash Sweeps			34,000.02	
				Totals for 02/28/25		34,024.12	40,979.88
03/31/25			Interest Income			31.41	
03/31/25			Cash Sweeps			(34,000.00)	
				Totals for 03/31/25		(33,968.59)	7,011.29
04/30/25			Interest Income			18.73	
				Totals for 04/30/25		18.73	7,030.02
				Totals for 1035		(1,400.67)	7,030.02
3040 Fica Taxes Payable					(963.75)		
01/01/25	P89		Payroll Journal Entry			(1,241.52)	
01/15/25	eftps		Internal Revenue Service			1,180.48	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 01/31/25		(61.04)	(1,024.79)
02/01/25	P89		Payroll Journal Entry		(2,891.58)	
02/15/25	eftps		Internal Revenue Service		1,242.42	
			Totals for 02/28/25		(1,649.16)	(2,673.95)
03/01/25	P89		Payroll Journal Entry		(1,673.58)	
03/15/25	eftps		Internal Revenue Service		2,891.58	
			Totals for 03/31/25		1,218.00	(1,455.95)
04/01/25	P89		Payroll Journal Entry		(2,285.60)	
04/15/25	eftps		Internal Revenue Service		1,673.60	
			Totals for 04/30/25		(612.00)	(2,067.95)
			Totals for 3040		(1,104.20)	(2,067.95)
3050 FWH Taxes Payable				(1,287.78)		
01/01/25	P89		Payroll Journal Entry		(902.01)	
01/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 01/31/25		0.00	(1,287.78)
02/01/25	P89		Payroll Journal Entry		(1,815.50)	
02/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 02/28/25		(913.49)	(2,201.27)
03/01/25	P89		Payroll Journal Entry		(1,255.10)	
03/15/25	eftps		Internal Revenue Service		1,815.50	
			Totals for 03/31/25		560.40	(1,640.87)
04/01/25	P89		Payroll Journal Entry		(1,338.26)	
04/15/25	eftps		Internal Revenue Service		1,255.09	
			Totals for 04/30/25		(83.17)	(1,724.04)
			Totals for 3050		(436.26)	(1,724.04)
3060 SWH Taxes Payable				(393.95)		
01/01/25	P89		Payroll Journal Entry		(367.52)	
01/15/25	atap		Department of Finance and Administration		358.57	
			Totals for 01/31/25		(8.95)	(402.90)
02/01/25	P89		Payroll Journal Entry		(669.18)	
02/15/25	atap		Department of Finance and Administration		367.52	
			Totals for 02/28/25		(301.66)	(704.56)
03/01/25	P89		Payroll Journal Entry		(443.54)	
03/15/25	atap		Department of Finance and Administration		669.18	
			Totals for 03/31/25		225.64	(478.92)
04/01/25	P89		Payroll Journal Entry		(523.36)	
04/15/25	atap		Department of Finance and Administration		443.54	
			Totals for 04/30/25		(79.82)	(558.74)
			Totals for 3060		(164.79)	(558.74)
3070 OCSE				0.00		

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/01/25	P89		Payroll Journal Entry		(40.71)	
			Totals for 02/28/25		(40.71)	(40.71)
			Totals for 3070		(40.71)	(40.71)
3080 State Unemployment Payable				521.17		
01/01/25	P89		Payroll Journal Entry		(16.23)	
			Totals for 01/31/25		(16.23)	504.94
02/01/25	P89		Payroll Journal Entry		(10.47)	
			Totals for 02/28/25		(10.47)	494.47
03/01/25	P89		Payroll Journal Entry		(6.00)	
			Totals for 03/31/25		(6.00)	488.47
04/01/25	P89		Payroll Journal Entry		(7.60)	
			Totals for 04/30/25		(7.60)	480.87
			Totals for 3080		(40.30)	480.87
5010 City Water & Light				(5,954,631.86)		
			Totals for 5010		0.00	(5,954,631.86)
5013 Federal/State Grants				1,472.22		
			Totals for 5013		0.00	1,472.22
5030 Beg Retained Earnings				81,299.63		
			Totals for 5030		0.00	81,299.63
6001 Grant Revenue-City of Jonesboro				0.00		
01/23/25			City of Jonesboro- 2025 Annual City Contribution		(70,000.00)	
			Totals for 01/31/25		(70,000.00)	(70,000.00)
			Totals for 6001		(70,000.00)	(70,000.00)
6002 Grant Revenue-Federal & State				0.00		
01/24/25			State of AR- local use & sales tax		(2,354.50)	
01/24/25			State of AR- local use & sales tax		(2,354.50)	
			Totals for 01/31/25		(4,709.00)	(4,709.00)
02/25/25			State of AR- local use & sales tax		(2,559.96)	
02/25/25			State of AR- local use & sales tax		(2,559.96)	
			Totals for 02/28/25		(5,119.92)	(9,828.92)
03/25/25			State of AR		(2,186.55)	
03/25/25			State of AR		(2,186.55)	
			Totals for 03/31/25		(4,373.10)	(14,202.02)
04/24/25			State of AR		(2,650.10)	
04/24/25			State of AR		(2,650.10)	
			Totals for 04/30/25		(5,300.20)	(19,502.22)
			Totals for 6002		(19,502.22)	(19,502.22)
6010 Hanger Revenue - FBO				0.00		
01/02/25			AR Air Center- FBO Lease Rent		(35,124.25)	
01/16/25			Edmonds AV- Hgr #20 Lease Rent		(5,052.00)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 01/31/25		(40,176.25)	(40,176.25)
02/03/25			AR Air Center		(35,124.25)	
02/10/25			Edmonds AV		(5,052.00)	
			Totals for 02/28/25		(40,176.25)	(80,352.50)
03/04/25			AR Air Center		(35,124.25)	
03/12/25			Edmonds AV		(5,052.00)	
			Totals for 03/31/25		(40,176.25)	(120,528.75)
04/03/25			AR Air Center		(35,124.25)	
04/22/25			Edmonds AV		(5,052.00)	
			Totals for 04/30/25		(40,176.25)	(160,705.00)
			Totals for 6010		(160,705.00)	(160,705.00)
6015 Fuel Flowage				0.00		
01/23/25			Titan AV Fuels- 12/2024 Fuel flowage		(8,178.00)	
			Totals for 01/31/25		(8,178.00)	(8,178.00)
02/24/25			Titan AV Fuels		(8,480.70)	
			Totals for 02/28/25		(8,480.70)	(16,658.70)
03/18/25			Titan AV Fuels		(5,718.30)	
			Totals for 03/31/25		(5,718.30)	(22,377.00)
04/22/25			Titan AV Fuels		(9,645.00)	
			Totals for 04/30/25		(9,645.00)	(32,022.00)
			Totals for 6015		(32,022.00)	(32,022.00)
6016 HANGER-FOWLER FOODS				0.00		
01/07/25			Fowler Foods- Hgr Land Lease		(1,145.04)	
			Totals for 01/31/25		(1,145.04)	(1,145.04)
02/03/25			Fowler Foods		(1,145.04)	
			Totals for 02/28/25		(1,145.04)	(2,290.08)
03/04/25			Fowler Foods		(1,145.04)	
			Totals for 03/31/25		(1,145.04)	(3,435.12)
04/09/25			Fowler Foods		(1,145.04)	
			Totals for 04/30/25		(1,145.04)	(4,580.16)
			Totals for 6016		(4,580.16)	(4,580.16)
6020 Hangar Land Lease				0.00		
01/16/25			FNB- Hgr Land Lease Rent		(884.16)	
01/16/25			Sunbelt Finance- 2025 Annual Hgr Lease Rent		(13,500.00)	
			Totals for 01/31/25		(14,384.16)	(14,384.16)
02/11/25			FNB		(884.16)	
			Totals for 02/28/25		(884.16)	(15,268.32)
03/12/25			FNB		(884.16)	
			Totals for 03/31/25		(884.16)	(16,152.48)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
04/11/25			FNB		(884.16)	
			Totals for 04/30/25		(884.16)	(17,036.64)
			Totals for 6020		(17,036.64)	(17,036.64)
6021 HANGER-HYTROL				0.00		
01/07/25			Hytrol Convr		(5,135.42)	
			Totals for 01/31/25		(5,135.42)	(5,135.42)
02/07/25			Hytrol		(5,135.42)	
			Totals for 02/28/25		(5,135.42)	(10,270.84)
03/12/25			Hytrol		(5,135.42)	
			Totals for 03/31/25		(5,135.42)	(15,406.26)
04/09/25			Hytrol		(5,135.42)	
			Totals for 04/30/25		(5,135.42)	(20,541.68)
			Totals for 6021		(20,541.68)	(20,541.68)
7005 Grant Project Expenditures				0.00		
01/13/25	1093		Mohsen Design Group, Inc- Rwy.23 Ext IFE for Final Design		1,500.00	
01/16/25			Michael Baker- reimburse invoice #1198488		(3,070.00)	
			Totals for 01/31/25		(1,570.00)	(1,570.00)
02/13/25	1094		Michael Baker Int- Terminal bldg reconstruction		44,717.59	
02/13/25	1095		Michael Baker Int- Terminal bldg reconstruction		25,866.39	
02/13/25	1096		Michael Baker Int- Terminal bldg reconstruction		133,477.75	
02/13/25	1097		Michael Baker Int- Terminal bldg reconstruction		4,880.09	
02/13/25	1098		Michael Baker Int- Rwy 23 Ext Obstruction mapping		1,886.12	
02/27/25	1099		East AR Planning & Development District- Terminal bldg reconstruction		34,000.00	
			Totals for 02/28/25		244,827.94	243,257.94
			Totals for 7005		243,257.94	243,257.94
7010 Grounds				0.00		
01/01/25	12613		Ditta Ace Hardware		15.18	
01/21/25	12623		Ray-Ad Specialties		1,234.73	
			Totals for 01/31/25		1,249.91	1,249.91
03/18/25	12658		Ditta Ace Hardware		4,108.61	
03/18/25	12659		Greenway Equipment		149.71	
			Totals for 03/31/25		4,258.32	5,508.23
04/01/25	12669		AR Air Center		173.65	
04/08/25	12678		G Robert Corp		6,950.00	
04/08/25	12679		Greenway Equipment		167.08	
			Totals for 04/30/25		7,290.73	12,798.96
			Totals for 7010		12,798.96	12,798.96
7020 Runways				0.00		

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
04/20/25	12693		White River Materials		6,000.00	
			Totals for 04/30/25		6,000.00	6,000.00
			Totals for 7020		6,000.00	6,000.00
7030 Hanger Expense-FBO				0.00		
02/01/25	12625		Data Network Systems		1,745.28	
02/01/25	12629		Frey Metal Worx, LLC		1,200.00	
02/18/25	12636		Ditta Ace Hardware		367.65	
02/18/25	12639		Lowe's Business Accounts		1,021.95	
02/26/25	12645		Chris West Plumbing, Inc		395.02	
02/26/25	12648		The Sherwin Williams Co		107.25	
			Totals for 02/28/25		4,837.15	4,837.15
03/01/25	12650		Barton's of Jonesboro		1,697.29	
03/01/25	12651		Chris West Plumbing, Inc		2,498.27	
03/18/25	12660		Herndon's Heating & Air		211.58	
03/18/25	12661		Herndon's Heating & Air		667.28	
03/18/25	12662		Lowe's Business Accounts		182.66	
03/18/25	12663		TEC Electric		464.75	
03/18/25	12664		Sherwin Williams Co		75.73	
03/18/25	12666		Barton's of Jonesboro		1,426.91	
03/18/25	12667		Herndon's Heating & Air		292.95	
			Totals for 03/31/25		7,517.42	12,354.57
04/01/25	12671		Ditta Enterprises, Inc		607.60	
04/08/25	12681		Lowe's Business Accounts		517.02	
04/08/25	12682		Sherwin Williams Co		61.14	
04/15/25	12691		MidSouth Environmental		500.00	
			Totals for 04/30/25		1,685.76	14,040.33
			Totals for 7030		14,040.33	14,040.33
7035 T-Hanger Expense				0.00		
03/18/25	12658		Ditta Ace Hardware		14.73	
			Totals for 03/31/25		14.73	14.73
			Totals for 7035		14.73	14.73
7050 Flight Service Station				0.00		
01/21/25	12621		CWL		159.34	
			Totals for 01/31/25		159.34	159.34
02/18/25	12643		CWL		197.77	
			Totals for 02/28/25		197.77	357.11
03/18/25	12657		CWL		158.45	
			Totals for 03/31/25		158.45	515.56
04/15/25	12685		CWL		118.65	
			Totals for 04/30/25		118.65	634.21
			Totals for 7050		634.21	634.21
7051 Fire Rescue Building Expense				0.00		
01/21/25	12620		CWL		194.53	
			Totals for 01/31/25		194.53	194.53

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/01/25	12624		Data Network Systems		1,745.28	
02/18/25	12643		CWL		644.69	
			Totals for 02/28/25		2,389.97	2,584.50
03/18/25	12656		CWL		577.41	
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		952.41	3,536.91
04/15/25	12684		CWL		264.07	
			Totals for 04/30/25		264.07	3,800.98
			Totals for 7051		3,800.98	3,800.98
7052 Sharp Aviation Expense				0.00		
02/01/25	12626		Data Network Systems		1,745.28	
			Totals for 02/28/25		1,745.28	1,745.28
			Totals for 7052		1,745.28	1,745.28
7053 Old Terminal Bldg - CAP				0.00		
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		375.00	375.00
			Totals for 7053		375.00	375.00
7060 Beacon & Field Lights				0.00		
01/01/25	12615		Grace Electric, Inc		1,481.03	
			Totals for 01/31/25		1,481.03	1,481.03
			Totals for 7060		1,481.03	1,481.03
8100 Insurance				0.00		
04/15/25	12686		Higginbotham Insurance Agency, Inc		8,380.00	
04/15/25	12688		Higginbotham Insurance Agency, Inc		363.00	
04/15/25	12689		Higginbotham Insurance Agency, Inc		3,900.00	
04/15/25	12690		Higginbotham Insurance Agency, Inc		21,840.00	
			Totals for 04/30/25		34,483.00	34,483.00
			Totals for 8100		34,483.00	34,483.00
8110 Insurance - Medical				0.00		
01/01/25	12611		City of Jonesboro Payable- dental insurance		1,186.08	
01/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 01/31/25		848.99	848.99
02/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 02/28/25		(337.09)	511.90
03/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 03/31/25		(337.09)	174.81
04/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 04/30/25		(337.09)	(162.28)
			Totals for 8110		(162.28)	(162.28)
8120 Insurance - Fire				0.00		

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
04/15/25	12687		Higginbotham Insurance Agency, Inc		106,751.00	
			Totals for 04/30/25		106,751.00	106,751.00
			Totals for 8120		106,751.00	106,751.00
8140 Office Expense				0.00		
02/18/25	12640		Office Depot		604.48	
02/26/25	12647		Peregrine Corp		138.33	
			Totals for 02/28/25		742.81	742.81
			Totals for 8140		742.81	742.81
8160 Payroll Taxes				0.00		
01/01/25	P89		Payroll Journal Entry		636.99	
			Totals for 01/31/25		636.99	636.99
02/01/25	P89		Payroll Journal Entry		1,496.97	
			Totals for 02/28/25		1,496.97	2,133.96
03/01/25	P89		Payroll Journal Entry		842.79	
			Totals for 03/31/25		842.79	2,976.75
04/01/25	P89		Payroll Journal Entry		1,150.40	
			Totals for 04/30/25		1,150.40	4,127.15
			Totals for 8160		4,127.15	4,127.15
8170 Postage				0.00		
01/01/25	12618		U.S. Postal Service		232.00	
			Totals for 01/31/25		232.00	232.00
04/17/25	12692		Discover Card		43.90	
			Totals for 04/30/25		43.90	275.90
			Totals for 8170		275.90	275.90
8200 Salaries - Manager				0.00		
01/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 01/31/25		7,275.65	7,275.65
02/01/25	P89		Payroll Journal Entry		14,060.30	
			Totals for 02/28/25		14,060.30	21,335.95
03/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 03/31/25		7,275.65	28,611.60
04/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 04/30/25		7,275.65	35,887.25
			Totals for 8200		35,887.25	35,887.25
8210 Salaries - Other				0.00		
01/01/25	P89		Payroll Journal Entry		1,176.00	
			Totals for 01/31/25		1,176.00	1,176.00
02/01/25	P89		Payroll Journal Entry		5,176.00	
			Totals for 02/28/25		5,176.00	6,352.00

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/01/25	P89		Payroll Journal Entry		4,000.00	
			Totals for 03/31/25		4,000.00	10,352.00
04/01/25	P89		Payroll Journal Entry		8,000.00	
			Totals for 04/30/25		8,000.00	18,352.00
			Totals for 8210		18,352.00	18,352.00
8240 Telephone				0.00		
01/21/25	12619		AT&T		282.89	
			Totals for 01/31/25		282.89	282.89
02/18/25	12634		AT&T		282.88	
			Totals for 02/28/25		282.88	565.77
03/18/25	12655		AT&T		282.87	
			Totals for 03/31/25		282.87	848.64
04/08/25	12677		AT&T		282.62	
			Totals for 04/30/25		282.62	1,131.26
			Totals for 8240		1,131.26	1,131.26
8245 Meetings/Travel				0.00		
02/18/25	12635		Discover Card		50.72	
02/18/25	12637		FedEx		286.70	
02/18/25	12638		Honeybaked Ham		244.63	
			Totals for 02/28/25		582.05	582.05
04/08/25	12680		Honeybaked Ham		305.44	
04/08/25	12683		FedEx		66.40	
			Totals for 04/30/25		371.84	953.89
			Totals for 8245		953.89	953.89
8250 Meals/Entertainment				0.00		
01/21/25	12622		Honeybaked Ham		258.28	
			Totals for 01/31/25		258.28	258.28
			Totals for 8250		258.28	258.28
8280 Legal & Accounting				0.00		
01/01/25	12612		David W Cahoon		250.00	
01/01/25	12617		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 01/31/25		750.00	750.00
02/01/25	12627		David W Cahoon		250.00	
02/26/25	12649		Thomas, Speight & Noble, CPAS		650.00	
			Totals for 02/28/25		900.00	1,650.00
03/01/25	12652		David W Cahoon		250.00	
03/18/25	12665		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 03/31/25		750.00	2,400.00
04/01/25	12670		David W Cahoon		250.00	
04/01/25	12675		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 04/30/25		750.00	3,150.00

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
				Totals for 8280		3,150.00	3,150.00
9010 Interest Income					0.00		
01/31/25			Interest Income			(13,843.37)	
01/31/25			Interest Income			(3,052.17)	
01/31/25			Interest Income			(25.07)	
01/31/25			Interest Income			(690.13)	
				Totals for 01/31/25		(17,610.74)	(17,610.74)
02/28/25			Interest Income			(623.41)	
02/28/25			Interest Income			(24.10)	
02/28/25			Interest Income			(2,678.38)	
02/28/25			Interest Income			(11,932.22)	
				Totals for 02/28/25		(15,258.11)	(32,868.85)
03/31/25			Interest Income			(690.18)	
03/31/25			Interest Income			(2,537.72)	
03/31/25			Interest Income			(12,928.07)	
03/31/25			Interest Income			(31.41)	
				Totals for 03/31/25		(16,187.38)	(49,056.23)
04/30/25			Interest Income			(667.81)	
04/30/25			Interest Income			(2,409.48)	
04/30/25			Interest Income			(12,546.96)	
04/30/25			Interest Income			(18.73)	
				Totals for 04/30/25		(15,642.98)	(64,699.21)
				Totals for 9010		(64,699.21)	(64,699.21)
				Report Total			0.00

Net Profit/(Loss)

Current Period	(96,201.48)
Year-to-Date	(101,011.81)

Distribution count = 221

Jonesboro Airport Commission
Prepared Financial Statements
May 31, 2025 and 2024

Substantially all disclosures omitted

Jonesboro Airport Commission
Balance Sheet
As of May 31, 2025 and 2024

Assets

	2025	2024
Current Assets		
Cash - Centennial Bank 503461691	$ (119.91)	$ (610.34)
Cash - Centennial Insurance 503461721	250,690.07	250,899.93
Cash-Centennial x8092	(1,345.17)	0.00
Cash- First Natl Bank 4531	4,713,608.86	0.00
Investment Account-50-3461-21-2	7,554.03	5,369,933.34
Investment Account-50-3461-91-5	851,196.29	529,892.86
Investment Account-0924	7,049.44	16,278.91
Total Current Assets	5,828,633.61	6,166,394.70
Property and Equipment		
Net Property and Equipment	0.00	0.00
Total Assets	$ 5,828,633.61	$ 6,166,394.70

No assurance is provided.

Jonesboro Airport Commission
Balance Sheet
As of May 31, 2025 and 2024

Liabilities and Stockholders' Equity

	2025	2024
Current Liabilities		
Fica Taxes Payable	$ 1,563.83	$ 1,123.03
FWH Taxes Payable	1,348.28	1,340.98
SWH Taxes Payable	466.18	419.85
OCSE	40.71	0.00
State Unemployment Payable	(473.26)	(538.16)
Total Current Liabilities	2,945.74	2,345.70
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	2,945.74	2,345.70
Stockholders' Equity		
Capital Contributions	5,873,332.23	6,419,457.28
Retained Earnings	(1,472.22)	(1,472.22)
Current Earnings	(46,172.14)	(253,936.06)
Total Stockholders' Equity	5,825,687.87	6,164,049.00
Total Liabilities and Stockholders' Equity	$ 5,828,633.61	$ 6,166,394.70

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
For the One Month and Five Months Ended May 31, 2025

	One Month Ended May 31, 2025	Five Months Ended May 31, 2025
Sales		
Grant Revenue-City of Jonesboro	$ 0.00	$ 70,000.00
Hanger Revenue - FBO	40,176.25	200,881.25
Fuel Flowage	8,615.25	40,637.25
HANGER-FOWLER FOODS	1,145.04	5,725.20
Hangar Land Lease	884.16	17,920.80
HANGER-HYTROL	5,135.42	25,677.10
Total Sales	55,956.12	360,841.60
Cost of Goods Sold		
Grounds	10,074.91	22,873.87
Hanger Expense-FBO	31.65	14,071.98
T-Hanger Expense	0.00	14.73
Flight Service Station	108.90	743.11
Fire Rescue Building Expense	189.29	3,990.27
Sharp Aviation Expense	0.00	1,745.28
Old Terminal Bldg - CAP	1,345.17	1,720.17
Beacon & Field Lights	0.00	1,481.03
Total Cost of Goods Sold	11,749.92	46,640.44
Gross Profit	44,206.20	314,201.16
Operating Expenses		
Insurance	0.00	34,483.00
Insurance - Medical	(337.09)	(499.37)
Insurance - Fire	0.00	106,751.00
Office Expense	0.00	742.81
Payroll Taxes	898.35	5,025.50
Postage	0.00	275.90
Salaries - Manager	7,275.65	43,162.90
Salaries - Other	4,705.00	23,057.00
Telephone	282.84	1,414.10
Meetings/Travel	119.91	1,073.80
Meals/Entertainment	0.00	258.28
Legal & Accounting	1,750.00	4,900.00
Total Operating Expenses	14,694.66	220,644.92
Operating Income (Loss)	29,511.54	93,556.24
Other Income (Expenses)		
Grant Revenue-State Sales Tax	5,428.72	24,930.94
Interest Income	19,899.41	84,598.62
Grant Project Expenditures	0.00	(243,257.94)
Runways	0.00	(6,000.00)
Total Other Income (Expenses)	25,328.13	(139,728.38)
Net Income (Loss)	$ 54,839.67	$ (46,172.14)

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
Five Months Ended May 31, 2025 and 2024

	Five Months Ended May 31, 2025	Five Months Ended May 31, 2024
Sales		
Grant Revenue-City of Jonesboro	$ 70,000.00	$ 70,000.00
Hanger Revenue - FBO	200,881.25	189,583.49
Fuel Flowage	40,637.25	38,394.15
HANGER-FOWLER FOODS	5,725.20	5,725.20
Hangar Land Lease	17,920.80	49,149.80
HANGER-HYTROL	25,677.10	30,812.52
Total Sales	360,841.60	383,665.16
Cost of Goods Sold		
Grounds	22,873.87	19,113.75
Hanger Expense-FBO	14,071.98	9,466.47
T-Hanger Expense	14.73	240.79
Flight Service Station	743.11	754.91
Fire Rescue Building Expense	3,990.27	3,884.99
Sharp Aviation Expense	1,745.28	0.00
Old Terminal Bldg - CAP	1,720.17	0.00
Beacon & Field Lights	1,481.03	0.00
Total Cost of Goods Sold	46,640.44	33,460.91
Gross Profit	314,201.16	350,204.25
Operating Expenses		
Dues/Subscriptions	0.00	55.00
Insurance	34,483.00	10,096.00
Insurance - Medical	(499.37)	5,536.82
Insurance - Fire	106,751.00	121,855.00
Office Expense	742.81	665.37
Payroll Taxes	5,025.50	3,821.77
Postage	275.90	226.00
Salaries - Manager	43,162.90	36,094.51
Salaries - Other	23,057.00	14,840.50
Supplies	0.00	304.25
Telephone	1,414.10	1,516.74
Meetings/Travel	1,073.80	431.33
Meals/Entertainment	258.28	147.37
Legal & Accounting	4,900.00	3,900.00
Total Operating Expenses	220,644.92	199,490.66
Operating Income (Loss)	93,556.24	150,713.59
Other Income (Expenses)		
Interest Income	84,598.62	112,260.86
Grant Revenue-State Sales Tax	24,930.94	2,694,156.69
Grant Project Expenditures	(243,257.94)	(3,211,067.20)
Runways	(6,000.00)	0.00
Total Other Income (Expenses)	(139,728.38)	(404,649.65)
Net Income (Loss)	$ (46,172.14)	$ (253,936.06)

No assurance is provided.

Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - May 31, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1020 Cash - Centennial Bank 503461691				(53.44)		
01/31/25	1		Cash Disbursements		(160,567.06)	
01/31/25	2		Cash Receipts		160,362.22	
			Totals for 01/31/25		(204.84)	(258.28)
02/28/25	1		Cash Disbursements		(322,237.00)	
02/28/25	2		Cash Receipts		320,304.85	
			Totals for 02/28/25		(1,932.15)	(2,190.43)
03/31/25	1		Cash Disbursements		(80,117.41)	
03/31/25	2		Cash Receipts		81,557.84	
			Totals for 03/31/25		1,440.43	(750.00)
04/30/25	1		Cash Disbursements		(229,206.40)	
04/30/25	2		Cash Receipts		229,650.96	
			Totals for 04/30/25		444.56	(305.44)
05/31/25	1		Cash Disbursements		(84,180.75)	
05/31/25	2		Cash Receipts		84,366.28	
			Totals for 05/31/25		185.53	(119.91)
			Totals for 1020		(66.47)	(119.91)
1021 Cash - Centennial Insurance 503461721				250,718.99		
01/31/25			Interest Income		690.13	
01/31/25	Cash Sweeps				(718.99)	
			Totals for 01/31/25		(28.86)	250,690.13
02/03/25	CashSweeps		Cash Sweeps		(690.13)	
02/28/25			Interest Income		623.41	
			Totals for 02/28/25		(66.72)	250,623.41
03/31/25			Interest Income		690.18	
03/31/25	Cash Sweeps		Cash Sweeps		(623.41)	
			Totals for 03/31/25		66.77	250,690.18
04/30/25			Interest Income		667.81	
04/30/25	Cash Sweeps		Cash Sweeps		(690.18)	
			Totals for 04/30/25		(22.37)	250,667.81
05/01/25	Cash Sweeps		Cash Sweeps		(667.81)	
05/13/25	1208		xfer to new FNB Acct		(4,704,296.93)	
05/16/25			Cash Sweeps		4,704,296.93	
05/31/25			Interest Deposit		690.07	
			Totals for 05/31/25		22.26	250,690.07
			Totals for 1021		(28.92)	250,690.07
1023 Cash-Centennial x8092				0.00		
01/13/25	1093		Mohsen Design Group, Inc		(1,500.00)	
01/31/25	Cash Sweeps				1,500.00	
			Totals for 01/31/25		0.00	0.00
02/13/25	12633		xfer to Projects acct		210,827.96	
02/26/25	12646		xfer to Projects acct		34,000.00	
02/28/25	1		Cash Disbursements		(278,827.96)	
			Totals for 02/28/25		(34,000.00)	(34,000.00)

Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - May 31, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/31/25			Cash Sweeps		34,000.00	
			Totals for 03/31/25		34,000.00	0.00
05/20/25	1100		Olympus Construction		(1,345.17)	
			Totals for 05/31/25		(1,345.17)	(1,345.17)
			Totals for 1023		(1,345.17)	(1,345.17)
1026 Cash- First Natl Bank 4531				0.00		
05/13/25	1208		FNB opening balance- xfer from FNB		4,704,296.93	
05/31/25			Interest Deposit		9,311.93	
			Totals for 05/31/25		4,713,608.86	4,713,608.86
			Totals for 1026		4,713,608.86	4,713,608.86
1030 Investment Account-50-3461-21-2				4,649,655.79		
01/31/25			Interest Income		13,843.37	
01/31/25	Cash Sweeps				718.99	
			Totals for 01/31/25		14,562.36	4,664,218.15
02/03/25	CashSweeps		Cash Sweeps		690.13	
02/28/25			Interest Income		11,932.22	
			Totals for 02/28/25		12,622.35	4,676,840.50
03/31/25			Interest Income		12,928.07	
03/31/25	Cash Sweeps		Cash Sweeps		623.41	
			Totals for 03/31/25		13,551.48	4,690,391.98
04/30/25			Interest Income		12,546.96	
04/30/25	Cash Sweeps		Cash Sweeps		690.18	
			Totals for 04/30/25		13,237.14	4,703,629.12
05/01/25	Cash Sweeps		Cash Sweeps		667.81	
05/16/25			Cash Sweeps		(4,704,296.93)	
05/30/25			Interest Income		7,554.03	
			Totals for 05/31/25		(4,696,075.09)	7,554.03
			Totals for 1030		(4,642,101.76)	7,554.03
1032 Investment Account-50-3461-91-5				965,232.29		
01/31/25			Interest Income		3,052.17	
01/31/25	Cash Sweeps				146,107.67	
01/31/25	Cash Sweeps				(13,564.35)	
			Totals for 01/31/25		135,595.49	1,100,827.78
02/28/25			Interest Income		2,678.38	
02/28/25			Cash Sweeps		(259,363.36)	
02/28/25	CashSweeps		Cash Sweeps		48,250.44	
			Totals for 02/28/25		(208,434.54)	892,393.24
03/31/25			Interest Income		2,537.72	
03/31/25			Cash Sweeps		(24,125.57)	
03/31/25	Cash Sweeps		Cash Sweeps		52,028.82	
			Totals for 03/31/25		30,440.97	922,834.21
04/30/25			Interest Income		2,409.48	
04/30/25			Cash Sweeps		(167,364.89)	
04/30/25	Cash Sweeps		Cash Sweeps		55,858.46	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 04/30/25		(109,096.95)	813,737.26
05/30/25			Interest Income		2,323.96	
05/31/25			Cash Sweeps		(22,981.44)	
05/31/25	Cash Sweeps		Cash Sweeps		58,116.51	
			Totals for 05/31/25		37,459.03	851,196.29
			Totals for 1032		(114,036.00)	851,196.29
1035 Investment Account-0924				8,430.69		
01/31/25			Interest Income		25.07	
01/31/25	Cash Sweeps				(1,500.00)	
			Totals for 01/31/25		(1,474.93)	6,955.76
02/28/25			Interest Income		24.10	
02/28/25	CashSweeps		Cash Sweeps		34,000.02	
			Totals for 02/28/25		34,024.12	40,979.88
03/31/25			Interest Income		31.41	
03/31/25			Cash Sweeps		(34,000.00)	
			Totals for 03/31/25		(33,968.59)	7,011.29
04/30/25			Interest Income		18.73	
			Totals for 04/30/25		18.73	7,030.02
05/30/25			Interest Income		19.42	
			Totals for 05/31/25		19.42	7,049.44
			Totals for 1035		(1,381.25)	7,049.44
3040 Fica Taxes Payable				(963.75)		
01/01/25	P89		Payroll Journal Entry		(1,241.52)	
01/15/25	eftps		Internal Revenue Service		1,180.48	
			Totals for 01/31/25		(61.04)	(1,024.79)
02/01/25	P89		Payroll Journal Entry		(2,891.58)	
02/15/25	eftps		Internal Revenue Service		1,242.42	
			Totals for 02/28/25		(1,649.16)	(2,673.95)
03/01/25	P89		Payroll Journal Entry		(1,673.58)	
03/15/25	eftps		Internal Revenue Service		2,891.58	
			Totals for 03/31/25		1,218.00	(1,455.95)
04/01/25	P89		Payroll Journal Entry		(2,285.60)	
04/15/25	eftps		Internal Revenue Service		1,673.60	
			Totals for 04/30/25		(612.00)	(2,067.95)
05/01/25	P89		Payroll Journal Entry		(1,781.48)	
05/15/25	eftps		Internal Revenue Service		2,285.60	
			Totals for 05/31/25		504.12	(1,563.83)
			Totals for 3040		(600.08)	(1,563.83)
3050 FWH Taxes Payable				(1,287.78)		
01/01/25	P89		Payroll Journal Entry		(902.01)	
01/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 01/31/25		0.00	(1,287.78)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/01/25	P89		Payroll Journal Entry		(1,815.50)	
02/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 02/28/25		(913.49)	(2,201.27)
03/01/25	P89		Payroll Journal Entry		(1,255.10)	
03/15/25	eftps		Internal Revenue Service		1,815.50	
			Totals for 03/31/25		560.40	(1,640.87)
04/01/25	P89		Payroll Journal Entry		(1,338.26)	
04/15/25	eftps		Internal Revenue Service		1,255.09	
			Totals for 04/30/25		(83.17)	(1,724.04)
05/01/25	P89		Payroll Journal Entry		(962.50)	
05/15/25	eftps		Internal Revenue Service		1,338.26	
			Totals for 05/31/25		375.76	(1,348.28)
			Totals for 3050		(60.50)	(1,348.28)
3060 SWH Taxes Payable				(393.95)		
01/01/25	P89		Payroll Journal Entry		(367.52)	
01/15/25	atap		Department of Finance and Administration		358.57	
			Totals for 01/31/25		(8.95)	(402.90)
02/01/25	P89		Payroll Journal Entry		(669.18)	
02/15/25	atap		Department of Finance and Administration		367.52	
			Totals for 02/28/25		(301.66)	(704.56)
03/01/25	P89		Payroll Journal Entry		(443.54)	
03/15/25	atap		Department of Finance and Administration		669.18	
			Totals for 03/31/25		225.64	(478.92)
04/01/25	P89		Payroll Journal Entry		(523.36)	
04/15/25	atap		Department of Finance and Administration		443.54	
			Totals for 04/30/25		(79.82)	(558.74)
05/01/25	P89		Payroll Journal Entry		(430.80)	
05/15/25	atap		Department of Finance and Administration		523.36	
			Totals for 05/31/25		92.56	(466.18)
			Totals for 3060		(72.23)	(466.18)
3070 OCSE				0.00		
02/01/25	P89		Payroll Journal Entry		(40.71)	
			Totals for 02/28/25		(40.71)	(40.71)
			Totals for 3070		(40.71)	(40.71)
3080 State Unemployment Payable				521.17		
01/01/25	P89		Payroll Journal Entry		(16.23)	
			Totals for 01/31/25		(16.23)	504.94
02/01/25	P89		Payroll Journal Entry		(10.47)	
			Totals for 02/28/25		(10.47)	494.47
03/01/25	P89		Payroll Journal Entry		(6.00)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 03/31/25		(6.00)	488.47
04/01/25	P89		Payroll Journal Entry		(7.60)	
			Totals for 04/30/25		(7.60)	480.87
05/01/25	P89		Payroll Journal Entry		(7.61)	
			Totals for 05/31/25		(7.61)	473.26
			Totals for 3080		(47.91)	473.26
5010	City Water & Light			(5,954,631.86)		
			Totals for 5010		0.00	(5,954,631.86)
5013	Federal/State Grants			1,472.22		
			Totals for 5013		0.00	1,472.22
5030	Beg Retained Earnings			81,299.63		
			Totals for 5030		0.00	81,299.63
6001	Grant Revenue-City of Jonesboro			0.00		
01/23/25			City of Jonesboro- 2025 Annual City Contribution		(70,000.00)	
			Totals for 01/31/25		(70,000.00)	(70,000.00)
			Totals for 6001		(70,000.00)	(70,000.00)
6002	Grant Revenue-State Sales Tax			0.00		
01/24/25			State of AR- local use & sales tax		(2,354.50)	
01/24/25			State of AR- local use & sales tax		(2,354.50)	
			Totals for 01/31/25		(4,709.00)	(4,709.00)
02/25/25			State of AR- local use & sales tax		(2,559.96)	
02/25/25			State of AR- local use & sales tax		(2,559.96)	
			Totals for 02/28/25		(5,119.92)	(9,828.92)
03/25/25			State of AR		(2,186.55)	
03/25/25			State of AR		(2,186.55)	
			Totals for 03/31/25		(4,373.10)	(14,202.02)
04/24/25			State of AR		(2,650.10)	
04/24/25			State of AR		(2,650.10)	
			Totals for 04/30/25		(5,300.20)	(19,502.22)
05/23/25			State of AR		(2,714.36)	
05/23/25			State of AR		(2,714.36)	
			Totals for 05/31/25		(5,428.72)	(24,930.94)
			Totals for 6002		(24,930.94)	(24,930.94)
6010	Hanger Revenue - FBO			0.00		
01/02/25			AR Air Center- FBO Lease Rent		(35,124.25)	
01/16/25			Edmonds AV- Hgr #20 Lease Rent		(5,052.00)	
			Totals for 01/31/25		(40,176.25)	(40,176.25)
02/03/25			AR Air Center		(35,124.25)	
02/10/25			Edmonds AV		(5,052.00)	
			Totals for 02/28/25		(40,176.25)	(80,352.50)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/04/25			AR Air Center		(35,124.25)	
03/12/25			Edmonds AV		(5,052.00)	
			Totals for 03/31/25		(40,176.25)	(120,528.75)
04/03/25			AR Air Center		(35,124.25)	
04/22/25			Edmonds AV		(5,052.00)	
			Totals for 04/30/25		(40,176.25)	(160,705.00)
05/05/25			AR Air Center		(35,124.25)	
05/19/25			Edmonds AV		(5,052.00)	
			Totals for 05/31/25		(40,176.25)	(200,881.25)
			Totals for 6010		(200,881.25)	(200,881.25)
6015 Fuel Flowage				0.00		
01/23/25			Titan AV Fuels- 12/2024 Fuel flowage		(8,178.00)	
			Totals for 01/31/25		(8,178.00)	(8,178.00)
02/24/25			Titan AV Fuels		(8,480.70)	
			Totals for 02/28/25		(8,480.70)	(16,658.70)
03/18/25			Titan AV Fuels		(5,718.30)	
			Totals for 03/31/25		(5,718.30)	(22,377.00)
04/22/25			Titan AV Fuels		(9,645.00)	
			Totals for 04/30/25		(9,645.00)	(32,022.00)
05/19/25			Titan AV Fuels		(8,615.25)	
			Totals for 05/31/25		(8,615.25)	(40,637.25)
			Totals for 6015		(40,637.25)	(40,637.25)
6016 HANGER-FOWLER FOODS				0.00		
01/07/25			Fowler Foods- Hgr Land Lease		(1,145.04)	
			Totals for 01/31/25		(1,145.04)	(1,145.04)
02/03/25			Fowler Foods		(1,145.04)	
			Totals for 02/28/25		(1,145.04)	(2,290.08)
03/04/25			Fowler Foods		(1,145.04)	
			Totals for 03/31/25		(1,145.04)	(3,435.12)
04/09/25			Fowler Foods		(1,145.04)	
			Totals for 04/30/25		(1,145.04)	(4,580.16)
05/05/25			Fowler Foods		(1,145.04)	
			Totals for 05/31/25		(1,145.04)	(5,725.20)
			Totals for 6016		(5,725.20)	(5,725.20)
6020 Hangar Land Lease				0.00		
01/16/25			FNB- Hgr Land Lease Rent		(884.16)	
01/16/25			Sunbelt Finance- 2025 Annual Hgr Lease Rent		(13,500.00)	
			Totals for 01/31/25		(14,384.16)	(14,384.16)
02/11/25			FNB		(884.16)	
			Totals for 02/28/25		(884.16)	(15,268.32)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/12/25			FNB		(884.16)	
			Totals for 03/31/25		(884.16)	(16,152.48)
04/11/25			FNB		(884.16)	
			Totals for 04/30/25		(884.16)	(17,036.64)
05/12/25			FNB		(884.16)	
			Totals for 05/31/25		(884.16)	(17,920.80)
			Totals for 6020		(17,920.80)	(17,920.80)
6021 HANGER-HYTROL				0.00		
01/07/25			Hytrol Convr		(5,135.42)	
			Totals for 01/31/25		(5,135.42)	(5,135.42)
02/07/25			Hytrol		(5,135.42)	
			Totals for 02/28/25		(5,135.42)	(10,270.84)
03/12/25			Hytrol		(5,135.42)	
			Totals for 03/31/25		(5,135.42)	(15,406.26)
04/09/25			Hytrol		(5,135.42)	
			Totals for 04/30/25		(5,135.42)	(20,541.68)
05/12/25			Hytrol		(5,135.42)	
			Totals for 05/31/25		(5,135.42)	(25,677.10)
			Totals for 6021		(25,677.10)	(25,677.10)
7005 Grant Project Expenditures				0.00		
01/13/25	1093		Mohsen Design Group, Inc- Rwy.23 Ext IFE for Final Design		1,500.00	
01/16/25			Michael Baker- reimburse invoice #1198488		(3,070.00)	
			Totals for 01/31/25		(1,570.00)	(1,570.00)
02/13/25	1094		Michael Baker Int- Terminal bldg reconstruction		44,717.59	
02/13/25	1095		Michael Baker Int- Terminal bldg reconstruction		25,866.39	
02/13/25	1096		Michael Baker Int- Terminal bldg reconstruction		133,477.75	
02/13/25	1097		Michael Baker Int- Terminal bldg reconstruction		4,880.09	
02/13/25	1098		Michael Baker Int- Rwy 23 Ext Obstruction mapping		1,886.12	
02/27/25	1099		East AR Planning & Development District- Terminal bldg reconstruction		34,000.00	
			Totals for 02/28/25		244,827.94	243,257.94
			Totals for 7005		243,257.94	243,257.94
7010 Grounds				0.00		
01/01/25	12613		Ditta Ace Hardware		15.18	
01/21/25	12623		Ray-Ad Specialties		1,234.73	
			Totals for 01/31/25		1,249.91	1,249.91
03/18/25	12658		Ditta Ace Hardware		4,108.61	
03/18/25	12659		Greenway Equipment		149.71	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 03/31/25		4,258.32	5,508.23
04/01/25	12669		AR Air Center		173.65	
04/08/25	12678		G Robert Corp		6,950.00	
04/08/25	12679		Greenway Equipment		167.08	
			Totals for 04/30/25		7,290.73	12,798.96
05/20/25	12698		AR Air Center		679.80	
05/20/25	12705		Greenway Equipment		2,222.59	
05/20/25	12705		Greenway Equipment		124.91	
05/20/25	12707		Quality Farm Supply		1,047.61	
05/20/25	12710		White River Materials		6,000.00	
			Totals for 05/31/25		10,074.91	22,873.87
			Totals for 7010		22,873.87	22,873.87
7020 Runways				0.00		
04/20/25	12693		White River Materials		6,000.00	
			Totals for 04/30/25		6,000.00	6,000.00
			Totals for 7020		6,000.00	6,000.00
7030 Hanger Expense-FBO				0.00		
02/01/25	12625		Data Network Systems		1,745.28	
02/01/25	12629		Frey Metal Worx, LLC		1,200.00	
02/18/25	12636		Ditta Ace Hardware		367.65	
02/18/25	12639		Lowe's Business Accounts		1,021.95	
02/26/25	12645		Chris West Plumbing, Inc		395.02	
02/26/25	12648		The Sherwin Williams Co		107.25	
			Totals for 02/28/25		4,837.15	4,837.15
03/01/25	12650		Barton's of Jonesboro		1,697.29	
03/01/25	12651		Chris West Plumbing, Inc		2,498.27	
03/18/25	12660		Herndon's Heating & Air		211.58	
03/18/25	12661		Herndon's Heating & Air		667.28	
03/18/25	12662		Lowe's Business Accounts		182.66	
03/18/25	12663		TEC Electric		464.75	
03/18/25	12664		Sherwin Williams Co		75.73	
03/18/25	12666		Barton's of Jonesboro		1,426.91	
03/18/25	12667		Herndon's Heating & Air		292.95	
			Totals for 03/31/25		7,517.42	12,354.57
04/01/25	12671		Ditta Enterprises, Inc		607.60	
04/08/25	12681		Lowe's Business Accounts		517.02	
04/08/25	12682		Sherwin Williams Co		61.14	
04/15/25	12691		MidSouth Environmental		500.00	
			Totals for 04/30/25		1,685.76	14,040.33
05/20/25	12703		Ditta Ace Hardware		15.39	
05/20/25	12708		The Sherwin Williams Co		16.26	
			Totals for 05/31/25		31.65	14,071.98
			Totals for 7030		14,071.98	14,071.98
7035 T-Hanger Expense				0.00		
03/18/25	12658		Ditta Ace Hardware		14.73	
			Totals for 03/31/25		14.73	14.73

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 7035		14.73	14.73
7050 Flight Service Station				0.00		
01/21/25	12621		CWL		159.34	
			Totals for 01/31/25		159.34	159.34
02/18/25	12643		CWL		197.77	
			Totals for 02/28/25		197.77	357.11
03/18/25	12657		CWL		158.45	
			Totals for 03/31/25		158.45	515.56
04/15/25	12685		CWL		118.65	
			Totals for 04/30/25		118.65	634.21
05/20/25	12701		CWL		108.90	
			Totals for 05/31/25		108.90	743.11
			Totals for 7050		743.11	743.11
7051 Fire Rescue Building Expense				0.00		
01/21/25	12620		CWL		194.53	
			Totals for 01/31/25		194.53	194.53
02/01/25	12624		Data Network Systems		1,745.28	
02/18/25	12643		CWL		644.69	
			Totals for 02/28/25		2,389.97	2,584.50
03/18/25	12656		CWL		577.41	
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		952.41	3,536.91
04/15/25	12684		CWL		264.07	
			Totals for 04/30/25		264.07	3,800.98
05/20/25	12700		CWL		160.96	
05/20/25	12706		Lowe's Business Accounts		28.33	
			Totals for 05/31/25		189.29	3,990.27
			Totals for 7051		3,990.27	3,990.27
7052 Sharp Aviation Expense				0.00		
02/01/25	12626		Data Network Systems		1,745.28	
			Totals for 02/28/25		1,745.28	1,745.28
			Totals for 7052		1,745.28	1,745.28
7053 Old Terminal Bldg - CAP				0.00		
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		375.00	375.00
05/20/25	1100		Olympus Construction- Terminal bldg reconstruction plans		1,345.17	
			Totals for 05/31/25		1,345.17	1,720.17
			Totals for 7053		1,720.17	1,720.17
7060 Beacon & Field Lights				0.00		

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/01/25	12615		Grace Electric, Inc		1,481.03	
			Totals for 01/31/25		1,481.03	1,481.03
			Totals for 7060		1,481.03	1,481.03
8100 Insurance				0.00		
04/15/25	12686		Higginbotham Insurance Agency, Inc		8,380.00	
04/15/25	12688		Higginbotham Insurance Agency, Inc		363.00	
04/15/25	12689		Higginbotham Insurance Agency, Inc		3,900.00	
04/15/25	12690		Higginbotham Insurance Agency, Inc		21,840.00	
			Totals for 04/30/25		34,483.00	34,483.00
			Totals for 8100		34,483.00	34,483.00
8110 Insurance - Medical				0.00		
01/01/25	12611		City of Jonesboro Payable- dental insurance		1,186.08	
01/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 01/31/25		848.99	848.99
02/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 02/28/25		(337.09)	511.90
03/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 03/31/25		(337.09)	174.81
04/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 04/30/25		(337.09)	(162.28)
05/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 05/31/25		(337.09)	(499.37)
			Totals for 8110		(499.37)	(499.37)
8120 Insurance - Fire				0.00		
04/15/25	12687		Higginbotham Insurance Agency, Inc		106,751.00	
			Totals for 04/30/25		106,751.00	106,751.00
			Totals for 8120		106,751.00	106,751.00
8140 Office Expense				0.00		
02/18/25	12640		Office Depot		604.48	
02/26/25	12647		Peregrine Corp		138.33	
			Totals for 02/28/25		742.81	742.81
			Totals for 8140		742.81	742.81
8160 Payroll Taxes				0.00		
01/01/25	P89		Payroll Journal Entry		636.99	
			Totals for 01/31/25		636.99	636.99
02/01/25	P89		Payroll Journal Entry		1,496.97	
			Totals for 02/28/25		1,496.97	2,133.96
03/01/25	P89		Payroll Journal Entry		842.79	
			Totals for 03/31/25		842.79	2,976.75
04/01/25	P89		Payroll Journal Entry		1,150.40	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 04/30/25		1,150.40	4,127.15
05/01/25	P89		Payroll Journal Entry		898.35	
			Totals for 05/31/25		898.35	5,025.50
			Totals for 8160		5,025.50	5,025.50
8170 Postage				0.00		
01/01/25	12618		U.S. Postal Service		232.00	
			Totals for 01/31/25		232.00	232.00
04/17/25	12692		Discover Card		43.90	
			Totals for 04/30/25		43.90	275.90
			Totals for 8170		275.90	275.90
8200 Salaries - Manager				0.00		
01/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 01/31/25		7,275.65	7,275.65
02/01/25	P89		Payroll Journal Entry		14,060.30	
			Totals for 02/28/25		14,060.30	21,335.95
03/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 03/31/25		7,275.65	28,611.60
04/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 04/30/25		7,275.65	35,887.25
05/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 05/31/25		7,275.65	43,162.90
			Totals for 8200		43,162.90	43,162.90
8210 Salaries - Other				0.00		
01/01/25	P89		Payroll Journal Entry		1,176.00	
			Totals for 01/31/25		1,176.00	1,176.00
02/01/25	P89		Payroll Journal Entry		5,176.00	
			Totals for 02/28/25		5,176.00	6,352.00
03/01/25	P89		Payroll Journal Entry		4,000.00	
			Totals for 03/31/25		4,000.00	10,352.00
04/01/25	P89		Payroll Journal Entry		8,000.00	
			Totals for 04/30/25		8,000.00	18,352.00
05/01/25	P89		Payroll Journal Entry		4,705.00	
			Totals for 05/31/25		4,705.00	23,057.00
			Totals for 8210		23,057.00	23,057.00
8240 Telephone				0.00		
01/21/25	12619		AT&T		282.89	
			Totals for 01/31/25		282.89	282.89
02/18/25	12634		AT&T		282.88	
			Totals for 02/28/25		282.88	565.77

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
03/18/25	12655		AT&T			282.87	
				Totals for 03/31/25		282.87	848.64
04/08/25	12677		AT&T			282.62	
				Totals for 04/30/25		282.62	1,131.26
05/20/25	12699		AT&T			282.84	
				Totals for 05/31/25		282.84	1,414.10
				Totals for 8240		1,414.10	1,414.10
8245 Meetings/Travel					0.00		
02/18/25	12635		Discover Card			50.72	
02/18/25	12637		FedEx			286.70	
02/18/25	12638		Honeybaked Ham			244.63	
				Totals for 02/28/25		582.05	582.05
04/08/25	12680		Honeybaked Ham			305.44	
04/08/25	12683		FedEx			66.40	
				Totals for 04/30/25		371.84	953.89
05/20/25	12704		FedEx			119.91	
				Totals for 05/31/25		119.91	1,073.80
				Totals for 8245		1,073.80	1,073.80
8250 Meals/Entertainment					0.00		
01/21/25	12622		Honeybaked Ham			258.28	
				Totals for 01/31/25		258.28	258.28
				Totals for 8250		258.28	258.28
8280 Legal & Accounting					0.00		
01/01/25	12612		David W Cahoon			250.00	
01/01/25	12617		Thomas, Speight & Noble, CPAS			500.00	
				Totals for 01/31/25		750.00	750.00
02/01/25	12627		David W Cahoon			250.00	
02/26/25	12649		Thomas, Speight & Noble, CPAS			650.00	
				Totals for 02/28/25		900.00	1,650.00
03/01/25	12652		David W Cahoon			250.00	
03/18/25	12665		Thomas, Speight & Noble, CPAS			500.00	
				Totals for 03/31/25		750.00	2,400.00
04/01/25	12670		David W Cahoon			250.00	
04/01/25	12675		Thomas, Speight & Noble, CPAS			500.00	
				Totals for 04/30/25		750.00	3,150.00
05/20/25	12702		David W Cahoon			1,250.00	
05/20/25	12709		Thomas, Speight & Noble, CPAS			500.00	
				Totals for 05/31/25		1,750.00	4,900.00
				Totals for 8280		4,900.00	4,900.00
9010 Interest Income					0.00		
01/31/25			Interest Income			(13,843.37)	

Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - May 31, 2025

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
01/31/25			Interest Income			(3,052.17)	
01/31/25			Interest Income			(25.07)	
01/31/25			Interest Income			(690.13)	
				Totals for 01/31/25		(17,610.74)	(17,610.74)
02/28/25			Interest Income			(623.41)	
02/28/25			Interest Income			(24.10)	
02/28/25			Interest Income			(2,678.38)	
02/28/25			Interest Income			(11,932.22)	
				Totals for 02/28/25		(15,258.11)	(32,868.85)
03/31/25			Interest Income			(690.18)	
03/31/25			Interest Income			(2,537.72)	
03/31/25			Interest Income			(12,928.07)	
03/31/25			Interest Income			(31.41)	
				Totals for 03/31/25		(16,187.38)	(49,056.23)
04/30/25			Interest Income			(667.81)	
04/30/25			Interest Income			(2,409.48)	
04/30/25			Interest Income			(12,546.96)	
04/30/25			Interest Income			(18.73)	
				Totals for 04/30/25		(15,642.98)	(64,699.21)
05/30/25			Interest Income			(2,323.96)	
05/30/25			Interest Income			(7,554.03)	
05/30/25			Interest Income			(19.42)	
05/31/25			Interest Deposit			(9,311.93)	
05/31/25			Interest Deposit			(690.07)	
				Totals for 05/31/25		(19,899.41)	(84,598.62)
				Totals for 9010		(84,598.62)	(84,598.62)
				Report Total			0.00

Net Profit/(Loss)

Current Period	54,839.67
Year-to-Date	(46,172.14)

Distribution count = 276

Jonesboro Airport Commission
Prepared Financial Statements
June 30, 2025 and 2024

Substantially all disclosures omitted

Jonesboro Airport Commission
Balance Sheet
As of June 30, 2025 and 2024

Assets

	2025	2024
Current Assets		
Cash - Centennial Bank 503461691	$ (55.00)	$ 0.00
Cash - Centennial Insurance 503461721	111.36	250,871.11
Cash-Centennial x8092	(23,646.27)	0.00
Cash- First Natl Bank 4531	4,730,074.20	0.00
Investment Account-50-3461-21-2	5.64	5,389,625.66
Investment Account-50-3461-91-5	1,092,286.55	565,797.34
Investment Account-0924	100,621.08	16,335.86
Total Current Assets	5,899,397.56	6,222,629.97
Property and Equipment		
Net Property and Equipment	0.00	0.00
Total Assets	$ 5,899,397.56	$ 6,222,629.97

No assurance is provided.

Jonesboro Airport Commission
Balance Sheet
As of June 30, 2025 and 2024

Liabilities and Stockholders' Equity

	2025	2024
Current Liabilities		
Fica Taxes Payable	$ 1,423.82	$ 1,517.54
FWH Taxes Payable	1,345.97	1,524.74
SWH Taxes Payable	453.99	475.73
OCSE	40.71	0.00
State Unemployment Payable	(467.73)	(528.62)
Total Current Liabilities	2,796.76	2,989.39
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	2,796.76	2,989.39
Stockholders' Equity		
Capital Contributions	5,873,332.23	6,419,457.28
Retained Earnings	(1,472.22)	(1,472.22)
Current Earnings	24,740.79	(198,344.48)
Total Stockholders' Equity	5,896,600.80	6,219,640.58
Total Liabilities and Stockholders' Equity	$ 5,899,397.56	$ 6,222,629.97

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
For the One Month and Six Months Ended June 30, 2025

	One Month Ended June 30, 2025	Six Months Ended June 30, 2025
Sales		
Grant Revenue-City of Jonesboro	$ 25,491.00	$ 95,491.00
Hanger Revenue - FBO	40,176.25	241,057.50
Fuel Flowage	8,544.30	49,181.55
HANGER-FOWLER FOODS	1,145.04	6,870.24
Hangar Land Lease	884.16	18,804.96
HANGER-HYTROL	5,135.42	30,812.52
Total Sales	81,376.17	442,217.77
Cost of Goods Sold		
Grounds	793.82	23,667.69
Hanger Expense-FBO	385.63	14,457.61
T-Hanger Expense	8.20	22.93
Flight Service Station	107.01	850.12
Fire Rescue Building Expense	139.93	4,130.20
Sharp Aviation Expense	0.00	1,745.28
Old Terminal Bldg - CAP	0.00	1,720.17
Beacon & Field Lights	0.00	1,481.03
Total Cost of Goods Sold	1,434.59	48,075.03
Gross Profit	79,941.58	394,142.74
Operating Expenses		
Dues/Subscriptions	55.00	55.00
Insurance	1,363.00	35,846.00
Insurance - Medical	(337.09)	(836.46)
Insurance - Fire	0.00	106,751.00
Office Expense	0.00	742.81
Payroll Taxes	826.26	5,851.76
Postage	0.00	275.90
Salaries - Manager	7,275.65	50,438.55
Salaries - Other	3,790.00	26,847.00
Telephone	294.07	1,708.17
Meetings/Travel	230.98	1,304.78
Meals/Entertainment	0.00	258.28
Legal & Accounting	750.00	5,650.00
Total Operating Expenses	14,247.87	234,892.79
Operating Income (Loss)	65,693.71	159,249.95
Other Income (Expenses)		
Grant Revenue-State Sales Tax	4,318.94	29,249.88
Grant Revenue-Federal & State	194,353.46	194,353.46
Interest Income	19,324.90	103,923.52
Grant Project Expenditures	(212,778.08)	(456,036.02)
Runways	0.00	(6,000.00)
Total Other Income (Expenses)	5,219.22	(134,509.16)
Net Income (Loss)	$ 70,912.93	$ 24,740.79

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
Six Months Ended June 30, 2025 and 2024

	Six Months Ended June 30, 2025	Six Months Ended June 30, 2024
Sales		
Grant Revenue-City of Jonesboro	$ 95,491.00	$ 70,000.00
Hanger Revenue - FBO	241,057.50	229,759.74
Fuel Flowage	49,181.55	46,725.15
HANGER-FOWLER FOODS	6,870.24	6,870.24
Hangar Land Lease	18,804.96	50,111.86
HANGER-HYTROL	30,812.52	35,947.94
Total Sales	442,217.77	439,414.93
Cost of Goods Sold		
Grounds	23,667.69	22,487.45
Hanger Expense-FBO	14,457.61	11,469.75
T-Hanger Expense	22.93	209.58
Flight Service Station	850.12	863.88
Fire Rescue Building Expense	4,130.20	4,067.30
Sharp Aviation Expense	1,745.28	0.00
Old Terminal Bldg - CAP	1,720.17	0.00
Beacon & Field Lights	1,481.03	0.00
Total Cost of Goods Sold	48,075.03	39,097.96
Gross Profit	394,142.74	400,316.97
Operating Expenses		
Dues/Subscriptions	55.00	55.00
Insurance	35,846.00	11,518.00
Insurance - Medical	(836.46)	6,428.52
Insurance - Fire	106,751.00	121,855.00
Office Expense	742.81	700.45
Payroll Taxes	5,851.76	4,709.46
Postage	275.90	226.00
Salaries - Manager	50,438.55	43,370.16
Salaries - Other	26,847.00	19,381.00
Supplies	0.00	304.25
Telephone	1,708.17	1,810.79
Meetings/Travel	1,304.78	541.73
Meals/Entertainment	258.28	147.37
Legal & Accounting	5,650.00	4,650.00
Total Operating Expenses	234,892.79	215,697.73
Operating Income (Loss)	159,249.95	184,619.24
Other Income (Expenses)		
Grant Revenue-Federal & State	194,353.46	0.00
Interest Income	103,923.52	133,946.79
Grant Revenue-State Sales Tax	29,249.88	2,694,156.69
Grant Project Expenditures	(456,036.02)	(3,211,067.20)
Runways	(6,000.00)	0.00
Total Other Income (Expenses)	(134,509.16)	(382,963.72)
Net Income (Loss)	$ 24,740.79	$ (198,344.48)

No assurance is provided.

Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - June 30, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1020 Cash - Centennial Bank 503461691				(53.44)		
01/31/25	1		Cash Disbursements		(160,567.06)	
01/31/25	2		Cash Receipts		160,362.22	
			Totals for 01/31/25		(204.84)	(258.28)
02/28/25	1		Cash Disbursements		(322,237.00)	
02/28/25	2		Cash Receipts		320,304.85	
			Totals for 02/28/25		(1,932.15)	(2,190.43)
03/31/25	1		Cash Disbursements		(80,117.41)	
03/31/25	2		Cash Receipts		81,557.84	
			Totals for 03/31/25		1,440.43	(750.00)
04/30/25	1		Cash Disbursements		(229,206.40)	
04/30/25	2		Cash Receipts		229,650.96	
			Totals for 04/30/25		444.56	(305.44)
05/31/25	1		Cash Disbursements		(84,180.75)	
05/31/25	2		Cash Receipts		84,366.28	
			Totals for 05/31/25		185.53	(119.91)
06/30/25	1		Cash Disbursements		(269,335.09)	
06/30/25	2		Cash Receipts		269,400.00	
			Totals for 06/30/25		64.91	(55.00)
			Totals for 1020		(1.56)	(55.00)
1021 Cash - Centennial Insurance 503461721				250,718.99		
01/31/25			Interest Income		690.13	
01/31/25	Cash Sweeps				(718.99)	
			Totals for 01/31/25		(28.86)	250,690.13
02/03/25	CashSweeps		Cash Sweeps		(690.13)	
02/28/25			Interest Income		623.41	
			Totals for 02/28/25		(66.72)	250,623.41
03/31/25			Interest Income		690.18	
03/31/25	Cash Sweeps		Cash Sweeps		(623.41)	
			Totals for 03/31/25		66.77	250,690.18
04/30/25			Interest Income		667.81	
04/30/25	Cash Sweeps		Cash Sweeps		(690.18)	
			Totals for 04/30/25		(22.37)	250,667.81
05/01/25	Cash Sweeps		Cash Sweeps		(667.81)	
05/13/25	1208		xfer to new FNB Acct		(4,704,296.93)	
05/16/25			Cash Sweeps		4,704,296.93	
05/31/25			Interest Deposit		690.07	
			Totals for 05/31/25		22.26	250,690.07
06/06/25	xfer				(258,244.10)	
06/30/25			Interest Income		111.36	
06/30/25	Cash Sweeps		Cash Sweeps		8,244.10	
06/30/25	Cash Sweeps		Cash Sweeps		(690.07)	
			Totals for 06/30/25		(250,578.71)	111.36
			Totals for 1021		(250,607.63)	111.36

Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - June 30, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1023 Cash-Centennial x8092				0.00		
01/13/25	1093		Mohsen Design Group, Inc		(1,500.00)	
01/31/25	Cash Sweeps				1,500.00	
			Totals for 01/31/25		0.00	0.00
02/13/25	12633		xfer to Projects acct		210,827.96	
02/26/25	12646		xfer to Projects acct		34,000.00	
02/28/25	1		Cash Disbursements		(278,827.96)	
			Totals for 02/28/25		(34,000.00)	(34,000.00)
03/31/25			Cash Sweeps		34,000.00	
			Totals for 03/31/25		34,000.00	0.00
05/20/25	1100		Olympus Construction		(1,345.17)	
			Totals for 05/31/25		(1,345.17)	(1,345.17)
06/06/25	xfer				258,244.10	
06/30/25	1		Cash Disbursements		(496,513.18)	
06/30/25	2		Cash Receipts		215,967.98	
			Totals for 06/30/25		(22,301.10)	(23,646.27)
			Totals for 1023		(23,646.27)	(23,646.27)
1026 Cash- First Natl Bank 4531				0.00		
05/13/25	1208		FNB opening balance- xfer from FNB		4,704,296.93	
05/31/25			Interest Deposit		9,311.93	
			Totals for 05/31/25		4,713,608.86	4,713,608.86
06/30/25			Interest Income		16,465.34	
			Totals for 06/30/25		16,465.34	4,730,074.20
			Totals for 1026		4,730,074.20	4,730,074.20
1030 Investment Account-50-3461-21-2				4,649,655.79		
01/31/25			Interest Income		13,843.37	
01/31/25	Cash Sweeps				718.99	
			Totals for 01/31/25		14,562.36	4,664,218.15
02/03/25	CashSweeps		Cash Sweeps		690.13	
02/28/25			Interest Income		11,932.22	
			Totals for 02/28/25		12,622.35	4,676,840.50
03/31/25			Interest Income		12,928.07	
03/31/25	Cash Sweeps		Cash Sweeps		623.41	
			Totals for 03/31/25		13,551.48	4,690,391.98
04/30/25			Interest Income		12,546.96	
04/30/25	Cash Sweeps		Cash Sweeps		690.18	
			Totals for 04/30/25		13,237.14	4,703,629.12
05/01/25	Cash Sweeps		Cash Sweeps		667.81	
05/16/25			Cash Sweeps		(4,704,296.93)	
05/30/25			Interest Income		7,554.03	
			Totals for 05/31/25		(4,696,075.09)	7,554.03
06/30/25			Interest Income		5.64	
06/30/25	Cash Sweeps		Cash Sweeps		(8,244.10)	
06/30/25	Cash Sweeps		Cash Sweeps		690.07	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
				Totals for 06/30/25		(7,548.39)	5.64
				Totals for 1030		(4,649,650.15)	5.64
1032 Investment Account-50-3461-91-5					965,232.29		
01/31/25			Interest Income			3,052.17	
01/31/25	Cash Sweeps					146,107.67	
01/31/25	Cash Sweeps					(13,564.35)	
				Totals for 01/31/25		135,595.49	1,100,827.78
02/28/25			Interest Income			2,678.38	
02/28/25			Cash Sweeps			(259,363.36)	
02/28/25	CashSweeps		Cash Sweeps			48,250.44	
				Totals for 02/28/25		(208,434.54)	892,393.24
03/31/25			Interest Income			2,537.72	
03/31/25			Cash Sweeps			(24,125.57)	
03/31/25	Cash Sweeps		Cash Sweeps			52,028.82	
				Totals for 03/31/25		30,440.97	922,834.21
04/30/25			Interest Income			2,409.48	
04/30/25			Cash Sweeps			(167,364.89)	
04/30/25	Cash Sweeps		Cash Sweeps			55,858.46	
				Totals for 04/30/25		(109,096.95)	813,737.26
05/30/25			Interest Income			2,323.96	
05/31/25			Cash Sweeps			(22,981.44)	
05/31/25	Cash Sweeps		Cash Sweeps			58,116.51	
				Totals for 05/31/25		37,459.03	851,196.29
06/30/25			Interest Income			2,429.04	
06/30/25	Cash Sweeps		Cash Sweeps			253,503.65	
06/30/25	Cash Sweeps		Cash Sweeps			(14,842.43)	
				Totals for 06/30/25		241,090.26	1,092,286.55
				Totals for 1032		127,054.26	1,092,286.55
1035 Investment Account-0924					8,430.69		
01/31/25			Interest Income			25.07	
01/31/25	Cash Sweeps					(1,500.00)	
				Totals for 01/31/25		(1,474.93)	6,955.76
02/28/25			Interest Income			24.10	
02/28/25	CashSweeps		Cash Sweeps			34,000.02	
				Totals for 02/28/25		34,024.12	40,979.88
03/31/25			Interest Income			31.41	
03/31/25			Cash Sweeps			(34,000.00)	
				Totals for 03/31/25		(33,968.59)	7,011.29
04/30/25			Interest Income			18.73	
				Totals for 04/30/25		18.73	7,030.02
05/30/25			Interest Income			19.42	
				Totals for 05/31/25		19.42	7,049.44
06/30/25			Interest Income			313.52	
06/30/25	Cash Sweeps		Cash Sweeps			283,735.10	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
06/30/25	Cash Sweeps		Cash Sweeps		(190,476.98)	
			Totals for 06/30/25		93,571.64	100,621.08
			Totals for 1035		92,190.39	100,621.08
3040 Fica Taxes Payable				(963.75)		
01/01/25	P89		Payroll Journal Entry		(1,241.52)	
01/15/25	eftps		Internal Revenue Service		1,180.48	
			Totals for 01/31/25		(61.04)	(1,024.79)
02/01/25	P89		Payroll Journal Entry		(2,891.58)	
02/15/25	eftps		Internal Revenue Service		1,242.42	
			Totals for 02/28/25		(1,649.16)	(2,673.95)
03/01/25	P89		Payroll Journal Entry		(1,673.58)	
03/15/25	eftps		Internal Revenue Service		2,891.58	
			Totals for 03/31/25		1,218.00	(1,455.95)
04/01/25	P89		Payroll Journal Entry		(2,285.60)	
04/15/25	eftps		Internal Revenue Service		1,673.60	
			Totals for 04/30/25		(612.00)	(2,067.95)
05/01/25	P89		Payroll Journal Entry		(1,781.48)	
05/15/25	eftps		Internal Revenue Service		2,285.60	
			Totals for 05/31/25		504.12	(1,563.83)
06/01/25	P89		Payroll Journal Entry		(1,641.46)	
06/15/25	eftps		Internal Revenue Service		1,781.47	
			Totals for 06/30/25		140.01	(1,423.82)
			Totals for 3040		(460.07)	(1,423.82)
3050 FWH Taxes Payable				(1,287.78)		
01/01/25	P89		Payroll Journal Entry		(902.01)	
01/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 01/31/25		0.00	(1,287.78)
02/01/25	P89		Payroll Journal Entry		(1,815.50)	
02/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 02/28/25		(913.49)	(2,201.27)
03/01/25	P89		Payroll Journal Entry		(1,255.10)	
03/15/25	eftps		Internal Revenue Service		1,815.50	
			Totals for 03/31/25		560.40	(1,640.87)
04/01/25	P89		Payroll Journal Entry		(1,338.26)	
04/15/25	eftps		Internal Revenue Service		1,255.09	
			Totals for 04/30/25		(83.17)	(1,724.04)
05/01/25	P89		Payroll Journal Entry		(962.50)	
05/15/25	eftps		Internal Revenue Service		1,338.26	
			Totals for 05/31/25		375.76	(1,348.28)
06/01/25	P89		Payroll Journal Entry		(960.19)	
06/15/25	eftps		Internal Revenue Service		962.50	
			Totals for 06/30/25		2.31	(1,345.97)
			Totals for 3050		(58.19)	(1,345.97)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
3060 SWH Taxes Payable				(393.95)		
01/01/25	P89		Payroll Journal Entry		(367.52)	
01/15/25	atap		Department of Finance and Administration		358.57	
			Totals for 01/31/25		(8.95)	(402.90)
02/01/25	P89		Payroll Journal Entry		(669.18)	
02/15/25	atap		Department of Finance and Administration		367.52	
			Totals for 02/28/25		(301.66)	(704.56)
03/01/25	P89		Payroll Journal Entry		(443.54)	
03/15/25	atap		Department of Finance and Administration		669.18	
			Totals for 03/31/25		225.64	(478.92)
04/01/25	P89		Payroll Journal Entry		(523.36)	
04/15/25	atap		Department of Finance and Administration		443.54	
			Totals for 04/30/25		(79.82)	(558.74)
05/01/25	P89		Payroll Journal Entry		(430.80)	
05/15/25	atap		Department of Finance and Administration		523.36	
			Totals for 05/31/25		92.56	(466.18)
06/01/25	P89		Payroll Journal Entry		(418.61)	
06/15/25	atap		Department of Finance and Administration		430.80	
			Totals for 06/30/25		12.19	(453.99)
			Totals for 3060		(60.04)	(453.99)
3070 OCSE				0.00		
02/01/25	P89		Payroll Journal Entry		(40.71)	
			Totals for 02/28/25		(40.71)	(40.71)
			Totals for 3070		(40.71)	(40.71)
3080 State Unemployment Payable				521.17		
01/01/25	P89		Payroll Journal Entry		(16.23)	
			Totals for 01/31/25		(16.23)	504.94
02/01/25	P89		Payroll Journal Entry		(10.47)	
			Totals for 02/28/25		(10.47)	494.47
03/01/25	P89		Payroll Journal Entry		(6.00)	
			Totals for 03/31/25		(6.00)	488.47
04/01/25	P89		Payroll Journal Entry		(7.60)	
			Totals for 04/30/25		(7.60)	480.87
05/01/25	P89		Payroll Journal Entry		(7.61)	
			Totals for 05/31/25		(7.61)	473.26
06/01/25	P89		Payroll Journal Entry		(5.53)	
			Totals for 06/30/25		(5.53)	467.73
			Totals for 3080		(53.44)	467.73

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
5010 City Water & Light				(5,954,631.86)		
			Totals for 5010		0.00	(5,954,631.86)
5013 Federal/State Grants				1,472.22		
			Totals for 5013		0.00	1,472.22
5030 Beg Retained Earnings				81,299.63		
			Totals for 5030		0.00	81,299.63
6001 Grant Revenue-City of Jonesboro				0.00		
01/23/25			City of Jonesboro- 2025 Annual City Contribution		(70,000.00)	
			Totals for 01/31/25		(70,000.00)	(70,000.00)
06/23/25			City of Jonesboro		(25,491.00)	
			Totals for 06/30/25		(25,491.00)	(95,491.00)
			Totals for 6001		(95,491.00)	(95,491.00)
6002 Grant Revenue-State Sales Tax				0.00		
01/24/25			State of AR- local use & sales tax		(2,354.50)	
01/24/25			State of AR- local use & sales tax		(2,354.50)	
			Totals for 01/31/25		(4,709.00)	(4,709.00)
02/25/25			State of AR- local use & sales tax		(2,559.96)	
02/25/25			State of AR- local use & sales tax		(2,559.96)	
			Totals for 02/28/25		(5,119.92)	(9,828.92)
03/25/25			State of AR		(2,186.55)	
03/25/25			State of AR		(2,186.55)	
			Totals for 03/31/25		(4,373.10)	(14,202.02)
04/24/25			State of AR		(2,650.10)	
04/24/25			State of AR		(2,650.10)	
			Totals for 04/30/25		(5,300.20)	(19,502.22)
05/23/25			State of AR		(2,714.36)	
05/23/25			State of AR		(2,714.36)	
			Totals for 05/31/25		(5,428.72)	(24,930.94)
06/25/25			State of AR		(2,159.47)	
06/25/25			State of AR		(2,159.47)	
			Totals for 06/30/25		(4,318.94)	(29,249.88)
			Totals for 6002		(29,249.88)	(29,249.88)
6004 Grant Revenue-Federal & State				0.00		
06/27/25			NOAA Treas		(194,353.46)	
			Totals for 06/30/25		(194,353.46)	(194,353.46)
			Totals for 6004		(194,353.46)	(194,353.46)
6010 Hanger Revenue - FBO				0.00		
01/02/25			AR Air Center- FBO Lease Rent		(35,124.25)	
01/16/25			Edmonds AV- Hgr #20 Lease Rent		(5,052.00)	
			Totals for 01/31/25		(40,176.25)	(40,176.25)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/03/25			AR Air Center		(35,124.25)	
02/10/25			Edmonds AV		(5,052.00)	
			Totals for 02/28/25		(40,176.25)	(80,352.50)
03/04/25			AR Air Center		(35,124.25)	
03/12/25			Edmonds AV		(5,052.00)	
			Totals for 03/31/25		(40,176.25)	(120,528.75)
04/03/25			AR Air Center		(35,124.25)	
04/22/25			Edmonds AV		(5,052.00)	
			Totals for 04/30/25		(40,176.25)	(160,705.00)
05/05/25			AR Air Center		(35,124.25)	
05/19/25			Edmonds AV		(5,052.00)	
			Totals for 05/31/25		(40,176.25)	(200,881.25)
06/03/25			AR Air Center		(35,124.25)	
06/20/25			Edmonds AV		(5,052.00)	
			Totals for 06/30/25		(40,176.25)	(241,057.50)
			Totals for 6010		(241,057.50)	(241,057.50)
6015 Fuel Flowage				0.00		
01/23/25			Titan AV Fuels- 12/2024 Fuel flowage		(8,178.00)	
			Totals for 01/31/25		(8,178.00)	(8,178.00)
02/24/25			Titan AV Fuels		(8,480.70)	
			Totals for 02/28/25		(8,480.70)	(16,658.70)
03/18/25			Titan AV Fuels		(5,718.30)	
			Totals for 03/31/25		(5,718.30)	(22,377.00)
04/22/25			Titan AV Fuels		(9,645.00)	
			Totals for 04/30/25		(9,645.00)	(32,022.00)
05/19/25			Titan AV Fuels		(8,615.25)	
			Totals for 05/31/25		(8,615.25)	(40,637.25)
06/26/25			Titan AV Fuels		(8,544.30)	
			Totals for 06/30/25		(8,544.30)	(49,181.55)
			Totals for 6015		(49,181.55)	(49,181.55)
6016 HANGER-FOWLER FOODS				0.00		
01/07/25			Fowler Foods- Hgr Land Lease		(1,145.04)	
			Totals for 01/31/25		(1,145.04)	(1,145.04)
02/03/25			Fowler Foods		(1,145.04)	
			Totals for 02/28/25		(1,145.04)	(2,290.08)
03/04/25			Fowler Foods		(1,145.04)	
			Totals for 03/31/25		(1,145.04)	(3,435.12)
04/09/25			Fowler Foods		(1,145.04)	
			Totals for 04/30/25		(1,145.04)	(4,580.16)
05/05/25			Fowler Foods		(1,145.04)	
			Totals for 05/31/25		(1,145.04)	(5,725.20)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
06/05/25			Fowler Foods		(1,145.04)	
			Totals for 06/30/25		(1,145.04)	(6,870.24)
			Totals for 6016		(6,870.24)	(6,870.24)
6020 Hangar Land Lease				0.00		
01/16/25			FNB- Hgr Land Lease Rent		(884.16)	
01/16/25			Sunbelt Finance- 2025 Annual Hgr Lease Rent		(13,500.00)	
			Totals for 01/31/25		(14,384.16)	(14,384.16)
02/11/25			FNB		(884.16)	
			Totals for 02/28/25		(884.16)	(15,268.32)
03/12/25			FNB		(884.16)	
			Totals for 03/31/25		(884.16)	(16,152.48)
04/11/25			FNB		(884.16)	
			Totals for 04/30/25		(884.16)	(17,036.64)
05/12/25			FNB		(884.16)	
			Totals for 05/31/25		(884.16)	(17,920.80)
06/10/25			FNB		(884.16)	
			Totals for 06/30/25		(884.16)	(18,804.96)
			Totals for 6020		(18,804.96)	(18,804.96)
6021 HANGER-HYTROL				0.00		
01/07/25			Hytrol Convr		(5,135.42)	
			Totals for 01/31/25		(5,135.42)	(5,135.42)
02/07/25			Hytrol		(5,135.42)	
			Totals for 02/28/25		(5,135.42)	(10,270.84)
03/12/25			Hytrol		(5,135.42)	
			Totals for 03/31/25		(5,135.42)	(15,406.26)
04/09/25			Hytrol		(5,135.42)	
			Totals for 04/30/25		(5,135.42)	(20,541.68)
05/12/25			Hytrol		(5,135.42)	
			Totals for 05/31/25		(5,135.42)	(25,677.10)
06/10/25			Hytrol		(5,135.42)	
			Totals for 06/30/25		(5,135.42)	(30,812.52)
			Totals for 6021		(30,812.52)	(30,812.52)
7005 Grant Project Expenditures				0.00		
01/13/25	1093		Mohsen Design Group, Inc- Rwy.23 Ext IFE for Final Design		1,500.00	
01/16/25			Michael Baker- reimburse invoice #1198488		(3,070.00)	
			Totals for 01/31/25		(1,570.00)	(1,570.00)
02/13/25	1094		Michael Baker Int- Terminal bldg reconstruction		44,717.59	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/13/25	1095		Michael Baker Int- Terminal bldg reconstruction		25,866.39	
02/13/25	1096		Michael Baker Int- Terminal bldg reconstruction		133,477.75	
02/13/25	1097		Michael Baker Int- Terminal bldg reconstruction		4,880.09	
02/13/25	1098		Michael Baker Int- Rwy 23 Ext Obstruction mapping		1,886.12	
02/27/25	1099		East AR Planning & Development District- Terminal bldg reconstruction		34,000.00	
			Totals for 02/28/25		244,827.94	243,257.94
06/05/25	1101		Olympus Construction, Inc- Terminal Bldg Construction- Pay App. #1		140,815.94	
06/06/25	1102		Craighead County- Rwy. Ext. Ditch Permit Recording		45.00	
06/10/25	1103		WEHCO Newspapers, Inc- Rwy Ext Const Legal Ad bidding notice		929.44	
06/17/25	1104		Michael Baker Int- Term Bldg Const		3,676.10	
06/17/25	1105		Michael Baker Int- Term. Bldg Const		6,511.67	
06/17/25	1106		Michael Baker Int- Term Bldg Const		10,320.73	
06/24/25	1107		Michael Baker Int- Rw23 ext- Environmental		4,495.31	
06/24/25	1108		Michael Baker Int- Rw23 Ext- Environmental		7,806.59	
06/24/25	1110		Michael Baker Int- Rw23 Ext0 Environmental		4,283.50	
06/24/25	1111		Michael Baker Int- Rw23 Ext- Environmental		10,247.53	
06/24/25	1112		Mohsen Design Group, Inc- Rw23 Ext- Construction IFE		1,500.00	
06/27/25	1113		Michael Baker Int- Rwy Strenghtening Const		22,146.27	
			Totals for 06/30/25		212,778.08	456,036.02
			Totals for 7005		456,036.02	456,036.02
7010 Grounds				0.00		
01/01/25	12613		Ditta Ace Hardware		15.18	
01/21/25	12623		Ray-Ad Specialties		1,234.73	
			Totals for 01/31/25		1,249.91	1,249.91
03/18/25	12658		Ditta Ace Hardware		4,108.61	
03/18/25	12659		Greenway Equipment		149.71	
			Totals for 03/31/25		4,258.32	5,508.23
04/01/25	12669		AR Air Center		173.65	
04/08/25	12678		G Robert Corp		6,950.00	
04/08/25	12679		Greenway Equipment		167.08	
			Totals for 04/30/25		7,290.73	12,798.96
05/20/25	12698		AR Air Center		679.80	
05/20/25	12705		Greenway Equipment		2,222.59	
05/20/25	12705		Greenway Equipment		124.91	
05/20/25	12707		Quality Farm Supply		1,047.61	
05/20/25	12710		White River Materials		6,000.00	
			Totals for 05/31/25		10,074.91	22,873.87
06/17/25	12717		AR Air Center		576.00	
06/17/25	12720		Greenway Equipment		217.82	
			Totals for 06/30/25		793.82	23,667.69

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 7010		23,667.69	23,667.69
7020 Runways				0.00		
04/20/25	12693		White River Materials		6,000.00	
			Totals for 04/30/25		6,000.00	6,000.00
			Totals for 7020		6,000.00	6,000.00
7030 Hanger Expense-FBO				0.00		
02/01/25	12625		Data Network Systems		1,745.28	
02/01/25	12629		Frey Metal Worx, LLC		1,200.00	
02/18/25	12636		Ditta Ace Hardware		367.65	
02/18/25	12639		Lowe's Business Accounts		1,021.95	
02/26/25	12645		Chris West Plumbing, Inc		395.02	
02/26/25	12648		The Sherwin Williams Co		107.25	
			Totals for 02/28/25		4,837.15	4,837.15
03/01/25	12650		Barton's of Jonesboro		1,697.29	
03/01/25	12651		Chris West Plumbing, Inc		2,498.27	
03/18/25	12660		Herndon's Heating & Air		211.58	
03/18/25	12661		Herndon's Heating & Air		667.28	
03/18/25	12662		Lowe's Business Accounts		182.66	
03/18/25	12663		TEC Electric		464.75	
03/18/25	12664		Sherwin Williams Co		75.73	
03/18/25	12666		Barton's of Jonesboro		1,426.91	
03/18/25	12667		Herndon's Heating & Air		292.95	
			Totals for 03/31/25		7,517.42	12,354.57
04/01/25	12671		Ditta Enterprises, Inc		607.60	
04/08/25	12681		Lowe's Business Accounts		517.02	
04/08/25	12682		Sherwin Williams Co		61.14	
04/15/25	12691		MidSouth Environmental		500.00	
			Totals for 04/30/25		1,685.76	14,040.33
05/20/25	12703		Ditta Ace Hardware		15.39	
05/20/25	12708		The Sherwin Williams Co		16.26	
			Totals for 05/31/25		31.65	14,071.98
06/03/25	12716		Barton's of Jonesboro		10.63	
06/17/25	12719		Data Network Systems		375.00	
			Totals for 06/30/25		385.63	14,457.61
			Totals for 7030		14,457.61	14,457.61
7035 T-Hanger Expense				0.00		
03/18/25	12658		Ditta Ace Hardware		14.73	
			Totals for 03/31/25		14.73	14.73
06/17/25	12722		Lowe's Business Accounts		8.20	
			Totals for 06/30/25		8.20	22.93
			Totals for 7035		22.93	22.93
7050 Flight Service Station				0.00		
01/21/25	12621		CWL		159.34	
			Totals for 01/31/25		159.34	159.34
02/18/25	12643		CWL		197.77	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 02/28/25		197.77	357.11
03/18/25	12657		CWL		158.45	
			Totals for 03/31/25		158.45	515.56
04/15/25	12685		CWL		118.65	
			Totals for 04/30/25		118.65	634.21
05/20/25	12701		CWL		108.90	
			Totals for 05/31/25		108.90	743.11
06/17/25	12725		CWL		107.01	
			Totals for 06/30/25		107.01	850.12
			Totals for 7050		850.12	850.12
7051 Fire Rescue Building Expense				0.00		
01/21/25	12620		CWL		194.53	
			Totals for 01/31/25		194.53	194.53
02/01/25	12624		Data Network Systems		1,745.28	
02/18/25	12643		CWL		644.69	
			Totals for 02/28/25		2,389.97	2,584.50
03/18/25	12656		CWL		577.41	
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		952.41	3,536.91
04/15/25	12684		CWL		264.07	
			Totals for 04/30/25		264.07	3,800.98
05/20/25	12700		CWL		160.96	
05/20/25	12706		Lowe's Business Accounts		28.33	
			Totals for 05/31/25		189.29	3,990.27
06/17/25	12724		CWL		139.93	
			Totals for 06/30/25		139.93	4,130.20
			Totals for 7051		4,130.20	4,130.20
7052 Sharp Aviation Expense				0.00		
02/01/25	12626		Data Network Systems		1,745.28	
			Totals for 02/28/25		1,745.28	1,745.28
			Totals for 7052		1,745.28	1,745.28
7053 Old Terminal Bldg - CAP				0.00		
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		375.00	375.00
05/20/25	1100		Olympus Construction- Terminal bldg reconstruction plans		1,345.17	
			Totals for 05/31/25		1,345.17	1,720.17
			Totals for 7053		1,720.17	1,720.17
7060 Beacon & Field Lights				0.00		
01/01/25	12615		Grace Electric, Inc		1,481.03	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 01/31/25		1,481.03	1,481.03
			Totals for 7060		1,481.03	1,481.03
8090 Dues/Subscriptions				0.00		
06/30/25	12726		AAOA		55.00	
			Totals for 06/30/25		55.00	55.00
			Totals for 8090		55.00	55.00
8100 Insurance				0.00		
04/15/25	12686		Higginbotham Insurance Agency, Inc		8,380.00	
04/15/25	12688		Higginbotham Insurance Agency, Inc		363.00	
04/15/25	12689		Higginbotham Insurance Agency, Inc		3,900.00	
04/15/25	12690		Higginbotham Insurance Agency, Inc		21,840.00	
			Totals for 04/30/25		34,483.00	34,483.00
06/17/25	12721		Liberty Mutual Ins Group		1,363.00	
			Totals for 06/30/25		1,363.00	35,846.00
			Totals for 8100		35,846.00	35,846.00
8110 Insurance - Medical				0.00		
01/01/25	12611		City of Jonesboro Payable- dental insurance		1,186.08	
01/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 01/31/25		848.99	848.99
02/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 02/28/25		(337.09)	511.90
03/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 03/31/25		(337.09)	174.81
04/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 04/30/25		(337.09)	(162.28)
05/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 05/31/25		(337.09)	(499.37)
06/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 06/30/25		(337.09)	(836.46)
			Totals for 8110		(836.46)	(836.46)
8120 Insurance - Fire				0.00		
04/15/25	12687		Higginbotham Insurance Agency, Inc		106,751.00	
			Totals for 04/30/25		106,751.00	106,751.00
			Totals for 8120		106,751.00	106,751.00
8140 Office Expense				0.00		
02/18/25	12640		Office Depot		604.48	
02/26/25	12647		Peregrine Corp		138.33	
			Totals for 02/28/25		742.81	742.81
			Totals for 8140		742.81	742.81

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
8160 Payroll Taxes				0.00		
01/01/25	P89		Payroll Journal Entry		636.99	
			Totals for 01/31/25		636.99	636.99
02/01/25	P89		Payroll Journal Entry		1,496.97	
			Totals for 02/28/25		1,496.97	2,133.96
03/01/25	P89		Payroll Journal Entry		842.79	
			Totals for 03/31/25		842.79	2,976.75
04/01/25	P89		Payroll Journal Entry		1,150.40	
			Totals for 04/30/25		1,150.40	4,127.15
05/01/25	P89		Payroll Journal Entry		898.35	
			Totals for 05/31/25		898.35	5,025.50
06/01/25	P89		Payroll Journal Entry		826.26	
			Totals for 06/30/25		826.26	5,851.76
			Totals for 8160		5,851.76	5,851.76
8170 Postage				0.00		
01/01/25	12618		U.S. Postal Service		232.00	
			Totals for 01/31/25		232.00	232.00
04/17/25	12692		Discover Card		43.90	
			Totals for 04/30/25		43.90	275.90
			Totals for 8170		275.90	275.90
8200 Salaries - Manager				0.00		
01/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 01/31/25		7,275.65	7,275.65
02/01/25	P89		Payroll Journal Entry		14,060.30	
			Totals for 02/28/25		14,060.30	21,335.95
03/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 03/31/25		7,275.65	28,611.60
04/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 04/30/25		7,275.65	35,887.25
05/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 05/31/25		7,275.65	43,162.90
06/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 06/30/25		7,275.65	50,438.55
			Totals for 8200		50,438.55	50,438.55
8210 Salaries - Other				0.00		
01/01/25	P89		Payroll Journal Entry		1,176.00	
			Totals for 01/31/25		1,176.00	1,176.00
02/01/25	P89		Payroll Journal Entry		5,176.00	
			Totals for 02/28/25		5,176.00	6,352.00

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/01/25	P89		Payroll Journal Entry		4,000.00	
			Totals for 03/31/25		4,000.00	10,352.00
04/01/25	P89		Payroll Journal Entry		8,000.00	
			Totals for 04/30/25		8,000.00	18,352.00
05/01/25	P89		Payroll Journal Entry		4,705.00	
			Totals for 05/31/25		4,705.00	23,057.00
06/01/25	P89		Payroll Journal Entry		3,790.00	
			Totals for 06/30/25		3,790.00	26,847.00
			Totals for 8210		26,847.00	26,847.00
8240 Telephone				0.00		
01/21/25	12619		AT&T		282.89	
			Totals for 01/31/25		282.89	282.89
02/18/25	12634		AT&T		282.88	
			Totals for 02/28/25		282.88	565.77
03/18/25	12655		AT&T		282.87	
			Totals for 03/31/25		282.87	848.64
04/08/25	12677		AT&T		282.62	
			Totals for 04/30/25		282.62	1,131.26
05/20/25	12699		AT&T		282.84	
			Totals for 05/31/25		282.84	1,414.10
06/17/25	12718		AT&T		294.07	
			Totals for 06/30/25		294.07	1,708.17
			Totals for 8240		1,708.17	1,708.17
8245 Meetings/Travel				0.00		
02/18/25	12635		Discover Card		50.72	
02/18/25	12637		FedEx		286.70	
02/18/25	12638		Honeybaked Ham		244.63	
			Totals for 02/28/25		582.05	582.05
04/08/25	12680		Honeybaked Ham		305.44	
04/08/25	12683		FedEx		66.40	
			Totals for 04/30/25		371.84	953.89
05/20/25	12704		FedEx		119.91	
			Totals for 05/31/25		119.91	1,073.80
06/17/25	12723		Honeybaked Ham		230.98	
			Totals for 06/30/25		230.98	1,304.78
			Totals for 8245		1,304.78	1,304.78
8250 Meals/Entertainment				0.00		
01/21/25	12622		Honeybaked Ham		258.28	
			Totals for 01/31/25		258.28	258.28
			Totals for 8250		258.28	258.28

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
8280 Legal & Accounting				0.00		
01/01/25	12612		David W Cahoon		250.00	
01/01/25	12617		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 01/31/25		750.00	750.00
02/01/25	12627		David W Cahoon		250.00	
02/26/25	12649		Thomas, Speight & Noble, CPAS		650.00	
			Totals for 02/28/25		900.00	1,650.00
03/01/25	12652		David W Cahoon		250.00	
03/18/25	12665		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 03/31/25		750.00	2,400.00
04/01/25	12670		David W Cahoon		250.00	
04/01/25	12675		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 04/30/25		750.00	3,150.00
05/20/25	12702		David W Cahoon		1,250.00	
05/20/25	12709		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 05/31/25		1,750.00	4,900.00
06/02/25	12711		David W Cahoon		250.00	
06/02/25	12714		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 06/30/25		750.00	5,650.00
			Totals for 8280		5,650.00	5,650.00
9010 Interest Income				0.00		
01/31/25			Interest Income		(13,843.37)	
01/31/25			Interest Income		(3,052.17)	
01/31/25			Interest Income		(25.07)	
01/31/25			Interest Income		(690.13)	
			Totals for 01/31/25		(17,610.74)	(17,610.74)
02/28/25			Interest Income		(623.41)	
02/28/25			Interest Income		(24.10)	
02/28/25			Interest Income		(2,678.38)	
02/28/25			Interest Income		(11,932.22)	
			Totals for 02/28/25		(15,258.11)	(32,868.85)
03/31/25			Interest Income		(690.18)	
03/31/25			Interest Income		(2,537.72)	
03/31/25			Interest Income		(12,928.07)	
03/31/25			Interest Income		(31.41)	
			Totals for 03/31/25		(16,187.38)	(49,056.23)
04/30/25			Interest Income		(667.81)	
04/30/25			Interest Income		(2,409.48)	
04/30/25			Interest Income		(12,546.96)	
04/30/25			Interest Income		(18.73)	
			Totals for 04/30/25		(15,642.98)	(64,699.21)
05/30/25			Interest Income		(2,323.96)	
05/30/25			Interest Income		(7,554.03)	
05/30/25			Interest Income		(19.42)	
05/31/25			Interest Deposit		(9,311.93)	
05/31/25			Interest Deposit		(690.07)	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
				Totals for 05/31/25		(19,899.41)	(84,598.62)
06/30/25			Interest Income			(111.36)	
06/30/25			Interest Income			(2,429.04)	
06/30/25			Interest Income			(313.52)	
06/30/25			Interest Income			(5.64)	
06/30/25			Interest Income			(16,465.34)	
				Totals for 06/30/25		(19,324.90)	(103,923.52)
				Totals for 9010		(103,923.52)	(103,923.52)
				Report Total			0.00

Net Profit/(Loss)

Current Period	70,912.93
Year-to-Date	24,740.79

Distribution count = 346

Jonesboro Airport Commission
Prepared Financial Statements
July 31, 2025 and 2024

Substantially all disclosures omitted

Jonesboro Airport Commission
Balance Sheet
As of July 31, 2025 and 2024

Assets

	2025	2024
Current Assets		
Cash - Centennial Bank 503461691	$ (600.92)	$ (244.63)
Cash - Centennial Insurance 503461721	117.32	250,899.93
Cash-Centennial x8092	(100,592.94)	(55,389.74)
Cash- First Natl Bank 4531	4,747,147.82	0.00
Investment Account-50-3461-21-2	495.51	5,409,987.98
Investment Account-50-3461-91-5	1,700,861.30	552,962.46
Investment Account-0924	151,964.52	71,829.80
Total Current Assets	6,499,392.61	6,230,045.80
Property and Equipment		
Net Property and Equipment	0.00	0.00
Total Assets	$ 6,499,392.61	$ 6,230,045.80

No assurance is provided.

Jonesboro Airport Commission
Balance Sheet
As of July 31, 2025 and 2024

Liabilities and Stockholders' Equity

	2025	2024
Current Liabilities		
Fica Taxes Payable	$ 1,671.30	$ 1,454.63
FWH Taxes Payable	1,507.72	1,464.68
SWH Taxes Payable	476.84	464.96
OCSE	40.71	0.00
State Unemployment Payable	(465.17)	(525.58)
Total Current Liabilities	3,231.40	2,858.69
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	3,231.40	2,858.69
Stockholders' Equity		
Capital Contributions	5,873,332.23	6,419,457.28
Retained Earnings	(1,472.22)	(1,472.22)
Current Earnings	624,301.20	(190,797.95)
Total Stockholders' Equity	6,496,161.21	6,227,187.11
Total Liabilities and Stockholders' Equity	$ 6,499,392.61	$ 6,230,045.80

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
For the One Month and Seven Months Ended July 31, 2025

	One Month Ended July 31, 2025	Seven Months Ended July 31, 2025
Sales		
Grant Revenue-City of Jonesboro	$ 722,284.00	$ 817,775.00
Hanger Revenue - FBO	40,176.25	281,233.75
Fuel Flowage	6,773.70	55,955.25
HANGER-FOWLER FOODS	1,145.04	8,015.28
Hangar Land Lease	884.16	19,689.12
HANGER-HYTROL	5,135.42	35,947.94
Total Sales	776,398.57	1,218,616.34
Cost of Goods Sold		
Grounds	2,759.99	26,427.68
Hanger Expense-FBO	396.90	14,854.51
T-Hanger Expense	271.25	294.18
Flight Service Station	113.48	963.60
Fire Rescue Building Expense	240.15	4,370.35
Sharp Aviation Expense	0.00	1,745.28
Old Terminal Bldg - CAP	0.00	1,720.17
Beacon & Field Lights	0.00	1,481.03
Total Cost of Goods Sold	3,781.77	51,856.80
Gross Profit	772,616.80	1,166,759.54
Operating Expenses		
Dues/Subscriptions	0.00	55.00
Insurance	0.00	35,846.00
Insurance - Medical	(337.09)	(1,173.55)
Insurance - Fire	0.00	106,751.00
Office Expense	239.70	982.51
Payroll Taxes	947.04	6,798.80
Postage	0.00	275.90
Salaries - Manager	7,275.65	57,714.20
Salaries - Other	5,407.50	32,254.50
Telephone	282.84	1,991.01
Meetings/Travel	299.67	1,604.45
Meals/Entertainment	0.00	258.28
Legal & Accounting	750.00	6,400.00
Total Operating Expenses	14,865.31	249,758.10
Operating Income (Loss)	757,751.49	917,001.44
Other Income (Expenses)		
Grant Revenue-State Sales Tax	4,259.92	33,509.80
Grant Revenue-Federal Grants	346,050.23	540,403.69
Grant Revenue- State Grants	36,158.64	36,158.64
Interest Income	21,610.10	125,533.62
Grant Project Expenditures	(566,269.97)	(1,022,305.99)
Runways	0.00	(6,000.00)
Total Other Income (Expenses)	(158,191.08)	(292,700.24)
Net Income (Loss)	$ 599,560.41	$ 624,301.20

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
Seven Months Ended July 31, 2025 and 2024

	Seven Months Ended July 31, 2025	Seven Months Ended July 31, 2024
Sales		
Grant Revenue-City of Jonesboro	$ 817,775.00	$ 70,000.00
Hanger Revenue - FBO	281,233.75	269,935.99
Fuel Flowage	55,955.25	53,200.50
HANGER-FOWLER FOODS	8,015.28	8,015.28
Hangar Land Lease	19,689.12	50,996.02
HANGER-HYTROL	35,947.94	41,083.36
Total Sales	1,218,616.34	493,231.15
Cost of Goods Sold		
Grounds	26,427.68	25,510.40
Hanger Expense-FBO	14,854.51	11,469.75
T-Hanger Expense	294.18	209.58
Flight Service Station	963.60	976.48
Fire Rescue Building Expense	4,370.35	4,270.76
Sharp Aviation Expense	1,745.28	0.00
Old Terminal Bldg - CAP	1,720.17	0.00
Beacon & Field Lights	1,481.03	0.00
Total Cost of Goods Sold	51,856.80	42,436.97
Gross Profit	1,166,759.54	450,794.18
Operating Expenses		
Dues/Subscriptions	55.00	55.00
Insurance	35,846.00	11,518.00
Insurance - Medical	(1,173.55)	7,320.22
Insurance - Fire	106,751.00	121,855.00
Office Expense	982.51	1,178.16
Payroll Taxes	6,798.80	5,548.20
Postage	275.90	226.00
Salaries - Manager	57,714.20	50,645.81
Salaries - Other	32,254.50	23,366.50
Supplies	0.00	304.25
Telephone	1,991.01	2,083.56
Meetings/Travel	1,604.45	786.36
Meals/Entertainment	258.28	147.37
Legal & Accounting	6,400.00	5,400.00
Total Operating Expenses	249,758.10	230,434.43
Operating Income (Loss)	917,001.44	220,359.75
Other Income (Expenses)		
Grant Revenue-Federal Grants	540,403.69	0.00
Grant Revenue- State Grants	36,158.64	0.00
Interest Income	125,533.62	156,567.35
Grant Revenue-State Sales Tax	33,509.80	2,698,731.89
Grant Project Expenditures	(1,022,305.99)	(3,266,456.94)
Runways	(6,000.00)	0.00
Total Other Income (Expenses)	(292,700.24)	(411,157.70)
Net Income (Loss)	$ 624,301.20	$ (190,797.95)

No assurance is provided.

10563J - Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - July 31, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1020 Cash - Centennial Bank 503461691				(53.44)		
01/31/25	1		Cash Disbursements		(160,567.06)	
01/31/25	2		Cash Receipts		160,362.22	
			Totals for 01/31/25		(204.84)	(258.28)
02/28/25	1		Cash Disbursements		(322,237.00)	
02/28/25	2		Cash Receipts		320,304.85	
			Totals for 02/28/25		(1,932.15)	(2,190.43)
03/31/25	1		Cash Disbursements		(80,117.41)	
03/31/25	2		Cash Receipts		81,557.84	
			Totals for 03/31/25		1,440.43	(750.00)
04/30/25	1		Cash Disbursements		(229,206.40)	
04/30/25	2		Cash Receipts		229,650.96	
			Totals for 04/30/25		444.56	(305.44)
05/31/25	1		Cash Disbursements		(84,180.75)	
05/31/25	2		Cash Receipts		84,366.28	
			Totals for 05/31/25		185.53	(119.91)
06/30/25	1		Cash Disbursements		(269,335.09)	
06/30/25	2		Cash Receipts		269,400.00	
			Totals for 06/30/25		64.91	(55.00)
07/31/25	1		Cash Disbursements		(1,715,303.27)	
07/31/25	2		Cash Receipts		1,714,757.35	
			Totals for 07/31/25		(545.92)	(600.92)
			Totals for 1020		(547.48)	(600.92)
1021 Cash - Centennial Insurance 503461721				250,718.99		
01/31/25			Interest Income		690.13	
01/31/25	Cash Sweeps				(718.99)	
			Totals for 01/31/25		(28.86)	250,690.13
02/03/25	CashSweeps		Cash Sweeps		(690.13)	
02/28/25			Interest Income		623.41	
			Totals for 02/28/25		(66.72)	250,623.41
03/31/25			Interest Income		690.18	
03/31/25	Cash Sweeps		Cash Sweeps		(623.41)	
			Totals for 03/31/25		66.77	250,690.18
04/30/25			Interest Income		667.81	
04/30/25	Cash Sweeps		Cash Sweeps		(690.18)	
			Totals for 04/30/25		(22.37)	250,667.81
05/01/25	Cash Sweeps		Cash Sweeps		(667.81)	
05/13/25	1208		xfer to new FNB Acct		(4,704,296.93)	
05/16/25			Cash Sweeps		4,704,296.93	
05/31/25			Interest Deposit		690.07	
			Totals for 05/31/25		22.26	250,690.07
06/06/25	xfer				(258,244.10)	
06/30/25			Interest Income		111.36	
06/30/25	Cash Sweeps		Cash Sweeps		8,244.10	
06/30/25	Cash Sweeps		Cash Sweeps		(690.07)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 06/30/25		(250,578.71)	111.36
07/01/25	Cash Sweeps		Cash Sweeps		5.64	
07/31/25			Interest Income		0.32	
			Totals for 07/31/25		5.96	117.32
			Totals for 1021		(250,601.67)	117.32
1023 Cash-Centennial x8092				0.00		
01/13/25	1093		Mohsen Design Group, Inc		(1,500.00)	
01/31/25	Cash Sweeps				1,500.00	
			Totals for 01/31/25		0.00	0.00
02/13/25	12633		xfer to Projects acct		210,827.96	
02/26/25	12646		xfer to Projects acct		34,000.00	
02/28/25	1		Cash Disbursements		(278,827.96)	
			Totals for 02/28/25		(34,000.00)	(34,000.00)
03/31/25			Cash Sweeps		34,000.00	
			Totals for 03/31/25		34,000.00	0.00
05/20/25	1100		Olympus Construction		(1,345.17)	
			Totals for 05/31/25		(1,345.17)	(1,345.17)
06/06/25	xfer				258,244.10	
06/30/25	1		Cash Disbursements		(496,513.18)	
06/30/25	2		Cash Receipts		215,967.98	
			Totals for 06/30/25		(22,301.10)	(23,646.27)
07/10/25	12735		xfer		441,573.80	
07/30/25	12745		xfer		99,092.94	
07/31/25	1		Cash Disbursements		(1,106,936.71)	
07/31/25	Cash Sweeps		Cash Sweeps		489,323.30	
			Totals for 07/31/25		(76,946.67)	(100,592.94)
			Totals for 1023		(100,592.94)	(100,592.94)
1026 Cash- First Natl Bank 4531				0.00		
05/13/25	1208		FNB opening balance- xfer from FNB		4,704,296.93	
05/31/25			Interest Deposit		9,311.93	
			Totals for 05/31/25		4,713,608.86	4,713,608.86
06/30/25			Interest Income		16,465.34	
			Totals for 06/30/25		16,465.34	4,730,074.20
07/31/25			Interest Income		17,073.62	
			Totals for 07/31/25		17,073.62	4,747,147.82
			Totals for 1026		4,747,147.82	4,747,147.82
1030 Investment Account-50-3461-21-2				4,649,655.79		
01/31/25			Interest Income		13,843.37	
01/31/25	Cash Sweeps				718.99	
			Totals for 01/31/25		14,562.36	4,664,218.15
02/03/25	CashSweeps		Cash Sweeps		690.13	
02/28/25			Interest Income		11,932.22	
			Totals for 02/28/25		12,622.35	4,676,840.50

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
03/31/25			Interest Income			12,928.07	
03/31/25	Cash Sweeps		Cash Sweeps			623.41	
				Totals for 03/31/25		13,551.48	4,690,391.98
04/30/25			Interest Income			12,546.96	
04/30/25	Cash Sweeps		Cash Sweeps			690.18	
				Totals for 04/30/25		13,237.14	4,703,629.12
05/01/25	Cash Sweeps		Cash Sweeps			667.81	
05/16/25			Cash Sweeps			(4,704,296.93)	
05/30/25			Interest Income			7,554.03	
				Totals for 05/31/25		(4,696,075.09)	7,554.03
06/30/25			Interest Income			5.64	
06/30/25	Cash Sweeps		Cash Sweeps			(8,244.10)	
06/30/25	Cash Sweeps		Cash Sweeps			690.07	
				Totals for 06/30/25		(7,548.39)	5.64
07/01/25	Cash Sweeps		Cash Sweeps			(5.64)	
07/31/25			Interest Income			495.51	
				Totals for 07/31/25		489.87	495.51
				Totals for 1030		(4,649,160.28)	495.51
1032 Investment Account-50-3461-91-5					965,232.29		
01/31/25			Interest Income			3,052.17	
01/31/25	Cash Sweeps					146,107.67	
01/31/25	Cash Sweeps					(13,564.35)	
				Totals for 01/31/25		135,595.49	1,100,827.78
02/28/25			Interest Income			2,678.38	
02/28/25			Cash Sweeps			(259,363.36)	
02/28/25	CashSweeps		Cash Sweeps			48,250.44	
				Totals for 02/28/25		(208,434.54)	892,393.24
03/31/25			Interest Income			2,537.72	
03/31/25			Cash Sweeps			(24,125.57)	
03/31/25	Cash Sweeps		Cash Sweeps			52,028.82	
				Totals for 03/31/25		30,440.97	922,834.21
04/30/25			Interest Income			2,409.48	
04/30/25			Cash Sweeps			(167,364.89)	
04/30/25	Cash Sweeps		Cash Sweeps			55,858.46	
				Totals for 04/30/25		(109,096.95)	813,737.26
05/30/25			Interest Income			2,323.96	
05/31/25			Cash Sweeps			(22,981.44)	
05/31/25	Cash Sweeps		Cash Sweeps			58,116.51	
				Totals for 05/31/25		37,459.03	851,196.29
06/30/25			Interest Income			2,429.04	
06/30/25	Cash Sweeps		Cash Sweeps			253,503.65	
06/30/25	Cash Sweeps		Cash Sweeps			(14,842.43)	
				Totals for 06/30/25		241,090.26	1,092,286.55
07/31/25			Interest Income			4,040.65	
07/31/25	Cash Sweeps		Cash Sweeps			1,156,424.09	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/31/25	Cash Sweeps		Cash Sweeps		(551,889.99)	
			Totals for 07/31/25		608,574.75	1,700,861.30
			Totals for 1032		735,629.01	1,700,861.30
1035 Investment Account-0924				8,430.69		
01/31/25			Interest Income		25.07	
01/31/25	Cash Sweeps				(1,500.00)	
			Totals for 01/31/25		(1,474.93)	6,955.76
02/28/25			Interest Income		24.10	
02/28/25	CashSweeps		Cash Sweeps		34,000.02	
			Totals for 02/28/25		34,024.12	40,979.88
03/31/25			Interest Income		31.41	
03/31/25			Cash Sweeps		(34,000.00)	
			Totals for 03/31/25		(33,968.59)	7,011.29
04/30/25			Interest Income		18.73	
			Totals for 04/30/25		18.73	7,030.02
05/30/25			Interest Income		19.42	
			Totals for 05/31/25		19.42	7,049.44
06/30/25			Interest Income		313.52	
06/30/25	Cash Sweeps		Cash Sweeps		283,735.10	
06/30/25	Cash Sweeps		Cash Sweeps		(190,476.98)	
			Totals for 06/30/25		93,571.64	100,621.08
07/31/25	Cash Sweeps		Cash Sweeps		(489,323.30)	
07/31/25	Cash Sweeps		Cash Sweeps		540,666.74	
			Totals for 07/31/25		51,343.44	151,964.52
			Totals for 1035		143,533.83	151,964.52
3040 Fica Taxes Payable				(963.75)		
01/01/25	P89		Payroll Journal Entry		(1,241.52)	
01/15/25	eftps		Internal Revenue Service		1,180.48	
			Totals for 01/31/25		(61.04)	(1,024.79)
02/01/25	P89		Payroll Journal Entry		(2,891.58)	
02/15/25	eftps		Internal Revenue Service		1,242.42	
			Totals for 02/28/25		(1,649.16)	(2,673.95)
03/01/25	P89		Payroll Journal Entry		(1,673.58)	
03/15/25	eftps		Internal Revenue Service		2,891.58	
			Totals for 03/31/25		1,218.00	(1,455.95)
04/01/25	P89		Payroll Journal Entry		(2,285.60)	
04/15/25	eftps		Internal Revenue Service		1,673.60	
			Totals for 04/30/25		(612.00)	(2,067.95)
05/01/25	P89		Payroll Journal Entry		(1,781.48)	
05/15/25	eftps		Internal Revenue Service		2,285.60	
			Totals for 05/31/25		504.12	(1,563.83)
06/01/25	P89		Payroll Journal Entry		(1,641.46)	
06/15/25	eftps		Internal Revenue Service		1,781.47	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 06/30/25		140.01	(1,423.82)
07/01/25	P89		Payroll Journal Entry		(1,888.96)	
07/15/25	eftps		Internal Revenue Service		1,641.48	
			Totals for 07/31/25		(247.48)	(1,671.30)
			Totals for 3040		(707.55)	(1,671.30)
3050 FWH Taxes Payable				(1,287.78)		
01/01/25	P89		Payroll Journal Entry		(902.01)	
01/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 01/31/25		0.00	(1,287.78)
02/01/25	P89		Payroll Journal Entry		(1,815.50)	
02/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 02/28/25		(913.49)	(2,201.27)
03/01/25	P89		Payroll Journal Entry		(1,255.10)	
03/15/25	eftps		Internal Revenue Service		1,815.50	
			Totals for 03/31/25		560.40	(1,640.87)
04/01/25	P89		Payroll Journal Entry		(1,338.26)	
04/15/25	eftps		Internal Revenue Service		1,255.09	
			Totals for 04/30/25		(83.17)	(1,724.04)
05/01/25	P89		Payroll Journal Entry		(962.50)	
05/15/25	eftps		Internal Revenue Service		1,338.26	
			Totals for 05/31/25		375.76	(1,348.28)
06/01/25	P89		Payroll Journal Entry		(960.19)	
06/15/25	eftps		Internal Revenue Service		962.50	
			Totals for 06/30/25		2.31	(1,345.97)
07/01/25	P89		Payroll Journal Entry		(1,121.93)	
07/15/25	eftps		Internal Revenue Service		960.18	
			Totals for 07/31/25		(161.75)	(1,507.72)
			Totals for 3050		(219.94)	(1,507.72)
3060 SWH Taxes Payable				(393.95)		
01/01/25	P89		Payroll Journal Entry		(367.52)	
01/15/25	atap		Department of Finance and Administration		358.57	
			Totals for 01/31/25		(8.95)	(402.90)
02/01/25	P89		Payroll Journal Entry		(669.18)	
02/15/25	atap		Department of Finance and Administration		367.52	
			Totals for 02/28/25		(301.66)	(704.56)
03/01/25	P89		Payroll Journal Entry		(443.54)	
03/15/25	atap		Department of Finance and Administration		669.18	
			Totals for 03/31/25		225.64	(478.92)
04/01/25	P89		Payroll Journal Entry		(523.36)	
04/15/25	atap		Department of Finance and Administration		443.54	
			Totals for 04/30/25		(79.82)	(558.74)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/01/25	P89		Payroll Journal Entry		(430.80)	
05/15/25	atap		Department of Finance and Administration		523.36	
			Totals for 05/31/25		92.56	(466.18)
06/01/25	P89		Payroll Journal Entry		(418.61)	
06/15/25	atap		Department of Finance and Administration		430.80	
			Totals for 06/30/25		12.19	(453.99)
07/01/25	P89		Payroll Journal Entry		(441.46)	
07/15/25	atap		Department of Finance and Administration		418.61	
			Totals for 07/31/25		(22.85)	(476.84)
			Totals for 3060		(82.89)	(476.84)
3070 OCSE				0.00		
02/01/25	P89		Payroll Journal Entry		(40.71)	
			Totals for 02/28/25		(40.71)	(40.71)
			Totals for 3070		(40.71)	(40.71)
3080 State Unemployment Payable				521.17		
01/01/25	P89		Payroll Journal Entry		(16.23)	
			Totals for 01/31/25		(16.23)	504.94
02/01/25	P89		Payroll Journal Entry		(10.47)	
			Totals for 02/28/25		(10.47)	494.47
03/01/25	P89		Payroll Journal Entry		(6.00)	
			Totals for 03/31/25		(6.00)	488.47
04/01/25	P89		Payroll Journal Entry		(7.60)	
			Totals for 04/30/25		(7.60)	480.87
05/01/25	P89		Payroll Journal Entry		(7.61)	
			Totals for 05/31/25		(7.61)	473.26
06/01/25	P89		Payroll Journal Entry		(5.53)	
			Totals for 06/30/25		(5.53)	467.73
07/01/25	P89		Payroll Journal Entry		(2.56)	
			Totals for 07/31/25		(2.56)	465.17
			Totals for 3080		(56.00)	465.17
5010 City Water & Light				(5,954,631.86)		
			Totals for 5010		0.00	(5,954,631.86)
5013 Federal/State Grants				1,472.22		
			Totals for 5013		0.00	1,472.22
5030 Beg Retained Earnings				81,299.63		
			Totals for 5030		0.00	81,299.63
6001 Grant Revenue-City of Jonesboro				0.00		

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/23/25			City of Jonesboro- 2025 Annual City Contribution		(70,000.00)	
			Totals for 01/31/25		(70,000.00)	(70,000.00)
06/23/25			City of Jonesboro		(25,491.00)	
			Totals for 06/30/25		(25,491.00)	(95,491.00)
07/08/25			FAA/City of Jonesboro- Rwy Strengthening Grant		(687,000.00)	
07/22/25			FAA/City of Jonesboro		(35,284.00)	
			Totals for 07/31/25		(722,284.00)	(817,775.00)
			Totals for 6001		(817,775.00)	(817,775.00)
6002 Grant Revenue-State Sales Tax				0.00		
01/24/25			State of AR- local use & sales tax		(2,354.50)	
01/24/25			State of AR- local use & sales tax		(2,354.50)	
			Totals for 01/31/25		(4,709.00)	(4,709.00)
02/25/25			State of AR- local use & sales tax		(2,559.96)	
02/25/25			State of AR- local use & sales tax		(2,559.96)	
			Totals for 02/28/25		(5,119.92)	(9,828.92)
03/25/25			State of AR		(2,186.55)	
03/25/25			State of AR		(2,186.55)	
			Totals for 03/31/25		(4,373.10)	(14,202.02)
04/24/25			State of AR		(2,650.10)	
04/24/25			State of AR		(2,650.10)	
			Totals for 04/30/25		(5,300.20)	(19,502.22)
05/23/25			State of AR		(2,714.36)	
05/23/25			State of AR		(2,714.36)	
			Totals for 05/31/25		(5,428.72)	(24,930.94)
06/25/25			State of AR		(2,159.47)	
06/25/25			State of AR		(2,159.47)	
			Totals for 06/30/25		(4,318.94)	(29,249.88)
07/24/25			State of AR- local use & sales tax		(2,129.96)	
07/24/25			State of AR- local use & sales tax		(2,129.96)	
			Totals for 07/31/25		(4,259.92)	(33,509.80)
			Totals for 6002		(33,509.80)	(33,509.80)
6004 Grant Revenue-Federal Grants				0.00		
06/27/25			NOAA Treas		(194,353.46)	
			Totals for 06/30/25		(194,353.46)	(194,353.46)
07/11/25			NOAA Treas- EDA Grant Term Bldg		(129,059.55)	
07/24/25			NOAA Treas- EDA Grant Term		(216,990.68)	
			Totals for 07/31/25		(346,050.23)	(540,403.69)
			Totals for 6004		(540,403.69)	(540,403.69)
6005 Grant Revenue- State Grants				0.00		
07/16/25			ADA State of AR		(36,158.64)	
			Totals for 07/31/25		(36,158.64)	(36,158.64)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 6005		(36,158.64)	(36,158.64)
6010 Hanger Revenue - FBO				0.00		
01/02/25			AR Air Center- FBO Lease Rent		(35,124.25)	
01/16/25			Edmonds AV- Hgr #20 Lease Rent		(5,052.00)	
			Totals for 01/31/25		(40,176.25)	(40,176.25)
02/03/25			AR Air Center		(35,124.25)	
02/10/25			Edmonds AV		(5,052.00)	
			Totals for 02/28/25		(40,176.25)	(80,352.50)
03/04/25			AR Air Center		(35,124.25)	
03/12/25			Edmonds AV		(5,052.00)	
			Totals for 03/31/25		(40,176.25)	(120,528.75)
04/03/25			AR Air Center		(35,124.25)	
04/22/25			Edmonds AV		(5,052.00)	
			Totals for 04/30/25		(40,176.25)	(160,705.00)
05/05/25			AR Air Center		(35,124.25)	
05/19/25			Edmonds AV		(5,052.00)	
			Totals for 05/31/25		(40,176.25)	(200,881.25)
06/03/25			AR Air Center		(35,124.25)	
06/20/25			Edmonds AV		(5,052.00)	
			Totals for 06/30/25		(40,176.25)	(241,057.50)
07/02/25			AR Air Center		(35,124.25)	
07/16/25			Edmonds AV		(5,052.00)	
			Totals for 07/31/25		(40,176.25)	(281,233.75)
			Totals for 6010		(281,233.75)	(281,233.75)
6015 Fuel Flowage				0.00		
01/23/25			Titan AV Fuels- 12/2024 Fuel flowage		(8,178.00)	
			Totals for 01/31/25		(8,178.00)	(8,178.00)
02/24/25			Titan AV Fuels		(8,480.70)	
			Totals for 02/28/25		(8,480.70)	(16,658.70)
03/18/25			Titan AV Fuels		(5,718.30)	
			Totals for 03/31/25		(5,718.30)	(22,377.00)
04/22/25			Titan AV Fuels		(9,645.00)	
			Totals for 04/30/25		(9,645.00)	(32,022.00)
05/19/25			Titan AV Fuels		(8,615.25)	
			Totals for 05/31/25		(8,615.25)	(40,637.25)
06/26/25			Titan AV Fuels		(8,544.30)	
			Totals for 06/30/25		(8,544.30)	(49,181.55)
07/21/25			July deposits		(6,773.70)	
			Totals for 07/31/25		(6,773.70)	(55,955.25)
			Totals for 6015		(55,955.25)	(55,955.25)
6016 HANGER-FOWLER FOODS				0.00		

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/07/25			Fowler Foods- Hgr Land Lease		(1,145.04)	
			Totals for 01/31/25		(1,145.04)	(1,145.04)
02/03/25			Fowler Foods		(1,145.04)	
			Totals for 02/28/25		(1,145.04)	(2,290.08)
03/04/25			Fowler Foods		(1,145.04)	
			Totals for 03/31/25		(1,145.04)	(3,435.12)
04/09/25			Fowler Foods		(1,145.04)	
			Totals for 04/30/25		(1,145.04)	(4,580.16)
05/05/25			Fowler Foods		(1,145.04)	
			Totals for 05/31/25		(1,145.04)	(5,725.20)
06/05/25			Fowler Foods		(1,145.04)	
			Totals for 06/30/25		(1,145.04)	(6,870.24)
07/08/25			Fowler Foods		(1,145.04)	
			Totals for 07/31/25		(1,145.04)	(8,015.28)
			Totals for 6016		(8,015.28)	(8,015.28)
6020 Hangar Land Lease				0.00		
01/16/25			FNB- Hgr Land Lease Rent		(884.16)	
01/16/25			Sunbelt Finance- 2025 Annual Hgr Lease Rent		(13,500.00)	
			Totals for 01/31/25		(14,384.16)	(14,384.16)
02/11/25			FNB		(884.16)	
			Totals for 02/28/25		(884.16)	(15,268.32)
03/12/25			FNB		(884.16)	
			Totals for 03/31/25		(884.16)	(16,152.48)
04/11/25			FNB		(884.16)	
			Totals for 04/30/25		(884.16)	(17,036.64)
05/12/25			FNB		(884.16)	
			Totals for 05/31/25		(884.16)	(17,920.80)
06/10/25			FNB		(884.16)	
			Totals for 06/30/25		(884.16)	(18,804.96)
07/16/25			FNB		(884.16)	
			Totals for 07/31/25		(884.16)	(19,689.12)
			Totals for 6020		(19,689.12)	(19,689.12)
6021 HANGER-HYTROL				0.00		
01/07/25			Hytrol Convr		(5,135.42)	
			Totals for 01/31/25		(5,135.42)	(5,135.42)
02/07/25			Hytrol		(5,135.42)	
			Totals for 02/28/25		(5,135.42)	(10,270.84)
03/12/25			Hytrol		(5,135.42)	
			Totals for 03/31/25		(5,135.42)	(15,406.26)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
04/09/25			Hytrol		(5,135.42)	
			Totals for 04/30/25		(5,135.42)	(20,541.68)
05/12/25			Hytrol		(5,135.42)	
			Totals for 05/31/25		(5,135.42)	(25,677.10)
06/10/25			Hytrol		(5,135.42)	
			Totals for 06/30/25		(5,135.42)	(30,812.52)
07/16/25			Hytrol		(5,135.42)	
			Totals for 07/31/25		(5,135.42)	(35,947.94)
			Totals for 6021		(35,947.94)	(35,947.94)
7005 Grant Project Expenditures				0.00		
01/13/25	1093		Mohsen Design Group, Inc- Rwy.23 Ext IFE for Final Design		1,500.00	
01/16/25			Michael Baker- reimburse invoice #1198488		(3,070.00)	
			Totals for 01/31/25		(1,570.00)	(1,570.00)
02/13/25	1094		Michael Baker Int- Terminal bldg reconstruction		44,717.59	
02/13/25	1095		Michael Baker Int- Terminal bldg reconstruction		25,866.39	
02/13/25	1096		Michael Baker Int- Terminal bldg reconstruction		133,477.75	
02/13/25	1097		Michael Baker Int- Terminal bldg reconstruction		4,880.09	
02/13/25	1098		Michael Baker Int- Rwy 23 Ext Obstruction mapping		1,886.12	
02/27/25	1099		East AR Planning & Development District- Terminal bldg reconstruction		34,000.00	
			Totals for 02/28/25		244,827.94	243,257.94
06/05/25	1101		Olympus Construction, Inc- Terminal Bldg Construction- Pay App. #1		140,815.94	
06/06/25	1102		Craighead County- Rwy. Ext. Ditch Permit Recording		45.00	
06/10/25	1103		WEHCO Newspapers, Inc- Rwy Ext Const Legal Ad bidding notice		929.44	
06/17/25	1104		Michael Baker Int- Term Bldg Const		3,676.10	
06/17/25	1105		Michael Baker Int- Term. Bldg Const		6,511.67	
06/17/25	1106		Michael Baker Int- Term Bldg Const		10,320.73	
06/24/25	1107		Michael Baker Int- Rw23 ext- Environmental		4,495.31	
06/24/25	1108		Michael Baker Int- Rw23 Ext- Environmental		7,806.59	
06/24/25	1110		Michael Baker Int- Rw23 Ext0 Environmental		4,283.50	
06/24/25	1111		Michael Baker Int- Rw23 Ext- Environmental		10,247.53	
06/24/25	1112		Mohsen Design Group, Inc- Rw23 Ext- Construction IFE		1,500.00	
06/27/25	1113		Michael Baker Int- Rwy Strenghtening Const		22,146.27	
			Totals for 06/30/25		212,778.08	456,036.02
07/09/25	1114		Olympus Construction, Inc- Terminal Bldg Construction		271,238.35	
07/10/25	1115		Michael Baker Int- Rwy 23 ext		47,116.33	
07/10/25	1116		Michael Baker Int- Rwy 23 ext		28,537.72	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/10/25	1117		Michael Baker Int- Rwy 23 ext		10,846.59	
07/10/25	1118		Michael Baker Int- Rwy 23 ext		62,309.62	
07/10/25	1119		Michael Baker Int- Rwy 23 ext		44,803.42	
07/22/25	1121		Michael Baker Int- Rwy 23 ext		2,325.00	
07/30/25	1122		DOT/FAA/ESC- Rwy Ext Project		99,092.94	
			Totals for 07/31/25		566,269.97	1,022,305.99
			Totals for 7005		1,022,305.99	1,022,305.99
7010 Grounds				0.00		
01/01/25	12613		Ditta Ace Hardware		15.18	
01/21/25	12623		Ray-Ad Specialties		1,234.73	
			Totals for 01/31/25		1,249.91	1,249.91
03/18/25	12658		Ditta Ace Hardware		4,108.61	
03/18/25	12659		Greenway Equipment		149.71	
			Totals for 03/31/25		4,258.32	5,508.23
04/01/25	12669		AR Air Center		173.65	
04/08/25	12678		G Robert Corp		6,950.00	
04/08/25	12679		Greenway Equipment		167.08	
			Totals for 04/30/25		7,290.73	12,798.96
05/20/25	12698		AR Air Center		679.80	
05/20/25	12705		Greenway Equipment		2,222.59	
05/20/25	12705		Greenway Equipment		124.91	
05/20/25	12707		Quality Farm Supply		1,047.61	
05/20/25	12710		White River Materials		6,000.00	
			Totals for 05/31/25		10,074.91	22,873.87
06/17/25	12717		AR Air Center		576.00	
06/17/25	12720		Greenway Equipment		217.82	
			Totals for 06/30/25		793.82	23,667.69
07/10/25	12731		AR Air Center		1,076.70	
07/10/25	12736		Lowe's Business Accounts		126.01	
07/10/25	12737		Quality Farm Supply		626.46	
07/22/25	12741		Ditta Ace Hardware		823.46	
07/22/25	12741		Ditta Ace Hardware		107.36	
			Totals for 07/31/25		2,759.99	26,427.68
			Totals for 7010		26,427.68	26,427.68
7020 Runways				0.00		
04/20/25	12693		White River Materials		6,000.00	
			Totals for 04/30/25		6,000.00	6,000.00
			Totals for 7020		6,000.00	6,000.00
7030 Hanger Expense-FBO				0.00		
02/01/25	12625		Data Network Systems		1,745.28	
02/01/25	12629		Frey Metal Worx, LLC		1,200.00	
02/18/25	12636		Ditta Ace Hardware		367.65	
02/18/25	12639		Lowe's Business Accounts		1,021.95	
02/26/25	12645		Chris West Plumbing, Inc		395.02	
02/26/25	12648		The Sherwin Williams Co		107.25	
			Totals for 02/28/25		4,837.15	4,837.15

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/01/25	12650		Barton's of Jonesboro		1,697.29	
03/01/25	12651		Chris West Plumbing, Inc		2,498.27	
03/18/25	12660		Herndon's Heating & Air		211.58	
03/18/25	12661		Herndon's Heating & Air		667.28	
03/18/25	12662		Lowe's Business Accounts		182.66	
03/18/25	12663		TEC Electric		464.75	
03/18/25	12664		Sherwin Williams Co		75.73	
03/18/25	12666		Barton's of Jonesboro		1,426.91	
03/18/25	12667		Herndon's Heating & Air		292.95	
			Totals for 03/31/25		7,517.42	12,354.57
04/01/25	12671		Ditta Enterprises, Inc		607.60	
04/08/25	12681		Lowe's Business Accounts		517.02	
04/08/25	12682		Sherwin Williams Co		61.14	
04/15/25	12691		MidSouth Environmental		500.00	
			Totals for 04/30/25		1,685.76	14,040.33
05/20/25	12703		Ditta Ace Hardware		15.39	
05/20/25	12708		The Sherwin Williams Co		16.26	
			Totals for 05/31/25		31.65	14,071.98
06/03/25	12716		Barton's of Jonesboro		10.63	
06/17/25	12719		Data Network Systems		375.00	
			Totals for 06/30/25		385.63	14,457.61
07/10/25	12734		Herndon's Heating & Air		335.35	
07/30/25	12744		Barton's of Jonesboro		21.57	
07/30/25	12746		Sherwin Williams Co		39.98	
			Totals for 07/31/25		396.90	14,854.51
			Totals for 7030		14,854.51	14,854.51
7035 T-Hanger Expense				0.00		
03/18/25	12658		Ditta Ace Hardware		14.73	
			Totals for 03/31/25		14.73	14.73
06/17/25	12722		Lowe's Business Accounts		8.20	
			Totals for 06/30/25		8.20	22.93
07/10/25	12733		Ditta Enterprises		271.25	
			Totals for 07/31/25		271.25	294.18
			Totals for 7035		294.18	294.18
7050 Flight Service Station				0.00		
01/21/25	12621		CWL		159.34	
			Totals for 01/31/25		159.34	159.34
02/18/25	12643		CWL		197.77	
			Totals for 02/28/25		197.77	357.11
03/18/25	12657		CWL		158.45	
			Totals for 03/31/25		158.45	515.56
04/15/25	12685		CWL		118.65	
			Totals for 04/30/25		118.65	634.21
05/20/25	12701		CWL		108.90	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 05/31/25		108.90	743.11
06/17/25	12725		CWL		107.01	
			Totals for 06/30/25		107.01	850.12
07/22/25	12740		CWL		113.48	
			Totals for 07/31/25		113.48	963.60
			Totals for 7050		963.60	963.60
7051 Fire Rescue Building Expense				0.00		
01/21/25	12620		CWL		194.53	
			Totals for 01/31/25		194.53	194.53
02/01/25	12624		Data Network Systems		1,745.28	
02/18/25	12643		CWL		644.69	
			Totals for 02/28/25		2,389.97	2,584.50
03/18/25	12656		CWL		577.41	
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		952.41	3,536.91
04/15/25	12684		CWL		264.07	
			Totals for 04/30/25		264.07	3,800.98
05/20/25	12700		CWL		160.96	
05/20/25	12706		Lowe's Business Accounts		28.33	
			Totals for 05/31/25		189.29	3,990.27
06/17/25	12724		CWL		139.93	
			Totals for 06/30/25		139.93	4,130.20
07/22/25	12739		CWL		240.15	
			Totals for 07/31/25		240.15	4,370.35
			Totals for 7051		4,370.35	4,370.35
7052 Sharp Aviation Expense				0.00		
02/01/25	12626		Data Network Systems		1,745.28	
			Totals for 02/28/25		1,745.28	1,745.28
			Totals for 7052		1,745.28	1,745.28
7053 Old Terminal Bldg - CAP				0.00		
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		375.00	375.00
05/20/25	1100		Olympus Construction- Terminal bldg reconstruction plans		1,345.17	
			Totals for 05/31/25		1,345.17	1,720.17
			Totals for 7053		1,720.17	1,720.17
7060 Beacon & Field Lights				0.00		
01/01/25	12615		Grace Electric, Inc		1,481.03	
			Totals for 01/31/25		1,481.03	1,481.03
			Totals for 7060		1,481.03	1,481.03

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
8090 Dues/Subscriptions				0.00		
06/30/25	12726		AAOA		55.00	
			Totals for 06/30/25		55.00	55.00
			Totals for 8090		55.00	55.00
8100 Insurance				0.00		
04/15/25	12686		Higginbotham Insurance Agency, Inc		8,380.00	
04/15/25	12688		Higginbotham Insurance Agency, Inc		363.00	
04/15/25	12689		Higginbotham Insurance Agency, Inc		3,900.00	
04/15/25	12690		Higginbotham Insurance Agency, Inc		21,840.00	
			Totals for 04/30/25		34,483.00	34,483.00
06/17/25	12721		Liberty Mutual Ins Group		1,363.00	
			Totals for 06/30/25		1,363.00	35,846.00
			Totals for 8100		35,846.00	35,846.00
8110 Insurance - Medical				0.00		
01/01/25	12611		City of Jonesboro Payable- dental insurance		1,186.08	
01/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 01/31/25		848.99	848.99
02/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 02/28/25		(337.09)	511.90
03/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 03/31/25		(337.09)	174.81
04/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 04/30/25		(337.09)	(162.28)
05/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 05/31/25		(337.09)	(499.37)
06/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 06/30/25		(337.09)	(836.46)
07/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 07/31/25		(337.09)	(1,173.55)
			Totals for 8110		(1,173.55)	(1,173.55)
8120 Insurance - Fire				0.00		
04/15/25	12687		Higginbotham Insurance Agency, Inc		106,751.00	
			Totals for 04/30/25		106,751.00	106,751.00
			Totals for 8120		106,751.00	106,751.00
8140 Office Expense				0.00		
02/18/25	12640		Office Depot		604.48	
02/26/25	12647		Peregrine Corp		138.33	
			Totals for 02/28/25		742.81	742.81
07/22/25	12742		FedEx		239.70	
			Totals for 07/31/25		239.70	982.51

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 8140		982.51	982.51
8160 Payroll Taxes				0.00		
01/01/25	P89		Payroll Journal Entry		636.99	
			Totals for 01/31/25		636.99	636.99
02/01/25	P89		Payroll Journal Entry		1,496.97	
			Totals for 02/28/25		1,496.97	2,133.96
03/01/25	P89		Payroll Journal Entry		842.79	
			Totals for 03/31/25		842.79	2,976.75
04/01/25	P89		Payroll Journal Entry		1,150.40	
			Totals for 04/30/25		1,150.40	4,127.15
05/01/25	P89		Payroll Journal Entry		898.35	
			Totals for 05/31/25		898.35	5,025.50
06/01/25	P89		Payroll Journal Entry		826.26	
			Totals for 06/30/25		826.26	5,851.76
07/01/25	P89		Payroll Journal Entry		947.04	
			Totals for 07/31/25		947.04	6,798.80
			Totals for 8160		6,798.80	6,798.80
8170 Postage				0.00		
01/01/25	12618		U.S. Postal Service		232.00	
			Totals for 01/31/25		232.00	232.00
04/17/25	12692		Discover Card		43.90	
			Totals for 04/30/25		43.90	275.90
			Totals for 8170		275.90	275.90
8200 Salaries - Manager				0.00		
01/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 01/31/25		7,275.65	7,275.65
02/01/25	P89		Payroll Journal Entry		14,060.30	
			Totals for 02/28/25		14,060.30	21,335.95
03/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 03/31/25		7,275.65	28,611.60
04/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 04/30/25		7,275.65	35,887.25
05/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 05/31/25		7,275.65	43,162.90
06/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 06/30/25		7,275.65	50,438.55
07/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 07/31/25		7,275.65	57,714.20

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 8200		57,714.20	57,714.20
8210 Salaries - Other				0.00		
01/01/25	P89		Payroll Journal Entry		1,176.00	
			Totals for 01/31/25		1,176.00	1,176.00
02/01/25	P89		Payroll Journal Entry		5,176.00	
			Totals for 02/28/25		5,176.00	6,352.00
03/01/25	P89		Payroll Journal Entry		4,000.00	
			Totals for 03/31/25		4,000.00	10,352.00
04/01/25	P89		Payroll Journal Entry		8,000.00	
			Totals for 04/30/25		8,000.00	18,352.00
05/01/25	P89		Payroll Journal Entry		4,705.00	
			Totals for 05/31/25		4,705.00	23,057.00
06/01/25	P89		Payroll Journal Entry		3,790.00	
			Totals for 06/30/25		3,790.00	26,847.00
07/01/25	P89		Payroll Journal Entry		5,407.50	
			Totals for 07/31/25		5,407.50	32,254.50
			Totals for 8210		32,254.50	32,254.50
8240 Telephone				0.00		
01/21/25	12619		AT&T		282.89	
			Totals for 01/31/25		282.89	282.89
02/18/25	12634		AT&T		282.88	
			Totals for 02/28/25		282.88	565.77
03/18/25	12655		AT&T		282.87	
			Totals for 03/31/25		282.87	848.64
04/08/25	12677		AT&T		282.62	
			Totals for 04/30/25		282.62	1,131.26
05/20/25	12699		AT&T		282.84	
			Totals for 05/31/25		282.84	1,414.10
06/17/25	12718		AT&T		294.07	
			Totals for 06/30/25		294.07	1,708.17
07/10/25	12732		AT&T		282.84	
			Totals for 07/31/25		282.84	1,991.01
			Totals for 8240		1,991.01	1,991.01
8245 Meetings/Travel				0.00		
02/18/25	12635		Discover Card		50.72	
02/18/25	12637		FedEx		286.70	
02/18/25	12638		Honeybaked Ham		244.63	
			Totals for 02/28/25		582.05	582.05
04/08/25	12680		Honeybaked Ham		305.44	
04/08/25	12683		FedEx		66.40	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 04/30/25		371.84	953.89
05/20/25	12704		FedEx		119.91	
			Totals for 05/31/25		119.91	1,073.80
06/17/25	12723		Honeybaked Ham		230.98	
			Totals for 06/30/25		230.98	1,304.78
07/22/25	12743		Honeybaked Ham		299.67	
			Totals for 07/31/25		299.67	1,604.45
			Totals for 8245		1,604.45	1,604.45
8250 Meals/Entertainment				0.00		
01/21/25	12622		Honeybaked Ham		258.28	
			Totals for 01/31/25		258.28	258.28
			Totals for 8250		258.28	258.28
8280 Legal & Accounting				0.00		
01/01/25	12612		David W Cahoon		250.00	
01/01/25	12617		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 01/31/25		750.00	750.00
02/01/25	12627		David W Cahoon		250.00	
02/26/25	12649		Thomas, Speight & Noble, CPAS		650.00	
			Totals for 02/28/25		900.00	1,650.00
03/01/25	12652		David W Cahoon		250.00	
03/18/25	12665		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 03/31/25		750.00	2,400.00
04/01/25	12670		David W Cahoon		250.00	
04/01/25	12675		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 04/30/25		750.00	3,150.00
05/20/25	12702		David W Cahoon		1,250.00	
05/20/25	12709		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 05/31/25		1,750.00	4,900.00
06/02/25	12711		David W Cahoon		250.00	
06/02/25	12714		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 06/30/25		750.00	5,650.00
07/01/25	12727		David W Cahoon		250.00	
07/10/25	12738		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 07/31/25		750.00	6,400.00
			Totals for 8280		6,400.00	6,400.00
9010 Interest Income				0.00		
01/31/25			Interest Income		(13,843.37)	
01/31/25			Interest Income		(3,052.17)	
01/31/25			Interest Income		(25.07)	
01/31/25			Interest Income		(690.13)	
			Totals for 01/31/25		(17,610.74)	(17,610.74)
02/28/25			Interest Income		(623.41)	

10563J - Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - July 31, 2025

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
02/28/25			Interest Income			(24.10)	
02/28/25			Interest Income			(2,678.38)	
02/28/25			Interest Income			(11,932.22)	
				Totals for 02/28/25		(15,258.11)	(32,868.85)
03/31/25			Interest Income			(690.18)	
03/31/25			Interest Income			(2,537.72)	
03/31/25			Interest Income			(12,928.07)	
03/31/25			Interest Income			(31.41)	
				Totals for 03/31/25		(16,187.38)	(49,056.23)
04/30/25			Interest Income			(667.81)	
04/30/25			Interest Income			(2,409.48)	
04/30/25			Interest Income			(12,546.96)	
04/30/25			Interest Income			(18.73)	
				Totals for 04/30/25		(15,642.98)	(64,699.21)
05/30/25			Interest Income			(2,323.96)	
05/30/25			Interest Income			(7,554.03)	
05/30/25			Interest Income			(19.42)	
05/31/25			Interest Deposit			(9,311.93)	
05/31/25			Interest Deposit			(690.07)	
				Totals for 05/31/25		(19,899.41)	(84,598.62)
06/30/25			Interest Income			(111.36)	
06/30/25			Interest Income			(2,429.04)	
06/30/25			Interest Income			(313.52)	
06/30/25			Interest Income			(5.64)	
06/30/25			Interest Income			(16,465.34)	
				Totals for 06/30/25		(19,324.90)	(103,923.52)
07/31/25			Interest Income			(0.32)	
07/31/25			Interest Income			(4,040.65)	
07/31/25			Interest Income			(495.51)	
07/31/25			Interest Income			(17,073.62)	
				Totals for 07/31/25		(21,610.10)	(125,533.62)
				Totals for 9010		(125,533.62)	(125,533.62)
				Report Total			0.00

Net Profit/(Loss)

Current Period	599,560.41
Year-to-Date	624,301.20

Distribution count = 414

Jonesboro Airport Commission
Prepared Financial Statements
August 31, 2025 and 2024

Substantially all disclosures omitted

Jonesboro Airport Commission
Balance Sheet
As of August 31, 2025 and 2024

Assets

	2025	2024
Current Assets		
Cash - Centennial Bank 503461691	$ (299.67)	$ (342.95)
Cash - Centennial Insurance 503461721	117.64	250,899.93
Cash-Centennial x8092	(1,500.00)	(655,595.56)
Cash- First Natl Bank 4531	4,764,283.08	0.00
Investment Account-50-3461-21-2	0.00	4,815,271.19
Investment Account-50-3461-91-5	1,701,106.48	559,602.17
Investment Account-0924	53,699.69	669,944.33
Total Current Assets	6,517,407.22	5,639,779.11
Property and Equipment		
Net Property and Equipment	0.00	0.00
Total Assets	$ 6,517,407.22	$ 5,639,779.11

No assurance is provided.

Jonesboro Airport Commission
Balance Sheet
As of August 31, 2025 and 2024

Liabilities and Stockholders' Equity

	2025	2024
Current Liabilities		
Fica Taxes Payable	$ 1,738.20	$ 1,583.61
FWH Taxes Payable	1,551.97	1,551.71
SWH Taxes Payable	494.10	489.30
OCSE	40.71	0.00
State Unemployment Payable	(465.17)	(521.17)
Total Current Liabilities	3,359.81	3,103.45
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	3,359.81	3,103.45
Stockholders' Equity		
Capital Contributions	5,873,332.23	6,419,457.28
Retained Earnings	(1,472.22)	(1,472.22)
Current Earnings	642,187.40	(781,309.40)
Total Stockholders' Equity	6,514,047.41	5,636,675.66
Total Liabilities and Stockholders' Equity	$ 6,517,407.22	$ 5,639,779.11

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
For the One Month and Eight Months Ended August 31, 2025

	One Month Ended August 31, 2025	Eight Months Ended August 31, 2025
Sales		
Grant Revenue-City of Jonesboro	$ 9,488.00	$ 827,263.00
Hanger Revenue - FBO	40,176.25	321,410.00
Fuel Flowage	9,545.85	65,501.10
HANGER-FOWLER FOODS	1,145.04	9,160.32
Hangar Land Lease	884.16	20,573.28
HANGER-HYTROL	5,135.42	41,083.36
Total Sales	66,374.72	1,284,991.06
Cost of Goods Sold		
Grounds	13,631.23	40,058.91
Hanger Expense-FBO	4,043.60	18,898.11
T-Hanger Expense	0.00	294.18
Flight Service Station	137.23	1,100.83
Fire Rescue Building Expense	312.62	4,682.97
Sharp Aviation Expense	0.00	1,745.28
Old Terminal Bldg - CAP	0.00	1,720.17
Beacon & Field Lights	0.00	1,481.03
Total Cost of Goods Sold	18,124.68	69,981.48
Gross Profit	48,250.04	1,215,009.58
Operating Expenses		
Dues/Subscriptions	0.00	55.00
Insurance	(59.00)	35,787.00
Insurance - Medical	14,408.39	13,234.84
Insurance - Fire	0.00	106,751.00
Office Expense	293.20	1,275.71
Payroll Taxes	978.33	7,777.13
Postage	0.00	275.90
Salaries - Manager	7,275.65	64,989.85
Salaries - Other	5,850.00	38,104.50
Telephone	282.85	2,273.86
Meetings/Travel	0.00	1,604.45
Meals/Entertainment	0.00	258.28
Legal & Accounting	750.00	7,150.00
Total Operating Expenses	29,779.42	279,537.52
Operating Income (Loss)	18,470.62	935,472.06
Other Income (Expenses)		
Grant Revenue-State Sales Tax	4,958.72	38,468.52
Grant Revenue-Federal Grants	110,290.84	650,694.53
Grant Revenue- State Grants	0.00	36,158.64
Interest Income	22,029.57	147,563.19
Grant Project Expenditures	(137,863.55)	(1,160,169.54)
Runways	0.00	(6,000.00)
Total Other Income (Expenses)	(584.42)	(293,284.66)
Net Income (Loss)	$ 17,886.20	$ 642,187.40

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
Eight Months Ended August 31, 2025 and 2024

	Eight Months Ended August 31, 2025	Eight Months Ended August 31, 2024
Sales		
Grant Revenue-City of Jonesboro	$ 827,263.00	$ 70,000.00
Hanger Revenue - FBO	321,410.00	310,112.24
Fuel Flowage	65,501.10	61,456.65
HANGER-FOWLER FOODS	9,160.32	9,160.32
Hangar Land Lease	20,573.28	51,880.18
HANGER-HYTROL	41,083.36	46,218.78
Total Sales	1,284,991.06	548,828.17
Cost of Goods Sold		
Grounds	40,058.91	27,633.55
Hanger Expense-FBO	18,898.11	11,516.01
T-Hanger Expense	294.18	209.58
Flight Service Station	1,100.83	1,102.50
Fire Rescue Building Expense	4,682.97	4,504.38
Sharp Aviation Expense	1,745.28	0.00
Old Terminal Bldg - CAP	1,720.17	0.00
Beacon & Field Lights	1,481.03	0.00
Total Cost of Goods Sold	69,981.48	44,966.02
Gross Profit	1,215,009.58	503,862.15
Operating Expenses		
Dues/Subscriptions	55.00	55.00
Insurance	35,787.00	11,456.00
Insurance - Medical	13,234.84	8,211.92
Insurance - Fire	106,751.00	121,855.00
Office Expense	1,275.71	1,249.18
Payroll Taxes	7,777.13	6,452.79
Postage	275.90	226.00
Salaries - Manager	64,989.85	57,921.46
Salaries - Other	38,104.50	28,195.00
Supplies	0.00	304.25
Telephone	2,273.86	2,356.40
Meetings/Travel	1,604.45	1,182.50
Meals/Entertainment	258.28	147.37
Legal & Accounting	7,150.00	6,150.00
Total Operating Expenses	279,537.52	245,762.87
Operating Income (Loss)	935,472.06	258,099.28
Other Income (Expenses)		
Grant Revenue-Federal Grants	650,694.53	0.00
Grant Revenue- State Grants	36,158.64	0.00
Interest Income	147,563.19	179,217.71
Grant Revenue-State Sales Tax	38,468.52	2,703,426.11
Grant Project Expenditures	(1,160,169.54)	(3,922,052.50)
Runways	(6,000.00)	0.00
Total Other Income (Expenses)	(293,284.66)	(1,039,408.68)
Net Income (Loss)	$ 642,187.40	$ (781,309.40)

No assurance is provided.

10563J - Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - August 31, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1020 Cash - Centennial Bank 503461691				(53.44)		
01/31/25	1		Cash Disbursements		(160,567.06)	
01/31/25	2		Cash Receipts		160,362.22	
			Totals for 01/31/25		(204.84)	(258.28)
02/28/25	1		Cash Disbursements		(322,237.00)	
02/28/25	2		Cash Receipts		320,304.85	
			Totals for 02/28/25		(1,932.15)	(2,190.43)
03/31/25	1		Cash Disbursements		(80,117.41)	
03/31/25	2		Cash Receipts		81,557.84	
			Totals for 03/31/25		1,440.43	(750.00)
04/30/25	1		Cash Disbursements		(229,206.40)	
04/30/25	2		Cash Receipts		229,650.96	
			Totals for 04/30/25		444.56	(305.44)
05/31/25	1		Cash Disbursements		(84,180.75)	
05/31/25	2		Cash Receipts		84,366.28	
			Totals for 05/31/25		185.53	(119.91)
06/30/25	1		Cash Disbursements		(269,335.09)	
06/30/25	2		Cash Receipts		269,400.00	
			Totals for 06/30/25		64.91	(55.00)
07/31/25	1		Cash Disbursements		(1,715,303.27)	
07/31/25	2		Cash Receipts		1,714,757.35	
			Totals for 07/31/25		(545.92)	(600.92)
08/31/25	1		Cash Disbursements		(347,021.69)	
08/31/25	2		Cash Receipts		347,322.94	
			Totals for 08/31/25		301.25	(299.67)
			Totals for 1020		(246.23)	(299.67)
1021 Cash - Centennial Insurance 503461721				250,718.99		
01/31/25			Interest Income		690.13	
01/31/25	Cash Sweeps				(718.99)	
			Totals for 01/31/25		(28.86)	250,690.13
02/03/25	CashSweeps		Cash Sweeps		(690.13)	
02/28/25			Interest Income		623.41	
			Totals for 02/28/25		(66.72)	250,623.41
03/31/25			Interest Income		690.18	
03/31/25	Cash Sweeps		Cash Sweeps		(623.41)	
			Totals for 03/31/25		66.77	250,690.18
04/30/25			Interest Income		667.81	
04/30/25	Cash Sweeps		Cash Sweeps		(690.18)	
			Totals for 04/30/25		(22.37)	250,667.81
05/01/25	Cash Sweeps		Cash Sweeps		(667.81)	
05/13/25	1208		xfer to new FNB Acct		(4,704,296.93)	
05/16/25			Cash Sweeps		4,704,296.93	
05/31/25			Interest Deposit		690.07	
			Totals for 05/31/25		22.26	250,690.07

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
06/06/25	xfer				(258,244.10)	
06/30/25			Interest Income		111.36	
06/30/25	Cash Sweeps		Cash Sweeps		8,244.10	
06/30/25	Cash Sweeps		Cash Sweeps		(690.07)	
			Totals for 06/30/25		(250,578.71)	111.36
07/01/25	Cash Sweeps		Cash Sweeps		5.64	
07/31/25			Interest Income		0.32	
			Totals for 07/31/25		5.96	117.32
08/31/25			Interest Income		0.32	
			Totals for 08/31/25		0.32	117.64
			Totals for 1021		(250,601.35)	117.64
1023 Cash-Centennial x8092				0.00		
01/13/25	1093		Mohsen Design Group, Inc		(1,500.00)	
01/31/25	Cash Sweeps				1,500.00	
			Totals for 01/31/25		0.00	0.00
02/13/25	12633		xfer to Projects acct		210,827.96	
02/26/25	12646		xfer to Projects acct		34,000.00	
02/28/25	1		Cash Disbursements		(278,827.96)	
			Totals for 02/28/25		(34,000.00)	(34,000.00)
03/31/25			Cash Sweeps		34,000.00	
			Totals for 03/31/25		34,000.00	0.00
05/20/25	1100		Olympus Construction		(1,345.17)	
			Totals for 05/31/25		(1,345.17)	(1,345.17)
06/06/25	xfer				258,244.10	
06/30/25	1		Cash Disbursements		(496,513.18)	
06/30/25	2		Cash Receipts		215,967.98	
			Totals for 06/30/25		(22,301.10)	(23,646.27)
07/10/25	12735		xfer		441,573.80	
07/30/25	12745		xfer		99,092.94	
07/31/25	1		Cash Disbursements		(1,106,936.71)	
07/31/25	Cash Sweeps		Cash Sweeps		489,323.30	
			Totals for 07/31/25		(76,946.67)	(100,592.94)
08/14/25	12759		xfer		150,363.90	
08/31/25			Cash Sweeps		249,456.49	
08/31/25	1		Cash Disbursements		(300,727.45)	
			Totals for 08/31/25		99,092.94	(1,500.00)
			Totals for 1023		(1,500.00)	(1,500.00)
1026 Cash- First Natl Bank 4531				0.00		
05/13/25	1208		FNB opening balance- xfer from FNB		4,704,296.93	
05/31/25			Interest Deposit		9,311.93	
			Totals for 05/31/25		4,713,608.86	4,713,608.86
06/30/25			Interest Income		16,465.34	
			Totals for 06/30/25		16,465.34	4,730,074.20
07/31/25			Interest Income		17,073.62	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
				Totals for 07/31/25		17,073.62	4,747,147.82
08/31/25			Interest Income			17,135.26	
				Totals for 08/31/25		17,135.26	4,764,283.08
				Totals for 1026		4,764,283.08	4,764,283.08
1030 Investment Account-50-3461-21-2					4,649,655.79		
01/31/25			Interest Income			13,843.37	
01/31/25	Cash Sweeps					718.99	
				Totals for 01/31/25		14,562.36	4,664,218.15
02/03/25	CashSweeps		Cash Sweeps			690.13	
02/28/25			Interest Income			11,932.22	
				Totals for 02/28/25		12,622.35	4,676,840.50
03/31/25			Interest Income			12,928.07	
03/31/25	Cash Sweeps		Cash Sweeps			623.41	
				Totals for 03/31/25		13,551.48	4,690,391.98
04/30/25			Interest Income			12,546.96	
04/30/25	Cash Sweeps		Cash Sweeps			690.18	
				Totals for 04/30/25		13,237.14	4,703,629.12
05/01/25	Cash Sweeps		Cash Sweeps			667.81	
05/16/25			Cash Sweeps			(4,704,296.93)	
05/30/25			Interest Income			7,554.03	
				Totals for 05/31/25		(4,696,075.09)	7,554.03
06/30/25			Interest Income			5.64	
06/30/25	Cash Sweeps		Cash Sweeps			(8,244.10)	
06/30/25	Cash Sweeps		Cash Sweeps			690.07	
				Totals for 06/30/25		(7,548.39)	5.64
07/01/25	Cash Sweeps		Cash Sweeps			(5.64)	
				Totals for 07/31/25		(5.64)	0.00
				Totals for 1030		(4,649,655.79)	0.00
1032 Investment Account-50-3461-91-5					965,232.29		
01/31/25			Interest Income			3,052.17	
01/31/25	Cash Sweeps					146,107.67	
01/31/25	Cash Sweeps					(13,564.35)	
				Totals for 01/31/25		135,595.49	1,100,827.78
02/28/25			Interest Income			2,678.38	
02/28/25			Cash Sweeps			(259,363.36)	
02/28/25	CashSweeps		Cash Sweeps			48,250.44	
				Totals for 02/28/25		(208,434.54)	892,393.24
03/31/25			Interest Income			2,537.72	
03/31/25			Cash Sweeps			(24,125.57)	
03/31/25	Cash Sweeps		Cash Sweeps			52,028.82	
				Totals for 03/31/25		30,440.97	922,834.21
04/30/25			Interest Income			2,409.48	
04/30/25			Cash Sweeps			(167,364.89)	
04/30/25	Cash Sweeps		Cash Sweeps			55,858.46	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
				Totals for 04/30/25		(109,096.95)	813,737.26
05/30/25			Interest Income			2,323.96	
05/31/25			Cash Sweeps			(22,981.44)	
05/31/25	Cash Sweeps		Cash Sweeps			58,116.51	
				Totals for 05/31/25		37,459.03	851,196.29
06/30/25			Interest Income			2,429.04	
06/30/25	Cash Sweeps		Cash Sweeps			253,503.65	
06/30/25	Cash Sweeps		Cash Sweeps			(14,842.43)	
				Totals for 06/30/25		241,090.26	1,092,286.55
07/31/25			Interest Income			4,040.65	
07/31/25	Cash Sweeps		Cash Sweeps			1,156,424.09	
07/31/25	Cash Sweeps		Cash Sweeps			(551,889.99)	
				Totals for 07/31/25		608,574.75	1,700,861.30
08/31/25			Interest Income			4,561.74	
08/31/25			Cash Sweeps			(165,639.66)	
08/31/25	Cash Sweeps		Cash Sweeps			161,323.10	
				Totals for 08/31/25		245.18	1,701,106.48
				Totals for 1032		735,874.19	1,701,106.48
1035 Investment Account-0924					8,430.69		
01/31/25			Interest Income			25.07	
01/31/25	Cash Sweeps					(1,500.00)	
				Totals for 01/31/25		(1,474.93)	6,955.76
02/28/25			Interest Income			24.10	
02/28/25	CashSweeps		Cash Sweeps			34,000.02	
				Totals for 02/28/25		34,024.12	40,979.88
03/31/25			Interest Income			31.41	
03/31/25			Cash Sweeps			(34,000.00)	
				Totals for 03/31/25		(33,968.59)	7,011.29
04/30/25			Interest Income			18.73	
				Totals for 04/30/25		18.73	7,030.02
05/30/25			Interest Income			19.42	
				Totals for 05/31/25		19.42	7,049.44
06/30/25			Interest Income			313.52	
06/30/25	Cash Sweeps		Cash Sweeps			283,735.10	
06/30/25	Cash Sweeps		Cash Sweeps			(190,476.98)	
				Totals for 06/30/25		93,571.64	100,621.08
07/31/25			Interest Income			495.51	
07/31/25	Cash Sweeps		Cash Sweeps			(489,323.30)	
07/31/25	Cash Sweeps		Cash Sweeps			540,666.74	
				Totals for 07/31/25		51,838.95	152,460.03
08/31/25			Interest Income			332.25	
08/31/25			Cash Sweeps			(249,456.49)	
08/31/25	Cash Sweeps		Cash Sweeps			150,363.90	
				Totals for 08/31/25		(98,760.34)	53,699.69

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 1035		45,269.00	53,699.69
3040 Fica Taxes Payable				(963.75)		
01/01/25	P89		Payroll Journal Entry		(1,241.52)	
01/15/25	eftps		Internal Revenue Service		1,180.48	
			Totals for 01/31/25		(61.04)	(1,024.79)
02/01/25	P89		Payroll Journal Entry		(2,891.58)	
02/15/25	eftps		Internal Revenue Service		1,242.42	
			Totals for 02/28/25		(1,649.16)	(2,673.95)
03/01/25	P89		Payroll Journal Entry		(1,673.58)	
03/15/25	eftps		Internal Revenue Service		2,891.58	
			Totals for 03/31/25		1,218.00	(1,455.95)
04/01/25	P89		Payroll Journal Entry		(2,285.60)	
04/15/25	eftps		Internal Revenue Service		1,673.60	
			Totals for 04/30/25		(612.00)	(2,067.95)
05/01/25	P89		Payroll Journal Entry		(1,781.48)	
05/15/25	eftps		Internal Revenue Service		2,285.60	
			Totals for 05/31/25		504.12	(1,563.83)
06/01/25	P89		Payroll Journal Entry		(1,641.46)	
06/15/25	eftps		Internal Revenue Service		1,781.47	
			Totals for 06/30/25		140.01	(1,423.82)
07/01/25	P89		Payroll Journal Entry		(1,888.96)	
07/15/25	eftps		Internal Revenue Service		1,641.48	
			Totals for 07/31/25		(247.48)	(1,671.30)
08/01/25	P89		Payroll Journal Entry		(1,956.66)	
08/15/25	eftps		Internal Revenue Service		1,889.76	
			Totals for 08/31/25		(66.90)	(1,738.20)
			Totals for 3040		(774.45)	(1,738.20)
3050 FWH Taxes Payable				(1,287.78)		
01/01/25	P89		Payroll Journal Entry		(902.01)	
01/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 01/31/25		0.00	(1,287.78)
02/01/25	P89		Payroll Journal Entry		(1,815.50)	
02/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 02/28/25		(913.49)	(2,201.27)
03/01/25	P89		Payroll Journal Entry		(1,255.10)	
03/15/25	eftps		Internal Revenue Service		1,815.50	
			Totals for 03/31/25		560.40	(1,640.87)
04/01/25	P89		Payroll Journal Entry		(1,338.26)	
04/15/25	eftps		Internal Revenue Service		1,255.09	
			Totals for 04/30/25		(83.17)	(1,724.04)
05/01/25	P89		Payroll Journal Entry		(962.50)	
05/15/25	eftps		Internal Revenue Service		1,338.26	
			Totals for 05/31/25		375.76	(1,348.28)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
06/01/25	P89		Payroll Journal Entry		(960.19)	
06/15/25	eftps		Internal Revenue Service		962.50	
			Totals for 06/30/25		2.31	(1,345.97)
07/01/25	P89		Payroll Journal Entry		(1,121.93)	
07/15/25	eftps		Internal Revenue Service		960.18	
			Totals for 07/31/25		(161.75)	(1,507.72)
08/01/25	P89		Payroll Journal Entry		(1,166.18)	
08/15/25	eftps		Internal Revenue Service		1,121.93	
			Totals for 08/31/25		(44.25)	(1,551.97)
			Totals for 3050		(264.19)	(1,551.97)
3060 SWH Taxes Payable				(393.95)		
01/01/25	P89		Payroll Journal Entry		(367.52)	
01/15/25	atap		Department of Finance and Administration		358.57	
			Totals for 01/31/25		(8.95)	(402.90)
02/01/25	P89		Payroll Journal Entry		(669.18)	
02/15/25	atap		Department of Finance and Administration		367.52	
			Totals for 02/28/25		(301.66)	(704.56)
03/01/25	P89		Payroll Journal Entry		(443.54)	
03/15/25	atap		Department of Finance and Administration		669.18	
			Totals for 03/31/25		225.64	(478.92)
04/01/25	P89		Payroll Journal Entry		(523.36)	
04/15/25	atap		Department of Finance and Administration		443.54	
			Totals for 04/30/25		(79.82)	(558.74)
05/01/25	P89		Payroll Journal Entry		(430.80)	
05/15/25	atap		Department of Finance and Administration		523.36	
			Totals for 05/31/25		92.56	(466.18)
06/01/25	P89		Payroll Journal Entry		(418.61)	
06/15/25	atap		Department of Finance and Administration		430.80	
			Totals for 06/30/25		12.19	(453.99)
07/01/25	P89		Payroll Journal Entry		(441.46)	
07/15/25	atap		Department of Finance and Administration		418.61	
			Totals for 07/31/25		(22.85)	(476.84)
08/01/25	P89		Payroll Journal Entry		(458.72)	
08/15/25	atap		Department of Finance and Administration		441.46	
			Totals for 08/31/25		(17.26)	(494.10)
			Totals for 3060		(100.15)	(494.10)
3070 OCSE				0.00		
02/01/25	P89		Payroll Journal Entry		(40.71)	
			Totals for 02/28/25		(40.71)	(40.71)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 3070		(40.71)	(40.71)
3080 State Unemployment Payable				521.17		
01/01/25	P89		Payroll Journal Entry		(16.23)	
			Totals for 01/31/25		(16.23)	504.94
02/01/25	P89		Payroll Journal Entry		(10.47)	
			Totals for 02/28/25		(10.47)	494.47
03/01/25	P89		Payroll Journal Entry		(6.00)	
			Totals for 03/31/25		(6.00)	488.47
04/01/25	P89		Payroll Journal Entry		(7.60)	
			Totals for 04/30/25		(7.60)	480.87
05/01/25	P89		Payroll Journal Entry		(7.61)	
			Totals for 05/31/25		(7.61)	473.26
06/01/25	P89		Payroll Journal Entry		(5.53)	
			Totals for 06/30/25		(5.53)	467.73
07/01/25	P89		Payroll Journal Entry		(2.56)	
			Totals for 07/31/25		(2.56)	465.17
			Totals for 3080		(56.00)	465.17
5010 City Water & Light				(5,954,631.86)		
			Totals for 5010		0.00	(5,954,631.86)
5013 Federal/State Grants				1,472.22		
			Totals for 5013		0.00	1,472.22
5030 Beg Retained Earnings				81,299.63		
			Totals for 5030		0.00	81,299.63
6001 Grant Revenue-City of Jonesboro				0.00		
01/23/25			City of Jonesboro- 2025 Annual City Contribution		(70,000.00)	
			Totals for 01/31/25		(70,000.00)	(70,000.00)
06/23/25			City of Jonesboro		(25,491.00)	
			Totals for 06/30/25		(25,491.00)	(95,491.00)
07/08/25			FAA/City of Jonesboro- Rwy Strengthening Grant		(687,000.00)	
07/22/25			FAA/City of Jonesboro		(35,284.00)	
			Totals for 07/31/25		(722,284.00)	(817,775.00)
08/08/25			FAA/City of Jbr		(9,488.00)	
			Totals for 08/31/25		(9,488.00)	(827,263.00)
			Totals for 6001		(827,263.00)	(827,263.00)
6002 Grant Revenue-State Sales Tax				0.00		
01/24/25			State of AR- local use & sales tax		(2,354.50)	
01/24/25			State of AR- local use & sales tax		(2,354.50)	
			Totals for 01/31/25		(4,709.00)	(4,709.00)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/25/25			State of AR- local use & sales tax		(2,559.96)	
02/25/25			State of AR- local use & sales tax		(2,559.96)	
			Totals for 02/28/25		(5,119.92)	(9,828.92)
03/25/25			State of AR		(2,186.55)	
03/25/25			State of AR		(2,186.55)	
			Totals for 03/31/25		(4,373.10)	(14,202.02)
04/24/25			State of AR		(2,650.10)	
04/24/25			State of AR		(2,650.10)	
			Totals for 04/30/25		(5,300.20)	(19,502.22)
05/23/25			State of AR		(2,714.36)	
05/23/25			State of AR		(2,714.36)	
			Totals for 05/31/25		(5,428.72)	(24,930.94)
06/25/25			State of AR		(2,159.47)	
06/25/25			State of AR		(2,159.47)	
			Totals for 06/30/25		(4,318.94)	(29,249.88)
07/24/25			State of AR- local use & sales tax		(2,129.96)	
07/24/25			State of AR- local use & sales tax		(2,129.96)	
			Totals for 07/31/25		(4,259.92)	(33,509.80)
08/25/25			State of AR		(2,479.36)	
08/25/25			State of AR		(2,479.36)	
			Totals for 08/31/25		(4,958.72)	(38,468.52)
			Totals for 6002		(38,468.52)	(38,468.52)
6004 Grant Revenue-Federal Grants				0.00		
06/27/25			NOAA Treas		(194,353.46)	
			Totals for 06/30/25		(194,353.46)	(194,353.46)
07/11/25			NOAA Treas- EDA Grant Term Bldg		(129,059.55)	
07/24/25			NOAA Treas- EDA Grant Term		(216,990.68)	
			Totals for 07/31/25		(346,050.23)	(540,403.69)
08/28/25			NOAA Treas		(110,290.84)	
			Totals for 08/31/25		(110,290.84)	(650,694.53)
			Totals for 6004		(650,694.53)	(650,694.53)
6005 Grant Revenue- State Grants				0.00		
07/16/25			ADA State of AR		(36,158.64)	
			Totals for 07/31/25		(36,158.64)	(36,158.64)
			Totals for 6005		(36,158.64)	(36,158.64)
6010 Hanger Revenue - FBO				0.00		
01/02/25			AR Air Center- FBO Lease Rent		(35,124.25)	
01/16/25			Edmonds AV- Hgr #20 Lease Rent		(5,052.00)	
			Totals for 01/31/25		(40,176.25)	(40,176.25)
02/03/25			AR Air Center		(35,124.25)	
02/10/25			Edmonds AV		(5,052.00)	
			Totals for 02/28/25		(40,176.25)	(80,352.50)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/04/25			AR Air Center		(35,124.25)	
03/12/25			Edmonds AV		(5,052.00)	
			Totals for 03/31/25		(40,176.25)	(120,528.75)
04/03/25			AR Air Center		(35,124.25)	
04/22/25			Edmonds AV		(5,052.00)	
			Totals for 04/30/25		(40,176.25)	(160,705.00)
05/05/25			AR Air Center		(35,124.25)	
05/19/25			Edmonds AV		(5,052.00)	
			Totals for 05/31/25		(40,176.25)	(200,881.25)
06/03/25			AR Air Center		(35,124.25)	
06/20/25			Edmonds AV		(5,052.00)	
			Totals for 06/30/25		(40,176.25)	(241,057.50)
07/02/25			AR Air Center		(35,124.25)	
07/16/25			Edmonds AV		(5,052.00)	
			Totals for 07/31/25		(40,176.25)	(281,233.75)
08/04/25			AR Air Center		(35,124.25)	
08/11/25			Edmonds AV		(5,052.00)	
			Totals for 08/31/25		(40,176.25)	(321,410.00)
			Totals for 6010		(321,410.00)	(321,410.00)
6015 Fuel Flowage				0.00		
01/23/25			Titan AV Fuels- 12/2024 Fuel flowage		(8,178.00)	
			Totals for 01/31/25		(8,178.00)	(8,178.00)
02/24/25			Titan AV Fuels		(8,480.70)	
			Totals for 02/28/25		(8,480.70)	(16,658.70)
03/18/25			Titan AV Fuels		(5,718.30)	
			Totals for 03/31/25		(5,718.30)	(22,377.00)
04/22/25			Titan AV Fuels		(9,645.00)	
			Totals for 04/30/25		(9,645.00)	(32,022.00)
05/19/25			Titan AV Fuels		(8,615.25)	
			Totals for 05/31/25		(8,615.25)	(40,637.25)
06/26/25			Titan AV Fuels		(8,544.30)	
			Totals for 06/30/25		(8,544.30)	(49,181.55)
07/21/25			July deposits		(6,773.70)	
			Totals for 07/31/25		(6,773.70)	(55,955.25)
08/22/25			Titan AV Fuels		(9,545.85)	
			Totals for 08/31/25		(9,545.85)	(65,501.10)
			Totals for 6015		(65,501.10)	(65,501.10)
6016 HANGER-FOWLER FOODS				0.00		
01/07/25			Fowler Foods- Hgr Land Lease		(1,145.04)	
			Totals for 01/31/25		(1,145.04)	(1,145.04)
02/03/25			Fowler Foods		(1,145.04)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 02/28/25		(1,145.04)	(2,290.08)
03/04/25			Fowler Foods		(1,145.04)	
			Totals for 03/31/25		(1,145.04)	(3,435.12)
04/09/25			Fowler Foods		(1,145.04)	
			Totals for 04/30/25		(1,145.04)	(4,580.16)
05/05/25			Fowler Foods		(1,145.04)	
			Totals for 05/31/25		(1,145.04)	(5,725.20)
06/05/25			Fowler Foods		(1,145.04)	
			Totals for 06/30/25		(1,145.04)	(6,870.24)
07/08/25			Fowler Foods		(1,145.04)	
			Totals for 07/31/25		(1,145.04)	(8,015.28)
08/04/25			Fowler Foods		(1,145.04)	
			Totals for 08/31/25		(1,145.04)	(9,160.32)
			Totals for 6016		(9,160.32)	(9,160.32)
6020 Hangar Land Lease				0.00		
01/16/25			FNB- Hgr Land Lease Rent		(884.16)	
01/16/25			Sunbelt Finance- 2025 Annual Hgr Lease Rent		(13,500.00)	
			Totals for 01/31/25		(14,384.16)	(14,384.16)
02/11/25			FNB		(884.16)	
			Totals for 02/28/25		(884.16)	(15,268.32)
03/12/25			FNB		(884.16)	
			Totals for 03/31/25		(884.16)	(16,152.48)
04/11/25			FNB		(884.16)	
			Totals for 04/30/25		(884.16)	(17,036.64)
05/12/25			FNB		(884.16)	
			Totals for 05/31/25		(884.16)	(17,920.80)
06/10/25			FNB		(884.16)	
			Totals for 06/30/25		(884.16)	(18,804.96)
07/16/25			FNB		(884.16)	
			Totals for 07/31/25		(884.16)	(19,689.12)
08/11/25			FNB		(884.16)	
			Totals for 08/31/25		(884.16)	(20,573.28)
			Totals for 6020		(20,573.28)	(20,573.28)
6021 HANGER-HYTROL				0.00		
01/07/25			Hytrol Convr		(5,135.42)	
			Totals for 01/31/25		(5,135.42)	(5,135.42)
02/07/25			Hytrol		(5,135.42)	
			Totals for 02/28/25		(5,135.42)	(10,270.84)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/12/25			Hytrol		(5,135.42)	
			Totals for 03/31/25		(5,135.42)	(15,406.26)
04/09/25			Hytrol		(5,135.42)	
			Totals for 04/30/25		(5,135.42)	(20,541.68)
05/12/25			Hytrol		(5,135.42)	
			Totals for 05/31/25		(5,135.42)	(25,677.10)
06/10/25			Hytrol		(5,135.42)	
			Totals for 06/30/25		(5,135.42)	(30,812.52)
07/16/25			Hytrol		(5,135.42)	
			Totals for 07/31/25		(5,135.42)	(35,947.94)
08/11/25			Hytrol		(5,135.42)	
			Totals for 08/31/25		(5,135.42)	(41,083.36)
			Totals for 6021		(41,083.36)	(41,083.36)
7005 Grant Project Expenditures				0.00		
01/13/25	1093		Mohsen Design Group, Inc- Rwy.23 Ext IFE for Final Design		1,500.00	
01/16/25			Michael Baker- reimburse invoice #1198488		(3,070.00)	
			Totals for 01/31/25		(1,570.00)	(1,570.00)
02/13/25	1094		Michael Baker Int- Terminal bldg reconstruction		44,717.59	
02/13/25	1095		Michael Baker Int- Terminal bldg reconstruction		25,866.39	
02/13/25	1096		Michael Baker Int- Terminal bldg reconstruction		133,477.75	
02/13/25	1097		Michael Baker Int- Terminal bldg reconstruction		4,880.09	
02/13/25	1098		Michael Baker Int- Rwy 23 Ext Obstruction mapping		1,886.12	
02/27/25	1099		East AR Planning & Development District- Terminal bldg reconstruction		34,000.00	
			Totals for 02/28/25		244,827.94	243,257.94
06/05/25	1101		Olympus Construction, Inc- Terminal Bldg Construction- Pay App. #1		140,815.94	
06/06/25	1102		Craighead County- Rwy. Ext. Ditch Permit Recording		45.00	
06/10/25	1103		WEHCO Newspapers, Inc- Rwy Ext Const Legal Ad bidding notice		929.44	
06/17/25	1104		Michael Baker Int- Term Bldg Const		3,676.10	
06/17/25	1105		Michael Baker Int- Term. Bldg Const		6,511.67	
06/17/25	1106		Michael Baker Int- Term Bldg Const		10,320.73	
06/24/25	1107		Michael Baker Int- Rw23 ext- Environmental		4,495.31	
06/24/25	1108		Michael Baker Int- Rw23 Ext- Environmental		7,806.59	
06/24/25	1110		Michael Baker Int- Rw23 Ext0 Environmental		4,283.50	
06/24/25	1111		Michael Baker Int- Rw23 Ext- Environmental		10,247.53	
06/24/25	1112		Mohsen Design Group, Inc- Rw23 Ext- Construction IFE		1,500.00	
06/27/25	1113		Michael Baker Int- Rwy Strenghtening Const		22,146.27	
			Totals for 06/30/25		212,778.08	456,036.02

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/09/25	1114		Olympus Construction, Inc- Terminal Bldg Construction		271,238.35	
07/10/25	1115		Michael Baker Int- Rwy 23 ext		47,116.33	
07/10/25	1116		Michael Baker Int- Rwy 23 ext		28,537.72	
07/10/25	1117		Michael Baker Int- Rwy 23 ext		10,846.59	
07/10/25	1118		Michael Baker Int- Rwy 23 ext		62,309.62	
07/10/25	1119		Michael Baker Int- Rwy 23 ext		44,803.42	
07/22/25	1121		Michael Baker Int- Rwy 23 ext		2,325.00	
07/30/25	1122		DOT/FAA/ESC- Rwy Ext Project		99,092.94	
			Totals for 07/31/25		566,269.97	1,022,305.99
08/14/25	1123		Olympus Construction, Inc- Terminal bld. construction		108,595.29	
08/14/25	1124		Michael Baker Int- Terminal bld construction A&E Inv.		29,268.26	
			Totals for 08/31/25		137,863.55	1,160,169.54
			Totals for 7005		1,160,169.54	1,160,169.54
7010 Grounds				0.00		
01/01/25	12613		Ditta Ace Hardware		15.18	
01/21/25	12623		Ray-Ad Specialties		1,234.73	
			Totals for 01/31/25		1,249.91	1,249.91
03/18/25	12658		Ditta Ace Hardware		4,108.61	
03/18/25	12659		Greenway Equipment		149.71	
			Totals for 03/31/25		4,258.32	5,508.23
04/01/25	12669		AR Air Center		173.65	
04/08/25	12678		G Robert Corp		6,950.00	
04/08/25	12679		Greenway Equipment		167.08	
			Totals for 04/30/25		7,290.73	12,798.96
05/20/25	12698		AR Air Center		679.80	
05/20/25	12705		Greenway Equipment		2,222.59	
05/20/25	12705		Greenway Equipment		124.91	
05/20/25	12707		Quality Farm Supply		1,047.61	
05/20/25	12710		White River Materials		6,000.00	
			Totals for 05/31/25		10,074.91	22,873.87
06/17/25	12717		AR Air Center		576.00	
06/17/25	12720		Greenway Equipment		217.82	
			Totals for 06/30/25		793.82	23,667.69
07/10/25	12731		AR Air Center		1,076.70	
07/10/25	12736		Lowe's Business Accounts		126.01	
07/10/25	12737		Quality Farm Supply		626.46	
07/22/25	12741		Ditta Ace Hardware		823.46	
07/22/25	12741		Ditta Ace Hardware		107.36	
			Totals for 07/31/25		2,759.99	26,427.68
08/01/25	12747		AR Air Center		1,103.13	
08/01/25	12754		Quality Farm Supply		28.10	
08/14/25	1125		G. Roberts Corp- tree/land perimeter clearing		12,500.00	
			Totals for 08/31/25		13,631.23	40,058.91
			Totals for 7010		40,058.91	40,058.91

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7020 Runways				0.00		
04/20/25	12693		White River Materials		6,000.00	
			Totals for 04/30/25		6,000.00	6,000.00
			Totals for 7020		6,000.00	6,000.00
7030 Hanger Expense-FBO				0.00		
02/01/25	12625		Data Network Systems		1,745.28	
02/01/25	12629		Frey Metal Worx, LLC		1,200.00	
02/18/25	12636		Ditta Ace Hardware		367.65	
02/18/25	12639		Lowe's Business Accounts		1,021.95	
02/26/25	12645		Chris West Plumbing, Inc		395.02	
02/26/25	12648		The Sherwin Williams Co		107.25	
			Totals for 02/28/25		4,837.15	4,837.15
03/01/25	12650		Barton's of Jonesboro		1,697.29	
03/01/25	12651		Chris West Plumbing, Inc		2,498.27	
03/18/25	12660		Herndon's Heating & Air		211.58	
03/18/25	12661		Herndon's Heating & Air		667.28	
03/18/25	12662		Lowe's Business Accounts		182.66	
03/18/25	12663		TEC Electric		464.75	
03/18/25	12664		Sherwin Williams Co		75.73	
03/18/25	12666		Barton's of Jonesboro		1,426.91	
03/18/25	12667		Herndon's Heating & Air		292.95	
			Totals for 03/31/25		7,517.42	12,354.57
04/01/25	12671		Ditta Enterprises, Inc		607.60	
04/08/25	12681		Lowe's Business Accounts		517.02	
04/08/25	12682		Sherwin Williams Co		61.14	
04/15/25	12691		MidSouth Environmental		500.00	
			Totals for 04/30/25		1,685.76	14,040.33
05/20/25	12703		Ditta Ace Hardware		15.39	
05/20/25	12708		The Sherwin Williams Co		16.26	
			Totals for 05/31/25		31.65	14,071.98
06/03/25	12716		Barton's of Jonesboro		10.63	
06/17/25	12719		Data Network Systems		375.00	
			Totals for 06/30/25		385.63	14,457.61
07/10/25	12734		Herndon's Heating & Air		335.35	
07/30/25	12744		Barton's of Jonesboro		21.57	
07/30/25	12746		Sherwin Williams Co		39.98	
			Totals for 07/31/25		396.90	14,854.51
08/01/25	12748		Cardinal Supplies of AR, Inc		60.09	
08/14/25	12758		Herndon's Heating & Air		651.00	
08/14/25	12760		Sherwin Williams Co		40.09	
08/28/25	12763		Grace Electric, Inc		3,292.42	
			Totals for 08/31/25		4,043.60	18,898.11
			Totals for 7030		18,898.11	18,898.11
7035 T-Hanger Expense				0.00		
03/18/25	12658		Ditta Ace Hardware		14.73	
			Totals for 03/31/25		14.73	14.73

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
06/17/25	12722		Lowe's Business Accounts		8.20	
			Totals for 06/30/25		8.20	22.93
07/10/25	12733		Ditta Enterprises		271.25	
			Totals for 07/31/25		271.25	294.18
			Totals for 7035		294.18	294.18
7050 Flight Service Station				0.00		
01/21/25	12621		CWL		159.34	
			Totals for 01/31/25		159.34	159.34
02/18/25	12643		CWL		197.77	
			Totals for 02/28/25		197.77	357.11
03/18/25	12657		CWL		158.45	
			Totals for 03/31/25		158.45	515.56
04/15/25	12685		CWL		118.65	
			Totals for 04/30/25		118.65	634.21
05/20/25	12701		CWL		108.90	
			Totals for 05/31/25		108.90	743.11
06/17/25	12725		CWL		107.01	
			Totals for 06/30/25		107.01	850.12
07/22/25	12740		CWL		113.48	
			Totals for 07/31/25		113.48	963.60
08/19/25	12762		CWL		137.23	
			Totals for 08/31/25		137.23	1,100.83
			Totals for 7050		1,100.83	1,100.83
7051 Fire Rescue Building Expense				0.00		
01/21/25	12620		CWL		194.53	
			Totals for 01/31/25		194.53	194.53
02/01/25	12624		Data Network Systems		1,745.28	
02/18/25	12643		CWL		644.69	
			Totals for 02/28/25		2,389.97	2,584.50
03/18/25	12656		CWL		577.41	
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		952.41	3,536.91
04/15/25	12684		CWL		264.07	
			Totals for 04/30/25		264.07	3,800.98
05/20/25	12700		CWL		160.96	
05/20/25	12706		Lowe's Business Accounts		28.33	
			Totals for 05/31/25		189.29	3,990.27
06/17/25	12724		CWL		139.93	
			Totals for 06/30/25		139.93	4,130.20
07/22/25	12739		CWL		240.15	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 07/31/25		240.15	4,370.35
08/19/25	12761		CWL		312.62	
			Totals for 08/31/25		312.62	4,682.97
			Totals for 7051		4,682.97	4,682.97
7052 Sharp Aviation Expense				0.00		
02/01/25	12626		Data Network Systems		1,745.28	
			Totals for 02/28/25		1,745.28	1,745.28
			Totals for 7052		1,745.28	1,745.28
7053 Old Terminal Bldg - CAP				0.00		
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		375.00	375.00
05/20/25	1100		Olympus Construction- Terminal bldg reconstruction plans		1,345.17	
			Totals for 05/31/25		1,345.17	1,720.17
			Totals for 7053		1,720.17	1,720.17
7060 Beacon & Field Lights				0.00		
01/01/25	12615		Grace Electric, Inc		1,481.03	
			Totals for 01/31/25		1,481.03	1,481.03
			Totals for 7060		1,481.03	1,481.03
8090 Dues/Subscriptions				0.00		
06/30/25	12726		AAOA		55.00	
			Totals for 06/30/25		55.00	55.00
			Totals for 8090		55.00	55.00
8100 Insurance				0.00		
04/15/25	12686		Higginbotham Insurance Agency, Inc		8,380.00	
04/15/25	12688		Higginbotham Insurance Agency, Inc		363.00	
04/15/25	12689		Higginbotham Insurance Agency, Inc		3,900.00	
04/15/25	12690		Higginbotham Insurance Agency, Inc		21,840.00	
			Totals for 04/30/25		34,483.00	34,483.00
06/17/25	12721		Liberty Mutual Ins Group		1,363.00	
			Totals for 06/30/25		1,363.00	35,846.00
08/28/25			Liberty Mutual- Worker Comp Ins refund		(59.00)	
			Totals for 08/31/25		(59.00)	35,787.00
			Totals for 8100		35,787.00	35,787.00
8110 Insurance - Medical				0.00		
01/01/25	12611		City of Jonesboro Payable- dental insurance		1,186.08	
01/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 01/31/25		848.99	848.99
02/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 02/28/25		(337.09)	511.90

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 03/31/25		(337.09)	174.81
04/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 04/30/25		(337.09)	(162.28)
05/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 05/31/25		(337.09)	(499.37)
06/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 06/30/25		(337.09)	(836.46)
07/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 07/31/25		(337.09)	(1,173.55)
08/01/25	12749		City of Jonesboro Payable		14,745.48	
08/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 08/31/25		14,408.39	13,234.84
			Totals for 8110		13,234.84	13,234.84
8120 Insurance - Fire				0.00		
04/15/25	12687		Higginbotham Insurance Agency, Inc		106,751.00	
			Totals for 04/30/25		106,751.00	106,751.00
			Totals for 8120		106,751.00	106,751.00
8140 Office Expense				0.00		
02/18/25	12640		Office Depot		604.48	
02/26/25	12647		Peregrine Corp		138.33	
			Totals for 02/28/25		742.81	742.81
07/22/25	12742		FedEx		239.70	
			Totals for 07/31/25		239.70	982.51
08/01/25	12751		Discover Card		293.20	
			Totals for 08/31/25		293.20	1,275.71
			Totals for 8140		1,275.71	1,275.71
8160 Payroll Taxes				0.00		
01/01/25	P89		Payroll Journal Entry		636.99	
			Totals for 01/31/25		636.99	636.99
02/01/25	P89		Payroll Journal Entry		1,496.97	
			Totals for 02/28/25		1,496.97	2,133.96
03/01/25	P89		Payroll Journal Entry		842.79	
			Totals for 03/31/25		842.79	2,976.75
04/01/25	P89		Payroll Journal Entry		1,150.40	
			Totals for 04/30/25		1,150.40	4,127.15
05/01/25	P89		Payroll Journal Entry		898.35	
			Totals for 05/31/25		898.35	5,025.50
06/01/25	P89		Payroll Journal Entry		826.26	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 06/30/25		826.26	5,851.76
07/01/25	P89		Payroll Journal Entry		947.04	
			Totals for 07/31/25		947.04	6,798.80
08/01/25	P89		Payroll Journal Entry		978.33	
			Totals for 08/31/25		978.33	7,777.13
			Totals for 8160		7,777.13	7,777.13
8170 Postage				0.00		
01/01/25	12618		U.S. Postal Service		232.00	
			Totals for 01/31/25		232.00	232.00
04/17/25	12692		Discover Card		43.90	
			Totals for 04/30/25		43.90	275.90
			Totals for 8170		275.90	275.90
8200 Salaries - Manager				0.00		
01/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 01/31/25		7,275.65	7,275.65
02/01/25	P89		Payroll Journal Entry		14,060.30	
			Totals for 02/28/25		14,060.30	21,335.95
03/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 03/31/25		7,275.65	28,611.60
04/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 04/30/25		7,275.65	35,887.25
05/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 05/31/25		7,275.65	43,162.90
06/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 06/30/25		7,275.65	50,438.55
07/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 07/31/25		7,275.65	57,714.20
08/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 08/31/25		7,275.65	64,989.85
			Totals for 8200		64,989.85	64,989.85
8210 Salaries - Other				0.00		
01/01/25	P89		Payroll Journal Entry		1,176.00	
			Totals for 01/31/25		1,176.00	1,176.00
02/01/25	P89		Payroll Journal Entry		5,176.00	
			Totals for 02/28/25		5,176.00	6,352.00
03/01/25	P89		Payroll Journal Entry		4,000.00	
			Totals for 03/31/25		4,000.00	10,352.00
04/01/25	P89		Payroll Journal Entry		8,000.00	
			Totals for 04/30/25		8,000.00	18,352.00

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/01/25	P89		Payroll Journal Entry		4,705.00	
			Totals for 05/31/25		4,705.00	23,057.00
06/01/25	P89		Payroll Journal Entry		3,790.00	
			Totals for 06/30/25		3,790.00	26,847.00
07/01/25	P89		Payroll Journal Entry		5,407.50	
			Totals for 07/31/25		5,407.50	32,254.50
08/01/25	P89		Payroll Journal Entry		5,850.00	
			Totals for 08/31/25		5,850.00	38,104.50
			Totals for 8210		38,104.50	38,104.50
8240 Telephone				0.00		
01/21/25	12619		AT&T		282.89	
			Totals for 01/31/25		282.89	282.89
02/18/25	12634		AT&T		282.88	
			Totals for 02/28/25		282.88	565.77
03/18/25	12655		AT&T		282.87	
			Totals for 03/31/25		282.87	848.64
04/08/25	12677		AT&T		282.62	
			Totals for 04/30/25		282.62	1,131.26
05/20/25	12699		AT&T		282.84	
			Totals for 05/31/25		282.84	1,414.10
06/17/25	12718		AT&T		294.07	
			Totals for 06/30/25		294.07	1,708.17
07/10/25	12732		AT&T		282.84	
			Totals for 07/31/25		282.84	1,991.01
08/14/25	12757		AT&T		282.85	
			Totals for 08/31/25		282.85	2,273.86
			Totals for 8240		2,273.86	2,273.86
8245 Meetings/Travel				0.00		
02/18/25	12635		Discover Card		50.72	
02/18/25	12637		FedEx		286.70	
02/18/25	12638		Honeybaked Ham		244.63	
			Totals for 02/28/25		582.05	582.05
04/08/25	12680		Honeybaked Ham		305.44	
04/08/25	12683		FedEx		66.40	
			Totals for 04/30/25		371.84	953.89
05/20/25	12704		FedEx		119.91	
			Totals for 05/31/25		119.91	1,073.80
06/17/25	12723		Honeybaked Ham		230.98	
			Totals for 06/30/25		230.98	1,304.78

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/22/25	12743		Honeybaked Ham		299.67	
			Totals for 07/31/25		299.67	1,604.45
			Totals for 8245		1,604.45	1,604.45
8250 Meals/Entertainment				0.00		
01/21/25	12622		Honeybaked Ham		258.28	
			Totals for 01/31/25		258.28	258.28
			Totals for 8250		258.28	258.28
8280 Legal & Accounting				0.00		
01/01/25	12612		David W Cahoon		250.00	
01/01/25	12617		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 01/31/25		750.00	750.00
02/01/25	12627		David W Cahoon		250.00	
02/26/25	12649		Thomas, Speight & Noble, CPAS		650.00	
			Totals for 02/28/25		900.00	1,650.00
03/01/25	12652		David W Cahoon		250.00	
03/18/25	12665		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 03/31/25		750.00	2,400.00
04/01/25	12670		David W Cahoon		250.00	
04/01/25	12675		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 04/30/25		750.00	3,150.00
05/20/25	12702		David W Cahoon		1,250.00	
05/20/25	12709		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 05/31/25		1,750.00	4,900.00
06/02/25	12711		David W Cahoon		250.00	
06/02/25	12714		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 06/30/25		750.00	5,650.00
07/01/25	12727		David W Cahoon		250.00	
07/10/25	12738		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 07/31/25		750.00	6,400.00
08/01/25	12750		David W Cahoon		250.00	
08/01/25	12755		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 08/31/25		750.00	7,150.00
			Totals for 8280		7,150.00	7,150.00
9010 Interest Income				0.00		
01/31/25			Interest Income		(13,843.37)	
01/31/25			Interest Income		(3,052.17)	
01/31/25			Interest Income		(25.07)	
01/31/25			Interest Income		(690.13)	
			Totals for 01/31/25		(17,610.74)	(17,610.74)
02/28/25			Interest Income		(623.41)	
02/28/25			Interest Income		(24.10)	
02/28/25			Interest Income		(2,678.38)	
02/28/25			Interest Income		(11,932.22)	
			Totals for 02/28/25		(15,258.11)	(32,868.85)

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
03/31/25			Interest Income			(690.18)	
03/31/25			Interest Income			(2,537.72)	
03/31/25			Interest Income			(12,928.07)	
03/31/25			Interest Income			(31.41)	
				Totals for 03/31/25		(16,187.38)	(49,056.23)
04/30/25			Interest Income			(667.81)	
04/30/25			Interest Income			(2,409.48)	
04/30/25			Interest Income			(12,546.96)	
04/30/25			Interest Income			(18.73)	
				Totals for 04/30/25		(15,642.98)	(64,699.21)
05/30/25			Interest Income			(2,323.96)	
05/30/25			Interest Income			(7,554.03)	
05/30/25			Interest Income			(19.42)	
05/31/25			Interest Deposit			(9,311.93)	
05/31/25			Interest Deposit			(690.07)	
				Totals for 05/31/25		(19,899.41)	(84,598.62)
06/30/25			Interest Income			(111.36)	
06/30/25			Interest Income			(2,429.04)	
06/30/25			Interest Income			(313.52)	
06/30/25			Interest Income			(5.64)	
06/30/25			Interest Income			(16,465.34)	
				Totals for 06/30/25		(19,324.90)	(103,923.52)
07/31/25			Interest Income			(0.32)	
07/31/25			Interest Income			(4,040.65)	
07/31/25			Interest Income			(495.51)	
07/31/25			Interest Income			(17,073.62)	
				Totals for 07/31/25		(21,610.10)	(125,533.62)
08/31/25			Interest Income			(0.32)	
08/31/25			Interest Income			(4,561.74)	
08/31/25			Interest Income			(332.25)	
08/31/25			Interest Income			(17,135.26)	
				Totals for 08/31/25		(22,029.57)	(147,563.19)
				Totals for 9010		(147,563.19)	(147,563.19)
				Report Total			0.00

Net Profit/(Loss)

Current Period	17,886.20
Year-to-Date	642,187.40

Distribution count = 468

Jonesboro Airport Commission
Prepared Financial Statements
September 30, 2025 and 2024

Substantially all disclosures omitted

Jonesboro Airport Commission
Balance Sheet
As of September 30, 2025 and 2024

Assets

	2025	2024
Current Assets		
Cash - Centennial Bank 503461691	$ (468.52)	$ (1,967.86)
Cash - Centennial Insurance 503461721	117.94	250,807.93
Cash-Centennial x8092	(1,500.00)	(144,012.84)
Cash- First Natl Bank 4531	4,780,468.59	0.00
Investment Account-50-3461-21-2	0.00	4,686,561.28
Investment Account-50-3461-91-5	1,685,726.06	812,277.93
Investment Account-0924	53,870.22	159,196.58
Total Current Assets	6,518,214.29	5,762,863.02
Property and Equipment		
Net Property and Equipment	0.00	0.00
Total Assets	$ 6,518,214.29	$ 5,762,863.02

No assurance is provided.

Jonesboro Airport Commission
Balance Sheet
As of September 30, 2025 and 2024

Liabilities and Stockholders' Equity

	2025	2024
Current Liabilities		
Fica Taxes Payable	$ 1,392.00	$ 1,349.31
FWH Taxes Payable	1,507.57	1,481.75
SWH Taxes Payable	465.25	470.66
State Unemployment Payable	(465.17)	(521.17)
Total Current Liabilities	2,899.65	2,780.55
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	2,899.65	2,780.55
Stockholders' Equity		
Capital Contributions	5,873,332.23	6,419,457.28
Retained Earnings	(1,472.22)	(1,472.22)
Current Earnings	643,454.63	(657,902.59)
Total Stockholders' Equity	6,515,314.64	5,760,082.47
Total Liabilities and Stockholders' Equity	$ 6,518,214.29	$ 5,762,863.02

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
For the One Month and Nine Months Ended September 30, 2025

	One Month Ended September 30, 2025	Nine Months Ended September 30, 2025
Sales		
Grant Revenue-City of Jonesboro	$ 0.00	$ 827,263.00
Hanger Revenue - FBO	40,176.25	361,586.25
Fuel Flowage	9,920.70	75,421.80
HANGER-FOWLER FOODS	1,145.04	10,305.36
Hangar Land Lease	884.16	21,457.44
HANGER-HYTROL	5,135.42	46,218.78
Total Sales	57,261.57	1,342,252.63
Cost of Goods Sold		
Grounds	1,172.64	41,231.55
Hanger Expense-FBO	0.00	18,898.11
T-Hanger Expense	0.00	294.18
Flight Service Station	132.57	1,233.40
Fire Rescue Building Expense	246.92	4,929.89
Sharp Aviation Expense	0.00	1,745.28
Old Terminal Bldg - CAP	0.00	1,720.17
Beacon & Field Lights	0.00	1,481.03
Total Cost of Goods Sold	1,552.13	71,533.61
Gross Profit	55,709.44	1,270,719.02
Operating Expenses		
Dues/Subscriptions	0.00	55.00
Insurance	0.00	35,787.00
Insurance - Medical	(337.09)	12,897.75
Insurance - Fire	0.00	106,751.00
Office Expense	157.30	1,433.01
Payroll Taxes	805.23	8,541.65
Postage	0.00	275.90
Salaries - Manager	7,275.65	72,265.50
Salaries - Other	3,587.50	41,692.00
Supplies	336.11	336.11
Telephone	282.85	2,556.71
Meetings/Travel	200.00	1,804.45
Meals/Entertainment	0.00	258.28
Legal & Accounting	750.00	7,900.00
Total Operating Expenses	13,057.55	292,554.36
Operating Income (Loss)	42,651.89	978,164.66
Other Income (Expenses)		
Grant Revenue-State Sales Tax	13,181.76	51,650.28
Grant Revenue-Federal Grants	0.00	650,694.53
Grant Revenue- State Grants	0.00	36,158.64
Interest Income	20,886.43	168,449.62
Grant Project Expenditures	(75,493.56)	(1,235,663.10)
Runways	0.00	(6,000.00)
Total Other Income (Expenses)	(41,425.37)	(334,710.03)
Net Income (Loss)	$ 1,226.52	$ 643,454.63

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
Nine Months Ended September 30, 2025 and 2024

	Nine Months Ended September 30, 2025	Nine Months Ended September 30, 2024
Sales		
Grant Revenue-City of Jonesboro	$ 827,263.00	$ 70,000.00
Hanger Revenue - FBO	361,586.25	355,340.49
Fuel Flowage	75,421.80	68,893.65
HANGER-FOWLER FOODS	10,305.36	10,305.36
Hangar Land Lease	21,457.44	52,764.34
HANGER-HYTROL	46,218.78	51,354.20
Total Sales	1,342,252.63	608,658.04
Cost of Goods Sold		
Grounds	41,231.55	28,917.24
Hanger Expense-FBO	18,898.11	12,349.54
T-Hanger Expense	294.18	209.58
Flight Service Station	1,233.40	1,234.54
Fire Rescue Building Expense	4,929.89	4,737.13
Sharp Aviation Expense	1,745.28	0.00
Old Terminal Bldg - CAP	1,720.17	0.00
Beacon & Field Lights	1,481.03	0.00
Total Cost of Goods Sold	71,533.61	47,448.03
Gross Profit	1,270,719.02	561,210.01
Operating Expenses		
Dues/Subscriptions	55.00	55.00
Insurance	35,787.00	11,456.00
Insurance - Medical	12,897.75	9,103.62
Insurance - Fire	106,751.00	121,855.00
Office Expense	1,433.01	1,924.45
Payroll Taxes	8,541.65	7,235.81
Postage	275.90	226.00
Salaries - Manager	72,265.50	65,197.11
Salaries - Other	41,692.00	31,492.00
Supplies	336.11	304.25
Telephone	2,556.71	2,783.81
Meetings/Travel	1,804.45	1,468.07
Meals/Entertainment	258.28	147.37
Legal & Accounting	7,900.00	6,900.00
Total Operating Expenses	292,554.36	260,148.49
Operating Income (Loss)	978,164.66	301,061.52
Other Income (Expenses)		
Grant Revenue-Federal Grants	650,694.53	0.00
Grant Revenue- State Grants	36,158.64	0.00
Interest Income	168,449.62	197,538.98
Grant Revenue-State Sales Tax	51,650.28	2,909,562.25
Grant Project Expenditures	(1,235,663.10)	(4,066,065.34)
Runways	(6,000.00)	0.00
Total Other Income (Expenses)	(334,710.03)	(958,964.11)
Net Income (Loss)	$ 643,454.63	$ (657,902.59)

No assurance is provided.

Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - September 30, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1020 Cash - Centennial Bank 503461691				(53.44)		
01/31/25	1		Cash Disbursements		(160,567.06)	
01/31/25	2		Cash Receipts		160,362.22	
			Totals for 01/31/25		(204.84)	(258.28)
02/01/25	P89		Payroll Journal Entry		(5,500.00)	
02/28/25	1		Cash Disbursements		(316,737.00)	
02/28/25	2		Cash Receipts		320,304.85	
			Totals for 02/28/25		(1,932.15)	(2,190.43)
03/31/25	1		Cash Disbursements		(80,117.41)	
03/31/25	2		Cash Receipts		81,557.84	
			Totals for 03/31/25		1,440.43	(750.00)
04/30/25	1		Cash Disbursements		(229,206.40)	
04/30/25	2		Cash Receipts		229,650.96	
			Totals for 04/30/25		444.56	(305.44)
05/31/25	1		Cash Disbursements		(84,180.75)	
05/31/25	2		Cash Receipts		84,366.28	
			Totals for 05/31/25		185.53	(119.91)
06/30/25	1		Cash Disbursements		(269,335.09)	
06/30/25	2		Cash Receipts		269,400.00	
			Totals for 06/30/25		64.91	(55.00)
07/31/25	1		Cash Disbursements		(1,715,303.27)	
07/31/25	2		Cash Receipts		1,714,757.35	
			Totals for 07/31/25		(545.92)	(600.92)
08/31/25	1		Cash Disbursements		(347,021.69)	
08/31/25	2		Cash Receipts		347,322.94	
			Totals for 08/31/25		301.25	(299.67)
09/30/25	1		Cash Disbursements		(160,966.02)	
09/30/25	2		Cash Receipts		160,797.17	
			Totals for 09/30/25		(168.85)	(468.52)
			Totals for 1020		(415.08)	(468.52)
1021 Cash - Centennial Insurance 503461721				250,718.99		
01/31/25			Interest Income		690.13	
01/31/25	Cash Sweeps				(718.99)	
			Totals for 01/31/25		(28.86)	250,690.13
02/03/25	CashSweeps		Cash Sweeps		(690.13)	
02/28/25			Interest Income		623.41	
			Totals for 02/28/25		(66.72)	250,623.41
03/31/25			Interest Income		690.18	
03/31/25	Cash Sweeps		Cash Sweeps		(623.41)	
			Totals for 03/31/25		66.77	250,690.18
04/30/25			Interest Income		667.81	
04/30/25	Cash Sweeps		Cash Sweeps		(690.18)	
			Totals for 04/30/25		(22.37)	250,667.81
05/01/25	Cash Sweeps		Cash Sweeps		(667.81)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/13/25	1208		xfer to new FNB Acct		(4,704,296.93)	
05/16/25			Cash Sweeps		4,704,296.93	
05/31/25			Interest Deposit		690.07	
			Totals for 05/31/25		22.26	250,690.07
06/06/25	xfer				(258,244.10)	
06/30/25			Interest Income		111.36	
06/30/25	Cash Sweeps		Cash Sweeps		8,244.10	
06/30/25	Cash Sweeps		Cash Sweeps		(690.07)	
			Totals for 06/30/25		(250,578.71)	111.36
07/01/25	Cash Sweeps		Cash Sweeps		5.64	
07/31/25			Interest Income		0.32	
			Totals for 07/31/25		5.96	117.32
08/31/25			Interest Income		0.32	
			Totals for 08/31/25		0.32	117.64
09/30/25			Interest Income Adjustments		0.30	
			Totals for 09/30/25		0.30	117.94
			Totals for 1021		(250,601.05)	117.94
1023 Cash-Centennial x8092				0.00		
01/13/25	1093		Mohsen Design Group, Inc		(1,500.00)	
01/31/25	Cash Sweeps				1,500.00	
			Totals for 01/31/25		0.00	0.00
02/13/25	12633		xfer to Projects acct		210,827.96	
02/26/25	12646		xfer to Projects acct		34,000.00	
02/28/25	1		Cash Disbursements		(278,827.96)	
			Totals for 02/28/25		(34,000.00)	(34,000.00)
03/31/25			Cash Sweeps		34,000.00	
			Totals for 03/31/25		34,000.00	0.00
05/20/25	1100		Olympus Construction		(1,345.17)	
			Totals for 05/31/25		(1,345.17)	(1,345.17)
06/06/25	xfer				258,244.10	
06/30/25	1		Cash Disbursements		(496,513.18)	
06/30/25	2		Cash Receipts		215,967.98	
			Totals for 06/30/25		(22,301.10)	(23,646.27)
07/10/25	12735		xfer		441,573.80	
07/30/25	12745		xfer		99,092.94	
07/31/25	1		Cash Disbursements		(1,106,936.71)	
07/31/25	Cash Sweeps		Cash Sweeps		489,323.30	
			Totals for 07/31/25		(76,946.67)	(100,592.94)
08/14/25	12759		xfer		150,363.90	
08/31/25			Cash Sweeps		249,456.49	
08/31/25	1		Cash Disbursements		(300,727.45)	
			Totals for 08/31/25		99,092.94	(1,500.00)
09/08/25	12767		Jonesboro Airport Commission- EDA RFR #4		75,493.56	
09/30/25			Cash Sweeps		75,493.56	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/30/25	1		Cash Disbursements		(150,987.12)	
			Totals for 09/30/25		0.00	(1,500.00)
			Totals for 1023		(1,500.00)	(1,500.00)
1026 Cash- First Natl Bank 4531				0.00		
05/13/25	1208		FNB opening balance- xfer from FNB		4,704,296.93	
05/31/25			Interest Deposit		9,311.93	
			Totals for 05/31/25		4,713,608.86	4,713,608.86
06/30/25			Interest Income		16,465.34	
			Totals for 06/30/25		16,465.34	4,730,074.20
07/31/25			Interest Income		17,073.62	
			Totals for 07/31/25		17,073.62	4,747,147.82
08/31/25			Interest Income		17,135.26	
			Totals for 08/31/25		17,135.26	4,764,283.08
09/30/25			Interest Income Adjustments		16,185.51	
			Totals for 09/30/25		16,185.51	4,780,468.59
			Totals for 1026		4,780,468.59	4,780,468.59
1030 Investment Account-50-3461-21-2				4,649,655.79		
01/31/25			Interest Income		13,843.37	
01/31/25	Cash Sweeps				718.99	
			Totals for 01/31/25		14,562.36	4,664,218.15
02/03/25	CashSweeps		Cash Sweeps		690.13	
02/28/25			Interest Income		11,932.22	
			Totals for 02/28/25		12,622.35	4,676,840.50
03/31/25			Interest Income		12,928.07	
03/31/25	Cash Sweeps		Cash Sweeps		623.41	
			Totals for 03/31/25		13,551.48	4,690,391.98
04/30/25			Interest Income		12,546.96	
04/30/25	Cash Sweeps		Cash Sweeps		690.18	
			Totals for 04/30/25		13,237.14	4,703,629.12
05/01/25	Cash Sweeps		Cash Sweeps		667.81	
05/16/25			Cash Sweeps		(4,704,296.93)	
05/30/25			Interest Income		7,554.03	
			Totals for 05/31/25		(4,696,075.09)	7,554.03
06/30/25			Interest Income		5.64	
06/30/25	Cash Sweeps		Cash Sweeps		(8,244.10)	
06/30/25	Cash Sweeps		Cash Sweeps		690.07	
			Totals for 06/30/25		(7,548.39)	5.64
07/01/25	Cash Sweeps		Cash Sweeps		(5.64)	
			Totals for 07/31/25		(5.64)	0.00
			Totals for 1030		(4,649,655.79)	0.00
1032 Investment Account-50-3461-91-5				965,232.29		
01/31/25			Interest Income		3,052.17	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
01/31/25	Cash Sweeps					146,107.67	
01/31/25	Cash Sweeps					(13,564.35)	
				Totals for 01/31/25		135,595.49	1,100,827.78
02/28/25			Interest Income			2,678.38	
02/28/25			Cash Sweeps			(259,363.36)	
02/28/25	CashSweeps		Cash Sweeps			48,250.44	
				Totals for 02/28/25		(208,434.54)	892,393.24
03/31/25			Interest Income			2,537.72	
03/31/25			Cash Sweeps			(24,125.57)	
03/31/25	Cash Sweeps		Cash Sweeps			52,028.82	
				Totals for 03/31/25		30,440.97	922,834.21
04/30/25			Interest Income			2,409.48	
04/30/25			Cash Sweeps			(167,364.89)	
04/30/25	Cash Sweeps		Cash Sweeps			55,858.46	
				Totals for 04/30/25		(109,096.95)	813,737.26
05/30/25			Interest Income			2,323.96	
05/31/25			Cash Sweeps			(22,981.44)	
05/31/25	Cash Sweeps		Cash Sweeps			58,116.51	
				Totals for 05/31/25		37,459.03	851,196.29
06/30/25			Interest Income			2,429.04	
06/30/25	Cash Sweeps		Cash Sweeps			253,503.65	
06/30/25	Cash Sweeps		Cash Sweeps			(14,842.43)	
				Totals for 06/30/25		241,090.26	1,092,286.55
07/31/25			Interest Income			4,040.65	
07/31/25	Cash Sweeps		Cash Sweeps			1,156,424.09	
07/31/25	Cash Sweeps		Cash Sweeps			(551,889.99)	
				Totals for 07/31/25		608,574.75	1,700,861.30
08/31/25			Interest Income			4,561.74	
08/31/25			Cash Sweeps			(165,639.66)	
08/31/25	Cash Sweeps		Cash Sweeps			161,323.10	
				Totals for 08/31/25		245.18	1,701,106.48
09/30/25			Interest Income Adjustments			4,530.09	
09/30/25			Cash Sweeps			(90,353.84)	
09/30/25	Cash Sweeps		Cash Sweeps			70,443.33	
				Totals for 09/30/25		(15,380.42)	1,685,726.06
				Totals for 1032		720,493.77	1,685,726.06
1035 Investment Account-0924					8,430.69		
01/31/25			Interest Income			25.07	
01/31/25	Cash Sweeps					(1,500.00)	
				Totals for 01/31/25		(1,474.93)	6,955.76
02/28/25			Interest Income			24.10	
02/28/25	CashSweeps		Cash Sweeps			34,000.02	
				Totals for 02/28/25		34,024.12	40,979.88
03/31/25			Interest Income			31.41	
03/31/25			Cash Sweeps			(34,000.00)	
				Totals for 03/31/25		(33,968.59)	7,011.29

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
04/30/25			Interest Income		18.73	
			Totals for 04/30/25		18.73	7,030.02
05/30/25			Interest Income		19.42	
			Totals for 05/31/25		19.42	7,049.44
06/30/25			Interest Income		313.52	
06/30/25	Cash Sweeps		Cash Sweeps		283,735.10	
06/30/25	Cash Sweeps		Cash Sweeps		(190,476.98)	
			Totals for 06/30/25		93,571.64	100,621.08
07/31/25			Interest Income		495.51	
07/31/25	Cash Sweeps		Cash Sweeps		(489,323.30)	
07/31/25	Cash Sweeps		Cash Sweeps		540,666.74	
			Totals for 07/31/25		51,838.95	152,460.03
08/31/25			Interest Income		332.25	
08/31/25			Cash Sweeps		(249,456.49)	
08/31/25	Cash Sweeps		Cash Sweeps		150,363.90	
			Totals for 08/31/25		(98,760.34)	53,699.69
09/30/25			Interest Income Adjustments		170.53	
09/30/25			Cash Sweeps		(75,493.56)	
09/30/25	Cash Sweeps		Cash Sweeps		75,493.56	
			Totals for 09/30/25		170.53	53,870.22
			Totals for 1035		45,439.53	53,870.22
3040 Fica Taxes Payable				(963.75)		
01/01/25	P89		Payroll Journal Entry		(1,241.52)	
01/15/25	eftps		Internal Revenue Service		1,180.48	
			Totals for 01/31/25		(61.04)	(1,024.79)
02/01/25	P89		Payroll Journal Entry		(2,891.58)	
02/15/25	eftps		Internal Revenue Service		1,242.42	
			Totals for 02/28/25		(1,649.16)	(2,673.95)
03/01/25	P89		Payroll Journal Entry		(1,673.58)	
03/15/25	eftps		Internal Revenue Service		2,891.58	
			Totals for 03/31/25		1,218.00	(1,455.95)
04/01/25	P89		Payroll Journal Entry		(2,285.60)	
04/15/25	eftps		Internal Revenue Service		1,673.60	
			Totals for 04/30/25		(612.00)	(2,067.95)
05/01/25	P89		Payroll Journal Entry		(1,781.48)	
05/15/25	eftps		Internal Revenue Service		2,285.60	
			Totals for 05/31/25		504.12	(1,563.83)
06/01/25	P89		Payroll Journal Entry		(1,641.46)	
06/15/25	eftps		Internal Revenue Service		1,781.47	
			Totals for 06/30/25		140.01	(1,423.82)
07/01/25	P89		Payroll Journal Entry		(1,888.96)	
07/15/25	eftps		Internal Revenue Service		1,641.48	
			Totals for 07/31/25		(247.48)	(1,671.30)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/01/25	P89		Payroll Journal Entry		(1,956.66)	
08/15/25	eftps		Internal Revenue Service		1,889.76	
			Totals for 08/31/25		(66.90)	(1,738.20)
09/01/25	P89		Payroll Journal Entry		(1,610.46)	
09/15/25	eftps		Internal Revenue Service		1,956.66	
			Totals for 09/30/25		346.20	(1,392.00)
			Totals for 3040		(428.25)	(1,392.00)
3050 FWH Taxes Payable				(1,287.78)		
01/01/25	P89		Payroll Journal Entry		(902.01)	
01/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 01/31/25		0.00	(1,287.78)
02/01/25	P89		Payroll Journal Entry		(1,815.50)	
02/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 02/28/25		(913.49)	(2,201.27)
03/01/25	P89		Payroll Journal Entry		(1,255.10)	
03/15/25	eftps		Internal Revenue Service		1,815.50	
			Totals for 03/31/25		560.40	(1,640.87)
04/01/25	P89		Payroll Journal Entry		(1,338.26)	
04/15/25	eftps		Internal Revenue Service		1,255.09	
			Totals for 04/30/25		(83.17)	(1,724.04)
05/01/25	P89		Payroll Journal Entry		(962.50)	
05/15/25	eftps		Internal Revenue Service		1,338.26	
			Totals for 05/31/25		375.76	(1,348.28)
06/01/25	P89		Payroll Journal Entry		(960.19)	
06/15/25	eftps		Internal Revenue Service		962.50	
			Totals for 06/30/25		2.31	(1,345.97)
07/01/25	P89		Payroll Journal Entry		(1,121.93)	
07/15/25	eftps		Internal Revenue Service		960.18	
			Totals for 07/31/25		(161.75)	(1,507.72)
08/01/25	P89		Payroll Journal Entry		(1,166.18)	
08/15/25	eftps		Internal Revenue Service		1,121.93	
			Totals for 08/31/25		(44.25)	(1,551.97)
09/01/25	P89		Payroll Journal Entry		(1,121.78)	
09/15/25	eftps		Internal Revenue Service		1,166.18	
			Totals for 09/30/25		44.40	(1,507.57)
			Totals for 3050		(219.79)	(1,507.57)
3060 SWH Taxes Payable				(393.95)		
01/01/25	P89		Payroll Journal Entry		(367.52)	
01/15/25	atap		Department of Finance and Administration		358.57	
			Totals for 01/31/25		(8.95)	(402.90)
02/01/25	P89		Payroll Journal Entry		(669.18)	
02/15/25	atap		Department of Finance and Administration		367.52	
			Totals for 02/28/25		(301.66)	(704.56)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/01/25	P89		Payroll Journal Entry		(443.54)	
03/15/25	atap		Department of Finance and Administration		669.18	
			Totals for 03/31/25		225.64	(478.92)
04/01/25	P89		Payroll Journal Entry		(523.36)	
04/15/25	atap		Department of Finance and Administration		443.54	
			Totals for 04/30/25		(79.82)	(558.74)
05/01/25	P89		Payroll Journal Entry		(430.80)	
05/15/25	atap		Department of Finance and Administration		523.36	
			Totals for 05/31/25		92.56	(466.18)
06/01/25	P89		Payroll Journal Entry		(418.61)	
06/15/25	atap		Department of Finance and Administration		430.80	
			Totals for 06/30/25		12.19	(453.99)
07/01/25	P89		Payroll Journal Entry		(441.46)	
07/15/25	atap		Department of Finance and Administration		418.61	
			Totals for 07/31/25		(22.85)	(476.84)
08/01/25	P89		Payroll Journal Entry		(458.72)	
08/15/25	atap		Department of Finance and Administration		441.46	
			Totals for 08/31/25		(17.26)	(494.10)
09/01/25	P89		Payroll Journal Entry		(429.87)	
09/15/25	atap		Department of Finance and Administration		458.72	
			Totals for 09/30/25		28.85	(465.25)
			Totals for 3060		(71.30)	(465.25)
3080 State Unemployment Payable				521.17		
01/01/25	P89		Payroll Journal Entry		(16.23)	
			Totals for 01/31/25		(16.23)	504.94
02/01/25	P89		Payroll Journal Entry		(10.47)	
			Totals for 02/28/25		(10.47)	494.47
03/01/25	P89		Payroll Journal Entry		(6.00)	
			Totals for 03/31/25		(6.00)	488.47
04/01/25	P89		Payroll Journal Entry		(7.60)	
			Totals for 04/30/25		(7.60)	480.87
05/01/25	P89		Payroll Journal Entry		(7.61)	
			Totals for 05/31/25		(7.61)	473.26
06/01/25	P89		Payroll Journal Entry		(5.53)	
			Totals for 06/30/25		(5.53)	467.73
07/01/25	P89		Payroll Journal Entry		(2.56)	
			Totals for 07/31/25		(2.56)	465.17

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 3080		(56.00)	465.17
5010	City Water & Light			(5,954,631.86)		
			Totals for 5010		0.00	(5,954,631.86)
5013	Federal/State Grants			1,472.22		
			Totals for 5013		0.00	1,472.22
5030	Beg Retained Earnings			81,299.63		
			Totals for 5030		0.00	81,299.63
6001	Grant Revenue-City of Jonesboro			0.00		
01/23/25			City of Jonesboro- 2025 Annual City Contribution		(70,000.00)	
			Totals for 01/31/25		(70,000.00)	(70,000.00)
06/23/25			City of Jonesboro		(25,491.00)	
			Totals for 06/30/25		(25,491.00)	(95,491.00)
07/08/25			FAA/City of Jonesboro- Rwy Strengthening Grant		(687,000.00)	
07/22/25			FAA/City of Jonesboro		(35,284.00)	
			Totals for 07/31/25		(722,284.00)	(817,775.00)
08/08/25			FAA/City of Jbr		(9,488.00)	
			Totals for 08/31/25		(9,488.00)	(827,263.00)
			Totals for 6001		(827,263.00)	(827,263.00)
6002	Grant Revenue-State Sales Tax			0.00		
01/24/25			State of AR- local use & sales tax		(2,354.50)	
01/24/25			State of AR- local use & sales tax		(2,354.50)	
			Totals for 01/31/25		(4,709.00)	(4,709.00)
02/25/25			State of AR- local use & sales tax		(2,559.96)	
02/25/25			State of AR- local use & sales tax		(2,559.96)	
			Totals for 02/28/25		(5,119.92)	(9,828.92)
03/25/25			State of AR		(2,186.55)	
03/25/25			State of AR		(2,186.55)	
			Totals for 03/31/25		(4,373.10)	(14,202.02)
04/24/25			State of AR		(2,650.10)	
04/24/25			State of AR		(2,650.10)	
			Totals for 04/30/25		(5,300.20)	(19,502.22)
05/23/25			State of AR		(2,714.36)	
05/23/25			State of AR		(2,714.36)	
			Totals for 05/31/25		(5,428.72)	(24,930.94)
06/25/25			State of AR		(2,159.47)	
06/25/25			State of AR		(2,159.47)	
			Totals for 06/30/25		(4,318.94)	(29,249.88)
07/24/25			State of AR- local use & sales tax		(2,129.96)	
07/24/25			State of AR- local use & sales tax		(2,129.96)	
			Totals for 07/31/25		(4,259.92)	(33,509.80)
08/25/25			State of AR		(2,479.36)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/25/25			State of AR		(2,479.36)	
			Totals for 08/31/25		(4,958.72)	(38,468.52)
09/02/25			ADA St of AR- State Grant #4405-25		(7,937.00)	
09/25/25			State of AR- local use & sales tax		(2,622.38)	
09/25/25			State of AR- local use & sales tax		(2,622.38)	
			Totals for 09/30/25		(13,181.76)	(51,650.28)
			Totals for 6002		(51,650.28)	(51,650.28)
6004 Grant Revenue-Federal Grants				0.00		
06/27/25			NOAA Treas		(194,353.46)	
			Totals for 06/30/25		(194,353.46)	(194,353.46)
07/11/25			NOAA Treas- EDA Grant Term Bldg		(129,059.55)	
07/24/25			NOAA Treas- EDA Grant Term		(216,990.68)	
			Totals for 07/31/25		(346,050.23)	(540,403.69)
08/28/25			NOAA Treas		(110,290.84)	
			Totals for 08/31/25		(110,290.84)	(650,694.53)
			Totals for 6004		(650,694.53)	(650,694.53)
6005 Grant Revenue- State Grants				0.00		
07/16/25			ADA State of AR		(36,158.64)	
			Totals for 07/31/25		(36,158.64)	(36,158.64)
			Totals for 6005		(36,158.64)	(36,158.64)
6010 Hanger Revenue - FBO				0.00		
01/02/25			AR Air Center- FBO Lease Rent		(35,124.25)	
01/16/25			Edmonds AV- Hgr #20 Lease Rent		(5,052.00)	
			Totals for 01/31/25		(40,176.25)	(40,176.25)
02/03/25			AR Air Center		(35,124.25)	
02/10/25			Edmonds AV		(5,052.00)	
			Totals for 02/28/25		(40,176.25)	(80,352.50)
03/04/25			AR Air Center		(35,124.25)	
03/12/25			Edmonds AV		(5,052.00)	
			Totals for 03/31/25		(40,176.25)	(120,528.75)
04/03/25			AR Air Center		(35,124.25)	
04/22/25			Edmonds AV		(5,052.00)	
			Totals for 04/30/25		(40,176.25)	(160,705.00)
05/05/25			AR Air Center		(35,124.25)	
05/19/25			Edmonds AV		(5,052.00)	
			Totals for 05/31/25		(40,176.25)	(200,881.25)
06/03/25			AR Air Center		(35,124.25)	
06/20/25			Edmonds AV		(5,052.00)	
			Totals for 06/30/25		(40,176.25)	(241,057.50)
07/02/25			AR Air Center		(35,124.25)	
07/16/25			Edmonds AV		(5,052.00)	
			Totals for 07/31/25		(40,176.25)	(281,233.75)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/04/25			AR Air Center		(35,124.25)	
08/11/25			Edmonds AV		(5,052.00)	
			Totals for 08/31/25		(40,176.25)	(321,410.00)
09/02/25			AR Air Center		(35,124.25)	
09/18/25			Edmonds AV		(5,052.00)	
			Totals for 09/30/25		(40,176.25)	(361,586.25)
			Totals for 6010		(361,586.25)	(361,586.25)
6015 Fuel Flowage				0.00		
01/23/25			Titan AV Fuels- 12/2024 Fuel flowage		(8,178.00)	
			Totals for 01/31/25		(8,178.00)	(8,178.00)
02/24/25			Titan AV Fuels		(8,480.70)	
			Totals for 02/28/25		(8,480.70)	(16,658.70)
03/18/25			Titan AV Fuels		(5,718.30)	
			Totals for 03/31/25		(5,718.30)	(22,377.00)
04/22/25			Titan AV Fuels		(9,645.00)	
			Totals for 04/30/25		(9,645.00)	(32,022.00)
05/19/25			Titan AV Fuels		(8,615.25)	
			Totals for 05/31/25		(8,615.25)	(40,637.25)
06/26/25			Titan AV Fuels		(8,544.30)	
			Totals for 06/30/25		(8,544.30)	(49,181.55)
07/21/25			July deposits		(6,773.70)	
			Totals for 07/31/25		(6,773.70)	(55,955.25)
08/22/25			Titan AV Fuels		(9,545.85)	
			Totals for 08/31/25		(9,545.85)	(65,501.10)
09/18/25			Titan AV Fuels		(9,920.70)	
			Totals for 09/30/25		(9,920.70)	(75,421.80)
			Totals for 6015		(75,421.80)	(75,421.80)
6016 HANGER-FOWLER FOODS				0.00		
01/07/25			Fowler Foods- Hgr Land Lease		(1,145.04)	
			Totals for 01/31/25		(1,145.04)	(1,145.04)
02/03/25			Fowler Foods		(1,145.04)	
			Totals for 02/28/25		(1,145.04)	(2,290.08)
03/04/25			Fowler Foods		(1,145.04)	
			Totals for 03/31/25		(1,145.04)	(3,435.12)
04/09/25			Fowler Foods		(1,145.04)	
			Totals for 04/30/25		(1,145.04)	(4,580.16)
05/05/25			Fowler Foods		(1,145.04)	
			Totals for 05/31/25		(1,145.04)	(5,725.20)
06/05/25			Fowler Foods		(1,145.04)	
			Totals for 06/30/25		(1,145.04)	(6,870.24)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/08/25			Fowler Foods		(1,145.04)	
			Totals for 07/31/25		(1,145.04)	(8,015.28)
08/04/25			Fowler Foods		(1,145.04)	
			Totals for 08/31/25		(1,145.04)	(9,160.32)
09/02/25			Fowler Foods		(1,145.04)	
			Totals for 09/30/25		(1,145.04)	(10,305.36)
			Totals for 6016		(10,305.36)	(10,305.36)
6020 Hangar Land Lease				0.00		
01/16/25			FNB- Hgr Land Lease Rent		(884.16)	
01/16/25			Sunbelt Finance- 2025 Annual Hgr Lease Rent		(13,500.00)	
			Totals for 01/31/25		(14,384.16)	(14,384.16)
02/11/25			FNB		(884.16)	
			Totals for 02/28/25		(884.16)	(15,268.32)
03/12/25			FNB		(884.16)	
			Totals for 03/31/25		(884.16)	(16,152.48)
04/11/25			FNB		(884.16)	
			Totals for 04/30/25		(884.16)	(17,036.64)
05/12/25			FNB		(884.16)	
			Totals for 05/31/25		(884.16)	(17,920.80)
06/10/25			FNB		(884.16)	
			Totals for 06/30/25		(884.16)	(18,804.96)
07/16/25			FNB		(884.16)	
			Totals for 07/31/25		(884.16)	(19,689.12)
08/11/25			FNB		(884.16)	
			Totals for 08/31/25		(884.16)	(20,573.28)
09/18/25			FNB		(884.16)	
			Totals for 09/30/25		(884.16)	(21,457.44)
			Totals for 6020		(21,457.44)	(21,457.44)
6021 HANGER-HYTROL				0.00		
01/07/25			Hytrol Convr		(5,135.42)	
			Totals for 01/31/25		(5,135.42)	(5,135.42)
02/07/25			Hytrol		(5,135.42)	
			Totals for 02/28/25		(5,135.42)	(10,270.84)
03/12/25			Hytrol		(5,135.42)	
			Totals for 03/31/25		(5,135.42)	(15,406.26)
04/09/25			Hytrol		(5,135.42)	
			Totals for 04/30/25		(5,135.42)	(20,541.68)
05/12/25			Hytrol		(5,135.42)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 05/31/25		(5,135.42)	(25,677.10)
06/10/25			Hytrol		(5,135.42)	
			Totals for 06/30/25		(5,135.42)	(30,812.52)
07/16/25			Hytrol		(5,135.42)	
			Totals for 07/31/25		(5,135.42)	(35,947.94)
08/11/25			Hytrol		(5,135.42)	
			Totals for 08/31/25		(5,135.42)	(41,083.36)
09/18/25			Hytrol		(5,135.42)	
			Totals for 09/30/25		(5,135.42)	(46,218.78)
			Totals for 6021		(46,218.78)	(46,218.78)
7005 Grant Project Expenditures				0.00		
01/13/25	1093		Mohsen Design Group, Inc- Rwy.23 Ext IFE for Final Design		1,500.00	
01/16/25			Michael Baker- reimburse invoice #1198488		(3,070.00)	
			Totals for 01/31/25		(1,570.00)	(1,570.00)
02/13/25	1094		Michael Baker Int- Terminal bldg reconstruction		44,717.59	
02/13/25	1095		Michael Baker Int- Terminal bldg reconstruction		25,866.39	
02/13/25	1096		Michael Baker Int- Terminal bldg reconstruction		133,477.75	
02/13/25	1097		Michael Baker Int- Terminal bldg reconstruction		4,880.09	
02/13/25	1098		Michael Baker Int- Rwy 23 Ext Obstruction mapping		1,886.12	
02/27/25	1099		East AR Planning & Development District- Terminal bldg reconstruction		34,000.00	
			Totals for 02/28/25		244,827.94	243,257.94
06/05/25	1101		Olympus Construction, Inc- Terminal Bldg Construction- Pay App. #1		140,815.94	
06/06/25	1102		Craighead County- Rwy. Ext. Ditch Permit Recording		45.00	
06/10/25	1103		WEHCO Newspapers, Inc- Rwy Ext Const Legal Ad bidding notice		929.44	
06/17/25	1104		Michael Baker Int- Term Bldg Const		3,676.10	
06/17/25	1105		Michael Baker Int- Term. Bldg Const		6,511.67	
06/17/25	1106		Michael Baker Int- Term Bldg Const		10,320.73	
06/24/25	1107		Michael Baker Int- Rw23 ext- Environmental		4,495.31	
06/24/25	1108		Michael Baker Int- Rw23 Ext- Environmental		7,806.59	
06/24/25	1110		Michael Baker Int- Rw23 Ext0 Environmental		4,283.50	
06/24/25	1111		Michael Baker Int- Rw23 Ext- Environmental		10,247.53	
06/24/25	1112		Mohsen Design Group, Inc- Rw23 Ext- Construction IFE		1,500.00	
06/27/25	1113		Michael Baker Int- Rwy Strenghtening Const		22,146.27	
			Totals for 06/30/25		212,778.08	456,036.02
07/09/25	1114		Olympus Construction, Inc- Terminal Bldg Construction		271,238.35	
07/10/25	1115		Michael Baker Int- Rwy 23 ext		47,116.33	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/10/25	1116		Michael Baker Int- Rwy 23 ext		28,537.72	
07/10/25	1117		Michael Baker Int- Rwy 23 ext		10,846.59	
07/10/25	1118		Michael Baker Int- Rwy 23 ext		62,309.62	
07/10/25	1119		Michael Baker Int- Rwy 23 ext		44,803.42	
07/22/25	1121		Michael Baker Int- Rwy 23 ext		2,325.00	
07/30/25	1122		DOT/FAA/ESC- Rwy Ext Project		99,092.94	
			Totals for 07/31/25		566,269.97	1,022,305.99
08/14/25	1123		Olympus Construction, Inc- Terminal bld. construction		108,595.29	
08/14/25	1124		Michael Baker Int- Terminal bld construction A&E Inv.		29,268.26	
			Totals for 08/31/25		137,863.55	1,160,169.54
09/08/25	1123		Olympus Construction, Inc- Terminal bldg construction		75,493.56	
			Totals for 09/30/25		75,493.56	1,235,663.10
			Totals for 7005		1,235,663.10	1,235,663.10
7010 Grounds				0.00		
01/01/25	12613		Ditta Ace Hardware		15.18	
01/21/25	12623		Ray-Ad Specialties		1,234.73	
			Totals for 01/31/25		1,249.91	1,249.91
03/18/25	12658		Ditta Ace Hardware		4,108.61	
03/18/25	12659		Greenway Equipment		149.71	
			Totals for 03/31/25		4,258.32	5,508.23
04/01/25	12669		AR Air Center		173.65	
04/08/25	12678		G Robert Corp		6,950.00	
04/08/25	12679		Greenway Equipment		167.08	
			Totals for 04/30/25		7,290.73	12,798.96
05/20/25	12698		AR Air Center		679.80	
05/20/25	12705		Greenway Equipment		2,222.59	
05/20/25	12705		Greenway Equipment		124.91	
05/20/25	12707		Quality Farm Supply		1,047.61	
05/20/25	12710		White River Materials		6,000.00	
			Totals for 05/31/25		10,074.91	22,873.87
06/17/25	12717		AR Air Center		576.00	
06/17/25	12720		Greenway Equipment		217.82	
			Totals for 06/30/25		793.82	23,667.69
07/10/25	12731		AR Air Center		1,076.70	
07/10/25	12736		Lowe's Business Accounts		126.01	
07/10/25	12737		Quality Farm Supply		626.46	
07/22/25	12741		Ditta Ace Hardware		823.46	
07/22/25	12741		Ditta Ace Hardware		107.36	
			Totals for 07/31/25		2,759.99	26,427.68
08/01/25	12747		AR Air Center		1,103.13	
08/01/25	12754		Quality Farm Supply		28.10	
08/14/25	1125		G. Roberts Corp- tree/land perimeter clearing		12,500.00	
			Totals for 08/31/25		13,631.23	40,058.91
09/16/25	12773		Greenway Equipment		42.28	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/16/25	12774		Lowe's Business Accounts		156.16	
09/16/25	12775		Quality Farm Supply		168.85	
09/16/25	12777		AR Air Center		805.35	
			Totals for 09/30/25		1,172.64	41,231.55
			Totals for 7010		41,231.55	41,231.55
7020 Runways				0.00		
04/20/25	12693		White River Materials		6,000.00	
			Totals for 04/30/25		6,000.00	6,000.00
			Totals for 7020		6,000.00	6,000.00
7030 Hanger Expense-FBO				0.00		
02/01/25	12625		Data Network Systems		1,745.28	
02/01/25	12629		Frey Metal Worx, LLC		1,200.00	
02/18/25	12636		Ditta Ace Hardware		367.65	
02/18/25	12639		Lowe's Business Accounts		1,021.95	
02/26/25	12645		Chris West Plumbing, Inc		395.02	
02/26/25	12648		The Sherwin Williams Co		107.25	
			Totals for 02/28/25		4,837.15	4,837.15
03/01/25	12650		Barton's of Jonesboro		1,697.29	
03/01/25	12651		Chris West Plumbing, Inc		2,498.27	
03/18/25	12660		Herndon's Heating & Air		211.58	
03/18/25	12661		Herndon's Heating & Air		667.28	
03/18/25	12662		Lowe's Business Accounts		182.66	
03/18/25	12663		TEC Electric		464.75	
03/18/25	12664		Sherwin Williams Co		75.73	
03/18/25	12666		Barton's of Jonesboro		1,426.91	
03/18/25	12667		Herndon's Heating & Air		292.95	
			Totals for 03/31/25		7,517.42	12,354.57
04/01/25	12671		Ditta Enterprises, Inc		607.60	
04/08/25	12681		Lowe's Business Accounts		517.02	
04/08/25	12682		Sherwin Williams Co		61.14	
04/15/25	12691		MidSouth Environmental		500.00	
			Totals for 04/30/25		1,685.76	14,040.33
05/20/25	12703		Ditta Ace Hardware		15.39	
05/20/25	12708		The Sherwin Williams Co		16.26	
			Totals for 05/31/25		31.65	14,071.98
06/03/25	12716		Barton's of Jonesboro		10.63	
06/17/25	12719		Data Network Systems		375.00	
			Totals for 06/30/25		385.63	14,457.61
07/10/25	12734		Herndon's Heating & Air		335.35	
07/30/25	12744		Barton's of Jonesboro		21.57	
07/30/25	12746		Sherwin Williams Co		39.98	
			Totals for 07/31/25		396.90	14,854.51
08/01/25	12748		Cardinal Supplies of AR, Inc		60.09	
08/14/25	12758		Herndon's Heating & Air		651.00	
08/14/25	12760		Sherwin Williams Co		40.09	
08/28/25	12763		Grace Electric, Inc		3,292.42	
			Totals for 08/31/25		4,043.60	18,898.11

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 7030		18,898.11	18,898.11
7035 T-Hanger Expense				0.00		
03/18/25	12658		Ditta Ace Hardware		14.73	
			Totals for 03/31/25		14.73	14.73
06/17/25	12722		Lowe's Business Accounts		8.20	
			Totals for 06/30/25		8.20	22.93
07/10/25	12733		Ditta Enterprises		271.25	
			Totals for 07/31/25		271.25	294.18
			Totals for 7035		294.18	294.18
7050 Flight Service Station				0.00		
01/21/25	12621		CWL		159.34	
			Totals for 01/31/25		159.34	159.34
02/18/25	12643		CWL		197.77	
			Totals for 02/28/25		197.77	357.11
03/18/25	12657		CWL		158.45	
			Totals for 03/31/25		158.45	515.56
04/15/25	12685		CWL		118.65	
			Totals for 04/30/25		118.65	634.21
05/20/25	12701		CWL		108.90	
			Totals for 05/31/25		108.90	743.11
06/17/25	12725		CWL		107.01	
			Totals for 06/30/25		107.01	850.12
07/22/25	12740		CWL		113.48	
			Totals for 07/31/25		113.48	963.60
08/19/25	12762		CWL		137.23	
			Totals for 08/31/25		137.23	1,100.83
09/16/25	12770		CWL		132.57	
			Totals for 09/30/25		132.57	1,233.40
			Totals for 7050		1,233.40	1,233.40
7051 Fire Rescue Building Expense				0.00		
01/21/25	12620		CWL		194.53	
			Totals for 01/31/25		194.53	194.53
02/01/25	12624		Data Network Systems		1,745.28	
02/18/25	12643		CWL		644.69	
			Totals for 02/28/25		2,389.97	2,584.50
03/18/25	12656		CWL		577.41	
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		952.41	3,536.91
04/15/25	12684		CWL		264.07	
			Totals for 04/30/25		264.07	3,800.98

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/20/25	12700		CWL		160.96	
05/20/25	12706		Lowe's Business Accounts		28.33	
			Totals for 05/31/25		189.29	3,990.27
06/17/25	12724		CWL		139.93	
			Totals for 06/30/25		139.93	4,130.20
07/22/25	12739		CWL		240.15	
			Totals for 07/31/25		240.15	4,370.35
08/19/25	12761		CWL		312.62	
			Totals for 08/31/25		312.62	4,682.97
09/16/25	12769		CWL		246.92	
			Totals for 09/30/25		246.92	4,929.89
			Totals for 7051		4,929.89	4,929.89
7052 Sharp Aviation Expense				0.00		
02/01/25	12626		Data Network Systems		1,745.28	
			Totals for 02/28/25		1,745.28	1,745.28
			Totals for 7052		1,745.28	1,745.28
7053 Old Terminal Bldg - CAP				0.00		
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		375.00	375.00
05/20/25	1100		Olympus Construction- Terminal bldg reconstruction plans		1,345.17	
			Totals for 05/31/25		1,345.17	1,720.17
			Totals for 7053		1,720.17	1,720.17
7060 Beacon & Field Lights				0.00		
01/01/25	12615		Grace Electric, Inc		1,481.03	
			Totals for 01/31/25		1,481.03	1,481.03
			Totals for 7060		1,481.03	1,481.03
8090 Dues/Subscriptions				0.00		
06/30/25	12726		AAOA		55.00	
			Totals for 06/30/25		55.00	55.00
			Totals for 8090		55.00	55.00
8100 Insurance				0.00		
04/15/25	12686		Higginbotham Insurance Agency, Inc		8,380.00	
04/15/25	12688		Higginbotham Insurance Agency, Inc		363.00	
04/15/25	12689		Higginbotham Insurance Agency, Inc		3,900.00	
04/15/25	12690		Higginbotham Insurance Agency, Inc		21,840.00	
			Totals for 04/30/25		34,483.00	34,483.00
06/17/25	12721		Liberty Mutual Ins Group		1,363.00	
			Totals for 06/30/25		1,363.00	35,846.00
08/28/25			Liberty Mutual- Worker Comp Ins refund		(59.00)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 08/31/25		(59.00)	35,787.00
			Totals for 8100		35,787.00	35,787.00
8110 Insurance - Medical				0.00		
01/01/25	12611		City of Jonesboro Payable- dental insurance		1,186.08	
01/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 01/31/25		848.99	848.99
02/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 02/28/25		(337.09)	511.90
03/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 03/31/25		(337.09)	174.81
04/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 04/30/25		(337.09)	(162.28)
05/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 05/31/25		(337.09)	(499.37)
06/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 06/30/25		(337.09)	(836.46)
07/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 07/31/25		(337.09)	(1,173.55)
08/01/25	12749		City of Jonesboro Payable		14,745.48	
08/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 08/31/25		14,408.39	13,234.84
09/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 09/30/25		(337.09)	12,897.75
			Totals for 8110		12,897.75	12,897.75
8120 Insurance - Fire				0.00		
04/15/25	12687		Higginbotham Insurance Agency, Inc		106,751.00	
			Totals for 04/30/25		106,751.00	106,751.00
			Totals for 8120		106,751.00	106,751.00
8140 Office Expense				0.00		
02/18/25	12640		Office Depot		604.48	
02/26/25	12647		Peregrine Corp		138.33	
			Totals for 02/28/25		742.81	742.81
07/22/25	12742		FedEx		239.70	
			Totals for 07/31/25		239.70	982.51
08/01/25	12751		Discover Card		293.20	
			Totals for 08/31/25		293.20	1,275.71
09/16/25	12771		FedEx		157.30	
			Totals for 09/30/25		157.30	1,433.01
			Totals for 8140		1,433.01	1,433.01

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
8160 Payroll Taxes				0.00		
01/01/25	P89		Payroll Journal Entry		636.99	
			Totals for 01/31/25		636.99	636.99
02/01/25	P89		Payroll Journal Entry		1,456.26	
			Totals for 02/28/25		1,456.26	2,093.25
03/01/25	P89		Payroll Journal Entry		842.79	
			Totals for 03/31/25		842.79	2,936.04
04/01/25	P89		Payroll Journal Entry		1,150.40	
			Totals for 04/30/25		1,150.40	4,086.44
05/01/25	P89		Payroll Journal Entry		898.35	
			Totals for 05/31/25		898.35	4,984.79
06/01/25	P89		Payroll Journal Entry		826.26	
			Totals for 06/30/25		826.26	5,811.05
07/01/25	P89		Payroll Journal Entry		947.04	
			Totals for 07/31/25		947.04	6,758.09
08/01/25	P89		Payroll Journal Entry		978.33	
			Totals for 08/31/25		978.33	7,736.42
09/01/25	P89		Payroll Journal Entry		805.23	
			Totals for 09/30/25		805.23	8,541.65
			Totals for 8160		8,541.65	8,541.65
8170 Postage				0.00		
01/01/25	12618		U.S. Postal Service		232.00	
			Totals for 01/31/25		232.00	232.00
04/17/25	12692		Discover Card		43.90	
			Totals for 04/30/25		43.90	275.90
			Totals for 8170		275.90	275.90
8200 Salaries - Manager				0.00		
01/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 01/31/25		7,275.65	7,275.65
02/01/25	P89		Payroll Journal Entry		14,060.30	
			Totals for 02/28/25		14,060.30	21,335.95
03/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 03/31/25		7,275.65	28,611.60
04/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 04/30/25		7,275.65	35,887.25
05/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 05/31/25		7,275.65	43,162.90
06/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 06/30/25		7,275.65	50,438.55

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 07/31/25		7,275.65	57,714.20
08/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 08/31/25		7,275.65	64,989.85
09/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 09/30/25		7,275.65	72,265.50
			Totals for 8200		72,265.50	72,265.50
8210 Salaries - Other				0.00		
01/01/25	P89		Payroll Journal Entry		1,176.00	
			Totals for 01/31/25		1,176.00	1,176.00
02/01/25	P89		Payroll Journal Entry		5,176.00	
			Totals for 02/28/25		5,176.00	6,352.00
03/01/25	P89		Payroll Journal Entry		4,000.00	
			Totals for 03/31/25		4,000.00	10,352.00
04/01/25	P89		Payroll Journal Entry		8,000.00	
			Totals for 04/30/25		8,000.00	18,352.00
05/01/25	P89		Payroll Journal Entry		4,705.00	
			Totals for 05/31/25		4,705.00	23,057.00
06/01/25	P89		Payroll Journal Entry		3,790.00	
			Totals for 06/30/25		3,790.00	26,847.00
07/01/25	P89		Payroll Journal Entry		5,407.50	
			Totals for 07/31/25		5,407.50	32,254.50
08/01/25	P89		Payroll Journal Entry		5,850.00	
			Totals for 08/31/25		5,850.00	38,104.50
09/01/25	P89		Payroll Journal Entry		3,587.50	
			Totals for 09/30/25		3,587.50	41,692.00
			Totals for 8210		41,692.00	41,692.00
8220 Supplies				0.00		
09/16/25	12772		George Jackson- reimbursements		336.11	
			Totals for 09/30/25		336.11	336.11
			Totals for 8220		336.11	336.11
8240 Telephone				0.00		
01/21/25	12619		AT&T		282.89	
			Totals for 01/31/25		282.89	282.89
02/18/25	12634		AT&T		282.88	
			Totals for 02/28/25		282.88	565.77
03/18/25	12655		AT&T		282.87	
			Totals for 03/31/25		282.87	848.64

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
04/08/25	12677		AT&T		282.62	
			Totals for 04/30/25		282.62	1,131.26
05/20/25	12699		AT&T		282.84	
			Totals for 05/31/25		282.84	1,414.10
06/17/25	12718		AT&T		294.07	
			Totals for 06/30/25		294.07	1,708.17
07/10/25	12732		AT&T		282.84	
			Totals for 07/31/25		282.84	1,991.01
08/14/25	12757		AT&T		282.85	
			Totals for 08/31/25		282.85	2,273.86
09/16/25	12768		AT&T		282.85	
			Totals for 09/30/25		282.85	2,556.71
			Totals for 8240		2,556.71	2,556.71
8245 Meetings/Travel				0.00		
02/18/25	12635		Discover Card		50.72	
02/18/25	12637		FedEx		286.70	
02/18/25	12638		Honeybaked Ham		244.63	
			Totals for 02/28/25		582.05	582.05
04/08/25	12680		Honeybaked Ham		305.44	
04/08/25	12683		FedEx		66.40	
			Totals for 04/30/25		371.84	953.89
05/20/25	12704		FedEx		119.91	
			Totals for 05/31/25		119.91	1,073.80
06/17/25	12723		Honeybaked Ham		230.98	
			Totals for 06/30/25		230.98	1,304.78
07/22/25	12743		Honeybaked Ham		299.67	
			Totals for 07/31/25		299.67	1,604.45
09/16/25	12772		George Jackson- reimbursements		200.00	
			Totals for 09/30/25		200.00	1,804.45
			Totals for 8245		1,804.45	1,804.45
8250 Meals/Entertainment				0.00		
01/21/25	12622		Honeybaked Ham		258.28	
			Totals for 01/31/25		258.28	258.28
			Totals for 8250		258.28	258.28
8280 Legal & Accounting				0.00		
01/01/25	12612		David W Cahoon		250.00	
01/01/25	12617		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 01/31/25		750.00	750.00
02/01/25	12627		David W Cahoon		250.00	
02/26/25	12649		Thomas, Speight & Noble, CPAS		650.00	
			Totals for 02/28/25		900.00	1,650.00

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/01/25	12652		David W Cahoon		250.00	
03/18/25	12665		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 03/31/25		750.00	2,400.00
04/01/25	12670		David W Cahoon		250.00	
04/01/25	12675		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 04/30/25		750.00	3,150.00
05/20/25	12702		David W Cahoon		1,250.00	
05/20/25	12709		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 05/31/25		1,750.00	4,900.00
06/02/25	12711		David W Cahoon		250.00	
06/02/25	12714		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 06/30/25		750.00	5,650.00
07/01/25	12727		David W Cahoon		250.00	
07/10/25	12738		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 07/31/25		750.00	6,400.00
08/01/25	12750		David W Cahoon		250.00	
08/01/25	12755		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 08/31/25		750.00	7,150.00
09/01/25	12764		David W Cahoon		250.00	
09/16/25	12776		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 09/30/25		750.00	7,900.00
			Totals for 8280		7,900.00	7,900.00
9010 Interest Income				0.00		
01/31/25			Interest Income		(13,843.37)	
01/31/25			Interest Income		(3,052.17)	
01/31/25			Interest Income		(25.07)	
01/31/25			Interest Income		(690.13)	
			Totals for 01/31/25		(17,610.74)	(17,610.74)
02/28/25			Interest Income		(623.41)	
02/28/25			Interest Income		(24.10)	
02/28/25			Interest Income		(2,678.38)	
02/28/25			Interest Income		(11,932.22)	
			Totals for 02/28/25		(15,258.11)	(32,868.85)
03/31/25			Interest Income		(690.18)	
03/31/25			Interest Income		(2,537.72)	
03/31/25			Interest Income		(12,928.07)	
03/31/25			Interest Income		(31.41)	
			Totals for 03/31/25		(16,187.38)	(49,056.23)
04/30/25			Interest Income		(667.81)	
04/30/25			Interest Income		(2,409.48)	
04/30/25			Interest Income		(12,546.96)	
04/30/25			Interest Income		(18.73)	
			Totals for 04/30/25		(15,642.98)	(64,699.21)
05/30/25			Interest Income		(2,323.96)	
05/30/25			Interest Income		(7,554.03)	

Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - September 30, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/30/25			Interest Income		(19.42)	
05/31/25			Interest Deposit		(9,311.93)	
05/31/25			Interest Deposit		(690.07)	
			Totals for 05/31/25		(19,899.41)	(84,598.62)
06/30/25			Interest Income		(111.36)	
06/30/25			Interest Income		(2,429.04)	
06/30/25			Interest Income		(313.52)	
06/30/25			Interest Income		(5.64)	
06/30/25			Interest Income		(16,465.34)	
			Totals for 06/30/25		(19,324.90)	(103,923.52)
07/31/25			Interest Income		(0.32)	
07/31/25			Interest Income		(4,040.65)	
07/31/25			Interest Income		(495.51)	
07/31/25			Interest Income		(17,073.62)	
			Totals for 07/31/25		(21,610.10)	(125,533.62)
08/31/25			Interest Income		(0.32)	
08/31/25			Interest Income		(4,561.74)	
08/31/25			Interest Income		(332.25)	
08/31/25			Interest Income		(17,135.26)	
			Totals for 08/31/25		(22,029.57)	(147,563.19)
09/30/25			Interest Income Adjustments		(16,185.51)	
09/30/25			Interest Income Adjustments		(170.53)	
09/30/25			Interest Income Adjustments		(4,530.09)	
09/30/25			Interest Income Adjustments		(0.30)	
			Totals for 09/30/25		(20,886.43)	(168,449.62)
			Totals for 9010		(168,449.62)	(168,449.62)
			Report Total			0.00

Net Profit/(Loss)

Current Period	1,226.52
Year-to-Date	643,454.63

Distribution count = 517

Jonesboro Airport Commission
Prepared Financial Statements
October 31, 2025 and 2024

Substantially all disclosures omitted

Jonesboro Airport Commission
Balance Sheet
As of October 31, 2025 and 2024

Assets

	2025	2024
Current Assets		
Cash - Centennial Bank 503461691	$ (507.45)	$ (68.16)
Cash - Centennial Insurance 503461721	118.24	250,794.06
Cash-Centennial x8092	(1,500.00)	0.00
Cash- First Natl Bank 4531	4,796,610.85	0.00
Investment Account-50-3461-21-2	0.00	4,702,321.04
Investment Account-50-3461-91-5	1,162,499.37	850,514.75
Investment Account-0924	53,761.46	11,033.06
Total Current Assets	6,010,982.47	5,814,594.75
Property and Equipment		
Net Property and Equipment	0.00	0.00
Total Assets	$ 6,010,982.47	$ 5,814,594.75

No assurance is provided.

Jonesboro Airport Commission
Balance Sheet
As of October 31, 2025 and 2024

Liabilities and Stockholders' Equity

	2025	2024
Current Liabilities		
Fica Taxes Payable	$ 1,273.46	$ 1,209.55
FWH Taxes Payable	1,426.55	1,390.30
SWH Taxes Payable	435.02	430.47
State Unemployment Payable	(465.17)	(521.17)
Total Current Liabilities	2,669.86	2,509.15
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	2,669.86	2,509.15
Stockholders' Equity		
Capital Contributions	5,873,332.23	6,419,457.28
Retained Earnings	(1,472.22)	(1,472.22)
Current Earnings	136,452.60	(605,899.46)
Total Stockholders' Equity	6,008,312.61	5,812,085.60
Total Liabilities and Stockholders' Equity	$ 6,010,982.47	$ 5,814,594.75

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
For the One Month and Ten Months Ended October 31, 2025

	One Month Ended October 31, 2025	Ten Months Ended October 31, 2025
Sales		
Grant Revenue-City of Jonesboro	$ 0.00	$ 827,263.00
Hanger Revenue - FBO	40,176.25	401,762.50
Fuel Flowage	8,542.65	83,964.45
HANGER-FOWLER FOODS	1,145.04	11,450.40
Hangar Land Lease	884.16	22,341.60
HANGER-HYTROL	5,135.42	51,354.20
Total Sales	55,883.52	1,398,136.15
Cost of Goods Sold		
Grounds	1,032.81	42,264.36
Hanger Expense-FBO	5,174.76	24,072.87
T-Hanger Expense	0.00	294.18
Flight Service Station	117.56	1,350.96
Fire Rescue Building Expense	201.14	5,131.03
Sharp Aviation Expense	1,485.80	3,231.08
Old Terminal Bldg - CAP	0.00	1,720.17
Beacon & Field Lights	0.00	1,481.03
Total Cost of Goods Sold	8,012.07	79,545.68
Gross Profit	47,871.45	1,318,590.47
Operating Expenses		
Dues/Subscriptions	0.00	55.00
Insurance	(117.00)	35,670.00
Insurance - Medical	(337.09)	12,560.66
Insurance - Fire	0.00	106,751.00
Office Expense	0.00	1,433.01
Payroll Taxes	745.98	9,287.63
Postage	0.00	275.90
Salaries - Manager	7,275.65	79,541.15
Salaries - Other	2,812.50	44,504.50
Supplies	0.00	336.11
Telephone	282.85	2,839.56
Meetings/Travel	459.07	2,263.52
Meals/Entertainment	0.00	258.28
Legal & Accounting	5,750.00	13,650.00
Total Operating Expenses	16,871.96	309,426.32
Operating Income (Loss)	30,999.49	1,009,164.15
Other Income (Expenses)		
Grant Revenue-State Sales Tax	5,196.58	56,846.86
Grant Revenue-Federal Grants	0.00	650,694.53
Grant Revenue- State Grants	0.00	36,158.64
Interest Income	20,928.44	189,378.06
Grant Project Expenditures	(564,126.54)	(1,799,789.64)
Runways	0.00	(6,000.00)
Total Other Income (Expenses)	(538,001.52)	(872,711.55)
Net Income (Loss)	$ (507,002.03)	$ 136,452.60

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
Ten Months Ended October 31, 2025 and 2024

	Ten Months Ended October 31, 2025	Ten Months Ended October 31, 2024
Sales		
Grant Revenue-City of Jonesboro	$ 827,263.00	$ 70,000.00
Hanger Revenue - FBO	401,762.50	390,464.74
Fuel Flowage	83,964.45	76,860.30
HANGER-FOWLER FOODS	11,450.40	11,450.40
Hangar Land Lease	22,341.60	53,648.50
HANGER-HYTROL	51,354.20	56,489.62
Total Sales	1,398,136.15	658,913.56
Cost of Goods Sold		
Grounds	42,264.36	29,754.17
Hanger Expense-FBO	24,072.87	12,349.54
T-Hanger Expense	294.18	209.58
Flight Service Station	1,350.96	1,333.86
Fire Rescue Building Expense	5,131.03	4,878.97
Sharp Aviation Expense	3,231.08	0.00
Old Terminal Bldg - CAP	1,720.17	0.00
Beacon & Field Lights	1,481.03	0.00
Total Cost of Goods Sold	79,545.68	48,526.12
Gross Profit	1,318,590.47	610,387.44
Operating Expenses		
Dues/Subscriptions	55.00	55.00
Insurance	35,670.00	11,598.00
Insurance - Medical	12,560.66	9,995.32
Insurance - Fire	106,751.00	121,855.00
Office Expense	1,433.01	1,941.80
Payroll Taxes	9,287.63	7,948.95
Postage	275.90	226.00
Salaries - Manager	79,541.15	72,472.76
Salaries - Other	44,504.50	33,875.50
Supplies	336.11	304.25
Telephone	2,839.56	3,066.65
Meetings/Travel	2,263.52	1,468.07
Meals/Entertainment	258.28	147.37
Legal & Accounting	13,650.00	7,650.00
Total Operating Expenses	309,426.32	272,604.67
Operating Income (Loss)	1,009,164.15	337,782.77
Other Income (Expenses)		
Grant Revenue-Federal Grants	650,694.53	0.00
Grant Revenue- State Grants	36,158.64	0.00
Interest Income	189,378.06	215,872.17
Grant Revenue-State Sales Tax	56,846.86	3,114,065.15
Grant Project Expenditures	(1,799,789.64)	(4,273,619.55)
Runways	(6,000.00)	0.00
Total Other Income (Expenses)	(872,711.55)	(943,682.23)
Net Income (Loss)	$ 136,452.60	$ (605,899.46)

No assurance is provided.

Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - October 31, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1020 Cash - Centennial Bank 503461691				(53.44)		
01/31/25	1		Cash Disbursements		(160,567.06)	
01/31/25	2		Cash Receipts		160,362.22	
			Totals for 01/31/25		(204.84)	(258.28)
02/01/25	P89		Payroll Journal Entry		(5,500.00)	
02/28/25	1		Cash Disbursements		(316,737.00)	
02/28/25	2		Cash Receipts		320,304.85	
			Totals for 02/28/25		(1,932.15)	(2,190.43)
03/31/25	1		Cash Disbursements		(80,117.41)	
03/31/25	2		Cash Receipts		81,557.84	
			Totals for 03/31/25		1,440.43	(750.00)
04/30/25	1		Cash Disbursements		(229,206.40)	
04/30/25	2		Cash Receipts		229,650.96	
			Totals for 04/30/25		444.56	(305.44)
05/31/25	1		Cash Disbursements		(84,180.75)	
05/31/25	2		Cash Receipts		84,366.28	
			Totals for 05/31/25		185.53	(119.91)
06/30/25	1		Cash Disbursements		(269,335.09)	
06/30/25	2		Cash Receipts		269,400.00	
			Totals for 06/30/25		64.91	(55.00)
07/31/25	1		Cash Disbursements		(1,715,303.27)	
07/31/25	2		Cash Receipts		1,714,757.35	
			Totals for 07/31/25		(545.92)	(600.92)
08/31/25	1		Cash Disbursements		(347,021.69)	
08/31/25	2		Cash Receipts		347,322.94	
			Totals for 08/31/25		301.25	(299.67)
09/30/25	1		Cash Disbursements		(160,966.02)	
09/30/25	2		Cash Receipts		160,797.17	
			Totals for 09/30/25		(168.85)	(468.52)
10/31/25	1		Cash Disbursements		(644,987.44)	
10/31/25	2		Cash Receipts		644,948.51	
			Totals for 10/31/25		(38.93)	(507.45)
			Totals for 1020		(454.01)	(507.45)
1021 Cash - Centennial Insurance 503461721				250,718.99		
01/31/25			Interest Income		690.13	
01/31/25	Cash Sweeps				(718.99)	
			Totals for 01/31/25		(28.86)	250,690.13
02/03/25	CashSweeps		Cash Sweeps		(690.13)	
02/28/25			Interest Income		623.41	
			Totals for 02/28/25		(66.72)	250,623.41
03/31/25			Interest Income		690.18	
03/31/25	Cash Sweeps		Cash Sweeps		(623.41)	
			Totals for 03/31/25		66.77	250,690.18
04/30/25			Interest Income		667.81	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
04/30/25	Cash Sweeps		Cash Sweeps		(690.18)	
			Totals for 04/30/25		(22.37)	250,667.81
05/01/25	Cash Sweeps		Cash Sweeps		(667.81)	
05/13/25	1208		xfer to new FNB Acct		(4,704,296.93)	
05/16/25			Cash Sweeps		4,704,296.93	
05/31/25			Interest Deposit		690.07	
			Totals for 05/31/25		22.26	250,690.07
06/06/25	xfer				(258,244.10)	
06/30/25			Interest Income		111.36	
06/30/25	Cash Sweeps		Cash Sweeps		8,244.10	
06/30/25	Cash Sweeps		Cash Sweeps		(690.07)	
			Totals for 06/30/25		(250,578.71)	111.36
07/01/25	Cash Sweeps		Cash Sweeps		5.64	
07/31/25			Interest Income		0.32	
			Totals for 07/31/25		5.96	117.32
08/31/25			Interest Income		0.32	
			Totals for 08/31/25		0.32	117.64
09/30/25			Interest Income		0.30	
			Totals for 09/30/25		0.30	117.94
10/31/25			Interest Income		0.30	
			Totals for 10/31/25		0.30	118.24
			Totals for 1021		(250,600.75)	118.24
1023 Cash-Centennial x8092				0.00		
01/13/25	1093		Mohsen Design Group, Inc		(1,500.00)	
01/31/25	Cash Sweeps				1,500.00	
			Totals for 01/31/25		0.00	0.00
02/13/25	12633		xfer to Projects acct		210,827.96	
02/26/25	12646		xfer to Projects acct		34,000.00	
02/28/25	1		Cash Disbursements		(278,827.96)	
			Totals for 02/28/25		(34,000.00)	(34,000.00)
03/31/25			Cash Sweeps		34,000.00	
			Totals for 03/31/25		34,000.00	0.00
05/20/25	1100		Olympus Construction		(1,345.17)	
			Totals for 05/31/25		(1,345.17)	(1,345.17)
06/06/25	xfer				258,244.10	
06/30/25	1		Cash Disbursements		(496,513.18)	
06/30/25	2		Cash Receipts		215,967.98	
			Totals for 06/30/25		(22,301.10)	(23,646.27)
07/10/25	12735		xfer		441,573.80	
07/30/25	12745		xfer		99,092.94	
07/31/25	1		Cash Disbursements		(1,106,936.71)	
07/31/25	Cash Sweeps		Cash Sweeps		489,323.30	
			Totals for 07/31/25		(76,946.67)	(100,592.94)
08/14/25	12759		xfer		150,363.90	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/31/25			Cash Sweeps		249,456.49	
08/31/25	1		Cash Disbursements		(300,727.45)	
			Totals for 08/31/25		99,092.94	(1,500.00)
09/08/25	12767		Jonesboro Airport Commission- EDA RFR #4		75,493.56	
09/30/25			Cash Sweeps		75,493.56	
09/30/25	1		Cash Disbursements		(150,987.12)	
			Totals for 09/30/25		0.00	(1,500.00)
10/24/25	1127		Olympus Construction, Inc		(563,718.34)	
10/24/25	1128		AR Democrat Gazette		(408.20)	
10/24/25	12791		Jonesboro Airport Commission		563,718.34	
10/31/25	Cash Sweeps		Cash Sweeps Out		(563,718.34)	
10/31/25	Cash Sweeps		Cash Sweeps In		564,126.54	
			Totals for 10/31/25		0.00	(1,500.00)
			Totals for 1023		(1,500.00)	(1,500.00)
1026 Cash- First Natl Bank 4531				0.00		
05/13/25	1208		FNB opening balance- xfer from FNB		4,704,296.93	
05/31/25			Interest Deposit		9,311.93	
			Totals for 05/31/25		4,713,608.86	4,713,608.86
06/30/25			Interest Income		16,465.34	
			Totals for 06/30/25		16,465.34	4,730,074.20
07/31/25			Interest Income		17,073.62	
			Totals for 07/31/25		17,073.62	4,747,147.82
08/31/25			Interest Income		17,135.26	
			Totals for 08/31/25		17,135.26	4,764,283.08
09/30/25			Interest Income		16,185.51	
			Totals for 09/30/25		16,185.51	4,780,468.59
10/31/25			Interest Income		16,142.26	
			Totals for 10/31/25		16,142.26	4,796,610.85
			Totals for 1026		4,796,610.85	4,796,610.85
1030 Investment Account-50-3461-21-2				4,649,655.79		
01/31/25			Interest Income		13,843.37	
01/31/25	Cash Sweeps				718.99	
			Totals for 01/31/25		14,562.36	4,664,218.15
02/03/25	CashSweeps		Cash Sweeps		690.13	
02/28/25			Interest Income		11,932.22	
			Totals for 02/28/25		12,622.35	4,676,840.50
03/31/25			Interest Income		12,928.07	
03/31/25	Cash Sweeps		Cash Sweeps		623.41	
			Totals for 03/31/25		13,551.48	4,690,391.98
04/30/25			Interest Income		12,546.96	
04/30/25	Cash Sweeps		Cash Sweeps		690.18	
			Totals for 04/30/25		13,237.14	4,703,629.12

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
05/01/25	Cash Sweeps		Cash Sweeps			667.81	
05/16/25			Cash Sweeps			(4,704,296.93)	
05/30/25			Interest Income			7,554.03	
				Totals for 05/31/25		(4,696,075.09)	7,554.03
06/30/25			Interest Income			5.64	
06/30/25	Cash Sweeps		Cash Sweeps			(8,244.10)	
06/30/25	Cash Sweeps		Cash Sweeps			690.07	
				Totals for 06/30/25		(7,548.39)	5.64
07/01/25	Cash Sweeps		Cash Sweeps			(5.64)	
				Totals for 07/31/25		(5.64)	0.00
				Totals for 1030		(4,649,655.79)	0.00
1032 Investment Account-50-3461-91-5					965,232.29		
01/31/25			Interest Income			3,052.17	
01/31/25	Cash Sweeps					146,107.67	
01/31/25	Cash Sweeps					(13,564.35)	
				Totals for 01/31/25		135,595.49	1,100,827.78
02/28/25			Interest Income			2,678.38	
02/28/25			Cash Sweeps			(259,363.36)	
02/28/25	CashSweeps		Cash Sweeps			48,250.44	
				Totals for 02/28/25		(208,434.54)	892,393.24
03/31/25			Interest Income			2,537.72	
03/31/25			Cash Sweeps			(24,125.57)	
03/31/25	Cash Sweeps		Cash Sweeps			52,028.82	
				Totals for 03/31/25		30,440.97	922,834.21
04/30/25			Interest Income			2,409.48	
04/30/25			Cash Sweeps			(167,364.89)	
04/30/25	Cash Sweeps		Cash Sweeps			55,858.46	
				Totals for 04/30/25		(109,096.95)	813,737.26
05/30/25			Interest Income			2,323.96	
05/31/25			Cash Sweeps			(22,981.44)	
05/31/25	Cash Sweeps		Cash Sweeps			58,116.51	
				Totals for 05/31/25		37,459.03	851,196.29
06/30/25			Interest Income			2,429.04	
06/30/25	Cash Sweeps		Cash Sweeps			253,503.65	
06/30/25	Cash Sweeps		Cash Sweeps			(14,842.43)	
				Totals for 06/30/25		241,090.26	1,092,286.55
07/31/25			Interest Income			4,040.65	
07/31/25	Cash Sweeps		Cash Sweeps			1,156,424.09	
07/31/25	Cash Sweeps		Cash Sweeps			(551,889.99)	
				Totals for 07/31/25		608,574.75	1,700,861.30
08/31/25			Interest Income			4,561.74	
08/31/25			Cash Sweeps			(165,639.66)	
08/31/25	Cash Sweeps		Cash Sweeps			161,323.10	
				Totals for 08/31/25		245.18	1,701,106.48
09/30/25			Interest Income			4,530.09	
09/30/25			Cash Sweeps			(90,353.84)	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
09/30/25	Cash Sweeps		Cash Sweeps			70,443.33	
				Totals for 09/30/25		(15,380.42)	1,685,726.06
10/31/25			Interest Income			4,486.44	
10/31/25	Cash Sweeps		Cash Sweeps In			(168.85)	
10/31/25	Cash Sweeps		Cash Sweeps In			(2,405.88)	
10/31/25	Cash Sweeps		Cash Sweeps In			(250.00)	
10/31/25	Cash Sweeps		Cash Sweeps In			(3,162.13)	
10/31/25	Cash Sweeps		Cash Sweeps In			(563,718.34)	
10/31/25	Cash Sweeps		Cash Sweeps In			(5,000.00)	
10/31/25	Cash Sweeps		Cash Sweeps In			(2,450.13)	
10/31/25	Cash Sweeps		Cash Sweeps In			(5,776.31)	
10/31/25	Cash Sweeps		Cash Sweeps In			(68.48)	
10/31/25	Cash Sweeps		Cash Sweeps In			(751.29)	
10/31/25	Cash Sweeps		Cash Sweeps Out			10,248.58	
10/31/25	Cash Sweeps		Cash Sweeps Out			30,082.43	
10/31/25	Cash Sweeps		Cash Sweeps Out			1,145.04	
10/31/25	Cash Sweeps		Cash Sweeps Out			884.16	
10/31/25	Cash Sweeps		Cash Sweeps Out			13,678.07	
				Totals for 10/31/25		(523,226.69)	1,162,499.37
				Totals for 1032		197,267.08	1,162,499.37
1035 Investment Account-0924					8,430.69		
01/31/25			Interest Income			25.07	
01/31/25	Cash Sweeps					(1,500.00)	
				Totals for 01/31/25		(1,474.93)	6,955.76
02/28/25			Interest Income			24.10	
02/28/25	CashSweeps		Cash Sweeps			34,000.02	
				Totals for 02/28/25		34,024.12	40,979.88
03/31/25			Interest Income			31.41	
03/31/25			Cash Sweeps			(34,000.00)	
				Totals for 03/31/25		(33,968.59)	7,011.29
04/30/25			Interest Income			18.73	
				Totals for 04/30/25		18.73	7,030.02
05/30/25			Interest Income			19.42	
				Totals for 05/31/25		19.42	7,049.44
06/30/25			Interest Income			313.52	
06/30/25	Cash Sweeps		Cash Sweeps			283,735.10	
06/30/25	Cash Sweeps		Cash Sweeps			(190,476.98)	
				Totals for 06/30/25		93,571.64	100,621.08
07/31/25			Interest Income			495.51	
07/31/25	Cash Sweeps		Cash Sweeps			(489,323.30)	
07/31/25	Cash Sweeps		Cash Sweeps			540,666.74	
				Totals for 07/31/25		51,838.95	152,460.03
08/31/25			Interest Income			332.25	
08/31/25			Cash Sweeps			(249,456.49)	
08/31/25	Cash Sweeps		Cash Sweeps			150,363.90	
				Totals for 08/31/25		(98,760.34)	53,699.69
09/30/25			Interest Income			170.53	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/30/25			Cash Sweeps		(75,493.56)	
09/30/25	Cash Sweeps		Cash Sweeps		75,493.56	
			Totals for 09/30/25		170.53	53,870.22
10/31/25			Interest Income		299.44	
10/31/25	Cash Sweeps		Cash Sweeps Out		563,718.34	
10/31/25	Cash Sweeps		Cash Sweeps In		(563,718.34)	
10/31/25	Cash Sweeps		Cash Sweeps In		(408.20)	
			Totals for 10/31/25		(108.76)	53,761.46
			Totals for 1035		45,330.77	53,761.46
3040	Fica Taxes Payable			(963.75)		
01/01/25	P89		Payroll Journal Entry		(1,241.52)	
01/15/25	eftps		Internal Revenue Service		1,180.48	
			Totals for 01/31/25		(61.04)	(1,024.79)
02/01/25	P89		Payroll Journal Entry		(2,891.58)	
02/15/25	eftps		Internal Revenue Service		1,242.42	
			Totals for 02/28/25		(1,649.16)	(2,673.95)
03/01/25	P89		Payroll Journal Entry		(1,673.58)	
03/15/25	eftps		Internal Revenue Service		2,891.58	
			Totals for 03/31/25		1,218.00	(1,455.95)
04/01/25	P89		Payroll Journal Entry		(2,285.60)	
04/15/25	eftps		Internal Revenue Service		1,673.60	
			Totals for 04/30/25		(612.00)	(2,067.95)
05/01/25	P89		Payroll Journal Entry		(1,781.48)	
05/15/25	eftps		Internal Revenue Service		2,285.60	
			Totals for 05/31/25		504.12	(1,563.83)
06/01/25	P89		Payroll Journal Entry		(1,641.46)	
06/15/25	eftps		Internal Revenue Service		1,781.47	
			Totals for 06/30/25		140.01	(1,423.82)
07/01/25	P89		Payroll Journal Entry		(1,888.96)	
07/15/25	eftps		Internal Revenue Service		1,641.48	
			Totals for 07/31/25		(247.48)	(1,671.30)
08/01/25	P89		Payroll Journal Entry		(1,956.66)	
08/15/25	eftps		Internal Revenue Service		1,889.76	
			Totals for 08/31/25		(66.90)	(1,738.20)
09/01/25	P89		Payroll Journal Entry		(1,610.46)	
09/15/25	eftps		Internal Revenue Service		1,956.66	
			Totals for 09/30/25		346.20	(1,392.00)
10/01/25	P89		Payroll Journal Entry		(1,491.96)	
10/15/25	eftps		Internal Revenue Service		1,610.50	
			Totals for 10/31/25		118.54	(1,273.46)
			Totals for 3040		(309.71)	(1,273.46)
3050	FWH Taxes Payable			(1,287.78)		
01/01/25	P89		Payroll Journal Entry		(902.01)	
01/15/25	eftps		Internal Revenue Service		902.01	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 01/31/25		0.00	(1,287.78)
02/01/25	P89		Payroll Journal Entry		(1,815.50)	
02/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 02/28/25		(913.49)	(2,201.27)
03/01/25	P89		Payroll Journal Entry		(1,255.10)	
03/15/25	eftps		Internal Revenue Service		1,815.50	
			Totals for 03/31/25		560.40	(1,640.87)
04/01/25	P89		Payroll Journal Entry		(1,338.26)	
04/15/25	eftps		Internal Revenue Service		1,255.09	
			Totals for 04/30/25		(83.17)	(1,724.04)
05/01/25	P89		Payroll Journal Entry		(962.50)	
05/15/25	eftps		Internal Revenue Service		1,338.26	
			Totals for 05/31/25		375.76	(1,348.28)
06/01/25	P89		Payroll Journal Entry		(960.19)	
06/15/25	eftps		Internal Revenue Service		962.50	
			Totals for 06/30/25		2.31	(1,345.97)
07/01/25	P89		Payroll Journal Entry		(1,121.93)	
07/15/25	eftps		Internal Revenue Service		960.18	
			Totals for 07/31/25		(161.75)	(1,507.72)
08/01/25	P89		Payroll Journal Entry		(1,166.18)	
08/15/25	eftps		Internal Revenue Service		1,121.93	
			Totals for 08/31/25		(44.25)	(1,551.97)
09/01/25	P89		Payroll Journal Entry		(1,121.78)	
09/15/25	eftps		Internal Revenue Service		1,166.18	
			Totals for 09/30/25		44.40	(1,507.57)
10/01/25	P89		Payroll Journal Entry		(1,040.74)	
10/15/25	eftps		Internal Revenue Service		1,121.76	
			Totals for 10/31/25		81.02	(1,426.55)
			Totals for 3050		(138.77)	(1,426.55)
3060 SWH Taxes Payable				(393.95)		
01/01/25	P89		Payroll Journal Entry		(367.52)	
01/15/25	atap		Department of Finance and Administration		358.57	
			Totals for 01/31/25		(8.95)	(402.90)
02/01/25	P89		Payroll Journal Entry		(669.18)	
02/15/25	atap		Department of Finance and Administration		367.52	
			Totals for 02/28/25		(301.66)	(704.56)
03/01/25	P89		Payroll Journal Entry		(443.54)	
03/15/25	atap		Department of Finance and Administration		669.18	
			Totals for 03/31/25		225.64	(478.92)
04/01/25	P89		Payroll Journal Entry		(523.36)	
04/15/25	atap		Department of Finance and Administration		443.54	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 04/30/25		(79.82)	(558.74)
05/01/25	P89		Payroll Journal Entry		(430.80)	
05/15/25	atap		Department of Finance and Administration		523.36	
			Totals for 05/31/25		92.56	(466.18)
06/01/25	P89		Payroll Journal Entry		(418.61)	
06/15/25	atap		Department of Finance and Administration		430.80	
			Totals for 06/30/25		12.19	(453.99)
07/01/25	P89		Payroll Journal Entry		(441.46)	
07/15/25	atap		Department of Finance and Administration		418.61	
			Totals for 07/31/25		(22.85)	(476.84)
08/01/25	P89		Payroll Journal Entry		(458.72)	
08/15/25	atap		Department of Finance and Administration		441.46	
			Totals for 08/31/25		(17.26)	(494.10)
09/01/25	P89		Payroll Journal Entry		(429.87)	
09/15/25	atap		Department of Finance and Administration		458.72	
			Totals for 09/30/25		28.85	(465.25)
10/01/25	P89		Payroll Journal Entry		(399.64)	
10/15/25	atap		Department of Finance and Administration		429.87	
			Totals for 10/31/25		30.23	(435.02)
			Totals for 3060		(41.07)	(435.02)
3080 State Unemployment Payable				521.17		
01/01/25	P89		Payroll Journal Entry		(16.23)	
			Totals for 01/31/25		(16.23)	504.94
02/01/25	P89		Payroll Journal Entry		(10.47)	
			Totals for 02/28/25		(10.47)	494.47
03/01/25	P89		Payroll Journal Entry		(6.00)	
			Totals for 03/31/25		(6.00)	488.47
04/01/25	P89		Payroll Journal Entry		(7.60)	
			Totals for 04/30/25		(7.60)	480.87
05/01/25	P89		Payroll Journal Entry		(7.61)	
			Totals for 05/31/25		(7.61)	473.26
06/01/25	P89		Payroll Journal Entry		(5.53)	
			Totals for 06/30/25		(5.53)	467.73
07/01/25	P89		Payroll Journal Entry		(2.56)	
			Totals for 07/31/25		(2.56)	465.17
			Totals for 3080		(56.00)	465.17
5010 City Water & Light				(5,954,631.86)		
			Totals for 5010		0.00	(5,954,631.86)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
5013 Federal/State Grants				1,472.22		
			Totals for 5013		0.00	1,472.22
5030 Beg Retained Earnings				81,299.63		
			Totals for 5030		0.00	81,299.63
6001 Grant Revenue-City of Jonesboro				0.00		
01/23/25			City of Jonesboro- 2025 Annual City Contribution		(70,000.00)	
			Totals for 01/31/25		(70,000.00)	(70,000.00)
06/23/25			City of Jonesboro		(25,491.00)	
			Totals for 06/30/25		(25,491.00)	(95,491.00)
07/08/25			FAA/City of Jonesboro- Rwy Strengthening Grant		(687,000.00)	
07/22/25			FAA/City of Jonesboro		(35,284.00)	
			Totals for 07/31/25		(722,284.00)	(817,775.00)
08/08/25			FAA/City of Jbr		(9,488.00)	
			Totals for 08/31/25		(9,488.00)	(827,263.00)
			Totals for 6001		(827,263.00)	(827,263.00)
6002 Grant Revenue-State Sales Tax				0.00		
01/24/25			State of AR- local use & sales tax		(2,354.50)	
01/24/25			State of AR- local use & sales tax		(2,354.50)	
			Totals for 01/31/25		(4,709.00)	(4,709.00)
02/25/25			State of AR- local use & sales tax		(2,559.96)	
02/25/25			State of AR- local use & sales tax		(2,559.96)	
			Totals for 02/28/25		(5,119.92)	(9,828.92)
03/25/25			State of AR		(2,186.55)	
03/25/25			State of AR		(2,186.55)	
			Totals for 03/31/25		(4,373.10)	(14,202.02)
04/24/25			State of AR		(2,650.10)	
04/24/25			State of AR		(2,650.10)	
			Totals for 04/30/25		(5,300.20)	(19,502.22)
05/23/25			State of AR		(2,714.36)	
05/23/25			State of AR		(2,714.36)	
			Totals for 05/31/25		(5,428.72)	(24,930.94)
06/25/25			State of AR		(2,159.47)	
06/25/25			State of AR		(2,159.47)	
			Totals for 06/30/25		(4,318.94)	(29,249.88)
07/24/25			State of AR- local use & sales tax		(2,129.96)	
07/24/25			State of AR- local use & sales tax		(2,129.96)	
			Totals for 07/31/25		(4,259.92)	(33,509.80)
08/25/25			State of AR		(2,479.36)	
08/25/25			State of AR		(2,479.36)	
			Totals for 08/31/25		(4,958.72)	(38,468.52)
09/02/25			ADA St of AR- State Grant #4405-25		(7,937.00)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/25/25			State of AR- local use & sales tax		(2,622.38)	
09/25/25			State of AR- local use & sales tax		(2,622.38)	
			Totals for 09/30/25		(13,181.76)	(51,650.28)
10/25/25			State of AR- local sales & use tax		(2,597.80)	
10/25/25			State of AR- local sales & use tax		(2,598.78)	
			Totals for 10/31/25		(5,196.58)	(56,846.86)
			Totals for 6002		(56,846.86)	(56,846.86)
6004 Grant Revenue-Federal Grants				0.00		
06/27/25			NOAA Treas		(194,353.46)	
			Totals for 06/30/25		(194,353.46)	(194,353.46)
07/11/25			NOAA Treas- EDA Grant Term Bldg		(129,059.55)	
07/24/25			NOAA Treas- EDA Grant Term		(216,990.68)	
			Totals for 07/31/25		(346,050.23)	(540,403.69)
08/28/25			NOAA Treas		(110,290.84)	
			Totals for 08/31/25		(110,290.84)	(650,694.53)
			Totals for 6004		(650,694.53)	(650,694.53)
6005 Grant Revenue- State Grants				0.00		
07/16/25			ADA State of AR		(36,158.64)	
			Totals for 07/31/25		(36,158.64)	(36,158.64)
			Totals for 6005		(36,158.64)	(36,158.64)
6010 Hanger Revenue - FBO				0.00		
01/02/25			AR Air Center- FBO Lease Rent		(35,124.25)	
01/16/25			Edmonds AV- Hgr #20 Lease Rent		(5,052.00)	
			Totals for 01/31/25		(40,176.25)	(40,176.25)
02/03/25			AR Air Center		(35,124.25)	
02/10/25			Edmonds AV		(5,052.00)	
			Totals for 02/28/25		(40,176.25)	(80,352.50)
03/04/25			AR Air Center		(35,124.25)	
03/12/25			Edmonds AV		(5,052.00)	
			Totals for 03/31/25		(40,176.25)	(120,528.75)
04/03/25			AR Air Center		(35,124.25)	
04/22/25			Edmonds AV		(5,052.00)	
			Totals for 04/30/25		(40,176.25)	(160,705.00)
05/05/25			AR Air Center		(35,124.25)	
05/19/25			Edmonds AV		(5,052.00)	
			Totals for 05/31/25		(40,176.25)	(200,881.25)
06/03/25			AR Air Center		(35,124.25)	
06/20/25			Edmonds AV		(5,052.00)	
			Totals for 06/30/25		(40,176.25)	(241,057.50)
07/02/25			AR Air Center		(35,124.25)	
07/16/25			Edmonds AV		(5,052.00)	
			Totals for 07/31/25		(40,176.25)	(281,233.75)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/04/25			AR Air Center		(35,124.25)	
08/11/25			Edmonds AV		(5,052.00)	
			Totals for 08/31/25		(40,176.25)	(321,410.00)
09/02/25			AR Air Center		(35,124.25)	
09/18/25			Edmonds AV		(5,052.00)	
			Totals for 09/30/25		(40,176.25)	(361,586.25)
10/02/25			AR AIr Center		(35,124.25)	
10/24/25			Edmonds AV		(5,052.00)	
			Totals for 10/31/25		(40,176.25)	(401,762.50)
			Totals for 6010		(401,762.50)	(401,762.50)
6015 Fuel Flowage				0.00		
01/23/25			Titan AV Fuels- 12/2024 Fuel flowage		(8,178.00)	
			Totals for 01/31/25		(8,178.00)	(8,178.00)
02/24/25			Titan AV Fuels		(8,480.70)	
			Totals for 02/28/25		(8,480.70)	(16,658.70)
03/18/25			Titan AV Fuels		(5,718.30)	
			Totals for 03/31/25		(5,718.30)	(22,377.00)
04/22/25			Titan AV Fuels		(9,645.00)	
			Totals for 04/30/25		(9,645.00)	(32,022.00)
05/19/25			Titan AV Fuels		(8,615.25)	
			Totals for 05/31/25		(8,615.25)	(40,637.25)
06/26/25			Titan AV Fuels		(8,544.30)	
			Totals for 06/30/25		(8,544.30)	(49,181.55)
07/21/25			July deposits		(6,773.70)	
			Totals for 07/31/25		(6,773.70)	(55,955.25)
08/22/25			Titan AV Fuels		(9,545.85)	
			Totals for 08/31/25		(9,545.85)	(65,501.10)
09/18/25			Titan AV Fuels		(9,920.70)	
			Totals for 09/30/25		(9,920.70)	(75,421.80)
10/20/25			Titan AV Fuels		(8,542.65)	
			Totals for 10/31/25		(8,542.65)	(83,964.45)
			Totals for 6015		(83,964.45)	(83,964.45)
6016 HANGER-FOWLER FOODS				0.00		
01/07/25			Fowler Foods- Hgr Land Lease		(1,145.04)	
			Totals for 01/31/25		(1,145.04)	(1,145.04)
02/03/25			Fowler Foods		(1,145.04)	
			Totals for 02/28/25		(1,145.04)	(2,290.08)
03/04/25			Fowler Foods		(1,145.04)	
			Totals for 03/31/25		(1,145.04)	(3,435.12)
04/09/25			Fowler Foods		(1,145.04)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 04/30/25		(1,145.04)	(4,580.16)
05/05/25			Fowler Foods		(1,145.04)	
			Totals for 05/31/25		(1,145.04)	(5,725.20)
06/05/25			Fowler Foods		(1,145.04)	
			Totals for 06/30/25		(1,145.04)	(6,870.24)
07/08/25			Fowler Foods		(1,145.04)	
			Totals for 07/31/25		(1,145.04)	(8,015.28)
08/04/25			Fowler Foods		(1,145.04)	
			Totals for 08/31/25		(1,145.04)	(9,160.32)
09/02/25			Fowler Foods		(1,145.04)	
			Totals for 09/30/25		(1,145.04)	(10,305.36)
10/08/25			Fowler Foods		(1,145.04)	
			Totals for 10/31/25		(1,145.04)	(11,450.40)
			Totals for 6016		(11,450.40)	(11,450.40)
6020 Hangar Land Lease				0.00		
01/16/25			FNB- Hgr Land Lease Rent		(884.16)	
01/16/25			Sunbelt Finance- 2025 Annual Hgr Lease Rent		(13,500.00)	
			Totals for 01/31/25		(14,384.16)	(14,384.16)
02/11/25			FNB		(884.16)	
			Totals for 02/28/25		(884.16)	(15,268.32)
03/12/25			FNB		(884.16)	
			Totals for 03/31/25		(884.16)	(16,152.48)
04/11/25			FNB		(884.16)	
			Totals for 04/30/25		(884.16)	(17,036.64)
05/12/25			FNB		(884.16)	
			Totals for 05/31/25		(884.16)	(17,920.80)
06/10/25			FNB		(884.16)	
			Totals for 06/30/25		(884.16)	(18,804.96)
07/16/25			FNB		(884.16)	
			Totals for 07/31/25		(884.16)	(19,689.12)
08/11/25			FNB		(884.16)	
			Totals for 08/31/25		(884.16)	(20,573.28)
09/18/25			FNB		(884.16)	
			Totals for 09/30/25		(884.16)	(21,457.44)
10/14/25			FNB		(884.16)	
			Totals for 10/31/25		(884.16)	(22,341.60)
			Totals for 6020		(22,341.60)	(22,341.60)
6021 HANGER-HYTROL				0.00		

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/07/25			Hytrol Convr		(5,135.42)	
			Totals for 01/31/25		(5,135.42)	(5,135.42)
02/07/25			Hytrol		(5,135.42)	
			Totals for 02/28/25		(5,135.42)	(10,270.84)
03/12/25			Hytrol		(5,135.42)	
			Totals for 03/31/25		(5,135.42)	(15,406.26)
04/09/25			Hytrol		(5,135.42)	
			Totals for 04/30/25		(5,135.42)	(20,541.68)
05/12/25			Hytrol		(5,135.42)	
			Totals for 05/31/25		(5,135.42)	(25,677.10)
06/10/25			Hytrol		(5,135.42)	
			Totals for 06/30/25		(5,135.42)	(30,812.52)
07/16/25			Hytrol		(5,135.42)	
			Totals for 07/31/25		(5,135.42)	(35,947.94)
08/11/25			Hytrol		(5,135.42)	
			Totals for 08/31/25		(5,135.42)	(41,083.36)
09/18/25			Hytrol		(5,135.42)	
			Totals for 09/30/25		(5,135.42)	(46,218.78)
10/20/25			Hytrol		(5,135.42)	
			Totals for 10/31/25		(5,135.42)	(51,354.20)
			Totals for 6021		(51,354.20)	(51,354.20)
7005 Grant Project Expenditures				0.00		
01/13/25	1093		Mohsen Design Group, Inc- Rwy.23 Ext IFE for Final Design		1,500.00	
01/16/25			Michael Baker- reimburse invoice #1198488		(3,070.00)	
			Totals for 01/31/25		(1,570.00)	(1,570.00)
02/13/25	1094		Michael Baker Int- Terminal bldg reconstruction		44,717.59	
02/13/25	1095		Michael Baker Int- Terminal bldg reconstruction		25,866.39	
02/13/25	1096		Michael Baker Int- Terminal bldg reconstruction		133,477.75	
02/13/25	1097		Michael Baker Int- Terminal bldg reconstruction		4,880.09	
02/13/25	1098		Michael Baker Int- Rwy 23 Ext Obstruction mapping		1,886.12	
02/27/25	1099		East AR Planning & Development District- Terminal bldg reconstruction		34,000.00	
			Totals for 02/28/25		244,827.94	243,257.94
06/05/25	1101		Olympus Construction, Inc- Terminal Bldg Construction- Pay App. #1		140,815.94	
06/06/25	1102		Craighead County- Rwy. Ext. Ditch Permit Recording		45.00	
06/10/25	1103		WEHCO Newspapers, Inc- Rwy Ext Const Legal Ad bidding notice		929.44	
06/17/25	1104		Michael Baker Int- Term Bldg Const		3,676.10	
06/17/25	1105		Michael Baker Int- Term. Bldg Const		6,511.67	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
06/17/25	1106		Michael Baker Int- Term Bldg Const		10,320.73	
06/24/25	1107		Michael Baker Int- Rw23 ext- Environmental		4,495.31	
06/24/25	1108		Michael Baker Int- Rw23 Ext- Environmental		7,806.59	
06/24/25	1110		Michael Baker Int- Rw23 Ext0 Environmental		4,283.50	
06/24/25	1111		Michael Baker Int- Rw23 Ext- Environmental		10,247.53	
06/24/25	1112		Mohsen Design Group, Inc- Rw23 Ext- Construction IFE		1,500.00	
06/27/25	1113		Michael Baker Int- Rwy Strenghtening Const		22,146.27	
			Totals for 06/30/25		212,778.08	456,036.02
07/09/25	1114		Olympus Construction, Inc- Terminal Bldg Construction		271,238.35	
07/10/25	1115		Michael Baker Int- Rwy 23 ext		47,116.33	
07/10/25	1116		Michael Baker Int- Rwy 23 ext		28,537.72	
07/10/25	1117		Michael Baker Int- Rwy 23 ext		10,846.59	
07/10/25	1118		Michael Baker Int- Rwy 23 ext		62,309.62	
07/10/25	1119		Michael Baker Int- Rwy 23 ext		44,803.42	
07/22/25	1121		Michael Baker Int- Rwy 23 ext		2,325.00	
07/30/25	1122		DOT/FAA/ESC- Rwy Ext Project		99,092.94	
			Totals for 07/31/25		566,269.97	1,022,305.99
08/14/25	1123		Olympus Construction, Inc- Terminal bld. construction		108,595.29	
08/14/25	1124		Michael Baker Int- Terminal bld construction A&E Inv.		29,268.26	
			Totals for 08/31/25		137,863.55	1,160,169.54
09/08/25	1123		Olympus Construction, Inc- Terminal bldg construction		75,493.56	
			Totals for 09/30/25		75,493.56	1,235,663.10
10/24/25	1127		Olympus Construction, Inc- Terminal Bld. Construction		563,718.34	
10/24/25	1128		AR Democrat Gazette- Phase E Hgr Construction Legal Ad		408.20	
			Totals for 10/31/25		564,126.54	1,799,789.64
			Totals for 7005		1,799,789.64	1,799,789.64
7010 Grounds				0.00		
01/01/25	12613		Ditta Ace Hardware		15.18	
01/21/25	12623		Ray-Ad Specialties		1,234.73	
			Totals for 01/31/25		1,249.91	1,249.91
03/18/25	12658		Ditta Ace Hardware		4,108.61	
03/18/25	12659		Greenway Equipment		149.71	
			Totals for 03/31/25		4,258.32	5,508.23
04/01/25	12669		AR Air Center		173.65	
04/08/25	12678		G Robert Corp		6,950.00	
04/08/25	12679		Greenway Equipment		167.08	
			Totals for 04/30/25		7,290.73	12,798.96
05/20/25	12698		AR Air Center		679.80	
05/20/25	12705		Greenway Equipment		2,222.59	
05/20/25	12705		Greenway Equipment		124.91	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/20/25	12707		Quality Farm Supply		1,047.61	
05/20/25	12710		White River Materials		6,000.00	
			Totals for 05/31/25		10,074.91	22,873.87
06/17/25	12717		AR Air Center		576.00	
06/17/25	12720		Greenway Equipment		217.82	
			Totals for 06/30/25		793.82	23,667.69
07/10/25	12731		AR Air Center		1,076.70	
07/10/25	12736		Lowe's Business Accounts		126.01	
07/10/25	12737		Quality Farm Supply		626.46	
07/22/25	12741		Ditta Ace Hardware		823.46	
07/22/25	12741		Ditta Ace Hardware		107.36	
			Totals for 07/31/25		2,759.99	26,427.68
08/01/25	12747		AR Air Center		1,103.13	
08/01/25	12754		Quality Farm Supply		28.10	
08/14/25	1125		G. Roberts Corp- tree/land perimeter clearing		12,500.00	
			Totals for 08/31/25		13,631.23	40,058.91
09/16/25	12773		Greenway Equipment		42.28	
09/16/25	12774		Lowe's Business Accounts		156.16	
09/16/25	12775		Quality Farm Supply		168.85	
09/16/25	12777		AR Air Center		805.35	
			Totals for 09/30/25		1,172.64	41,231.55
10/24/25	12782		AR Air Center		592.95	
10/24/25	12789		Greenway Equipment		371.38	
10/24/25	12792		Quality Farm Supply		68.48	
			Totals for 10/31/25		1,032.81	42,264.36
			Totals for 7010		42,264.36	42,264.36
7020 Runways				0.00		
04/20/25	12693		White River Materials		6,000.00	
			Totals for 04/30/25		6,000.00	6,000.00
			Totals for 7020		6,000.00	6,000.00
7030 Hanger Expense-FBO				0.00		
02/01/25	12625		Data Network Systems		1,745.28	
02/01/25	12629		Frey Metal Worx, LLC		1,200.00	
02/18/25	12636		Ditta Ace Hardware		367.65	
02/18/25	12639		Lowe's Business Accounts		1,021.95	
02/26/25	12645		Chris West Plumbing, Inc		395.02	
02/26/25	12648		The Sherwin Williams Co		107.25	
			Totals for 02/28/25		4,837.15	4,837.15
03/01/25	12650		Barton's of Jonesboro		1,697.29	
03/01/25	12651		Chris West Plumbing, Inc		2,498.27	
03/18/25	12660		Herndon's Heating & Air		211.58	
03/18/25	12661		Herndon's Heating & Air		667.28	
03/18/25	12662		Lowe's Business Accounts		182.66	
03/18/25	12663		TEC Electric		464.75	
03/18/25	12664		Sherwin Williams Co		75.73	
03/18/25	12666		Barton's of Jonesboro		1,426.91	
03/18/25	12667		Herndon's Heating & Air		292.95	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 03/31/25		7,517.42	12,354.57
04/01/25	12671		Ditta Enterprises, Inc		607.60	
04/08/25	12681		Lowe's Business Accounts		517.02	
04/08/25	12682		Sherwin Williams Co		61.14	
04/15/25	12691		MidSouth Environmental		500.00	
			Totals for 04/30/25		1,685.76	14,040.33
05/20/25	12703		Ditta Ace Hardware		15.39	
05/20/25	12708		The Sherwin Williams Co		16.26	
			Totals for 05/31/25		31.65	14,071.98
06/03/25	12716		Barton's of Jonesboro		10.63	
06/17/25	12719		Data Network Systems		375.00	
			Totals for 06/30/25		385.63	14,457.61
07/10/25	12734		Herndon's Heating & Air		335.35	
07/30/25	12744		Barton's of Jonesboro		21.57	
07/30/25	12746		Sherwin Williams Co		39.98	
			Totals for 07/31/25		396.90	14,854.51
08/01/25	12748		Cardinal Supplies of AR, Inc		60.09	
08/14/25	12758		Herndon's Heating & Air		651.00	
08/14/25	12760		Sherwin Williams Co		40.09	
08/28/25	12763		Grace Electric, Inc		3,292.42	
			Totals for 08/31/25		4,043.60	18,898.11
10/24/25	12784		Cardinal Supplies of AR, Inc		129.51	
10/24/25	12790		Herndon's Heating & Air		5,045.25	
			Totals for 10/31/25		5,174.76	24,072.87
			Totals for 7030		24,072.87	24,072.87
7035 T-Hanger Expense				0.00		
03/18/25	12658		Ditta Ace Hardware		14.73	
			Totals for 03/31/25		14.73	14.73
06/17/25	12722		Lowe's Business Accounts		8.20	
			Totals for 06/30/25		8.20	22.93
07/10/25	12733		Ditta Enterprises		271.25	
			Totals for 07/31/25		271.25	294.18
			Totals for 7035		294.18	294.18
7050 Flight Service Station				0.00		
01/21/25	12621		CWL		159.34	
			Totals for 01/31/25		159.34	159.34
02/18/25	12643		CWL		197.77	
			Totals for 02/28/25		197.77	357.11
03/18/25	12657		CWL		158.45	
			Totals for 03/31/25		158.45	515.56
04/15/25	12685		CWL		118.65	
			Totals for 04/30/25		118.65	634.21

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/20/25	12701	CWL			108.90	
			Totals for 05/31/25		108.90	743.11
06/17/25	12725	CWL			107.01	
			Totals for 06/30/25		107.01	850.12
07/22/25	12740	CWL			113.48	
			Totals for 07/31/25		113.48	963.60
08/19/25	12762	CWL			137.23	
			Totals for 08/31/25		137.23	1,100.83
09/16/25	12770	CWL			132.57	
			Totals for 09/30/25		132.57	1,233.40
10/24/25	12787	CWL			117.56	
			Totals for 10/31/25		117.56	1,350.96
			Totals for 7050		1,350.96	1,350.96
7051 Fire Rescue Building Expense				0.00		
01/21/25	12620	CWL			194.53	
			Totals for 01/31/25		194.53	194.53
02/01/25	12624		Data Network Systems		1,745.28	
02/18/25	12643	CWL			644.69	
			Totals for 02/28/25		2,389.97	2,584.50
03/18/25	12656	CWL			577.41	
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		952.41	3,536.91
04/15/25	12684	CWL			264.07	
			Totals for 04/30/25		264.07	3,800.98
05/20/25	12700	CWL			160.96	
05/20/25	12706		Lowe's Business Accounts		28.33	
			Totals for 05/31/25		189.29	3,990.27
06/17/25	12724	CWL			139.93	
			Totals for 06/30/25		139.93	4,130.20
07/22/25	12739	CWL			240.15	
			Totals for 07/31/25		240.15	4,370.35
08/19/25	12761	CWL			312.62	
			Totals for 08/31/25		312.62	4,682.97
09/16/25	12769	CWL			246.92	
			Totals for 09/30/25		246.92	4,929.89
10/24/25	12786	CWL			201.14	
			Totals for 10/31/25		201.14	5,131.03
			Totals for 7051		5,131.03	5,131.03
7052 Sharp Aviation Expense				0.00		
02/01/25	12626		Data Network Systems		1,745.28	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 02/28/25		1,745.28	1,745.28
10/22/25	12781		Chris West Plumbing, Inc		1,485.80	
			Totals for 10/31/25		1,485.80	3,231.08
			Totals for 7052		3,231.08	3,231.08
7053 Old Terminal Bldg - CAP				0.00		
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		375.00	375.00
05/20/25	1100		Olympus Construction- Terminal bldg reconstruction plans		1,345.17	
			Totals for 05/31/25		1,345.17	1,720.17
			Totals for 7053		1,720.17	1,720.17
7060 Beacon & Field Lights				0.00		
01/01/25	12615		Grace Electric, Inc		1,481.03	
			Totals for 01/31/25		1,481.03	1,481.03
			Totals for 7060		1,481.03	1,481.03
8090 Dues/Subscriptions				0.00		
06/30/25	12726		AAOA		55.00	
			Totals for 06/30/25		55.00	55.00
			Totals for 8090		55.00	55.00
8100 Insurance				0.00		
04/15/25	12686		Higginbotham Insurance Agency, Inc		8,380.00	
04/15/25	12688		Higginbotham Insurance Agency, Inc		363.00	
04/15/25	12689		Higginbotham Insurance Agency, Inc		3,900.00	
04/15/25	12690		Higginbotham Insurance Agency, Inc		21,840.00	
			Totals for 04/30/25		34,483.00	34,483.00
06/17/25	12721		Liberty Mutual Ins Group		1,363.00	
			Totals for 06/30/25		1,363.00	35,846.00
08/28/25			Liberty Mutual- Worker Comp Ins refund		(59.00)	
			Totals for 08/31/25		(59.00)	35,787.00
10/02/25			Liberty Mutual- Workers Comp Ins refund		(117.00)	
			Totals for 10/31/25		(117.00)	35,670.00
			Totals for 8100		35,670.00	35,670.00
8110 Insurance - Medical				0.00		
01/01/25	12611		City of Jonesboro Payable- dental insurance		1,186.08	
01/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 01/31/25		848.99	848.99
02/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 02/28/25		(337.09)	511.90
03/01/25	P89		Payroll Journal Entry		(337.09)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 03/31/25		(337.09)	174.81
04/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 04/30/25		(337.09)	(162.28)
05/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 05/31/25		(337.09)	(499.37)
06/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 06/30/25		(337.09)	(836.46)
07/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 07/31/25		(337.09)	(1,173.55)
08/01/25	12749		City of Jonesboro Payable		14,745.48	
08/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 08/31/25		14,408.39	13,234.84
09/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 09/30/25		(337.09)	12,897.75
10/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 10/31/25		(337.09)	12,560.66
			Totals for 8110		12,560.66	12,560.66
8120 Insurance - Fire				0.00		
04/15/25	12687		Higginbotham Insurance Agency, Inc		106,751.00	
			Totals for 04/30/25		106,751.00	106,751.00
			Totals for 8120		106,751.00	106,751.00
8140 Office Expense				0.00		
02/18/25	12640		Office Depot		604.48	
02/26/25	12647		Peregrine Corp		138.33	
			Totals for 02/28/25		742.81	742.81
07/22/25	12742		FedEx		239.70	
			Totals for 07/31/25		239.70	982.51
08/01/25	12751		Discover Card		293.20	
			Totals for 08/31/25		293.20	1,275.71
09/16/25	12771		FedEx		157.30	
			Totals for 09/30/25		157.30	1,433.01
			Totals for 8140		1,433.01	1,433.01
8160 Payroll Taxes				0.00		
01/01/25	P89		Payroll Journal Entry		636.99	
			Totals for 01/31/25		636.99	636.99
02/01/25	P89		Payroll Journal Entry		1,456.26	
			Totals for 02/28/25		1,456.26	2,093.25
03/01/25	P89		Payroll Journal Entry		842.79	
			Totals for 03/31/25		842.79	2,936.04

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
04/01/25	P89		Payroll Journal Entry		1,150.40	
			Totals for 04/30/25		1,150.40	4,086.44
05/01/25	P89		Payroll Journal Entry		898.35	
			Totals for 05/31/25		898.35	4,984.79
06/01/25	P89		Payroll Journal Entry		826.26	
			Totals for 06/30/25		826.26	5,811.05
07/01/25	P89		Payroll Journal Entry		947.04	
			Totals for 07/31/25		947.04	6,758.09
08/01/25	P89		Payroll Journal Entry		978.33	
			Totals for 08/31/25		978.33	7,736.42
09/01/25	P89		Payroll Journal Entry		805.23	
			Totals for 09/30/25		805.23	8,541.65
10/01/25	P89		Payroll Journal Entry		745.98	
			Totals for 10/31/25		745.98	9,287.63
			Totals for 8160		9,287.63	9,287.63
8170 Postage				0.00		
01/01/25	12618		U.S. Postal Service		232.00	
			Totals for 01/31/25		232.00	232.00
04/17/25	12692		Discover Card		43.90	
			Totals for 04/30/25		43.90	275.90
			Totals for 8170		275.90	275.90
8200 Salaries - Manager				0.00		
01/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 01/31/25		7,275.65	7,275.65
02/01/25	P89		Payroll Journal Entry		14,060.30	
			Totals for 02/28/25		14,060.30	21,335.95
03/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 03/31/25		7,275.65	28,611.60
04/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 04/30/25		7,275.65	35,887.25
05/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 05/31/25		7,275.65	43,162.90
06/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 06/30/25		7,275.65	50,438.55
07/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 07/31/25		7,275.65	57,714.20
08/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 08/31/25		7,275.65	64,989.85
09/01/25	P89		Payroll Journal Entry		7,275.65	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 09/30/25		7,275.65	72,265.50
10/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 10/31/25		7,275.65	79,541.15
			Totals for 8200		79,541.15	79,541.15
8210 Salaries - Other				0.00		
01/01/25	P89		Payroll Journal Entry		1,176.00	
			Totals for 01/31/25		1,176.00	1,176.00
02/01/25	P89		Payroll Journal Entry		5,176.00	
			Totals for 02/28/25		5,176.00	6,352.00
03/01/25	P89		Payroll Journal Entry		4,000.00	
			Totals for 03/31/25		4,000.00	10,352.00
04/01/25	P89		Payroll Journal Entry		8,000.00	
			Totals for 04/30/25		8,000.00	18,352.00
05/01/25	P89		Payroll Journal Entry		4,705.00	
			Totals for 05/31/25		4,705.00	23,057.00
06/01/25	P89		Payroll Journal Entry		3,790.00	
			Totals for 06/30/25		3,790.00	26,847.00
07/01/25	P89		Payroll Journal Entry		5,407.50	
			Totals for 07/31/25		5,407.50	32,254.50
08/01/25	P89		Payroll Journal Entry		5,850.00	
			Totals for 08/31/25		5,850.00	38,104.50
09/01/25	P89		Payroll Journal Entry		3,587.50	
			Totals for 09/30/25		3,587.50	41,692.00
10/01/25	P89		Payroll Journal Entry		2,812.50	
			Totals for 10/31/25		2,812.50	44,504.50
			Totals for 8210		44,504.50	44,504.50
8220 Supplies				0.00		
09/16/25	12772		George Jackson- reimbursements		336.11	
			Totals for 09/30/25		336.11	336.11
			Totals for 8220		336.11	336.11
8240 Telephone				0.00		
01/21/25	12619		AT&T		282.89	
			Totals for 01/31/25		282.89	282.89
02/18/25	12634		AT&T		282.88	
			Totals for 02/28/25		282.88	565.77
03/18/25	12655		AT&T		282.87	
			Totals for 03/31/25		282.87	848.64
04/08/25	12677		AT&T		282.62	
			Totals for 04/30/25		282.62	1,131.26

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/20/25	12699		AT&T		282.84	
			Totals for 05/31/25		282.84	1,414.10
06/17/25	12718		AT&T		294.07	
			Totals for 06/30/25		294.07	1,708.17
07/10/25	12732		AT&T		282.84	
			Totals for 07/31/25		282.84	1,991.01
08/14/25	12757		AT&T		282.85	
			Totals for 08/31/25		282.85	2,273.86
09/16/25	12768		AT&T		282.85	
			Totals for 09/30/25		282.85	2,556.71
10/24/25	12783		AT&T		282.85	
			Totals for 10/31/25		282.85	2,839.56
			Totals for 8240		2,839.56	2,839.56
8245 Meetings/Travel				0.00		
02/18/25	12635		Discover Card		50.72	
02/18/25	12637		FedEx		286.70	
02/18/25	12638		Honeybaked Ham		244.63	
			Totals for 02/28/25		582.05	582.05
04/08/25	12680		Honeybaked Ham		305.44	
04/08/25	12683		FedEx		66.40	
			Totals for 04/30/25		371.84	953.89
05/20/25	12704		FedEx		119.91	
			Totals for 05/31/25		119.91	1,073.80
06/17/25	12723		Honeybaked Ham		230.98	
			Totals for 06/30/25		230.98	1,304.78
07/22/25	12743		Honeybaked Ham		299.67	
			Totals for 07/31/25		299.67	1,604.45
09/16/25	12772		George Jackson- reimbursements		200.00	
			Totals for 09/30/25		200.00	1,804.45
10/24/25	12788		FedEx		207.78	
10/28/25	12794		Honeybaked Ham		251.29	
			Totals for 10/31/25		459.07	2,263.52
			Totals for 8245		2,263.52	2,263.52
8250 Meals/Entertainment				0.00		
01/21/25	12622		Honeybaked Ham		258.28	
			Totals for 01/31/25		258.28	258.28
			Totals for 8250		258.28	258.28
8280 Legal & Accounting				0.00		
01/01/25	12612		David W Cahoon		250.00	
01/01/25	12617		Thomas, Speight & Noble, CPAS		500.00	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 01/31/25		750.00	750.00
02/01/25	12627		David W Cahoon		250.00	
02/26/25	12649		Thomas, Speight & Noble, CPAS		650.00	
			Totals for 02/28/25		900.00	1,650.00
03/01/25	12652		David W Cahoon		250.00	
03/18/25	12665		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 03/31/25		750.00	2,400.00
04/01/25	12670		David W Cahoon		250.00	
04/01/25	12675		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 04/30/25		750.00	3,150.00
05/20/25	12702		David W Cahoon		1,250.00	
05/20/25	12709		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 05/31/25		1,750.00	4,900.00
06/02/25	12711		David W Cahoon		250.00	
06/02/25	12714		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 06/30/25		750.00	5,650.00
07/01/25	12727		David W Cahoon		250.00	
07/10/25	12738		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 07/31/25		750.00	6,400.00
08/01/25	12750		David W Cahoon		250.00	
08/01/25	12755		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 08/31/25		750.00	7,150.00
09/01/25	12764		David W Cahoon		250.00	
09/16/25	12776		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 09/30/25		750.00	7,900.00
10/03/25	12778		David W Cahoon		250.00	
10/24/25	12785		City of Jonesboro Payable		5,000.00	
10/24/25	12793		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 10/31/25		5,750.00	13,650.00
			Totals for 8280		13,650.00	13,650.00
9010 Interest Income				0.00		
01/31/25			Interest Income		(13,843.37)	
01/31/25			Interest Income		(3,052.17)	
01/31/25			Interest Income		(25.07)	
01/31/25			Interest Income		(690.13)	
			Totals for 01/31/25		(17,610.74)	(17,610.74)
02/28/25			Interest Income		(623.41)	
02/28/25			Interest Income		(24.10)	
02/28/25			Interest Income		(2,678.38)	
02/28/25			Interest Income		(11,932.22)	
			Totals for 02/28/25		(15,258.11)	(32,868.85)
03/31/25			Interest Income		(690.18)	
03/31/25			Interest Income		(2,537.72)	
03/31/25			Interest Income		(12,928.07)	
03/31/25			Interest Income		(31.41)	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
				Totals for 03/31/25		(16,187.38)	(49,056.23)
04/30/25			Interest Income			(667.81)	
04/30/25			Interest Income			(2,409.48)	
04/30/25			Interest Income			(12,546.96)	
04/30/25			Interest Income			(18.73)	
				Totals for 04/30/25		(15,642.98)	(64,699.21)
05/30/25			Interest Income			(2,323.96)	
05/30/25			Interest Income			(7,554.03)	
05/30/25			Interest Income			(19.42)	
05/31/25			Interest Deposit			(9,311.93)	
05/31/25			Interest Deposit			(690.07)	
				Totals for 05/31/25		(19,899.41)	(84,598.62)
06/30/25			Interest Income			(111.36)	
06/30/25			Interest Income			(2,429.04)	
06/30/25			Interest Income			(313.52)	
06/30/25			Interest Income			(5.64)	
06/30/25			Interest Income			(16,465.34)	
				Totals for 06/30/25		(19,324.90)	(103,923.52)
07/31/25			Interest Income			(0.32)	
07/31/25			Interest Income			(4,040.65)	
07/31/25			Interest Income			(495.51)	
07/31/25			Interest Income			(17,073.62)	
				Totals for 07/31/25		(21,610.10)	(125,533.62)
08/31/25			Interest Income			(0.32)	
08/31/25			Interest Income			(4,561.74)	
08/31/25			Interest Income			(332.25)	
08/31/25			Interest Income			(17,135.26)	
				Totals for 08/31/25		(22,029.57)	(147,563.19)
09/30/25			Interest Income			(16,185.51)	
09/30/25			Interest Income			(170.53)	
09/30/25			Interest Income			(4,530.09)	
09/30/25			Interest Income			(0.30)	
				Totals for 09/30/25		(20,886.43)	(168,449.62)
10/31/25			Interest Income			(0.30)	
10/31/25			Interest Income			(4,486.44)	
10/31/25			Interest Income			(299.44)	
10/31/25			Interest Income			(16,142.26)	
				Totals for 10/31/25		(20,928.44)	(189,378.06)
				Totals for 9010		(189,378.06)	(189,378.06)
				Report Total			0.00

Net Profit/(Loss)

Current Period	(507,002.03)
Year-to-Date	136,452.60

Distribution count = 585

Jonesboro Airport Commission
Prepared Financial Statements
November 30, 2025 and 2024

Substantially all disclosures omitted

Jonesboro Airport Commission
Balance Sheet
As of November 30, 2025 and 2024

Assets

	2025	2024
Current Assets		
Cash - Centennial Bank 503461691	$ (1,141.47)	$ (368.97)
Cash - Centennial Insurance 503461721	118.51	250,729.17
Cash-Centennial x8092	(1,500.00)	(84,263.65)
Cash- First Natl Bank 4531	4,811,394.93	0.00
Investment Account-50-3461-21-2	0.00	4,717,632.19
Investment Account-50-3461-91-5	964,803.27	1,010,042.90
Investment Account-0924	54,135.05	8,301.24
Total Current Assets	5,827,810.29	5,902,072.88
Property and Equipment		
Net Property and Equipment	0.00	0.00
Total Assets	$ 5,827,810.29	$ 5,902,072.88

No assurance is provided.

Jonesboro Airport Commission
Balance Sheet
As of November 30, 2025 and 2024

Liabilities and Stockholders' Equity

	2025	2024
Current Liabilities		
Fica Taxes Payable	$ 1,275.36	$ 1,214.37
FWH Taxes Payable	1,427.80	1,393.45
SWH Taxes Payable	435.51	431.85
State Unemployment Payable	(465.17)	(521.17)
Total Current Liabilities	2,673.50	2,518.50
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	2,673.50	2,518.50
Stockholders' Equity		
Capital Contributions	5,873,332.23	6,419,457.28
Retained Earnings	(1,472.22)	(1,472.22)
Current Earnings	(46,723.22)	(518,430.68)
Total Stockholders' Equity	5,825,136.79	5,899,554.38
Total Liabilities and Stockholders' Equity	$ 5,827,810.29	$ 5,902,072.88

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
For the One Month and Eleven Months Ended November 30, 2025

	One Month Ended November 30, 2025	Eleven Months Ended November 30, 2025
Sales		
Grant Revenue-City of Jonesboro	$ 0.00	$ 827,263.00
Hanger Revenue - FBO	35,124.25	436,886.75
Fuel Flowage	9,211.35	93,175.80
HANGER-FOWLER FOODS	1,145.04	12,595.44
Hangar Land Lease	884.16	23,225.76
HANGER-HYTROL	5,135.42	56,489.62
Total Sales	51,500.22	1,449,636.37
Cost of Goods Sold		
Grounds	264.55	42,528.91
Hanger Expense-FBO	488.23	24,561.10
T-Hanger Expense	0.00	294.18
Flight Service Station	647.50	1,998.46
Fire Rescue Building Expense	860.19	5,991.22
Sharp Aviation Expense	157.33	3,388.41
Old Terminal Bldg - CAP	0.00	1,720.17
Beacon & Field Lights	0.00	1,481.03
Total Cost of Goods Sold	2,417.80	81,963.48
Gross Profit	49,082.42	1,367,672.89
Operating Expenses		
Dues/Subscriptions	0.00	55.00
Insurance	0.00	35,670.00
Insurance - Medical	(337.09)	12,223.57
Insurance - Fire	0.00	106,751.00
Office Expense	256.47	1,689.48
Payroll Taxes	746.91	10,034.54
Postage	0.00	275.90
Salaries - Manager	7,275.65	86,816.80
Salaries - Other	2,825.00	47,329.50
Supplies	0.00	336.11
Telephone	290.12	3,129.68
Meetings/Travel	189.42	2,452.94
Meals/Entertainment	0.00	258.28
Legal & Accounting	750.00	14,400.00
Total Operating Expenses	11,996.48	321,422.80
Operating Income (Loss)	37,085.94	1,046,250.09
Other Income (Expenses)		
Grant Revenue-State Sales Tax	4,878.74	61,725.60
Grant Revenue-Federal Grants	0.00	650,694.53
Grant Revenue- State Grants	0.00	36,158.64
Interest Income	17,598.95	206,977.01
Grant Project Expenditures	(242,739.45)	(2,042,529.09)
Runways	0.00	(6,000.00)
Total Other Income (Expenses)	(220,261.76)	(1,092,973.31)
Net Income (Loss)	$ (183,175.82)	$ (46,723.22)

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
Eleven Months Ended November 30, 2025 and 2024

	Eleven Months Ended November 30, 2025	Eleven Months Ended November 30, 2024
Sales		
Grant Revenue-City of Jonesboro	$ 827,263.00	$ 150,525.00
Hanger Revenue - FBO	436,886.75	430,640.99
Fuel Flowage	93,175.80	85,608.60
HANGER-FOWLER FOODS	12,595.44	12,595.44
Hangar Land Lease	23,225.76	85,761.66
HANGER-HYTROL	56,489.62	61,625.04
Total Sales	1,449,636.37	826,756.73
Cost of Goods Sold		
Grounds	42,528.91	30,525.95
Hanger Expense-FBO	24,561.10	13,396.49
T-Hanger Expense	294.18	209.58
Flight Service Station	1,998.46	1,443.68
Fire Rescue Building Expense	5,991.22	5,460.15
Sharp Aviation Expense	3,388.41	460.10
Old Terminal Bldg - CAP	1,720.17	0.00
Beacon & Field Lights	1,481.03	0.00
Total Cost of Goods Sold	81,963.48	51,495.95
Gross Profit	1,367,672.89	775,260.78
Operating Expenses		
Dues/Subscriptions	55.00	55.00
Insurance	35,670.00	11,598.00
Insurance - Medical	12,223.57	10,887.02
Insurance - Fire	106,751.00	121,855.00
Office Expense	1,689.48	2,263.87
Payroll Taxes	10,034.54	8,664.50
Postage	275.90	226.00
Salaries - Manager	86,816.80	79,748.41
Salaries - Other	47,329.50	36,290.50
Supplies	336.11	304.25
Telephone	3,129.68	3,349.54
Meetings/Travel	2,452.94	1,712.70
Meals/Entertainment	258.28	147.37
Legal & Accounting	14,400.00	8,400.00
Total Operating Expenses	321,422.80	285,502.16
Operating Income (Loss)	1,046,250.09	489,758.62
Other Income (Expenses)		
Grant Revenue-Federal Grants	650,694.53	0.00
Grant Revenue- State Grants	36,158.64	0.00
Interest Income	206,977.01	233,951.73
Grant Revenue-State Sales Tax	61,725.60	3,118,501.07
Grant Project Expenditures	(2,042,529.09)	(4,360,642.10)
Runways	(6,000.00)	0.00
Total Other Income (Expenses)	(1,092,973.31)	(1,008,189.30)
Net Income (Loss)	$ (46,723.22)	$ (518,430.68)

No assurance is provided.

Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - November 30, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1020 Cash - Centennial Bank 503461691				(53.44)		
01/31/25	1		Cash Disbursements		(160,567.06)	
01/31/25	2		Cash Receipts		160,362.22	
			Totals for 01/31/25		(204.84)	(258.28)
02/01/25	P89		Payroll Journal Entry		(5,500.00)	
02/28/25	1		Cash Disbursements		(316,737.00)	
02/28/25	2		Cash Receipts		320,304.85	
			Totals for 02/28/25		(1,932.15)	(2,190.43)
03/31/25	1		Cash Disbursements		(80,117.41)	
03/31/25	2		Cash Receipts		81,557.84	
			Totals for 03/31/25		1,440.43	(750.00)
04/30/25	1		Cash Disbursements		(229,206.40)	
04/30/25	2		Cash Receipts		229,650.96	
			Totals for 04/30/25		444.56	(305.44)
05/31/25	1		Cash Disbursements		(84,180.75)	
05/31/25	2		Cash Receipts		84,366.28	
			Totals for 05/31/25		185.53	(119.91)
06/30/25	1		Cash Disbursements		(269,335.09)	
06/30/25	2		Cash Receipts		269,400.00	
			Totals for 06/30/25		64.91	(55.00)
07/31/25	1		Cash Disbursements		(1,715,303.27)	
07/31/25	2		Cash Receipts		1,714,757.35	
			Totals for 07/31/25		(545.92)	(600.92)
08/31/25	1		Cash Disbursements		(347,021.69)	
08/31/25	2		Cash Receipts		347,322.94	
			Totals for 08/31/25		301.25	(299.67)
09/30/25	1		Cash Disbursements		(160,966.02)	
09/30/25	2		Cash Receipts		160,797.17	
			Totals for 09/30/25		(168.85)	(468.52)
10/31/25	1		Cash Disbursements		(644,987.44)	
10/31/25	2		Cash Receipts		644,948.51	
			Totals for 10/31/25		(38.93)	(507.45)
11/30/25	1		Cash Disbursements		(275,101.73)	
11/30/25	2		Cash Receipts		274,467.71	
			Totals for 11/30/25		(634.02)	(1,141.47)
			Totals for 1020		(1,088.03)	(1,141.47)
1021 Cash - Centennial Insurance 503461721				250,718.99		
01/31/25			Interest Income		690.13	
01/31/25	Cash Sweeps				(718.99)	
			Totals for 01/31/25		(28.86)	250,690.13
02/03/25	CashSweeps		Cash Sweeps		(690.13)	
02/28/25			Interest Income		623.41	
			Totals for 02/28/25		(66.72)	250,623.41
03/31/25			Interest Income		690.18	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/31/25	Cash Sweeps		Cash Sweeps		(623.41)	
			Totals for 03/31/25		66.77	250,690.18
04/30/25			Interest Income		667.81	
04/30/25	Cash Sweeps		Cash Sweeps		(690.18)	
			Totals for 04/30/25		(22.37)	250,667.81
05/01/25	Cash Sweeps		Cash Sweeps		(667.81)	
05/13/25	1208		xfer to new FNB Acct		(4,704,296.93)	
05/16/25			Cash Sweeps		4,704,296.93	
05/31/25			Interest Deposit		690.07	
			Totals for 05/31/25		22.26	250,690.07
06/06/25	xfer				(258,244.10)	
06/30/25			Interest Income		111.36	
06/30/25	Cash Sweeps		Cash Sweeps		8,244.10	
06/30/25	Cash Sweeps		Cash Sweeps		(690.07)	
			Totals for 06/30/25		(250,578.71)	111.36
07/01/25	Cash Sweeps		Cash Sweeps		5.64	
07/31/25			Interest Income		0.32	
			Totals for 07/31/25		5.96	117.32
08/31/25			Interest Income		0.32	
			Totals for 08/31/25		0.32	117.64
09/30/25			Interest Income		0.30	
			Totals for 09/30/25		0.30	117.94
10/31/25			Interest Income		0.30	
			Totals for 10/31/25		0.30	118.24
11/30/25			Interest Deposit		0.27	
			Totals for 11/30/25		0.27	118.51
			Totals for 1021		(250,600.48)	118.51
1023 Cash-Centennial x8092				0.00		
01/13/25	1093		Mohsen Design Group, Inc		(1,500.00)	
01/31/25	Cash Sweeps				1,500.00	
			Totals for 01/31/25		0.00	0.00
02/13/25	12633		xfer to Projects acct		210,827.96	
02/26/25	12646		xfer to Projects acct		34,000.00	
02/28/25	1		Cash Disbursements		(278,827.96)	
			Totals for 02/28/25		(34,000.00)	(34,000.00)
03/31/25			Cash Sweeps		34,000.00	
			Totals for 03/31/25		34,000.00	0.00
05/20/25	1100		Olympus Construction		(1,345.17)	
			Totals for 05/31/25		(1,345.17)	(1,345.17)
06/06/25	xfer				258,244.10	
06/30/25	1		Cash Disbursements		(496,513.18)	
06/30/25	2		Cash Receipts		215,967.98	
			Totals for 06/30/25		(22,301.10)	(23,646.27)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/10/25	12735		xfer		441,573.80	
07/30/25	12745		xfer		99,092.94	
07/31/25	1		Cash Disbursements		(1,106,936.71)	
07/31/25	Cash Sweeps		Cash Sweeps		489,323.30	
			Totals for 07/31/25		(76,946.67)	(100,592.94)
08/14/25	12759		xfer		150,363.90	
08/31/25			Cash Sweeps		249,456.49	
08/31/25	1		Cash Disbursements		(300,727.45)	
			Totals for 08/31/25		99,092.94	(1,500.00)
09/08/25	12767		Jonesboro Airport Commission- EDA RFR #4		75,493.56	
09/30/25			Cash Sweeps		75,493.56	
09/30/25	1		Cash Disbursements		(150,987.12)	
			Totals for 09/30/25		0.00	(1,500.00)
10/24/25	1127		Olympus Construction, Inc		(563,718.34)	
10/24/25	1128		AR Democrat Gazette		(408.20)	
10/24/25	12791		Jonesboro Airport Commission		563,718.34	
10/31/25	Cash Sweeps		Cash Sweeps Out		(563,718.34)	
10/31/25	Cash Sweeps		Cash Sweeps In		564,126.54	
			Totals for 10/31/25		0.00	(1,500.00)
11/01/25	12797		xfer to x8092		242,739.45	
11/30/25			Cash Sweeps		242,739.45	
11/30/25	1		Cash Disbursements		(485,478.90)	
			Totals for 11/30/25		0.00	(1,500.00)
			Totals for 1023		(1,500.00)	(1,500.00)
1026 Cash- First Natl Bank 4531				0.00		
05/13/25	1208		FNB opening balance- xfer from FNB		4,704,296.93	
05/31/25			Interest Deposit		9,311.93	
			Totals for 05/31/25		4,713,608.86	4,713,608.86
06/30/25			Interest Income		16,465.34	
			Totals for 06/30/25		16,465.34	4,730,074.20
07/31/25			Interest Income		17,073.62	
			Totals for 07/31/25		17,073.62	4,747,147.82
08/31/25			Interest Income		17,135.26	
			Totals for 08/31/25		17,135.26	4,764,283.08
09/30/25			Interest Income		16,185.51	
			Totals for 09/30/25		16,185.51	4,780,468.59
10/31/25			Interest Income		16,142.26	
			Totals for 10/31/25		16,142.26	4,796,610.85
11/30/25			Interest Income		14,784.08	
			Totals for 11/30/25		14,784.08	4,811,394.93
			Totals for 1026		4,811,394.93	4,811,394.93
1030 Investment Account-50-3461-21-2				4,649,655.79		
01/31/25			Interest Income		13,843.37	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
01/31/25	Cash Sweeps					718.99	
				Totals for 01/31/25		14,562.36	4,664,218.15
02/03/25	CashSweeps		Cash Sweeps			690.13	
02/28/25			Interest Income			11,932.22	
				Totals for 02/28/25		12,622.35	4,676,840.50
03/31/25			Interest Income			12,928.07	
03/31/25	Cash Sweeps		Cash Sweeps			623.41	
				Totals for 03/31/25		13,551.48	4,690,391.98
04/30/25			Interest Income			12,546.96	
04/30/25	Cash Sweeps		Cash Sweeps			690.18	
				Totals for 04/30/25		13,237.14	4,703,629.12
05/01/25	Cash Sweeps		Cash Sweeps			667.81	
05/16/25			Cash Sweeps			(4,704,296.93)	
05/30/25			Interest Income			7,554.03	
				Totals for 05/31/25		(4,696,075.09)	7,554.03
06/30/25			Interest Income			5.64	
06/30/25	Cash Sweeps		Cash Sweeps			(8,244.10)	
06/30/25	Cash Sweeps		Cash Sweeps			690.07	
				Totals for 06/30/25		(7,548.39)	5.64
07/01/25	Cash Sweeps		Cash Sweeps			(5.64)	
				Totals for 07/31/25		(5.64)	0.00
				Totals for 1030		(4,649,655.79)	0.00
1032 Investment Account-50-3461-91-5					965,232.29		
01/31/25			Interest Income			3,052.17	
01/31/25	Cash Sweeps					146,107.67	
01/31/25	Cash Sweeps					(13,564.35)	
				Totals for 01/31/25		135,595.49	1,100,827.78
02/28/25			Interest Income			2,678.38	
02/28/25			Cash Sweeps			(259,363.36)	
02/28/25	CashSweeps		Cash Sweeps			48,250.44	
				Totals for 02/28/25		(208,434.54)	892,393.24
03/31/25			Interest Income			2,537.72	
03/31/25			Cash Sweeps			(24,125.57)	
03/31/25	Cash Sweeps		Cash Sweeps			52,028.82	
				Totals for 03/31/25		30,440.97	922,834.21
04/30/25			Interest Income			2,409.48	
04/30/25			Cash Sweeps			(167,364.89)	
04/30/25	Cash Sweeps		Cash Sweeps			55,858.46	
				Totals for 04/30/25		(109,096.95)	813,737.26
05/30/25			Interest Income			2,323.96	
05/31/25			Cash Sweeps			(22,981.44)	
05/31/25	Cash Sweeps		Cash Sweeps			58,116.51	
				Totals for 05/31/25		37,459.03	851,196.29
06/30/25			Interest Income			2,429.04	
06/30/25	Cash Sweeps		Cash Sweeps			253,503.65	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
06/30/25	Cash Sweeps		Cash Sweeps			(14,842.43)	
				Totals for 06/30/25		241,090.26	1,092,286.55
07/31/25			Interest Income			4,040.65	
07/31/25	Cash Sweeps		Cash Sweeps			1,156,424.09	
07/31/25	Cash Sweeps		Cash Sweeps			(551,889.99)	
				Totals for 07/31/25		608,574.75	1,700,861.30
08/31/25			Interest Income			4,561.74	
08/31/25			Cash Sweeps			(165,639.66)	
08/31/25	Cash Sweeps		Cash Sweeps			161,323.10	
				Totals for 08/31/25		245.18	1,701,106.48
09/30/25			Interest Income			4,530.09	
09/30/25			Cash Sweeps			(90,353.84)	
09/30/25	Cash Sweeps		Cash Sweeps			70,443.33	
				Totals for 09/30/25		(15,380.42)	1,685,726.06
10/31/25			Interest Income			4,486.44	
10/31/25	Cash Sweeps		Cash Sweeps In			(168.85)	
10/31/25	Cash Sweeps		Cash Sweeps In			(2,405.88)	
10/31/25	Cash Sweeps		Cash Sweeps In			(250.00)	
10/31/25	Cash Sweeps		Cash Sweeps In			(3,162.13)	
10/31/25	Cash Sweeps		Cash Sweeps In			(563,718.34)	
10/31/25	Cash Sweeps		Cash Sweeps In			(5,000.00)	
10/31/25	Cash Sweeps		Cash Sweeps In			(2,450.13)	
10/31/25	Cash Sweeps		Cash Sweeps In			(5,776.31)	
10/31/25	Cash Sweeps		Cash Sweeps In			(68.48)	
10/31/25	Cash Sweeps		Cash Sweeps In			(751.29)	
10/31/25	Cash Sweeps		Cash Sweeps Out			10,248.58	
10/31/25	Cash Sweeps		Cash Sweeps Out			30,082.43	
10/31/25	Cash Sweeps		Cash Sweeps Out			1,145.04	
10/31/25	Cash Sweeps		Cash Sweeps Out			884.16	
10/31/25	Cash Sweeps		Cash Sweeps Out			13,678.07	
				Totals for 10/31/25		(523,226.69)	1,162,499.37
11/30/25			Interest Income			2,441.01	
11/30/25			Cash Sweeps			(218,088.75)	
11/30/25	Cash Sweeps		Cash Sweeps			17,951.64	
				Totals for 11/30/25		(197,696.10)	964,803.27
				Totals for 1032		(429.02)	964,803.27
1035	Investment Account-0924				8,430.69		
01/31/25			Interest Income			25.07	
01/31/25	Cash Sweeps					(1,500.00)	
				Totals for 01/31/25		(1,474.93)	6,955.76
02/28/25			Interest Income			24.10	
02/28/25	CashSweeps		Cash Sweeps			34,000.02	
				Totals for 02/28/25		34,024.12	40,979.88
03/31/25			Interest Income			31.41	
03/31/25			Cash Sweeps			(34,000.00)	
				Totals for 03/31/25		(33,968.59)	7,011.29
04/30/25			Interest Income			18.73	
				Totals for 04/30/25		18.73	7,030.02

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/30/25			Interest Income		19.42	
			Totals for 05/31/25		19.42	7,049.44
06/30/25			Interest Income		313.52	
06/30/25	Cash Sweeps		Cash Sweeps		283,735.10	
06/30/25	Cash Sweeps		Cash Sweeps		(190,476.98)	
			Totals for 06/30/25		93,571.64	100,621.08
07/31/25			Interest Income		495.51	
07/31/25	Cash Sweeps		Cash Sweeps		(489,323.30)	
07/31/25	Cash Sweeps		Cash Sweeps		540,666.74	
			Totals for 07/31/25		51,838.95	152,460.03
08/31/25			Interest Income		332.25	
08/31/25			Cash Sweeps		(249,456.49)	
08/31/25	Cash Sweeps		Cash Sweeps		150,363.90	
			Totals for 08/31/25		(98,760.34)	53,699.69
09/30/25			Interest Income		170.53	
09/30/25			Cash Sweeps		(75,493.56)	
09/30/25	Cash Sweeps		Cash Sweeps		75,493.56	
			Totals for 09/30/25		170.53	53,870.22
10/31/25			Interest Income		299.44	
10/31/25	Cash Sweeps		Cash Sweeps Out		563,718.34	
10/31/25	Cash Sweeps		Cash Sweeps In		(563,718.34)	
10/31/25	Cash Sweeps		Cash Sweeps In		(408.20)	
			Totals for 10/31/25		(108.76)	53,761.46
11/30/25			Interest Income		373.59	
11/30/25			Cash Sweeps		(242,739.45)	
11/30/25	Cash Sweeps		Cash Sweeps		242,739.45	
			Totals for 11/30/25		373.59	54,135.05
			Totals for 1035		45,704.36	54,135.05
3040 Fica Taxes Payable				(963.75)		
01/01/25	P89		Payroll Journal Entry		(1,241.52)	
01/15/25	eftps		Internal Revenue Service		1,180.48	
			Totals for 01/31/25		(61.04)	(1,024.79)
02/01/25	P89		Payroll Journal Entry		(2,891.58)	
02/15/25	eftps		Internal Revenue Service		1,242.42	
			Totals for 02/28/25		(1,649.16)	(2,673.95)
03/01/25	P89		Payroll Journal Entry		(1,673.58)	
03/15/25	eftps		Internal Revenue Service		2,891.58	
			Totals for 03/31/25		1,218.00	(1,455.95)
04/01/25	P89		Payroll Journal Entry		(2,285.60)	
04/15/25	eftps		Internal Revenue Service		1,673.60	
			Totals for 04/30/25		(612.00)	(2,067.95)
05/01/25	P89		Payroll Journal Entry		(1,781.48)	
05/15/25	eftps		Internal Revenue Service		2,285.60	
			Totals for 05/31/25		504.12	(1,563.83)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
06/01/25	P89		Payroll Journal Entry		(1,641.46)	
06/15/25	eftps		Internal Revenue Service		1,781.47	
			Totals for 06/30/25		140.01	(1,423.82)
07/01/25	P89		Payroll Journal Entry		(1,888.96)	
07/15/25	eftps		Internal Revenue Service		1,641.48	
			Totals for 07/31/25		(247.48)	(1,671.30)
08/01/25	P89		Payroll Journal Entry		(1,956.66)	
08/15/25	eftps		Internal Revenue Service		1,889.76	
			Totals for 08/31/25		(66.90)	(1,738.20)
09/01/25	P89		Payroll Journal Entry		(1,610.46)	
09/15/25	eftps		Internal Revenue Service		1,956.66	
			Totals for 09/30/25		346.20	(1,392.00)
10/01/25	P89		Payroll Journal Entry		(1,491.96)	
10/15/25	eftps		Internal Revenue Service		1,610.50	
			Totals for 10/31/25		118.54	(1,273.46)
11/01/25	P89		Payroll Journal Entry		(1,493.82)	
11/15/25	eftps		Internal Revenue Service		1,491.92	
			Totals for 11/30/25		(1.90)	(1,275.36)
			Totals for 3040		(311.61)	(1,275.36)
3050 FWH Taxes Payable				(1,287.78)		
01/01/25	P89		Payroll Journal Entry		(902.01)	
01/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 01/31/25		0.00	(1,287.78)
02/01/25	P89		Payroll Journal Entry		(1,815.50)	
02/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 02/28/25		(913.49)	(2,201.27)
03/01/25	P89		Payroll Journal Entry		(1,255.10)	
03/15/25	eftps		Internal Revenue Service		1,815.50	
			Totals for 03/31/25		560.40	(1,640.87)
04/01/25	P89		Payroll Journal Entry		(1,338.26)	
04/15/25	eftps		Internal Revenue Service		1,255.09	
			Totals for 04/30/25		(83.17)	(1,724.04)
05/01/25	P89		Payroll Journal Entry		(962.50)	
05/15/25	eftps		Internal Revenue Service		1,338.26	
			Totals for 05/31/25		375.76	(1,348.28)
06/01/25	P89		Payroll Journal Entry		(960.19)	
06/15/25	eftps		Internal Revenue Service		962.50	
			Totals for 06/30/25		2.31	(1,345.97)
07/01/25	P89		Payroll Journal Entry		(1,121.93)	
07/15/25	eftps		Internal Revenue Service		960.18	
			Totals for 07/31/25		(161.75)	(1,507.72)
08/01/25	P89		Payroll Journal Entry		(1,166.18)	
08/15/25	eftps		Internal Revenue Service		1,121.93	
			Totals for 08/31/25		(44.25)	(1,551.97)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
09/01/25	P89		Payroll Journal Entry		(1,121.78)	
09/15/25	eftps		Internal Revenue Service		1,166.18	
			Totals for 09/30/25		44.40	(1,507.57)
10/01/25	P89		Payroll Journal Entry		(1,040.74)	
10/15/25	eftps		Internal Revenue Service		1,121.76	
			Totals for 10/31/25		81.02	(1,426.55)
11/01/25	P89		Payroll Journal Entry		(1,042.01)	
11/15/25	eftps		Internal Revenue Service		1,040.76	
			Totals for 11/30/25		(1.25)	(1,427.80)
			Totals for 3050		(140.02)	(1,427.80)
3060 SWH Taxes Payable				(393.95)		
01/01/25	P89		Payroll Journal Entry		(367.52)	
01/15/25	atap		Department of Finance and Administration		358.57	
			Totals for 01/31/25		(8.95)	(402.90)
02/01/25	P89		Payroll Journal Entry		(669.18)	
02/15/25	atap		Department of Finance and Administration		367.52	
			Totals for 02/28/25		(301.66)	(704.56)
03/01/25	P89		Payroll Journal Entry		(443.54)	
03/15/25	atap		Department of Finance and Administration		669.18	
			Totals for 03/31/25		225.64	(478.92)
04/01/25	P89		Payroll Journal Entry		(523.36)	
04/15/25	atap		Department of Finance and Administration		443.54	
			Totals for 04/30/25		(79.82)	(558.74)
05/01/25	P89		Payroll Journal Entry		(430.80)	
05/15/25	atap		Department of Finance and Administration		523.36	
			Totals for 05/31/25		92.56	(466.18)
06/01/25	P89		Payroll Journal Entry		(418.61)	
06/15/25	atap		Department of Finance and Administration		430.80	
			Totals for 06/30/25		12.19	(453.99)
07/01/25	P89		Payroll Journal Entry		(441.46)	
07/15/25	atap		Department of Finance and Administration		418.61	
			Totals for 07/31/25		(22.85)	(476.84)
08/01/25	P89		Payroll Journal Entry		(458.72)	
08/15/25	atap		Department of Finance and Administration		441.46	
			Totals for 08/31/25		(17.26)	(494.10)
09/01/25	P89		Payroll Journal Entry		(429.87)	
09/15/25	atap		Department of Finance and Administration		458.72	
			Totals for 09/30/25		28.85	(465.25)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
10/01/25	P89		Payroll Journal Entry		(399.64)	
10/15/25	atap		Department of Finance and Administration		429.87	
			Totals for 10/31/25		30.23	(435.02)
11/01/25	P89		Payroll Journal Entry		(400.13)	
11/15/25	atap		Department of Finance and Administration		399.64	
			Totals for 11/30/25		(0.49)	(435.51)
			Totals for 3060		(41.56)	(435.51)
3080 State Unemployment Payable				521.17		
01/01/25	P89		Payroll Journal Entry		(16.23)	
			Totals for 01/31/25		(16.23)	504.94
02/01/25	P89		Payroll Journal Entry		(10.47)	
			Totals for 02/28/25		(10.47)	494.47
03/01/25	P89		Payroll Journal Entry		(6.00)	
			Totals for 03/31/25		(6.00)	488.47
04/01/25	P89		Payroll Journal Entry		(7.60)	
			Totals for 04/30/25		(7.60)	480.87
05/01/25	P89		Payroll Journal Entry		(7.61)	
			Totals for 05/31/25		(7.61)	473.26
06/01/25	P89		Payroll Journal Entry		(5.53)	
			Totals for 06/30/25		(5.53)	467.73
07/01/25	P89		Payroll Journal Entry		(2.56)	
			Totals for 07/31/25		(2.56)	465.17
			Totals for 3080		(56.00)	465.17
5010 City Water & Light				(5,954,631.86)		
			Totals for 5010		0.00	(5,954,631.86)
5013 Federal/State Grants				1,472.22		
			Totals for 5013		0.00	1,472.22
5030 Beg Retained Earnings				81,299.63		
			Totals for 5030		0.00	81,299.63
6001 Grant Revenue-City of Jonesboro				0.00		
01/23/25			City of Jonesboro- 2025 Annual City Contribution		(70,000.00)	
			Totals for 01/31/25		(70,000.00)	(70,000.00)
06/23/25			City of Jonesboro		(25,491.00)	
			Totals for 06/30/25		(25,491.00)	(95,491.00)
07/08/25			FAA/City of Jonesboro- Rwy Strengthening Grant		(687,000.00)	
07/22/25			FAA/City of Jonesboro		(35,284.00)	
			Totals for 07/31/25		(722,284.00)	(817,775.00)
08/08/25			FAA/City of Jbr		(9,488.00)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 08/31/25		(9,488.00)	(827,263.00)
			Totals for 6001		(827,263.00)	(827,263.00)
6002 Grant Revenue-State Sales Tax				0.00		
01/24/25			State of AR- local use & sales tax		(2,354.50)	
01/24/25			State of AR- local use & sales tax		(2,354.50)	
			Totals for 01/31/25		(4,709.00)	(4,709.00)
02/25/25			State of AR- local use & sales tax		(2,559.96)	
02/25/25			State of AR- local use & sales tax		(2,559.96)	
			Totals for 02/28/25		(5,119.92)	(9,828.92)
03/25/25			State of AR		(2,186.55)	
03/25/25			State of AR		(2,186.55)	
			Totals for 03/31/25		(4,373.10)	(14,202.02)
04/24/25			State of AR		(2,650.10)	
04/24/25			State of AR		(2,650.10)	
			Totals for 04/30/25		(5,300.20)	(19,502.22)
05/23/25			State of AR		(2,714.36)	
05/23/25			State of AR		(2,714.36)	
			Totals for 05/31/25		(5,428.72)	(24,930.94)
06/25/25			State of AR		(2,159.47)	
06/25/25			State of AR		(2,159.47)	
			Totals for 06/30/25		(4,318.94)	(29,249.88)
07/24/25			State of AR- local use & sales tax		(2,129.96)	
07/24/25			State of AR- local use & sales tax		(2,129.96)	
			Totals for 07/31/25		(4,259.92)	(33,509.80)
08/25/25			State of AR		(2,479.36)	
08/25/25			State of AR		(2,479.36)	
			Totals for 08/31/25		(4,958.72)	(38,468.52)
09/02/25			ADA St of AR- State Grant #4405-25		(7,937.00)	
09/25/25			State of AR- local use & sales tax		(2,622.38)	
09/25/25			State of AR- local use & sales tax		(2,622.38)	
			Totals for 09/30/25		(13,181.76)	(51,650.28)
10/25/25			State of AR- local sales & use tax		(2,597.80)	
10/25/25			State of AR- local sales & use tax		(2,598.78)	
			Totals for 10/31/25		(5,196.58)	(56,846.86)
11/26/25			State of AR- Local Use & Sales tax		(2,439.37)	
11/26/25			State of AR- Local Use & Sales tax		(2,439.37)	
			Totals for 11/30/25		(4,878.74)	(61,725.60)
			Totals for 6002		(61,725.60)	(61,725.60)
6004 Grant Revenue-Federal Grants				0.00		
06/27/25			NOAA Treas		(194,353.46)	
			Totals for 06/30/25		(194,353.46)	(194,353.46)
07/11/25			NOAA Treas- EDA Grant Term Bldg		(129,059.55)	
07/24/25			NOAA Treas- EDA Grant Term		(216,990.68)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 07/31/25		(346,050.23)	(540,403.69)
08/28/25			NOAA Treas		(110,290.84)	
			Totals for 08/31/25		(110,290.84)	(650,694.53)
			Totals for 6004		(650,694.53)	(650,694.53)
6005 Grant Revenue- State Grants				0.00		
07/16/25			ADA State of AR		(36,158.64)	
			Totals for 07/31/25		(36,158.64)	(36,158.64)
			Totals for 6005		(36,158.64)	(36,158.64)
6010 Hanger Revenue - FBO				0.00		
01/02/25			AR Air Center- FBO Lease Rent		(35,124.25)	
01/16/25			Edmonds AV- Hgr #20 Lease Rent		(5,052.00)	
			Totals for 01/31/25		(40,176.25)	(40,176.25)
02/03/25			AR Air Center		(35,124.25)	
02/10/25			Edmonds AV		(5,052.00)	
			Totals for 02/28/25		(40,176.25)	(80,352.50)
03/04/25			AR Air Center		(35,124.25)	
03/12/25			Edmonds AV		(5,052.00)	
			Totals for 03/31/25		(40,176.25)	(120,528.75)
04/03/25			AR Air Center		(35,124.25)	
04/22/25			Edmonds AV		(5,052.00)	
			Totals for 04/30/25		(40,176.25)	(160,705.00)
05/05/25			AR Air Center		(35,124.25)	
05/19/25			Edmonds AV		(5,052.00)	
			Totals for 05/31/25		(40,176.25)	(200,881.25)
06/03/25			AR Air Center		(35,124.25)	
06/20/25			Edmonds AV		(5,052.00)	
			Totals for 06/30/25		(40,176.25)	(241,057.50)
07/02/25			AR Air Center		(35,124.25)	
07/16/25			Edmonds AV		(5,052.00)	
			Totals for 07/31/25		(40,176.25)	(281,233.75)
08/04/25			AR Air Center		(35,124.25)	
08/11/25			Edmonds AV		(5,052.00)	
			Totals for 08/31/25		(40,176.25)	(321,410.00)
09/02/25			AR Air Center		(35,124.25)	
09/18/25			Edmonds AV		(5,052.00)	
			Totals for 09/30/25		(40,176.25)	(361,586.25)
10/02/25			AR AIr Center		(35,124.25)	
10/24/25			Edmonds AV		(5,052.00)	
			Totals for 10/31/25		(40,176.25)	(401,762.50)
11/03/25			AR Air Center- FBO Lease Rent		(35,124.25)	
			Totals for 11/30/25		(35,124.25)	(436,886.75)
			Totals for 6010		(436,886.75)	(436,886.75)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
6015 Fuel Flowage				0.00		
01/23/25			Titan AV Fuels- 12/2024 Fuel flowage		(8,178.00)	
			Totals for 01/31/25		(8,178.00)	(8,178.00)
02/24/25			Titan AV Fuels		(8,480.70)	
			Totals for 02/28/25		(8,480.70)	(16,658.70)
03/18/25			Titan AV Fuels		(5,718.30)	
			Totals for 03/31/25		(5,718.30)	(22,377.00)
04/22/25			Titan AV Fuels		(9,645.00)	
			Totals for 04/30/25		(9,645.00)	(32,022.00)
05/19/25			Titan AV Fuels		(8,615.25)	
			Totals for 05/31/25		(8,615.25)	(40,637.25)
06/26/25			Titan AV Fuels		(8,544.30)	
			Totals for 06/30/25		(8,544.30)	(49,181.55)
07/21/25			July deposits		(6,773.70)	
			Totals for 07/31/25		(6,773.70)	(55,955.25)
08/22/25			Titan AV Fuels		(9,545.85)	
			Totals for 08/31/25		(9,545.85)	(65,501.10)
09/18/25			Titan AV Fuels		(9,920.70)	
			Totals for 09/30/25		(9,920.70)	(75,421.80)
10/20/25			Titan AV Fuels		(8,542.65)	
			Totals for 10/31/25		(8,542.65)	(83,964.45)
11/26/25			Titan AV Fuels- Fuel Flowage fee		(9,211.35)	
			Totals for 11/30/25		(9,211.35)	(93,175.80)
			Totals for 6015		(93,175.80)	(93,175.80)
6016 HANGER-FOWLER FOODS				0.00		
01/07/25			Fowler Foods- Hgr Land Lease		(1,145.04)	
			Totals for 01/31/25		(1,145.04)	(1,145.04)
02/03/25			Fowler Foods		(1,145.04)	
			Totals for 02/28/25		(1,145.04)	(2,290.08)
03/04/25			Fowler Foods		(1,145.04)	
			Totals for 03/31/25		(1,145.04)	(3,435.12)
04/09/25			Fowler Foods		(1,145.04)	
			Totals for 04/30/25		(1,145.04)	(4,580.16)
05/05/25			Fowler Foods		(1,145.04)	
			Totals for 05/31/25		(1,145.04)	(5,725.20)
06/05/25			Fowler Foods		(1,145.04)	
			Totals for 06/30/25		(1,145.04)	(6,870.24)
07/08/25			Fowler Foods		(1,145.04)	
			Totals for 07/31/25		(1,145.04)	(8,015.28)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/04/25			Fowler Foods		(1,145.04)	
			Totals for 08/31/25		(1,145.04)	(9,160.32)
09/02/25			Fowler Foods		(1,145.04)	
			Totals for 09/30/25		(1,145.04)	(10,305.36)
10/08/25			Fowler Foods		(1,145.04)	
			Totals for 10/31/25		(1,145.04)	(11,450.40)
11/08/25			Fowler Foods- Hgr Land Lease Rent		(1,145.04)	
			Totals for 11/30/25		(1,145.04)	(12,595.44)
			Totals for 6016		(12,595.44)	(12,595.44)
6020 Hangar Land Lease				0.00		
01/16/25			FNB- Hgr Land Lease Rent		(884.16)	
01/16/25			Sunbelt Finance- 2025 Annual Hgr Lease Rent		(13,500.00)	
			Totals for 01/31/25		(14,384.16)	(14,384.16)
02/11/25			FNB		(884.16)	
			Totals for 02/28/25		(884.16)	(15,268.32)
03/12/25			FNB		(884.16)	
			Totals for 03/31/25		(884.16)	(16,152.48)
04/11/25			FNB		(884.16)	
			Totals for 04/30/25		(884.16)	(17,036.64)
05/12/25			FNB		(884.16)	
			Totals for 05/31/25		(884.16)	(17,920.80)
06/10/25			FNB		(884.16)	
			Totals for 06/30/25		(884.16)	(18,804.96)
07/16/25			FNB		(884.16)	
			Totals for 07/31/25		(884.16)	(19,689.12)
08/11/25			FNB		(884.16)	
			Totals for 08/31/25		(884.16)	(20,573.28)
09/18/25			FNB		(884.16)	
			Totals for 09/30/25		(884.16)	(21,457.44)
10/14/25			FNB		(884.16)	
			Totals for 10/31/25		(884.16)	(22,341.60)
11/13/25			FNB- Hgr Land Lease Rent		(884.16)	
			Totals for 11/30/25		(884.16)	(23,225.76)
			Totals for 6020		(23,225.76)	(23,225.76)
6021 HANGER-HYTROL				0.00		
01/07/25			Hytrol Convr		(5,135.42)	
			Totals for 01/31/25		(5,135.42)	(5,135.42)
02/07/25			Hytrol		(5,135.42)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 02/28/25		(5,135.42)	(10,270.84)
03/12/25			Hytrol		(5,135.42)	
			Totals for 03/31/25		(5,135.42)	(15,406.26)
04/09/25			Hytrol		(5,135.42)	
			Totals for 04/30/25		(5,135.42)	(20,541.68)
05/12/25			Hytrol		(5,135.42)	
			Totals for 05/31/25		(5,135.42)	(25,677.10)
06/10/25			Hytrol		(5,135.42)	
			Totals for 06/30/25		(5,135.42)	(30,812.52)
07/16/25			Hytrol		(5,135.42)	
			Totals for 07/31/25		(5,135.42)	(35,947.94)
08/11/25			Hytrol		(5,135.42)	
			Totals for 08/31/25		(5,135.42)	(41,083.36)
09/18/25			Hytrol		(5,135.42)	
			Totals for 09/30/25		(5,135.42)	(46,218.78)
10/20/25			Hytrol		(5,135.42)	
			Totals for 10/31/25		(5,135.42)	(51,354.20)
11/17/25			Hytrol- Hgr Land Lease		(5,135.42)	
			Totals for 11/30/25		(5,135.42)	(56,489.62)
			Totals for 6021		(56,489.62)	(56,489.62)
7005 Grant Project Expenditures				0.00		
01/13/25	1093		Mohsen Design Group, Inc- Rwy.23 Ext IFE for Final Design		1,500.00	
01/16/25			Michael Baker- reimburse invoice #1198488		(3,070.00)	
			Totals for 01/31/25		(1,570.00)	(1,570.00)
02/13/25	1094		Michael Baker Int- Terminal bldg reconstruction		44,717.59	
02/13/25	1095		Michael Baker Int- Terminal bldg reconstruction		25,866.39	
02/13/25	1096		Michael Baker Int- Terminal bldg reconstruction		133,477.75	
02/13/25	1097		Michael Baker Int- Terminal bldg reconstruction		4,880.09	
02/13/25	1098		Michael Baker Int- Rwy 23 Ext Obstruction mapping		1,886.12	
02/27/25	1099		East AR Planning & Development District- Terminal bldg reconstruction		34,000.00	
			Totals for 02/28/25		244,827.94	243,257.94
06/05/25	1101		Olympus Construction, Inc- Terminal Bldg Construction- Pay App. #1		140,815.94	
06/06/25	1102		Craighead County- Rwy. Ext. Ditch Permit Recording		45.00	
06/10/25	1103		WEHCO Newspapers, Inc- Rwy Ext Const Legal Ad bidding notice		929.44	
06/17/25	1104		Michael Baker Int- Term Bldg Const		3,676.10	
06/17/25	1105		Michael Baker Int- Term. Bldg Const		6,511.67	
06/17/25	1106		Michael Baker Int- Term Bldg Const		10,320.73	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
06/24/25	1107		Michael Baker Int- Rw23 ext- Environmental		4,495.31	
06/24/25	1108		Michael Baker Int- Rw23 Ext- Environmental		7,806.59	
06/24/25	1110		Michael Baker Int- Rw23 Ext0 Environmental		4,283.50	
06/24/25	1111		Michael Baker Int- Rw23 Ext- Environmental		10,247.53	
06/24/25	1112		Mohsen Design Group, Inc- Rw23 Ext- Construction IFE		1,500.00	
06/27/25	1113		Michael Baker Int- Rwy Strenghtening Const		22,146.27	
			Totals for 06/30/25		212,778.08	456,036.02
07/09/25	1114		Olympus Construction, Inc- Terminal Bldg Construction		271,238.35	
07/10/25	1115		Michael Baker Int- Rwy 23 ext		47,116.33	
07/10/25	1116		Michael Baker Int- Rwy 23 ext		28,537.72	
07/10/25	1117		Michael Baker Int- Rwy 23 ext		10,846.59	
07/10/25	1118		Michael Baker Int- Rwy 23 ext		62,309.62	
07/10/25	1119		Michael Baker Int- Rwy 23 ext		44,803.42	
07/22/25	1121		Michael Baker Int- Rwy 23 ext		2,325.00	
07/30/25	1122		DOT/FAA/ESC- Rwy Ext Project		99,092.94	
			Totals for 07/31/25		566,269.97	1,022,305.99
08/14/25	1123		Olympus Construction, Inc- Terminal bld. construction		108,595.29	
08/14/25	1124		Michael Baker Int- Terminal bld construction A&E Inv.		29,268.26	
			Totals for 08/31/25		137,863.55	1,160,169.54
09/08/25	1123		Olympus Construction, Inc- Terminal bldg construction		75,493.56	
			Totals for 09/30/25		75,493.56	1,235,663.10
10/24/25	1127		Olympus Construction, Inc- Terminal Bld. Construction		563,718.34	
10/24/25	1128		AR Democrat Gazette- Phase E Hgr Construction Legal Ad		408.20	
			Totals for 10/31/25		564,126.54	1,799,789.64
11/05/25	1129		Olympus Construction, Inc- Terminal Bld Construction		242,739.45	
			Totals for 11/30/25		242,739.45	2,042,529.09
			Totals for 7005		2,042,529.09	2,042,529.09
7010 Grounds				0.00		
01/01/25	12613		Ditta Ace Hardware		15.18	
01/21/25	12623		Ray-Ad Specialties		1,234.73	
			Totals for 01/31/25		1,249.91	1,249.91
03/18/25	12658		Ditta Ace Hardware		4,108.61	
03/18/25	12659		Greenway Equipment		149.71	
			Totals for 03/31/25		4,258.32	5,508.23
04/01/25	12669		AR Air Center		173.65	
04/08/25	12678		G Robert Corp		6,950.00	
04/08/25	12679		Greenway Equipment		167.08	
			Totals for 04/30/25		7,290.73	12,798.96
05/20/25	12698		AR Air Center		679.80	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/20/25	12705		Greenway Equipment		2,222.59	
05/20/25	12705		Greenway Equipment		124.91	
05/20/25	12707		Quality Farm Supply		1,047.61	
05/20/25	12710		White River Materials		6,000.00	
			Totals for 05/31/25		10,074.91	22,873.87
06/17/25	12717		AR Air Center		576.00	
06/17/25	12720		Greenway Equipment		217.82	
			Totals for 06/30/25		793.82	23,667.69
07/10/25	12731		AR Air Center		1,076.70	
07/10/25	12736		Lowe's Business Accounts		126.01	
07/10/25	12737		Quality Farm Supply		626.46	
07/22/25	12741		Ditta Ace Hardware		823.46	
07/22/25	12741		Ditta Ace Hardware		107.36	
			Totals for 07/31/25		2,759.99	26,427.68
08/01/25	12747		AR Air Center		1,103.13	
08/01/25	12754		Quality Farm Supply		28.10	
08/14/25	1125		G. Roberts Corp- tree/land perimeter clearing		12,500.00	
			Totals for 08/31/25		13,631.23	40,058.91
09/16/25	12773		Greenway Equipment		42.28	
09/16/25	12774		Lowe's Business Accounts		156.16	
09/16/25	12775		Quality Farm Supply		168.85	
09/16/25	12777		AR Air Center		805.35	
			Totals for 09/30/25		1,172.64	41,231.55
10/24/25	12782		AR Air Center		592.95	
10/24/25	12789		Greenway Equipment		371.38	
10/24/25	12792		Quality Farm Supply		68.48	
			Totals for 10/31/25		1,032.81	42,264.36
11/18/25	12806		Greenway Equipment		17.98	
11/18/25	12808		Lowe's Business Accounts		69.46	
11/18/25	12809		Quality Farm Supply		177.11	
			Totals for 11/30/25		264.55	42,528.91
			Totals for 7010		42,528.91	42,528.91
7020 Runways				0.00		
04/20/25	12693		White River Materials		6,000.00	
			Totals for 04/30/25		6,000.00	6,000.00
			Totals for 7020		6,000.00	6,000.00
7030 Hanger Expense-FBO				0.00		
02/01/25	12625		Data Network Systems		1,745.28	
02/01/25	12629		Frey Metal Worx, LLC		1,200.00	
02/18/25	12636		Ditta Ace Hardware		367.65	
02/18/25	12639		Lowe's Business Accounts		1,021.95	
02/26/25	12645		Chris West Plumbing, Inc		395.02	
02/26/25	12648		The Sherwin Williams Co		107.25	
			Totals for 02/28/25		4,837.15	4,837.15
03/01/25	12650		Barton's of Jonesboro		1,697.29	
03/01/25	12651		Chris West Plumbing, Inc		2,498.27	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/18/25	12660		Herndon's Heating & Air		211.58	
03/18/25	12661		Herndon's Heating & Air		667.28	
03/18/25	12662		Lowe's Business Accounts		182.66	
03/18/25	12663		TEC Electric		464.75	
03/18/25	12664		Sherwin Williams Co		75.73	
03/18/25	12666		Barton's of Jonesboro		1,426.91	
03/18/25	12667		Herndon's Heating & Air		292.95	
			Totals for 03/31/25		7,517.42	12,354.57
04/01/25	12671		Ditta Enterprises, Inc		607.60	
04/08/25	12681		Lowe's Business Accounts		517.02	
04/08/25	12682		Sherwin Williams Co		61.14	
04/15/25	12691		MidSouth Environmental		500.00	
			Totals for 04/30/25		1,685.76	14,040.33
05/20/25	12703		Ditta Ace Hardware		15.39	
05/20/25	12708		The Sherwin Williams Co		16.26	
			Totals for 05/31/25		31.65	14,071.98
06/03/25	12716		Barton's of Jonesboro		10.63	
06/17/25	12719		Data Network Systems		375.00	
			Totals for 06/30/25		385.63	14,457.61
07/10/25	12734		Herndon's Heating & Air		335.35	
07/30/25	12744		Barton's of Jonesboro		21.57	
07/30/25	12746		Sherwin Williams Co		39.98	
			Totals for 07/31/25		396.90	14,854.51
08/01/25	12748		Cardinal Supplies of AR, Inc		60.09	
08/14/25	12758		Herndon's Heating & Air		651.00	
08/14/25	12760		Sherwin Williams Co		40.09	
08/28/25	12763		Grace Electric, Inc		3,292.42	
			Totals for 08/31/25		4,043.60	18,898.11
10/24/25	12784		Cardinal Supplies of AR, Inc		129.51	
10/24/25	12790		Herndon's Heating & Air		5,045.25	
			Totals for 10/31/25		5,174.76	24,072.87
11/18/25	12803		Ditta Ace Hardware		488.23	
			Totals for 11/30/25		488.23	24,561.10
			Totals for 7030		24,561.10	24,561.10
7035 T-Hanger Expense				0.00		
03/18/25	12658		Ditta Ace Hardware		14.73	
			Totals for 03/31/25		14.73	14.73
06/17/25	12722		Lowe's Business Accounts		8.20	
			Totals for 06/30/25		8.20	22.93
07/10/25	12733		Ditta Enterprises		271.25	
			Totals for 07/31/25		271.25	294.18
			Totals for 7035		294.18	294.18
7050 Flight Service Station				0.00		
01/21/25	12621		CWL		159.34	
			Totals for 01/31/25		159.34	159.34

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/18/25	12643		CWL		197.77	
			Totals for 02/28/25		197.77	357.11
03/18/25	12657		CWL		158.45	
			Totals for 03/31/25		158.45	515.56
04/15/25	12685		CWL		118.65	
			Totals for 04/30/25		118.65	634.21
05/20/25	12701		CWL		108.90	
			Totals for 05/31/25		108.90	743.11
06/17/25	12725		CWL		107.01	
			Totals for 06/30/25		107.01	850.12
07/22/25	12740		CWL		113.48	
			Totals for 07/31/25		113.48	963.60
08/19/25	12762		CWL		137.23	
			Totals for 08/31/25		137.23	1,100.83
09/16/25	12770		CWL		132.57	
			Totals for 09/30/25		132.57	1,233.40
10/24/25	12787		CWL		117.56	
			Totals for 10/31/25		117.56	1,350.96
11/18/25	12801		CWL		131.63	
11/18/25	12805		French Electric, Inc		515.87	
			Totals for 11/30/25		647.50	1,998.46
			Totals for 7050		1,998.46	1,998.46
7051 Fire Rescue Building Expense				0.00		
01/21/25	12620		CWL		194.53	
			Totals for 01/31/25		194.53	194.53
02/01/25	12624		Data Network Systems		1,745.28	
02/18/25	12643		CWL		644.69	
			Totals for 02/28/25		2,389.97	2,584.50
03/18/25	12656		CWL		577.41	
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		952.41	3,536.91
04/15/25	12684		CWL		264.07	
			Totals for 04/30/25		264.07	3,800.98
05/20/25	12700		CWL		160.96	
05/20/25	12706		Lowe's Business Accounts		28.33	
			Totals for 05/31/25		189.29	3,990.27
06/17/25	12724		CWL		139.93	
			Totals for 06/30/25		139.93	4,130.20
07/22/25	12739		CWL		240.15	
			Totals for 07/31/25		240.15	4,370.35

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/19/25	12761		CWL		312.62	
			Totals for 08/31/25		312.62	4,682.97
09/16/25	12769		CWL		246.92	
			Totals for 09/30/25		246.92	4,929.89
10/24/25	12786		CWL		201.14	
			Totals for 10/31/25		201.14	5,131.03
11/18/25	12802		CWL		143.29	
11/18/25	12810		Discover Card		716.90	
			Totals for 11/30/25		860.19	5,991.22
			Totals for 7051		5,991.22	5,991.22
7052 Sharp Aviation Expense				0.00		
02/01/25	12626		Data Network Systems		1,745.28	
			Totals for 02/28/25		1,745.28	1,745.28
10/22/25	12781		Chris West Plumbing, Inc		1,485.80	
			Totals for 10/31/25		1,485.80	3,231.08
11/18/25	12807		Herndon's Heating & Air		157.33	
			Totals for 11/30/25		157.33	3,388.41
			Totals for 7052		3,388.41	3,388.41
7053 Old Terminal Bldg - CAP				0.00		
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		375.00	375.00
05/20/25	1100		Olympus Construction- Terminal bldg reconstruction plans		1,345.17	
			Totals for 05/31/25		1,345.17	1,720.17
			Totals for 7053		1,720.17	1,720.17
7060 Beacon & Field Lights				0.00		
01/01/25	12615		Grace Electric, Inc		1,481.03	
			Totals for 01/31/25		1,481.03	1,481.03
			Totals for 7060		1,481.03	1,481.03
8090 Dues/Subscriptions				0.00		
06/30/25	12726		AAOA		55.00	
			Totals for 06/30/25		55.00	55.00
			Totals for 8090		55.00	55.00
8100 Insurance				0.00		
04/15/25	12686		Higginbotham Insurance Agency, Inc		8,380.00	
04/15/25	12688		Higginbotham Insurance Agency, Inc		363.00	
04/15/25	12689		Higginbotham Insurance Agency, Inc		3,900.00	
04/15/25	12690		Higginbotham Insurance Agency, Inc		21,840.00	
			Totals for 04/30/25		34,483.00	34,483.00
06/17/25	12721		Liberty Mutual Ins Group		1,363.00	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 06/30/25		1,363.00	35,846.00
08/28/25			Liberty Mutual- Worker Comp Ins refund		(59.00)	
			Totals for 08/31/25		(59.00)	35,787.00
10/02/25			Liberty Mutual- Workers Comp Ins refund		(117.00)	
			Totals for 10/31/25		(117.00)	35,670.00
			Totals for 8100		35,670.00	35,670.00
8110 Insurance - Medical				0.00		
01/01/25	12611		City of Jonesboro Payable- dental insurance		1,186.08	
01/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 01/31/25		848.99	848.99
02/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 02/28/25		(337.09)	511.90
03/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 03/31/25		(337.09)	174.81
04/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 04/30/25		(337.09)	(162.28)
05/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 05/31/25		(337.09)	(499.37)
06/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 06/30/25		(337.09)	(836.46)
07/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 07/31/25		(337.09)	(1,173.55)
08/01/25	12749		City of Jonesboro Payable		14,745.48	
08/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 08/31/25		14,408.39	13,234.84
09/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 09/30/25		(337.09)	12,897.75
10/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 10/31/25		(337.09)	12,560.66
11/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 11/30/25		(337.09)	12,223.57
			Totals for 8110		12,223.57	12,223.57
8120 Insurance - Fire				0.00		
04/15/25	12687		Higginbotham Insurance Agency, Inc		106,751.00	
			Totals for 04/30/25		106,751.00	106,751.00
			Totals for 8120		106,751.00	106,751.00
8140 Office Expense				0.00		
02/18/25	12640		Office Depot		604.48	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/26/25	12647		Peregrine Corp		138.33	
			Totals for 02/28/25		742.81	742.81
07/22/25	12742		FedEx		239.70	
			Totals for 07/31/25		239.70	982.51
08/01/25	12751		Discover Card		293.20	
			Totals for 08/31/25		293.20	1,275.71
09/16/25	12771		FedEx		157.30	
			Totals for 09/30/25		157.30	1,433.01
11/18/25	12804		FedEx		256.47	
			Totals for 11/30/25		256.47	1,689.48
			Totals for 8140		1,689.48	1,689.48
8160 Payroll Taxes				0.00		
01/01/25	P89		Payroll Journal Entry		636.99	
			Totals for 01/31/25		636.99	636.99
02/01/25	P89		Payroll Journal Entry		1,456.26	
			Totals for 02/28/25		1,456.26	2,093.25
03/01/25	P89		Payroll Journal Entry		842.79	
			Totals for 03/31/25		842.79	2,936.04
04/01/25	P89		Payroll Journal Entry		1,150.40	
			Totals for 04/30/25		1,150.40	4,086.44
05/01/25	P89		Payroll Journal Entry		898.35	
			Totals for 05/31/25		898.35	4,984.79
06/01/25	P89		Payroll Journal Entry		826.26	
			Totals for 06/30/25		826.26	5,811.05
07/01/25	P89		Payroll Journal Entry		947.04	
			Totals for 07/31/25		947.04	6,758.09
08/01/25	P89		Payroll Journal Entry		978.33	
			Totals for 08/31/25		978.33	7,736.42
09/01/25	P89		Payroll Journal Entry		805.23	
			Totals for 09/30/25		805.23	8,541.65
10/01/25	P89		Payroll Journal Entry		745.98	
			Totals for 10/31/25		745.98	9,287.63
11/01/25	P89		Payroll Journal Entry		746.91	
			Totals for 11/30/25		746.91	10,034.54
			Totals for 8160		10,034.54	10,034.54
8170 Postage				0.00		
01/01/25	12618		U.S. Postal Service		232.00	
			Totals for 01/31/25		232.00	232.00
04/17/25	12692		Discover Card		43.90	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 04/30/25		43.90	275.90
			Totals for 8170		275.90	275.90
8200 Salaries - Manager				0.00		
01/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 01/31/25		7,275.65	7,275.65
02/01/25	P89		Payroll Journal Entry		14,060.30	
			Totals for 02/28/25		14,060.30	21,335.95
03/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 03/31/25		7,275.65	28,611.60
04/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 04/30/25		7,275.65	35,887.25
05/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 05/31/25		7,275.65	43,162.90
06/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 06/30/25		7,275.65	50,438.55
07/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 07/31/25		7,275.65	57,714.20
08/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 08/31/25		7,275.65	64,989.85
09/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 09/30/25		7,275.65	72,265.50
10/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 10/31/25		7,275.65	79,541.15
11/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 11/30/25		7,275.65	86,816.80
			Totals for 8200		86,816.80	86,816.80
8210 Salaries - Other				0.00		
01/01/25	P89		Payroll Journal Entry		1,176.00	
			Totals for 01/31/25		1,176.00	1,176.00
02/01/25	P89		Payroll Journal Entry		5,176.00	
			Totals for 02/28/25		5,176.00	6,352.00
03/01/25	P89		Payroll Journal Entry		4,000.00	
			Totals for 03/31/25		4,000.00	10,352.00
04/01/25	P89		Payroll Journal Entry		8,000.00	
			Totals for 04/30/25		8,000.00	18,352.00
05/01/25	P89		Payroll Journal Entry		4,705.00	
			Totals for 05/31/25		4,705.00	23,057.00
06/01/25	P89		Payroll Journal Entry		3,790.00	
			Totals for 06/30/25		3,790.00	26,847.00

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
07/01/25	P89		Payroll Journal Entry		5,407.50	
			Totals for 07/31/25		5,407.50	32,254.50
08/01/25	P89		Payroll Journal Entry		5,850.00	
			Totals for 08/31/25		5,850.00	38,104.50
09/01/25	P89		Payroll Journal Entry		3,587.50	
			Totals for 09/30/25		3,587.50	41,692.00
10/01/25	P89		Payroll Journal Entry		2,812.50	
			Totals for 10/31/25		2,812.50	44,504.50
11/01/25	P89		Payroll Journal Entry		2,825.00	
			Totals for 11/30/25		2,825.00	47,329.50
			Totals for 8210		47,329.50	47,329.50
8220 Supplies				0.00		
09/16/25	12772		George Jackson- reimbursements		336.11	
			Totals for 09/30/25		336.11	336.11
			Totals for 8220		336.11	336.11
8240 Telephone				0.00		
01/21/25	12619		AT&T		282.89	
			Totals for 01/31/25		282.89	282.89
02/18/25	12634		AT&T		282.88	
			Totals for 02/28/25		282.88	565.77
03/18/25	12655		AT&T		282.87	
			Totals for 03/31/25		282.87	848.64
04/08/25	12677		AT&T		282.62	
			Totals for 04/30/25		282.62	1,131.26
05/20/25	12699		AT&T		282.84	
			Totals for 05/31/25		282.84	1,414.10
06/17/25	12718		AT&T		294.07	
			Totals for 06/30/25		294.07	1,708.17
07/10/25	12732		AT&T		282.84	
			Totals for 07/31/25		282.84	1,991.01
08/14/25	12757		AT&T		282.85	
			Totals for 08/31/25		282.85	2,273.86
09/16/25	12768		AT&T		282.85	
			Totals for 09/30/25		282.85	2,556.71
10/24/25	12783		AT&T		282.85	
			Totals for 10/31/25		282.85	2,839.56
11/18/25	12800		AT&T		290.12	
			Totals for 11/30/25		290.12	3,129.68

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 8240		3,129.68	3,129.68
8245 Meetings/Travel				0.00		
02/18/25	12635		Discover Card		50.72	
02/18/25	12637		FedEx		286.70	
02/18/25	12638		Honeybaked Ham		244.63	
			Totals for 02/28/25		582.05	582.05
04/08/25	12680		Honeybaked Ham		305.44	
04/08/25	12683		FedEx		66.40	
			Totals for 04/30/25		371.84	953.89
05/20/25	12704		FedEx		119.91	
			Totals for 05/31/25		119.91	1,073.80
06/17/25	12723		Honeybaked Ham		230.98	
			Totals for 06/30/25		230.98	1,304.78
07/22/25	12743		Honeybaked Ham		299.67	
			Totals for 07/31/25		299.67	1,604.45
09/16/25	12772		George Jackson- reimbursements		200.00	
			Totals for 09/30/25		200.00	1,804.45
10/24/25	12788		FedEx		207.78	
10/28/25	12794		Honeybaked Ham		251.29	
			Totals for 10/31/25		459.07	2,263.52
11/18/25	12811		Honeybaked Ham		189.42	
			Totals for 11/30/25		189.42	2,452.94
			Totals for 8245		2,452.94	2,452.94
8250 Meals/Entertainment				0.00		
01/21/25	12622		Honeybaked Ham		258.28	
			Totals for 01/31/25		258.28	258.28
			Totals for 8250		258.28	258.28
8280 Legal & Accounting				0.00		
01/01/25	12612		David W Cahoon		250.00	
01/01/25	12617		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 01/31/25		750.00	750.00
02/01/25	12627		David W Cahoon		250.00	
02/26/25	12649		Thomas, Speight & Noble, CPAS		650.00	
			Totals for 02/28/25		900.00	1,650.00
03/01/25	12652		David W Cahoon		250.00	
03/18/25	12665		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 03/31/25		750.00	2,400.00
04/01/25	12670		David W Cahoon		250.00	
04/01/25	12675		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 04/30/25		750.00	3,150.00
05/20/25	12702		David W Cahoon		1,250.00	
05/20/25	12709		Thomas, Speight & Noble, CPAS		500.00	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 05/31/25		1,750.00	4,900.00
06/02/25	12711		David W Cahoon		250.00	
06/02/25	12714		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 06/30/25		750.00	5,650.00
07/01/25	12727		David W Cahoon		250.00	
07/10/25	12738		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 07/31/25		750.00	6,400.00
08/01/25	12750		David W Cahoon		250.00	
08/01/25	12755		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 08/31/25		750.00	7,150.00
09/01/25	12764		David W Cahoon		250.00	
09/16/25	12776		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 09/30/25		750.00	7,900.00
10/03/25	12778		David W Cahoon		250.00	
10/24/25	12785		City of Jonesboro Payable		5,000.00	
10/24/25	12793		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 10/31/25		5,750.00	13,650.00
11/01/25	12795		David W Cahoon		250.00	
11/01/25	12799		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 11/30/25		750.00	14,400.00
			Totals for 8280		14,400.00	14,400.00
9010 Interest Income				0.00		
01/31/25			Interest Income		(13,843.37)	
01/31/25			Interest Income		(3,052.17)	
01/31/25			Interest Income		(25.07)	
01/31/25			Interest Income		(690.13)	
			Totals for 01/31/25		(17,610.74)	(17,610.74)
02/28/25			Interest Income		(623.41)	
02/28/25			Interest Income		(24.10)	
02/28/25			Interest Income		(2,678.38)	
02/28/25			Interest Income		(11,932.22)	
			Totals for 02/28/25		(15,258.11)	(32,868.85)
03/31/25			Interest Income		(690.18)	
03/31/25			Interest Income		(2,537.72)	
03/31/25			Interest Income		(12,928.07)	
03/31/25			Interest Income		(31.41)	
			Totals for 03/31/25		(16,187.38)	(49,056.23)
04/30/25			Interest Income		(667.81)	
04/30/25			Interest Income		(2,409.48)	
04/30/25			Interest Income		(12,546.96)	
04/30/25			Interest Income		(18.73)	
			Totals for 04/30/25		(15,642.98)	(64,699.21)
05/30/25			Interest Income		(2,323.96)	
05/30/25			Interest Income		(7,554.03)	
05/30/25			Interest Income		(19.42)	
05/31/25			Interest Deposit		(9,311.93)	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
05/31/25			Interest Deposit			(690.07)	
				Totals for 05/31/25		(19,899.41)	(84,598.62)
06/30/25			Interest Income			(111.36)	
06/30/25			Interest Income			(2,429.04)	
06/30/25			Interest Income			(313.52)	
06/30/25			Interest Income			(5.64)	
06/30/25			Interest Income			(16,465.34)	
				Totals for 06/30/25		(19,324.90)	(103,923.52)
07/31/25			Interest Income			(0.32)	
07/31/25			Interest Income			(4,040.65)	
07/31/25			Interest Income			(495.51)	
07/31/25			Interest Income			(17,073.62)	
				Totals for 07/31/25		(21,610.10)	(125,533.62)
08/31/25			Interest Income			(0.32)	
08/31/25			Interest Income			(4,561.74)	
08/31/25			Interest Income			(332.25)	
08/31/25			Interest Income			(17,135.26)	
				Totals for 08/31/25		(22,029.57)	(147,563.19)
09/30/25			Interest Income			(16,185.51)	
09/30/25			Interest Income			(170.53)	
09/30/25			Interest Income			(4,530.09)	
09/30/25			Interest Income			(0.30)	
				Totals for 09/30/25		(20,886.43)	(168,449.62)
10/31/25			Interest Income			(0.30)	
10/31/25			Interest Income			(4,486.44)	
10/31/25			Interest Income			(299.44)	
10/31/25			Interest Income			(16,142.26)	
				Totals for 10/31/25		(20,928.44)	(189,378.06)
11/30/25			Interest Deposit			(0.27)	
11/30/25			Interest Income			(2,441.01)	
11/30/25			Interest Income			(373.59)	
11/30/25			Interest Income			(14,784.08)	
				Totals for 11/30/25		(17,598.95)	(206,977.01)
				Totals for 9010		(206,977.01)	(206,977.01)
				Report Total			0.00

Net Profit/(Loss)

Current Period	(183,175.82)
Year-to-Date	(46,723.22)

Distribution count = 634

Jonesboro Airport Commission
Prepared Financial Statements
December 31, 2025 and 2024

Substantially all disclosures omitted

Jonesboro Airport Commission
Balance Sheet
As of December 31, 2025 and 2024

Assets

	2025	2024
Current Assets		
Cash - Centennial Bank 503461691	$ (1,537.75)	$ (53.44)
Cash - Centennial Insurance 503461721	118.77	250,718.99
Cash-Centennial x8092	(42,535.50)	0.00
Cash- First Natl Bank 4531	3,761,430.00	0.00
Investment Account-50-3461-21-2	0.00	4,649,655.79
Investment Account-50-3461-91-5	2,234,558.03	965,232.29
Investment Account-0924	95,616.50	8,430.69
Total Current Assets	6,047,650.05	5,873,984.32
Property and Equipment		
Net Property and Equipment	0.00	0.00
Total Assets	$ 6,047,650.05	$ 5,873,984.32

No assurance is provided.

Jonesboro Airport Commission
Balance Sheet
As of December 31, 2025 and 2024

Liabilities and Stockholders' Equity

	2025	2024
Current Liabilities		
Fica Taxes Payable	$ 1,489.56	$ 963.75
FWH Taxes Payable	1,509.05	1,287.78
SWH Taxes Payable	465.74	393.95
State Unemployment Payable	(465.17)	(521.17)
Total Current Liabilities	2,999.18	2,124.31
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	2,999.18	2,124.31
Stockholders' Equity		
Capital Contributions	5,873,332.23	6,419,457.28
Retained Earnings	(1,472.22)	(1,472.22)
Current Earnings	172,790.86	(546,125.05)
Total Stockholders' Equity	6,044,650.87	5,871,860.01
Total Liabilities and Stockholders' Equity	$ 6,047,650.05	$ 5,873,984.32

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
For the One Month and Twelve Months Ended December 31, 2025

	One Month Ended December 31, 2025	Twelve Months Ended December 31, 2025
Sales		
Grant Revenue-City of Jonesboro	$ 0.00	$ 827,263.00
Hanger Revenue - FBO	45,228.25	482,115.00
Fuel Flowage	8,383.50	101,559.30
HANGER-FOWLER FOODS	1,145.04	13,740.48
Hangar Land Lease	884.16	24,109.92
HANGER-HYTROL	5,135.42	61,625.04
Total Sales	60,776.37	1,510,412.74
Cost of Goods Sold		
Grounds	637.02	43,165.93
Hanger Expense-FBO	489.27	25,050.37
T-Hanger Expense	0.00	294.18
Flight Service Station	0.00	1,998.46
Fire Rescue Building Expense	0.00	5,991.22
Sharp Aviation Expense	0.00	3,388.41
Old Terminal Bldg - CAP	0.00	1,720.17
Beacon & Field Lights	0.00	1,481.03
Total Cost of Goods Sold	1,126.29	83,089.77
Gross Profit	59,650.08	1,427,322.97
Operating Expenses		
Dues/Subscriptions	0.00	55.00
Insurance	0.00	35,670.00
Insurance - Medical	17,816.99	30,040.56
Insurance - Fire	0.00	106,751.00
Office Expense	642.99	2,332.47
Outside Services	52.00	52.00
Payroll Taxes	854.01	10,888.55
Postage	0.00	275.90
Repairs/Maintenance	2,792.01	2,792.01
Salaries - Manager	7,275.65	94,092.45
Salaries - Other	4,225.00	51,554.50
Supplies	0.00	336.11
Telephone	288.82	3,418.50
Meetings/Travel	0.00	2,452.94
Meals/Entertainment	0.00	258.28
Utilities	285.53	285.53
Legal & Accounting	750.00	15,150.00
Total Operating Expenses	34,983.00	356,405.80
Operating Income (Loss)	24,667.08	1,070,917.17
Other Income (Expenses)		
Grant Revenue-State Sales Tax	5,117.64	66,843.24
Grant Revenue-Federal Grants	1,520,776.43	2,171,470.96
Grant Revenue- State Grants	0.00	36,158.64
Interest Income	17,707.64	224,684.65
Grant Project Expenditures	(1,350,254.71)	(3,391,283.80)
Runways	0.00	(6,000.00)
Total Other Income (Expenses)	193,347.00	(898,126.31)

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
For the One Month and Twelve Months Ended December 31, 2025

	One Month Ended December 31, 2025	Twelve Months Ended December 31, 2025
Net Income (Loss)	$ 218,014.08	$ 172,790.86

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
Twelve Months Ended December 31, 2025 and 2024

	Twelve Months Ended December 31, 2025	Twelve Months Ended December 31, 2024
Sales		
Grant Revenue-City of Jonesboro	$ 827,263.00	$ 150,525.00
Hanger Revenue - FBO	482,115.00	470,817.24
Fuel Flowage	101,559.30	93,578.10
HANGER-FOWLER FOODS	13,740.48	13,740.48
Hangar Land Lease	24,109.92	86,645.82
HANGER-HYTROL	61,625.04	61,625.04
Total Sales	1,510,412.74	876,931.68
Cost of Goods Sold		
Grounds	43,165.93	30,651.55
Hanger Expense-FBO	25,050.37	18,391.02
T-Hanger Expense	294.18	209.58
Flight Service Station	1,998.46	1,561.95
Fire Rescue Building Expense	5,991.22	5,591.96
Sharp Aviation Expense	3,388.41	460.10
Old Terminal Bldg - CAP	1,720.17	0.00
Beacon & Field Lights	1,481.03	0.00
Total Cost of Goods Sold	83,089.77	56,866.16
Gross Profit	1,427,322.97	820,065.52
Operating Expenses		
Dues/Subscriptions	55.00	55.00
Insurance	35,670.00	11,598.00
Insurance - Medical	30,040.56	11,778.72
Insurance - Fire	106,751.00	121,855.00
Office Expense	2,332.47	2,854.35
Outside Services	52.00	59.03
Payroll Taxes	10,888.55	9,254.74
Postage	275.90	226.00
Repairs/Maintenance	2,792.01	0.00
Salaries - Manager	94,092.45	87,024.06
Salaries - Other	51,554.50	37,067.50
Supplies	336.11	304.25
Taxes/License	0.00	110.00
Telephone	3,418.50	3,632.43
Meetings/Travel	2,452.94	2,300.34
Meals/Entertainment	258.28	147.37
Utilities	285.53	0.00
Legal & Accounting	15,150.00	10,150.00
Total Operating Expenses	356,405.80	298,416.79
Operating Income (Loss)	1,070,917.17	521,648.73
Other Income (Expenses)		
Grant Revenue-Federal Grants	2,171,470.96	0.00
Grant Revenue- State Grants	36,158.64	0.00
Interest Income	224,684.65	251,714.88
Grant Revenue-State Sales Tax	66,843.24	3,123,898.09
Grant Project Expenditures	(3,391,283.80)	(4,443,386.75)
Runways	(6,000.00)	0.00
Total Other Income (Expenses)	(898,126.31)	(1,067,773.78)

No assurance is provided.

Jonesboro Airport Commission
Statement of Revenues & Expenses - Tax Basis
Twelve Months Ended December 31, 2025 and 2024

	Twelve Months Ended December 31, 2025	Twelve Months Ended December 31, 2024
Net Income (Loss)	$ 172,790.86	$ (546,125.05)

No assurance is provided.

10563J - Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - December 31, 2025

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1020 Cash - Centennial Bank 503461691				(53.44)		
01/31/25	1		Cash Disbursements		(160,567.06)	
01/31/25	2		Cash Receipts		160,362.22	
			Totals for 01/31/25		(204.84)	(258.28)
02/01/25	P89		Payroll Journal Entry		(5,500.00)	
02/28/25	1		Cash Disbursements		(316,737.00)	
02/28/25	2		Cash Receipts		320,304.85	
			Totals for 02/28/25		(1,932.15)	(2,190.43)
03/31/25	1		Cash Disbursements		(80,117.41)	
03/31/25	2		Cash Receipts		81,557.84	
			Totals for 03/31/25		1,440.43	(750.00)
04/30/25	1		Cash Disbursements		(229,206.40)	
04/30/25	2		Cash Receipts		229,650.96	
			Totals for 04/30/25		444.56	(305.44)
05/31/25	1		Cash Disbursements		(84,180.75)	
05/31/25	2		Cash Receipts		84,366.28	
			Totals for 05/31/25		185.53	(119.91)
06/30/25	1		Cash Disbursements		(269,335.09)	
06/30/25	2		Cash Receipts		269,400.00	
			Totals for 06/30/25		64.91	(55.00)
07/31/25	1		Cash Disbursements		(1,715,303.27)	
07/31/25	2		Cash Receipts		1,714,757.35	
			Totals for 07/31/25		(545.92)	(600.92)
08/31/25	1		Cash Disbursements		(347,021.69)	
08/31/25	2		Cash Receipts		347,322.94	
			Totals for 08/31/25		301.25	(299.67)
09/30/25	1		Cash Disbursements		(160,966.02)	
09/30/25	2		Cash Receipts		160,797.17	
			Totals for 09/30/25		(168.85)	(468.52)
10/31/25	1		Cash Disbursements		(644,987.44)	
10/31/25	2		Cash Receipts		644,948.51	
			Totals for 10/31/25		(38.93)	(507.45)
11/30/25	1		Cash Disbursements		(275,101.73)	
11/30/25	2		Cash Receipts		274,467.71	
			Totals for 11/30/25		(634.02)	(1,141.47)
12/31/25	1		Cash Disbursements		(1,881,711.10)	
12/31/25	2		Cash Receipts		1,881,314.82	
			Totals for 12/31/25		(396.28)	(1,537.75)
			Totals for 1020		(1,484.31)	(1,537.75)
1021 Cash - Centennial Insurance 503461721				250,718.99		
01/31/25			Interest Income		690.13	
01/31/25	Cash Sweeps				(718.99)	
			Totals for 01/31/25		(28.86)	250,690.13
02/03/25	CashSweeps		Cash Sweeps		(690.13)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/28/25			Interest Income		623.41	
			Totals for 02/28/25		(66.72)	250,623.41
03/31/25			Interest Income		690.18	
03/31/25	Cash Sweeps		Cash Sweeps		(623.41)	
			Totals for 03/31/25		66.77	250,690.18
04/30/25			Interest Income		667.81	
04/30/25	Cash Sweeps		Cash Sweeps		(690.18)	
			Totals for 04/30/25		(22.37)	250,667.81
05/01/25	Cash Sweeps		Cash Sweeps		(667.81)	
05/13/25	1208		xfer to new FNB Acct		(4,704,296.93)	
05/16/25			Cash Sweeps		4,704,296.93	
05/31/25			Interest Deposit		690.07	
			Totals for 05/31/25		22.26	250,690.07
06/06/25	xfer				(258,244.10)	
06/30/25			Interest Income		111.36	
06/30/25	Cash Sweeps		Cash Sweeps		8,244.10	
06/30/25	Cash Sweeps		Cash Sweeps		(690.07)	
			Totals for 06/30/25		(250,578.71)	111.36
07/01/25	Cash Sweeps		Cash Sweeps		5.64	
07/31/25			Interest Income		0.32	
			Totals for 07/31/25		5.96	117.32
08/31/25			Interest Income		0.32	
			Totals for 08/31/25		0.32	117.64
09/30/25			Interest Income		0.30	
			Totals for 09/30/25		0.30	117.94
10/31/25			Interest Income		0.30	
			Totals for 10/31/25		0.30	118.24
11/30/25			Interest Deposit		0.27	
			Totals for 11/30/25		0.27	118.51
12/31/25			Interest Income		0.26	
			Totals for 12/31/25		0.26	118.77
			Totals for 1021		(250,600.22)	118.77
1023 Cash-Centennial x8092				0.00		
01/13/25	1093		Mohsen Design Group, Inc		(1,500.00)	
01/31/25	Cash Sweeps				1,500.00	
			Totals for 01/31/25		0.00	0.00
02/13/25	12633		xfer to Projects acct		210,827.96	
02/26/25	12646		xfer to Projects acct		34,000.00	
02/28/25	1		Cash Disbursements		(278,827.96)	
			Totals for 02/28/25		(34,000.00)	(34,000.00)
03/31/25			Cash Sweeps		34,000.00	
			Totals for 03/31/25		34,000.00	0.00
05/20/25	1100		Olympus Construction		(1,345.17)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 05/31/25		(1,345.17)	(1,345.17)
06/06/25	xfer				258,244.10	
06/30/25	1		Cash Disbursements		(495,013.18)	
06/30/25	2		Cash Receipts		215,967.98	
			Totals for 06/30/25		(20,801.10)	(22,146.27)
07/10/25	12735		xfer		441,573.80	
07/30/25	12745		xfer		99,092.94	
07/31/25	1		Cash Disbursements		(1,106,936.71)	
07/31/25	Cash Sweeps		Cash Sweeps		489,323.30	
			Totals for 07/31/25		(76,946.67)	(99,092.94)
08/14/25	12759		xfer		150,363.90	
08/31/25			Cash Sweeps		249,456.49	
08/31/25	1		Cash Disbursements		(300,727.45)	
			Totals for 08/31/25		99,092.94	0.00
09/08/25	12767		Jonesboro Airport Commission- EDA RFR #4		75,493.56	
09/30/25			Cash Sweeps		75,493.56	
09/30/25	1		Cash Disbursements		(150,987.12)	
			Totals for 09/30/25		0.00	0.00
10/24/25	1127		Olympus Construction, Inc		(563,718.34)	
10/24/25	1128		AR Democrat Gazette		(408.20)	
10/24/25	12791		Jonesboro Airport Commission		563,718.34	
10/31/25	Cash Sweeps		Cash Sweeps Out		(563,718.34)	
10/31/25	Cash Sweeps		Cash Sweeps In		564,126.54	
			Totals for 10/31/25		0.00	0.00
11/01/25	12797		xfer to x8092		242,739.45	
11/30/25			Cash Sweeps		242,739.45	
11/30/25	1		Cash Disbursements		(485,478.90)	
			Totals for 11/30/25		0.00	0.00
12/10/25	12821		Jonesboro Airport Commission		285,105.00	
12/31/25			Cash Sweeps		244,069.50	
12/31/25	1		Cash Disbursements		(571,710.00)	
			Totals for 12/31/25		(42,535.50)	(42,535.50)
			Totals for 1023		(42,535.50)	(42,535.50)
1026 Cash- First Natl Bank 4531				0.00		
05/13/25	1208		FNB opening balance- xfer from FNB		4,704,296.93	
05/31/25			Interest Deposit		9,311.93	
			Totals for 05/31/25		4,713,608.86	4,713,608.86
06/30/25			Interest Income		16,465.34	
			Totals for 06/30/25		16,465.34	4,730,074.20
07/31/25			Interest Income		17,073.62	
			Totals for 07/31/25		17,073.62	4,747,147.82
08/31/25			Interest Income		17,135.26	
			Totals for 08/31/25		17,135.26	4,764,283.08
09/30/25			Interest Income		16,185.51	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
				Totals for 09/30/25		16,185.51	4,780,468.59
10/31/25			Interest Income			16,142.26	
				Totals for 10/31/25		16,142.26	4,796,610.85
11/30/25			Interest Income			14,784.08	
				Totals for 11/30/25		14,784.08	4,811,394.93
12/31/25			Interest Income			13,684.78	
12/31/25	1		Cash Disbursements			(1,063,649.71)	
				Totals for 12/31/25		(1,049,964.93)	3,761,430.00
				Totals for 1026		3,761,430.00	3,761,430.00
1030 Investment Account-50-3461-21-2					4,649,655.79		
01/31/25			Interest Income			13,843.37	
01/31/25	Cash Sweeps					718.99	
				Totals for 01/31/25		14,562.36	4,664,218.15
02/03/25	CashSweeps		Cash Sweeps			690.13	
02/28/25			Interest Income			11,932.22	
				Totals for 02/28/25		12,622.35	4,676,840.50
03/31/25			Interest Income			12,928.07	
03/31/25	Cash Sweeps		Cash Sweeps			623.41	
				Totals for 03/31/25		13,551.48	4,690,391.98
04/30/25			Interest Income			12,546.96	
04/30/25	Cash Sweeps		Cash Sweeps			690.18	
				Totals for 04/30/25		13,237.14	4,703,629.12
05/01/25	Cash Sweeps		Cash Sweeps			667.81	
05/16/25			Cash Sweeps			(4,704,296.93)	
05/30/25			Interest Income			7,554.03	
				Totals for 05/31/25		(4,696,075.09)	7,554.03
06/30/25			Interest Income			5.64	
06/30/25	Cash Sweeps		Cash Sweeps			(8,244.10)	
06/30/25	Cash Sweeps		Cash Sweeps			690.07	
				Totals for 06/30/25		(7,548.39)	5.64
07/01/25	Cash Sweeps		Cash Sweeps			(5.64)	
				Totals for 07/31/25		(5.64)	0.00
				Totals for 1030		(4,649,655.79)	0.00
1032 Investment Account-50-3461-91-5					965,232.29		
01/31/25			Interest Income			3,052.17	
01/31/25	Cash Sweeps					146,107.67	
01/31/25	Cash Sweeps					(13,564.35)	
				Totals for 01/31/25		135,595.49	1,100,827.78
02/28/25			Interest Income			2,678.38	
02/28/25			Cash Sweeps			(259,363.36)	
02/28/25	CashSweeps		Cash Sweeps			48,250.44	
				Totals for 02/28/25		(208,434.54)	892,393.24
03/31/25			Interest Income			2,537.72	

10563J - Jonesboro Airport Commission
General Ledger - Period Subtotals
January 1, 2025 - December 31, 2025

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
03/31/25			Cash Sweeps			(24,125.57)	
03/31/25	Cash Sweeps		Cash Sweeps			52,028.82	
				Totals for 03/31/25		30,440.97	922,834.21
04/30/25			Interest Income			2,409.48	
04/30/25			Cash Sweeps			(167,364.89)	
04/30/25	Cash Sweeps		Cash Sweeps			55,858.46	
				Totals for 04/30/25		(109,096.95)	813,737.26
05/30/25			Interest Income			2,323.96	
05/31/25			Cash Sweeps			(22,981.44)	
05/31/25	Cash Sweeps		Cash Sweeps			58,116.51	
				Totals for 05/31/25		37,459.03	851,196.29
06/30/25			Interest Income			2,429.04	
06/30/25	Cash Sweeps		Cash Sweeps			253,503.65	
06/30/25	Cash Sweeps		Cash Sweeps			(14,842.43)	
				Totals for 06/30/25		241,090.26	1,092,286.55
07/31/25			Interest Income			4,040.65	
07/31/25	Cash Sweeps		Cash Sweeps			1,156,424.09	
07/31/25	Cash Sweeps		Cash Sweeps			(551,889.99)	
				Totals for 07/31/25		608,574.75	1,700,861.30
08/31/25			Interest Income			4,561.74	
08/31/25			Cash Sweeps			(165,639.66)	
08/31/25	Cash Sweeps		Cash Sweeps			161,323.10	
				Totals for 08/31/25		245.18	1,701,106.48
09/30/25			Interest Income			4,530.09	
09/30/25			Cash Sweeps			(90,353.84)	
09/30/25	Cash Sweeps		Cash Sweeps			70,443.33	
				Totals for 09/30/25		(15,380.42)	1,685,726.06
10/31/25			Interest Income			4,486.44	
10/31/25	Cash Sweeps		Cash Sweeps In			(168.85)	
10/31/25	Cash Sweeps		Cash Sweeps In			(2,405.88)	
10/31/25	Cash Sweeps		Cash Sweeps In			(250.00)	
10/31/25	Cash Sweeps		Cash Sweeps In			(3,162.13)	
10/31/25	Cash Sweeps		Cash Sweeps In			(563,718.34)	
10/31/25	Cash Sweeps		Cash Sweeps In			(5,000.00)	
10/31/25	Cash Sweeps		Cash Sweeps In			(2,450.13)	
10/31/25	Cash Sweeps		Cash Sweeps In			(5,776.31)	
10/31/25	Cash Sweeps		Cash Sweeps In			(68.48)	
10/31/25	Cash Sweeps		Cash Sweeps In			(751.29)	
10/31/25	Cash Sweeps		Cash Sweeps Out			10,248.58	
10/31/25	Cash Sweeps		Cash Sweeps Out			30,082.43	
10/31/25	Cash Sweeps		Cash Sweeps Out			1,145.04	
10/31/25	Cash Sweeps		Cash Sweeps Out			884.16	
10/31/25	Cash Sweeps		Cash Sweeps Out			13,678.07	
				Totals for 10/31/25		(523,226.69)	1,162,499.37
11/30/25			Interest Income			2,441.01	
11/30/25			Cash Sweeps			(218,088.75)	
11/30/25	Cash Sweeps		Cash Sweeps			17,951.64	
				Totals for 11/30/25		(197,696.10)	964,803.27
12/31/25			Interest Income			3,576.65	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
12/31/25			Cash Sweeps			(294,644.38)	
12/31/25	Cash Sweeps		Cash Sweeps			1,560,822.49	
				Totals for 12/31/25		1,269,754.76	2,234,558.03
				Totals for 1032		1,269,325.74	2,234,558.03
1035 Investment Account-0924					8,430.69		
01/31/25			Interest Income			25.07	
01/31/25	Cash Sweeps					(1,500.00)	
				Totals for 01/31/25		(1,474.93)	6,955.76
02/28/25			Interest Income			24.10	
02/28/25	CashSweeps		Cash Sweeps			34,000.02	
				Totals for 02/28/25		34,024.12	40,979.88
03/31/25			Interest Income			31.41	
03/31/25			Cash Sweeps			(34,000.00)	
				Totals for 03/31/25		(33,968.59)	7,011.29
04/30/25			Interest Income			18.73	
				Totals for 04/30/25		18.73	7,030.02
05/30/25			Interest Income			19.42	
				Totals for 05/31/25		19.42	7,049.44
06/30/25			Interest Income			313.52	
06/30/25	Cash Sweeps		Cash Sweeps			283,735.10	
06/30/25	Cash Sweeps		Cash Sweeps			(190,476.98)	
				Totals for 06/30/25		93,571.64	100,621.08
07/31/25			Interest Income			495.51	
07/31/25	Cash Sweeps		Cash Sweeps			(489,323.30)	
07/31/25	Cash Sweeps		Cash Sweeps			540,666.74	
				Totals for 07/31/25		51,838.95	152,460.03
08/31/25			Interest Income			332.25	
08/31/25			Cash Sweeps			(249,456.49)	
08/31/25	Cash Sweeps		Cash Sweeps			150,363.90	
				Totals for 08/31/25		(98,760.34)	53,699.69
09/30/25			Interest Income			170.53	
09/30/25			Cash Sweeps			(75,493.56)	
09/30/25	Cash Sweeps		Cash Sweeps			75,493.56	
				Totals for 09/30/25		170.53	53,870.22
10/31/25			Interest Income			299.44	
10/31/25	Cash Sweeps		Cash Sweeps Out			563,718.34	
10/31/25	Cash Sweeps		Cash Sweeps In			(563,718.34)	
10/31/25	Cash Sweeps		Cash Sweeps In			(408.20)	
				Totals for 10/31/25		(108.76)	53,761.46
11/30/25			Interest Income			373.59	
11/30/25			Cash Sweeps			(242,739.45)	
11/30/25	Cash Sweeps		Cash Sweeps			242,739.45	
				Totals for 11/30/25		373.59	54,135.05
12/31/25			Interest Income			445.95	
12/31/25			Cash Sweeps			(244,069.50)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/31/25	Cash Sweeps		Cash Sweeps		285,105.00	
			Totals for 12/31/25		41,481.45	95,616.50
			Totals for 1035		87,185.81	95,616.50
3040 Fica Taxes Payable				(963.75)		
01/01/25	P89		Payroll Journal Entry		(1,241.52)	
01/15/25	eftps		Internal Revenue Service		1,180.48	
			Totals for 01/31/25		(61.04)	(1,024.79)
02/01/25	P89		Payroll Journal Entry		(2,891.58)	
02/15/25	eftps		Internal Revenue Service		1,242.42	
			Totals for 02/28/25		(1,649.16)	(2,673.95)
03/01/25	P89		Payroll Journal Entry		(1,673.58)	
03/15/25	eftps		Internal Revenue Service		2,891.58	
			Totals for 03/31/25		1,218.00	(1,455.95)
04/01/25	P89		Payroll Journal Entry		(2,285.60)	
04/15/25	eftps		Internal Revenue Service		1,673.60	
			Totals for 04/30/25		(612.00)	(2,067.95)
05/01/25	P89		Payroll Journal Entry		(1,781.48)	
05/15/25	eftps		Internal Revenue Service		2,285.60	
			Totals for 05/31/25		504.12	(1,563.83)
06/01/25	P89		Payroll Journal Entry		(1,641.46)	
06/15/25	eftps		Internal Revenue Service		1,781.47	
			Totals for 06/30/25		140.01	(1,423.82)
07/01/25	P89		Payroll Journal Entry		(1,888.96)	
07/15/25	eftps		Internal Revenue Service		1,641.48	
			Totals for 07/31/25		(247.48)	(1,671.30)
08/01/25	P89		Payroll Journal Entry		(1,956.66)	
08/15/25	eftps		Internal Revenue Service		1,889.76	
			Totals for 08/31/25		(66.90)	(1,738.20)
09/01/25	P89		Payroll Journal Entry		(1,610.46)	
09/15/25	eftps		Internal Revenue Service		1,956.66	
			Totals for 09/30/25		346.20	(1,392.00)
10/01/25	P89		Payroll Journal Entry		(1,491.96)	
10/15/25	eftps		Internal Revenue Service		1,610.50	
			Totals for 10/31/25		118.54	(1,273.46)
11/01/25	P89		Payroll Journal Entry		(1,493.82)	
11/15/25	eftps		Internal Revenue Service		1,491.92	
			Totals for 11/30/25		(1.90)	(1,275.36)
12/01/25	P89		Payroll Journal Entry		(1,708.02)	
12/15/25	eftps		Internal Revenue Service		1,493.82	
			Totals for 12/31/25		(214.20)	(1,489.56)
			Totals for 3040		(525.81)	(1,489.56)
3050 FWH Taxes Payable				(1,287.78)		
01/01/25	P89		Payroll Journal Entry		(902.01)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
01/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 01/31/25		0.00	(1,287.78)
02/01/25	P89		Payroll Journal Entry		(1,815.50)	
02/15/25	eftps		Internal Revenue Service		902.01	
			Totals for 02/28/25		(913.49)	(2,201.27)
03/01/25	P89		Payroll Journal Entry		(1,255.10)	
03/15/25	eftps		Internal Revenue Service		1,815.50	
			Totals for 03/31/25		560.40	(1,640.87)
04/01/25	P89		Payroll Journal Entry		(1,338.26)	
04/15/25	eftps		Internal Revenue Service		1,255.09	
			Totals for 04/30/25		(83.17)	(1,724.04)
05/01/25	P89		Payroll Journal Entry		(962.50)	
05/15/25	eftps		Internal Revenue Service		1,338.26	
			Totals for 05/31/25		375.76	(1,348.28)
06/01/25	P89		Payroll Journal Entry		(960.19)	
06/15/25	eftps		Internal Revenue Service		962.50	
			Totals for 06/30/25		2.31	(1,345.97)
07/01/25	P89		Payroll Journal Entry		(1,121.93)	
07/15/25	eftps		Internal Revenue Service		960.18	
			Totals for 07/31/25		(161.75)	(1,507.72)
08/01/25	P89		Payroll Journal Entry		(1,166.18)	
08/15/25	eftps		Internal Revenue Service		1,121.93	
			Totals for 08/31/25		(44.25)	(1,551.97)
09/01/25	P89		Payroll Journal Entry		(1,121.78)	
09/15/25	eftps		Internal Revenue Service		1,166.18	
			Totals for 09/30/25		44.40	(1,507.57)
10/01/25	P89		Payroll Journal Entry		(1,040.74)	
10/15/25	eftps		Internal Revenue Service		1,121.76	
			Totals for 10/31/25		81.02	(1,426.55)
11/01/25	P89		Payroll Journal Entry		(1,042.01)	
11/15/25	eftps		Internal Revenue Service		1,040.76	
			Totals for 11/30/25		(1.25)	(1,427.80)
12/01/25	P89		Payroll Journal Entry		(1,123.26)	
12/15/25	eftps		Internal Revenue Service		1,042.01	
			Totals for 12/31/25		(81.25)	(1,509.05)
			Totals for 3050		(221.27)	(1,509.05)
3060 SWH Taxes Payable				(393.95)		
01/01/25	P89		Payroll Journal Entry		(367.52)	
01/15/25	atap		Department of Finance and Administration		358.57	
			Totals for 01/31/25		(8.95)	(402.90)
02/01/25	P89		Payroll Journal Entry		(669.18)	
02/15/25	atap		Department of Finance and Administration		367.52	
			Totals for 02/28/25		(301.66)	(704.56)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/01/25	P89		Payroll Journal Entry		(443.54)	
03/15/25	atap		Department of Finance and Administration		669.18	
			Totals for 03/31/25		225.64	(478.92)
04/01/25	P89		Payroll Journal Entry		(523.36)	
04/15/25	atap		Department of Finance and Administration		443.54	
			Totals for 04/30/25		(79.82)	(558.74)
05/01/25	P89		Payroll Journal Entry		(430.80)	
05/15/25	atap		Department of Finance and Administration		523.36	
			Totals for 05/31/25		92.56	(466.18)
06/01/25	P89		Payroll Journal Entry		(418.61)	
06/15/25	atap		Department of Finance and Administration		430.80	
			Totals for 06/30/25		12.19	(453.99)
07/01/25	P89		Payroll Journal Entry		(441.46)	
07/15/25	atap		Department of Finance and Administration		418.61	
			Totals for 07/31/25		(22.85)	(476.84)
08/01/25	P89		Payroll Journal Entry		(458.72)	
08/15/25	atap		Department of Finance and Administration		441.46	
			Totals for 08/31/25		(17.26)	(494.10)
09/01/25	P89		Payroll Journal Entry		(429.87)	
09/15/25	atap		Department of Finance and Administration		458.72	
			Totals for 09/30/25		28.85	(465.25)
10/01/25	P89		Payroll Journal Entry		(399.64)	
10/15/25	atap		Department of Finance and Administration		429.87	
			Totals for 10/31/25		30.23	(435.02)
11/01/25	P89		Payroll Journal Entry		(400.13)	
11/15/25	atap		Department of Finance and Administration		399.64	
			Totals for 11/30/25		(0.49)	(435.51)
12/01/25	P89		Payroll Journal Entry		(430.36)	
12/15/25	atap		Department of Finance and Administration		400.13	
			Totals for 12/31/25		(30.23)	(465.74)
			Totals for 3060		(71.79)	(465.74)
3080 State Unemployment Payable				521.17		
01/01/25	P89		Payroll Journal Entry		(16.23)	
			Totals for 01/31/25		(16.23)	504.94
02/01/25	P89		Payroll Journal Entry		(10.47)	
			Totals for 02/28/25		(10.47)	494.47
03/01/25	P89		Payroll Journal Entry		(6.00)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 03/31/25		(6.00)	488.47
04/01/25	P89		Payroll Journal Entry		(7.60)	
			Totals for 04/30/25		(7.60)	480.87
05/01/25	P89		Payroll Journal Entry		(7.61)	
			Totals for 05/31/25		(7.61)	473.26
06/01/25	P89		Payroll Journal Entry		(5.53)	
			Totals for 06/30/25		(5.53)	467.73
07/01/25	P89		Payroll Journal Entry		(2.56)	
			Totals for 07/31/25		(2.56)	465.17
			Totals for 3080		(56.00)	465.17
5010	City Water & Light			(5,954,631.86)		
			Totals for 5010		0.00	(5,954,631.86)
5013	Federal/State Grants			1,472.22		
			Totals for 5013		0.00	1,472.22
5030	Beg Retained Earnings			81,299.63		
			Totals for 5030		0.00	81,299.63
6001	Grant Revenue-City of Jonesboro			0.00		
01/23/25			City of Jonesboro- 2025 Annual City Contribution		(70,000.00)	
			Totals for 01/31/25		(70,000.00)	(70,000.00)
06/23/25			City of Jonesboro		(25,491.00)	
			Totals for 06/30/25		(25,491.00)	(95,491.00)
07/08/25			FAA/City of Jonesboro- Rwy Strengthening Grant		(687,000.00)	
07/22/25			FAA/City of Jonesboro		(35,284.00)	
			Totals for 07/31/25		(722,284.00)	(817,775.00)
08/08/25			FAA/City of Jbr		(9,488.00)	
			Totals for 08/31/25		(9,488.00)	(827,263.00)
			Totals for 6001		(827,263.00)	(827,263.00)
6002	Grant Revenue-State Sales Tax			0.00		
01/24/25			State of AR- local use & sales tax		(2,354.50)	
01/24/25			State of AR- local use & sales tax		(2,354.50)	
			Totals for 01/31/25		(4,709.00)	(4,709.00)
02/25/25			State of AR- local use & sales tax		(2,559.96)	
02/25/25			State of AR- local use & sales tax		(2,559.96)	
			Totals for 02/28/25		(5,119.92)	(9,828.92)
03/25/25			State of AR		(2,186.55)	
03/25/25			State of AR		(2,186.55)	
			Totals for 03/31/25		(4,373.10)	(14,202.02)
04/24/25			State of AR		(2,650.10)	
04/24/25			State of AR		(2,650.10)	
			Totals for 04/30/25		(5,300.20)	(19,502.22)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
05/23/25			State of AR		(2,714.36)	
05/23/25			State of AR		(2,714.36)	
			Totals for 05/31/25		(5,428.72)	(24,930.94)
06/25/25			State of AR		(2,159.47)	
06/25/25			State of AR		(2,159.47)	
			Totals for 06/30/25		(4,318.94)	(29,249.88)
07/24/25			State of AR- local use & sales tax		(2,129.96)	
07/24/25			State of AR- local use & sales tax		(2,129.96)	
			Totals for 07/31/25		(4,259.92)	(33,509.80)
08/25/25			State of AR		(2,479.36)	
08/25/25			State of AR		(2,479.36)	
			Totals for 08/31/25		(4,958.72)	(38,468.52)
09/02/25			ADA St of AR- State Grant #4405-25		(7,937.00)	
09/25/25			State of AR- local use & sales tax		(2,622.38)	
09/25/25			State of AR- local use & sales tax		(2,622.38)	
			Totals for 09/30/25		(13,181.76)	(51,650.28)
10/25/25			State of AR- local sales & use tax		(2,597.80)	
10/25/25			State of AR- local sales & use tax		(2,598.78)	
			Totals for 10/31/25		(5,196.58)	(56,846.86)
11/26/25			State of AR- Local Use & Sales tax		(2,439.37)	
11/26/25			State of AR- Local Use & Sales tax		(2,439.37)	
			Totals for 11/30/25		(4,878.74)	(61,725.60)
12/24/25			State of AR- Local Use & Sales tax		(2,558.82)	
12/24/25			State of AR- Local Use & Sales tax		(2,558.82)	
			Totals for 12/31/25		(5,117.64)	(66,843.24)
			Totals for 6002		(66,843.24)	(66,843.24)
6004 Grant Revenue-Federal Grants				0.00		
06/27/25			NOAA Treas		(194,353.46)	
			Totals for 06/30/25		(194,353.46)	(194,353.46)
07/11/25			NOAA Treas- EDA Grant Term Bldg		(129,059.55)	
07/24/25			NOAA Treas- EDA Grant Term		(216,990.68)	
			Totals for 07/31/25		(346,050.23)	(540,403.69)
08/28/25			NOAA Treas		(110,290.84)	
			Totals for 08/31/25		(110,290.84)	(650,694.53)
12/15/25			NOAA Treas- EDA Grant Term		(705,561.08)	
12/19/25			NOAA Treas- EDA Grant Term		(251,043.35)	
12/23/25			FAA/City of Jonesboro- Runway Extension		(445,618.00)	
12/23/25			FAA/City of Jonesboro- Runway Extension		(118,554.00)	
			Totals for 12/31/25		(1,520,776.43)	(2,171,470.96)
			Totals for 6004		(2,171,470.96)	(2,171,470.96)
6005 Grant Revenue- State Grants				0.00		
07/16/25			ADA State of AR		(36,158.64)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 07/31/25		(36,158.64)	(36,158.64)
			Totals for 6005		(36,158.64)	(36,158.64)
6010 Hanger Revenue - FBO				0.00		
01/02/25			AR Air Center- FBO Lease Rent		(35,124.25)	
01/16/25			Edmonds AV- Hgr #20 Lease Rent		(5,052.00)	
			Totals for 01/31/25		(40,176.25)	(40,176.25)
02/03/25			AR Air Center		(35,124.25)	
02/10/25			Edmonds AV		(5,052.00)	
			Totals for 02/28/25		(40,176.25)	(80,352.50)
03/04/25			AR Air Center		(35,124.25)	
03/12/25			Edmonds AV		(5,052.00)	
			Totals for 03/31/25		(40,176.25)	(120,528.75)
04/03/25			AR Air Center		(35,124.25)	
04/22/25			Edmonds AV		(5,052.00)	
			Totals for 04/30/25		(40,176.25)	(160,705.00)
05/05/25			AR Air Center		(35,124.25)	
05/19/25			Edmonds AV		(5,052.00)	
			Totals for 05/31/25		(40,176.25)	(200,881.25)
06/03/25			AR Air Center		(35,124.25)	
06/20/25			Edmonds AV		(5,052.00)	
			Totals for 06/30/25		(40,176.25)	(241,057.50)
07/02/25			AR Air Center		(35,124.25)	
07/16/25			Edmonds AV		(5,052.00)	
			Totals for 07/31/25		(40,176.25)	(281,233.75)
08/04/25			AR Air Center		(35,124.25)	
08/11/25			Edmonds AV		(5,052.00)	
			Totals for 08/31/25		(40,176.25)	(321,410.00)
09/02/25			AR Air Center		(35,124.25)	
09/18/25			Edmonds AV		(5,052.00)	
			Totals for 09/30/25		(40,176.25)	(361,586.25)
10/02/25			AR AIr Center		(35,124.25)	
10/24/25			Edmonds AV		(5,052.00)	
			Totals for 10/31/25		(40,176.25)	(401,762.50)
11/03/25			AR Air Center- FBO Lease Rent		(35,124.25)	
			Totals for 11/30/25		(35,124.25)	(436,886.75)
12/02/25			AR Air Center		(35,124.25)	
12/10/25			Edmonds AV		(5,052.00)	
12/10/25			Edmonds AV		(5,052.00)	
			Totals for 12/31/25		(45,228.25)	(482,115.00)
			Totals for 6010		(482,115.00)	(482,115.00)
6015 Fuel Flowage				0.00		
01/23/25			Titan AV Fuels- 12/2024 Fuel flowage		(8,178.00)	
			Totals for 01/31/25		(8,178.00)	(8,178.00)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/24/25			Titan AV Fuels		(8,480.70)	
			Totals for 02/28/25		(8,480.70)	(16,658.70)
03/18/25			Titan AV Fuels		(5,718.30)	
			Totals for 03/31/25		(5,718.30)	(22,377.00)
04/22/25			Titan AV Fuels		(9,645.00)	
			Totals for 04/30/25		(9,645.00)	(32,022.00)
05/19/25			Titan AV Fuels		(8,615.25)	
			Totals for 05/31/25		(8,615.25)	(40,637.25)
06/26/25			Titan AV Fuels		(8,544.30)	
			Totals for 06/30/25		(8,544.30)	(49,181.55)
07/21/25			July deposits		(6,773.70)	
			Totals for 07/31/25		(6,773.70)	(55,955.25)
08/22/25			Titan AV Fuels		(9,545.85)	
			Totals for 08/31/25		(9,545.85)	(65,501.10)
09/18/25			Titan AV Fuels		(9,920.70)	
			Totals for 09/30/25		(9,920.70)	(75,421.80)
10/20/25			Titan AV Fuels		(8,542.65)	
			Totals for 10/31/25		(8,542.65)	(83,964.45)
11/26/25			Titan AV Fuels- Fuel Flowage fee		(9,211.35)	
			Totals for 11/30/25		(9,211.35)	(93,175.80)
12/23/25			Titan AV Fuels		(8,383.50)	
			Totals for 12/31/25		(8,383.50)	(101,559.30)
			Totals for 6015		(101,559.30)	(101,559.30)
6016 HANGER-FOWLER FOODS				0.00		
01/07/25			Fowler Foods- Hgr Land Lease		(1,145.04)	
			Totals for 01/31/25		(1,145.04)	(1,145.04)
02/03/25			Fowler Foods		(1,145.04)	
			Totals for 02/28/25		(1,145.04)	(2,290.08)
03/04/25			Fowler Foods		(1,145.04)	
			Totals for 03/31/25		(1,145.04)	(3,435.12)
04/09/25			Fowler Foods		(1,145.04)	
			Totals for 04/30/25		(1,145.04)	(4,580.16)
05/05/25			Fowler Foods		(1,145.04)	
			Totals for 05/31/25		(1,145.04)	(5,725.20)
06/05/25			Fowler Foods		(1,145.04)	
			Totals for 06/30/25		(1,145.04)	(6,870.24)
07/08/25			Fowler Foods		(1,145.04)	
			Totals for 07/31/25		(1,145.04)	(8,015.28)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/04/25			Fowler Foods		(1,145.04)	
			Totals for 08/31/25		(1,145.04)	(9,160.32)
09/02/25			Fowler Foods		(1,145.04)	
			Totals for 09/30/25		(1,145.04)	(10,305.36)
10/08/25			Fowler Foods		(1,145.04)	
			Totals for 10/31/25		(1,145.04)	(11,450.40)
11/08/25			Fowler Foods- Hgr Land Lease Rent		(1,145.04)	
			Totals for 11/30/25		(1,145.04)	(12,595.44)
12/05/25			Fowler Foods		(1,145.04)	
			Totals for 12/31/25		(1,145.04)	(13,740.48)
			Totals for 6016		(13,740.48)	(13,740.48)
6020 Hangar Land Lease				0.00		
01/16/25			FNB- Hgr Land Lease Rent		(884.16)	
01/16/25			Sunbelt Finance- 2025 Annual Hgr Lease Rent		(13,500.00)	
			Totals for 01/31/25		(14,384.16)	(14,384.16)
02/11/25			FNB		(884.16)	
			Totals for 02/28/25		(884.16)	(15,268.32)
03/12/25			FNB		(884.16)	
			Totals for 03/31/25		(884.16)	(16,152.48)
04/11/25			FNB		(884.16)	
			Totals for 04/30/25		(884.16)	(17,036.64)
05/12/25			FNB		(884.16)	
			Totals for 05/31/25		(884.16)	(17,920.80)
06/10/25			FNB		(884.16)	
			Totals for 06/30/25		(884.16)	(18,804.96)
07/16/25			FNB		(884.16)	
			Totals for 07/31/25		(884.16)	(19,689.12)
08/11/25			FNB		(884.16)	
			Totals for 08/31/25		(884.16)	(20,573.28)
09/18/25			FNB		(884.16)	
			Totals for 09/30/25		(884.16)	(21,457.44)
10/14/25			FNB		(884.16)	
			Totals for 10/31/25		(884.16)	(22,341.60)
11/13/25			FNB- Hgr Land Lease Rent		(884.16)	
			Totals for 11/30/25		(884.16)	(23,225.76)
12/17/25			FNB Hgr Land Lease Rent		(884.16)	
			Totals for 12/31/25		(884.16)	(24,109.92)
			Totals for 6020		(24,109.92)	(24,109.92)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
6021 HANGER-HYTROL				0.00		
01/07/25			Hytrol Convr		(5,135.42)	
			Totals for 01/31/25		(5,135.42)	(5,135.42)
02/07/25			Hytrol		(5,135.42)	
			Totals for 02/28/25		(5,135.42)	(10,270.84)
03/12/25			Hytrol		(5,135.42)	
			Totals for 03/31/25		(5,135.42)	(15,406.26)
04/09/25			Hytrol		(5,135.42)	
			Totals for 04/30/25		(5,135.42)	(20,541.68)
05/12/25			Hytrol		(5,135.42)	
			Totals for 05/31/25		(5,135.42)	(25,677.10)
06/10/25			Hytrol		(5,135.42)	
			Totals for 06/30/25		(5,135.42)	(30,812.52)
07/16/25			Hytrol		(5,135.42)	
			Totals for 07/31/25		(5,135.42)	(35,947.94)
08/11/25			Hytrol		(5,135.42)	
			Totals for 08/31/25		(5,135.42)	(41,083.36)
09/18/25			Hytrol		(5,135.42)	
			Totals for 09/30/25		(5,135.42)	(46,218.78)
10/20/25			Hytrol		(5,135.42)	
			Totals for 10/31/25		(5,135.42)	(51,354.20)
11/17/25			Hytrol- Hgr Land Lease		(5,135.42)	
			Totals for 11/30/25		(5,135.42)	(56,489.62)
12/10/25			Hytrol Conveyor		(5,135.42)	
			Totals for 12/31/25		(5,135.42)	(61,625.04)
			Totals for 6021		(61,625.04)	(61,625.04)
7005 Grant Project Expenditures				0.00		
01/13/25	1093		Mohsen Design Group, Inc- Rwy.23 Ext IFE for Final Design		1,500.00	
01/16/25			Michael Baker- reimburse invoice #1198488		(3,070.00)	
			Totals for 01/31/25		(1,570.00)	(1,570.00)
02/13/25	1094		Michael Baker Int- Terminal bldg reconstruction		44,717.59	
02/13/25	1095		Michael Baker Int- Terminal bldg reconstruction		25,866.39	
02/13/25	1096		Michael Baker Int- Terminal bldg reconstruction		133,477.75	
02/13/25	1097		Michael Baker Int- Terminal bldg reconstruction		4,880.09	
02/13/25	1098		Michael Baker Int- Rwy 23 Ext Obstruction mapping		1,886.12	
02/27/25	1099		East AR Planning & Development District- Terminal bldg reconstruction		34,000.00	
			Totals for 02/28/25		244,827.94	243,257.94

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
06/05/25	1101		Olympus Construction, Inc- Terminal Bldg Construction- Pay App. #1		140,815.94	
06/06/25	1102		Craighead County- Rwy. Ext. Ditch Permit Recording		45.00	
06/10/25	1103		WEHCO Newspapers, Inc- Rwy Ext Const Legal Ad bidding notice		929.44	
06/17/25	1104		Michael Baker Int- Term Bldg Const		3,676.10	
06/17/25	1105		Michael Baker Int- Term. Bldg Const		6,511.67	
06/17/25	1106		Michael Baker Int- Term Bldg Const		10,320.73	
06/24/25	1107		Michael Baker Int- Rw23 ext- Environmental		4,495.31	
06/24/25	1108		Michael Baker Int- Rw23 Ext- Environmental		7,806.59	
06/24/25	1110		Michael Baker Int- Rw23 Ext0 Environmental		4,283.50	
06/24/25	1111		Michael Baker Int- Rw23 Ext- Environmental		10,247.53	
06/27/25	1113		Michael Baker Int- Rwy Strenghtening Const		22,146.27	
			Totals for 06/30/25		211,278.08	454,536.02
07/09/25	1114		Olympus Construction, Inc- Terminal Bldg Construction		271,238.35	
07/10/25	1115		Michael Baker Int- Rwy 23 ext		47,116.33	
07/10/25	1116		Michael Baker Int- Rwy 23 ext		28,537.72	
07/10/25	1117		Michael Baker Int- Rwy 23 ext		10,846.59	
07/10/25	1118		Michael Baker Int- Rwy 23 ext		62,309.62	
07/10/25	1119		Michael Baker Int- Rwy 23 ext		44,803.42	
07/22/25	1121		Michael Baker Int- Rwy 23 ext		2,325.00	
07/30/25	1122		DOT/FAA/ESC- Rwy Ext Project		99,092.94	
			Totals for 07/31/25		566,269.97	1,020,805.99
08/14/25	1123		Olympus Construction, Inc- Terminal bld. construction		108,595.29	
08/14/25	1124		Michael Baker Int- Terminal bld construction A&E Inv.		29,268.26	
			Totals for 08/31/25		137,863.55	1,158,669.54
09/08/25	1123		Olympus Construction, Inc- Terminal bldg construction		75,493.56	
			Totals for 09/30/25		75,493.56	1,234,163.10
10/24/25	1127		Olympus Construction, Inc- Terminal Bld. Construction		563,718.34	
10/24/25	1128		AR Democrat Gazette- Phase E Hgr Construction Legal Ad		408.20	
			Totals for 10/31/25		564,126.54	1,798,289.64
11/05/25	1129		Olympus Construction, Inc- Terminal Bld Construction		242,739.45	
			Totals for 11/30/25		242,739.45	2,041,029.09
12/09/25	1130		Mohsen Design Group, Inc- replaced check #1112 dtd 6/25/25		1,500.00	
12/09/25	1209		DOT/FAA/ESC- Rwy Ext Project Construction Supervision		749,845.52	
12/11/25	1131		Michael Baker Int- Runway 23 Ext- Final Design Invoice		133,606.94	
12/11/25	1132		Michael Baker Int- Runway 23 Ext- Final Design Invoice		108,962.56	
12/11/25	1133		Michael Baker Int- Runway 23 Ext- Final Design Invoice		26,585.50	
12/11/25	1134		Michael Baker Int- Runway 23 Ext- Final Design Invoice		15,950.00	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/11/25	1210		Olympus Construction, Inc- Terminal Bldg Construction		313,804.19	
			Totals for 12/31/25		1,350,254.71	3,391,283.80
			Totals for 7005		3,391,283.80	3,391,283.80
7010 Grounds				0.00		
01/01/25	12613		Ditta Ace Hardware		15.18	
01/21/25	12623		Ray-Ad Specialties		1,234.73	
			Totals for 01/31/25		1,249.91	1,249.91
03/18/25	12658		Ditta Ace Hardware		4,108.61	
03/18/25	12659		Greenway Equipment		149.71	
			Totals for 03/31/25		4,258.32	5,508.23
04/01/25	12669		AR Air Center		173.65	
04/08/25	12678		G Robert Corp		6,950.00	
04/08/25	12679		Greenway Equipment		167.08	
			Totals for 04/30/25		7,290.73	12,798.96
05/20/25	12698		AR Air Center		679.80	
05/20/25	12705		Greenway Equipment		2,222.59	
05/20/25	12705		Greenway Equipment		124.91	
05/20/25	12707		Quality Farm Supply		1,047.61	
05/20/25	12710		White River Materials		6,000.00	
			Totals for 05/31/25		10,074.91	22,873.87
06/17/25	12717		AR Air Center		576.00	
06/17/25	12720		Greenway Equipment		217.82	
			Totals for 06/30/25		793.82	23,667.69
07/10/25	12731		AR Air Center		1,076.70	
07/10/25	12736		Lowe's Business Accounts		126.01	
07/10/25	12737		Quality Farm Supply		626.46	
07/22/25	12741		Ditta Ace Hardware		823.46	
07/22/25	12741		Ditta Ace Hardware		107.36	
			Totals for 07/31/25		2,759.99	26,427.68
08/01/25	12747		AR Air Center		1,103.13	
08/01/25	12754		Quality Farm Supply		28.10	
08/14/25	1125		G. Roberts Corp- tree/land perimeter clearing		12,500.00	
			Totals for 08/31/25		13,631.23	40,058.91
09/16/25	12773		Greenway Equipment		42.28	
09/16/25	12774		Lowe's Business Accounts		156.16	
09/16/25	12775		Quality Farm Supply		168.85	
09/16/25	12777		AR Air Center		805.35	
			Totals for 09/30/25		1,172.64	41,231.55
10/24/25	12782		AR Air Center		592.95	
10/24/25	12789		Greenway Equipment		371.38	
10/24/25	12792		Quality Farm Supply		68.48	
			Totals for 10/31/25		1,032.81	42,264.36
11/18/25	12806		Greenway Equipment		17.98	
11/18/25	12808		Lowe's Business Accounts		69.46	
11/18/25	12809		Quality Farm Supply		177.11	
			Totals for 11/30/25		264.55	42,528.91

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/10/25	12817		AR Air Center		627.80	
12/10/25	12824		Quality Farm Supply		9.22	
			Totals for 12/31/25		637.02	43,165.93
			Totals for 7010		43,165.93	43,165.93
7020 Runways				0.00		
04/20/25	12693		White River Materials		6,000.00	
			Totals for 04/30/25		6,000.00	6,000.00
			Totals for 7020		6,000.00	6,000.00
7030 Hanger Expense-FBO				0.00		
02/01/25	12625		Data Network Systems		1,745.28	
02/01/25	12629		Frey Metal Worx, LLC		1,200.00	
02/18/25	12636		Ditta Ace Hardware		367.65	
02/18/25	12639		Lowe's Business Accounts		1,021.95	
02/26/25	12645		Chris West Plumbing, Inc		395.02	
02/26/25	12648		The Sherwin Williams Co		107.25	
			Totals for 02/28/25		4,837.15	4,837.15
03/01/25	12650		Barton's of Jonesboro		1,697.29	
03/01/25	12651		Chris West Plumbing, Inc		2,498.27	
03/18/25	12660		Herndon's Heating & Air		211.58	
03/18/25	12661		Herndon's Heating & Air		667.28	
03/18/25	12662		Lowe's Business Accounts		182.66	
03/18/25	12663		TEC Electric		464.75	
03/18/25	12664		Sherwin Williams Co		75.73	
03/18/25	12666		Barton's of Jonesboro		1,426.91	
03/18/25	12667		Herndon's Heating & Air		292.95	
			Totals for 03/31/25		7,517.42	12,354.57
04/01/25	12671		Ditta Enterprises, Inc		607.60	
04/08/25	12681		Lowe's Business Accounts		517.02	
04/08/25	12682		Sherwin Williams Co		61.14	
04/15/25	12691		MidSouth Environmental		500.00	
			Totals for 04/30/25		1,685.76	14,040.33
05/20/25	12703		Ditta Ace Hardware		15.39	
05/20/25	12708		The Sherwin Williams Co		16.26	
			Totals for 05/31/25		31.65	14,071.98
06/03/25	12716		Barton's of Jonesboro		10.63	
06/17/25	12719		Data Network Systems		375.00	
			Totals for 06/30/25		385.63	14,457.61
07/10/25	12734		Herndon's Heating & Air		335.35	
07/30/25	12744		Barton's of Jonesboro		21.57	
07/30/25	12746		Sherwin Williams Co		39.98	
			Totals for 07/31/25		396.90	14,854.51
08/01/25	12748		Cardinal Supplies of AR, Inc		60.09	
08/14/25	12758		Herndon's Heating & Air		651.00	
08/14/25	12760		Sherwin Williams Co		40.09	
08/28/25	12763		Grace Electric, Inc		3,292.42	
			Totals for 08/31/25		4,043.60	18,898.11

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
10/24/25	12784		Cardinal Supplies of AR, Inc		129.51	
10/24/25	12790		Herndon's Heating & Air		5,045.25	
			Totals for 10/31/25		5,174.76	24,072.87
11/18/25	12803		Ditta Ace Hardware		488.23	
			Totals for 11/30/25		488.23	24,561.10
12/10/25	12819		Barton's of Jonesboro		72.63	
12/10/25	12823		NEA Termite & Pest		416.64	
			Totals for 12/31/25		489.27	25,050.37
			Totals for 7030		25,050.37	25,050.37
7035 T-Hanger Expense				0.00		
03/18/25	12658		Ditta Ace Hardware		14.73	
			Totals for 03/31/25		14.73	14.73
06/17/25	12722		Lowe's Business Accounts		8.20	
			Totals for 06/30/25		8.20	22.93
07/10/25	12733		Ditta Enterprises		271.25	
			Totals for 07/31/25		271.25	294.18
			Totals for 7035		294.18	294.18
7050 Flight Service Station				0.00		
01/21/25	12621		CWL		159.34	
			Totals for 01/31/25		159.34	159.34
02/18/25	12643		CWL		197.77	
			Totals for 02/28/25		197.77	357.11
03/18/25	12657		CWL		158.45	
			Totals for 03/31/25		158.45	515.56
04/15/25	12685		CWL		118.65	
			Totals for 04/30/25		118.65	634.21
05/20/25	12701		CWL		108.90	
			Totals for 05/31/25		108.90	743.11
06/17/25	12725		CWL		107.01	
			Totals for 06/30/25		107.01	850.12
07/22/25	12740		CWL		113.48	
			Totals for 07/31/25		113.48	963.60
08/19/25	12762		CWL		137.23	
			Totals for 08/31/25		137.23	1,100.83
09/16/25	12770		CWL		132.57	
			Totals for 09/30/25		132.57	1,233.40
10/24/25	12787		CWL		117.56	
			Totals for 10/31/25		117.56	1,350.96
11/18/25	12801		CWL		131.63	
11/18/25	12805		French Electric, Inc		515.87	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 11/30/25		647.50	1,998.46
			Totals for 7050		1,998.46	1,998.46
7051 Fire Rescue Building Expense				0.00		
01/21/25	12620		CWL		194.53	
			Totals for 01/31/25		194.53	194.53
02/01/25	12624		Data Network Systems		1,745.28	
02/18/25	12643		CWL		644.69	
			Totals for 02/28/25		2,389.97	2,584.50
03/18/25	12656		CWL		577.41	
03/24/25	12668		Data Network Systems		375.00	
			Totals for 03/31/25		952.41	3,536.91
04/15/25	12684		CWL		264.07	
			Totals for 04/30/25		264.07	3,800.98
05/20/25	12700		CWL		160.96	
05/20/25	12706		Lowe's Business Accounts		28.33	
			Totals for 05/31/25		189.29	3,990.27
06/17/25	12724		CWL		139.93	
			Totals for 06/30/25		139.93	4,130.20
07/22/25	12739		CWL		240.15	
			Totals for 07/31/25		240.15	4,370.35
08/19/25	12761		CWL		312.62	
			Totals for 08/31/25		312.62	4,682.97
09/16/25	12769		CWL		246.92	
			Totals for 09/30/25		246.92	4,929.89
10/24/25	12786		CWL		201.14	
			Totals for 10/31/25		201.14	5,131.03
11/18/25	12802		CWL		143.29	
11/18/25	12810		Discover Card		716.90	
			Totals for 11/30/25		860.19	5,991.22
			Totals for 7051		5,991.22	5,991.22
7052 Sharp Aviation Expense				0.00		
02/01/25	12626		Data Network Systems		1,745.28	
			Totals for 02/28/25		1,745.28	1,745.28
10/22/25	12781		Chris West Plumbing, Inc		1,485.80	
			Totals for 10/31/25		1,485.80	3,231.08
11/18/25	12807		Herndon's Heating & Air		157.33	
			Totals for 11/30/25		157.33	3,388.41
			Totals for 7052		3,388.41	3,388.41
7053 Old Terminal Bldg - CAP				0.00		
03/24/25	12668		Data Network Systems		375.00	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 03/31/25		375.00	375.00
05/20/25	1100		Olympus Construction- Terminal bldg reconstruction plans		1,345.17	
			Totals for 05/31/25		1,345.17	1,720.17
			Totals for 7053		1,720.17	1,720.17
7060 Beacon & Field Lights				0.00		
01/01/25	12615		Grace Electric, Inc		1,481.03	
			Totals for 01/31/25		1,481.03	1,481.03
			Totals for 7060		1,481.03	1,481.03
8090 Dues/Subscriptions				0.00		
06/30/25	12726		AAOA		55.00	
			Totals for 06/30/25		55.00	55.00
			Totals for 8090		55.00	55.00
8100 Insurance				0.00		
04/15/25	12686		Higginbotham Insurance Agency, Inc		8,380.00	
04/15/25	12688		Higginbotham Insurance Agency, Inc		363.00	
04/15/25	12689		Higginbotham Insurance Agency, Inc		3,900.00	
04/15/25	12690		Higginbotham Insurance Agency, Inc		21,840.00	
			Totals for 04/30/25		34,483.00	34,483.00
06/17/25	12721		Liberty Mutual Ins Group		1,363.00	
			Totals for 06/30/25		1,363.00	35,846.00
08/28/25			Liberty Mutual- Worker Comp Ins refund		(59.00)	
			Totals for 08/31/25		(59.00)	35,787.00
10/02/25			Liberty Mutual- Workers Comp Ins refund		(117.00)	
			Totals for 10/31/25		(117.00)	35,670.00
			Totals for 8100		35,670.00	35,670.00
8110 Insurance - Medical				0.00		
01/01/25	12611		City of Jonesboro Payable- dental insurance		1,186.08	
01/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 01/31/25		848.99	848.99
02/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 02/28/25		(337.09)	511.90
03/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 03/31/25		(337.09)	174.81
04/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 04/30/25		(337.09)	(162.28)
05/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 05/31/25		(337.09)	(499.37)
06/01/25	P89		Payroll Journal Entry		(337.09)	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 06/30/25		(337.09)	(836.46)
07/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 07/31/25		(337.09)	(1,173.55)
08/01/25	12749		City of Jonesboro Payable		14,745.48	
08/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 08/31/25		14,408.39	13,234.84
09/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 09/30/25		(337.09)	12,897.75
10/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 10/31/25		(337.09)	12,560.66
11/01/25	P89		Payroll Journal Entry		(337.09)	
			Totals for 11/30/25		(337.09)	12,223.57
12/01/25	P89		Payroll Journal Entry		(337.09)	
12/10/25	12820		City of Jonesboro Payable		16,968.00	
12/23/25	12825		City of Jonesboro Payable		1,186.08	
			Totals for 12/31/25		17,816.99	30,040.56
			Totals for 8110		30,040.56	30,040.56
8120 Insurance - Fire				0.00		
04/15/25	12687		Higginbotham Insurance Agency, Inc		106,751.00	
			Totals for 04/30/25		106,751.00	106,751.00
			Totals for 8120		106,751.00	106,751.00
8140 Office Expense				0.00		
02/18/25	12640		Office Depot		604.48	
02/26/25	12647		Peregrine Corp		138.33	
			Totals for 02/28/25		742.81	742.81
07/22/25	12742		FedEx		239.70	
			Totals for 07/31/25		239.70	982.51
08/01/25	12751		Discover Card		293.20	
			Totals for 08/31/25		293.20	1,275.71
09/16/25	12771		FedEx		157.30	
			Totals for 09/30/25		157.30	1,433.01
11/18/25	12804		FedEx		256.47	
			Totals for 11/30/25		256.47	1,689.48
12/30/25	dm		Deluxe Bus Systems		642.99	
			Totals for 12/31/25		642.99	2,332.47
			Totals for 8140		2,332.47	2,332.47
8150 Outside Services				0.00		
12/23/25	12828		Discover Card		52.00	
			Totals for 12/31/25		52.00	52.00
			Totals for 8150		52.00	52.00

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
8160 Payroll Taxes				0.00		
01/01/25	P89		Payroll Journal Entry		636.99	
			Totals for 01/31/25		636.99	636.99
02/01/25	P89		Payroll Journal Entry		1,456.26	
			Totals for 02/28/25		1,456.26	2,093.25
03/01/25	P89		Payroll Journal Entry		842.79	
			Totals for 03/31/25		842.79	2,936.04
04/01/25	P89		Payroll Journal Entry		1,150.40	
			Totals for 04/30/25		1,150.40	4,086.44
05/01/25	P89		Payroll Journal Entry		898.35	
			Totals for 05/31/25		898.35	4,984.79
06/01/25	P89		Payroll Journal Entry		826.26	
			Totals for 06/30/25		826.26	5,811.05
07/01/25	P89		Payroll Journal Entry		947.04	
			Totals for 07/31/25		947.04	6,758.09
08/01/25	P89		Payroll Journal Entry		978.33	
			Totals for 08/31/25		978.33	7,736.42
09/01/25	P89		Payroll Journal Entry		805.23	
			Totals for 09/30/25		805.23	8,541.65
10/01/25	P89		Payroll Journal Entry		745.98	
			Totals for 10/31/25		745.98	9,287.63
11/01/25	P89		Payroll Journal Entry		746.91	
			Totals for 11/30/25		746.91	10,034.54
12/01/25	P89		Payroll Journal Entry		854.01	
			Totals for 12/31/25		854.01	10,888.55
			Totals for 8160		10,888.55	10,888.55
8170 Postage				0.00		
01/01/25	12618		U.S. Postal Service		232.00	
			Totals for 01/31/25		232.00	232.00
04/17/25	12692		Discover Card		43.90	
			Totals for 04/30/25		43.90	275.90
			Totals for 8170		275.90	275.90
8190 Repairs/Maintenance				0.00		
12/10/25	12822		Marmic Fire		2,792.01	
			Totals for 12/31/25		2,792.01	2,792.01
			Totals for 8190		2,792.01	2,792.01
8200 Salaries - Manager				0.00		
01/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 01/31/25		7,275.65	7,275.65

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
02/01/25	P89		Payroll Journal Entry		14,060.30	
			Totals for 02/28/25		14,060.30	21,335.95
03/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 03/31/25		7,275.65	28,611.60
04/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 04/30/25		7,275.65	35,887.25
05/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 05/31/25		7,275.65	43,162.90
06/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 06/30/25		7,275.65	50,438.55
07/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 07/31/25		7,275.65	57,714.20
08/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 08/31/25		7,275.65	64,989.85
09/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 09/30/25		7,275.65	72,265.50
10/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 10/31/25		7,275.65	79,541.15
11/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 11/30/25		7,275.65	86,816.80
12/01/25	P89		Payroll Journal Entry		7,275.65	
			Totals for 12/31/25		7,275.65	94,092.45
			Totals for 8200		94,092.45	94,092.45
8210 Salaries - Other				0.00		
01/01/25	P89		Payroll Journal Entry		1,176.00	
			Totals for 01/31/25		1,176.00	1,176.00
02/01/25	P89		Payroll Journal Entry		5,176.00	
			Totals for 02/28/25		5,176.00	6,352.00
03/01/25	P89		Payroll Journal Entry		4,000.00	
			Totals for 03/31/25		4,000.00	10,352.00
04/01/25	P89		Payroll Journal Entry		8,000.00	
			Totals for 04/30/25		8,000.00	18,352.00
05/01/25	P89		Payroll Journal Entry		4,705.00	
			Totals for 05/31/25		4,705.00	23,057.00
06/01/25	P89		Payroll Journal Entry		3,790.00	
			Totals for 06/30/25		3,790.00	26,847.00
07/01/25	P89		Payroll Journal Entry		5,407.50	
			Totals for 07/31/25		5,407.50	32,254.50

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
08/01/25	P89		Payroll Journal Entry		5,850.00	
			Totals for 08/31/25		5,850.00	38,104.50
09/01/25	P89		Payroll Journal Entry		3,587.50	
			Totals for 09/30/25		3,587.50	41,692.00
10/01/25	P89		Payroll Journal Entry		2,812.50	
			Totals for 10/31/25		2,812.50	44,504.50
11/01/25	P89		Payroll Journal Entry		2,825.00	
			Totals for 11/30/25		2,825.00	47,329.50
12/01/25	P89		Payroll Journal Entry		4,225.00	
			Totals for 12/31/25		4,225.00	51,554.50
			Totals for 8210		51,554.50	51,554.50
8220 Supplies				0.00		
09/16/25	12772		George Jackson- reimbursements		336.11	
			Totals for 09/30/25		336.11	336.11
			Totals for 8220		336.11	336.11
8240 Telephone				0.00		
01/21/25	12619		AT&T		282.89	
			Totals for 01/31/25		282.89	282.89
02/18/25	12634		AT&T		282.88	
			Totals for 02/28/25		282.88	565.77
03/18/25	12655		AT&T		282.87	
			Totals for 03/31/25		282.87	848.64
04/08/25	12677		AT&T		282.62	
			Totals for 04/30/25		282.62	1,131.26
05/20/25	12699		AT&T		282.84	
			Totals for 05/31/25		282.84	1,414.10
06/17/25	12718		AT&T		294.07	
			Totals for 06/30/25		294.07	1,708.17
07/10/25	12732		AT&T		282.84	
			Totals for 07/31/25		282.84	1,991.01
08/14/25	12757		AT&T		282.85	
			Totals for 08/31/25		282.85	2,273.86
09/16/25	12768		AT&T		282.85	
			Totals for 09/30/25		282.85	2,556.71
10/24/25	12783		AT&T		282.85	
			Totals for 10/31/25		282.85	2,839.56
11/18/25	12800		AT&T		290.12	
			Totals for 11/30/25		290.12	3,129.68
12/10/25	12818		AT&T		288.82	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 12/31/25		288.82	3,418.50
			Totals for 8240		3,418.50	3,418.50
8245 Meetings/Travel				0.00		
02/18/25	12635		Discover Card		50.72	
02/18/25	12637		FedEx		286.70	
02/18/25	12638		Honeybaked Ham		244.63	
			Totals for 02/28/25		582.05	582.05
04/08/25	12680		Honeybaked Ham		305.44	
04/08/25	12683		FedEx		66.40	
			Totals for 04/30/25		371.84	953.89
05/20/25	12704		FedEx		119.91	
			Totals for 05/31/25		119.91	1,073.80
06/17/25	12723		Honeybaked Ham		230.98	
			Totals for 06/30/25		230.98	1,304.78
07/22/25	12743		Honeybaked Ham		299.67	
			Totals for 07/31/25		299.67	1,604.45
09/16/25	12772		George Jackson- reimbursements		200.00	
			Totals for 09/30/25		200.00	1,804.45
10/24/25	12788		FedEx		207.78	
10/28/25	12794		Honeybaked Ham		251.29	
			Totals for 10/31/25		459.07	2,263.52
11/18/25	12811		Honeybaked Ham		189.42	
			Totals for 11/30/25		189.42	2,452.94
			Totals for 8245		2,452.94	2,452.94
8250 Meals/Entertainment				0.00		
01/21/25	12622		Honeybaked Ham		258.28	
			Totals for 01/31/25		258.28	258.28
			Totals for 8250		258.28	258.28
8260 Utilities				0.00		
12/23/25	12826		CWL		143.10	
12/23/25	12827		CWL		142.43	
			Totals for 12/31/25		285.53	285.53
			Totals for 8260		285.53	285.53
8280 Legal & Accounting				0.00		
01/01/25	12612		David W Cahoon		250.00	
01/01/25	12617		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 01/31/25		750.00	750.00
02/01/25	12627		David W Cahoon		250.00	
02/26/25	12649		Thomas, Speight & Noble, CPAS		650.00	
			Totals for 02/28/25		900.00	1,650.00
03/01/25	12652		David W Cahoon		250.00	

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
03/18/25	12665		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 03/31/25		750.00	2,400.00
04/01/25	12670		David W Cahoon		250.00	
04/01/25	12675		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 04/30/25		750.00	3,150.00
05/20/25	12702		David W Cahoon		1,250.00	
05/20/25	12709		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 05/31/25		1,750.00	4,900.00
06/02/25	12711		David W Cahoon		250.00	
06/02/25	12714		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 06/30/25		750.00	5,650.00
07/01/25	12727		David W Cahoon		250.00	
07/10/25	12738		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 07/31/25		750.00	6,400.00
08/01/25	12750		David W Cahoon		250.00	
08/01/25	12755		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 08/31/25		750.00	7,150.00
09/01/25	12764		David W Cahoon		250.00	
09/16/25	12776		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 09/30/25		750.00	7,900.00
10/03/25	12778		David W Cahoon		250.00	
10/24/25	12785		City of Jonesboro Payable		5,000.00	
10/24/25	12793		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 10/31/25		5,750.00	13,650.00
11/01/25	12795		David W Cahoon		250.00	
11/01/25	12799		Thomas, Speight & Noble, CPAS		500.00	
			Totals for 11/30/25		750.00	14,400.00
12/01/25	12812		David W Cahoon		250.00	
12/01/25	12815		Thomas, Speight & Noble, CPA's		500.00	
			Totals for 12/31/25		750.00	15,150.00
			Totals for 8280		15,150.00	15,150.00
9010 Interest Income				0.00		
01/31/25			Interest Income		(13,843.37)	
01/31/25			Interest Income		(3,052.17)	
01/31/25			Interest Income		(25.07)	
01/31/25			Interest Income		(690.13)	
			Totals for 01/31/25		(17,610.74)	(17,610.74)
02/28/25			Interest Income		(623.41)	
02/28/25			Interest Income		(24.10)	
02/28/25			Interest Income		(2,678.38)	
02/28/25			Interest Income		(11,932.22)	
			Totals for 02/28/25		(15,258.11)	(32,868.85)
03/31/25			Interest Income		(690.18)	
03/31/25			Interest Income		(2,537.72)	
03/31/25			Interest Income		(12,928.07)	

Date	Reference	Journal	Description		Beginning Balance	Current Amount	Period End Balance
03/31/25			Interest Income			(31.41)	
				Totals for 03/31/25		(16,187.38)	(49,056.23)
04/30/25			Interest Income			(667.81)	
04/30/25			Interest Income			(2,409.48)	
04/30/25			Interest Income			(12,546.96)	
04/30/25			Interest Income			(18.73)	
				Totals for 04/30/25		(15,642.98)	(64,699.21)
05/30/25			Interest Income			(2,323.96)	
05/30/25			Interest Income			(7,554.03)	
05/30/25			Interest Income			(19.42)	
05/31/25			Interest Deposit			(9,311.93)	
05/31/25			Interest Deposit			(690.07)	
				Totals for 05/31/25		(19,899.41)	(84,598.62)
06/30/25			Interest Income			(111.36)	
06/30/25			Interest Income			(2,429.04)	
06/30/25			Interest Income			(313.52)	
06/30/25			Interest Income			(5.64)	
06/30/25			Interest Income			(16,465.34)	
				Totals for 06/30/25		(19,324.90)	(103,923.52)
07/31/25			Interest Income			(0.32)	
07/31/25			Interest Income			(4,040.65)	
07/31/25			Interest Income			(495.51)	
07/31/25			Interest Income			(17,073.62)	
				Totals for 07/31/25		(21,610.10)	(125,533.62)
08/31/25			Interest Income			(0.32)	
08/31/25			Interest Income			(4,561.74)	
08/31/25			Interest Income			(332.25)	
08/31/25			Interest Income			(17,135.26)	
				Totals for 08/31/25		(22,029.57)	(147,563.19)
09/30/25			Interest Income			(16,185.51)	
09/30/25			Interest Income			(170.53)	
09/30/25			Interest Income			(4,530.09)	
09/30/25			Interest Income			(0.30)	
				Totals for 09/30/25		(20,886.43)	(168,449.62)
10/31/25			Interest Income			(0.30)	
10/31/25			Interest Income			(4,486.44)	
10/31/25			Interest Income			(299.44)	
10/31/25			Interest Income			(16,142.26)	
				Totals for 10/31/25		(20,928.44)	(189,378.06)
11/30/25			Interest Deposit			(0.27)	
11/30/25			Interest Income			(2,441.01)	
11/30/25			Interest Income			(373.59)	
11/30/25			Interest Income			(14,784.08)	
				Totals for 11/30/25		(17,598.95)	(206,977.01)
12/31/25			Interest Income			(0.26)	
12/31/25			Interest Income			(3,576.65)	
12/31/25			Interest Income			(445.95)	
12/31/25			Interest Income			(13,684.78)	
				Totals for 12/31/25		(17,707.64)	(224,684.65)

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
			Totals for 9010		(224,684.65)	(224,684.65)
			Report Total			0.00

Net Profit/(Loss)

Current Period	218,014.08
Year-to-Date	172,790.86

Distribution count = 695

Docusign Envelope ID: BBEA567A-7D49-41FD-B3EE-E1364493AA1C

REAL ESTATE CONTRACT FOR CITY OF JONESBORO
OFFER AND ACCEPTANCE

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following

2. **PROPERTY DESCRIPTION: (2400, 2424 & 2500 E. Johnson Avenue, PARCEL # 01-144162-07900)**

PERMANENT RIGHT-OF-WAY:

A PART OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 90°00'00" EAST, 157.63 FEET; THENCE SOUTH 00°00'00" EAST, 706.04 FEET; THENCE NORTH 42°02'36" EAST, 53.02 FEET; THENCE NORTH 58°38'35" EAST, 220.00 FEET; THENCE NORTH 50°48'51" EAST, 161.51 FEET; THENCE NORTH 64°41'14" EAST, 256.43 FEET; THENCE NORTH 51°08'24" EAST, 206.77 FEET; THENCE NORTH 59°14'47" EAST, 187.81 FEET; THENCE SOUTH 27°45'56" EAST, 27.83 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 27°45'56" EAST, 17.70 FEET; THENCE SOUTH 58°51'59" WEST, 338.08 FEET; THENCE NORTH 31°31'48" WEST, 10.00 FEET; THENCE NORTH 58°50'15" EAST, 263.16 FEET; THENCE NORTH 53°12'10" EAST, 76.40 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 3,696 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 90°00'00" EAST, 157.63 FEET; THENCE SOUTH 00°00'00" EAST, 706.04 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 42°02'36" EAST, 53.02 FEET; THENCE NORTH 58°38'35" EAST, 220.00 FEET; THENCE NORTH 50°48'51" EAST, 161.51 FEET; THENCE NORTH 64°41'14" EAST, 256.43 FEET; THENCE NORTH 51°08'24" EAST, 206.77 FEET; THENCE NORTH 59°14'47" EAST, 187.81 FEET; THENCE SOUTH 27°45'56" EAST, 27.83 FEET; THENCE SOUTH 53°12'10" WEST, 76.40 FEET; THENCE SOUTH 58°50'15" WEST, 263.16 FEET; THENCE SOUTH 58°51'58" WEST, 145.09 FEET; THENCE SOUTH 72°44'37" WEST, 114.00 FEET; THENCE SOUTH 44°57'41" WEST, 123.85 FEET; THENCE SOUTH 58°37'49" WEST, 361.65 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 21,397 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

This temporary easement is for the purpose of constructing sidewalk and other roadway improvements and will terminate six (6) months after final acceptance of the improvements by Arkansas Department of Transportation (ARDOT) or closure of the construction permit (SP-10-2025-0012) issued by ARDOT for this project.

3. **PURCHASE PRICE:** The Buyers will, in lieu of any monetary compensation, remove the condemned house and the two un-condemned houses on the property, and clear the temporary easement leaving only large, non-pine, specimen trees that are outside the construction limits and trimming said trees as needed to facilitate the construction work as needed. Per this agreement, the houses including their slabs, foundations, and any associated debris will be completely removed from the property to the Seller's satisfaction, and any pools or basements will be filled using soils excavated on-site. The Buyer and Seller also agree that the scope of work excludes the

Docusign Envelope ID: BBEA567A-7D49-41FD-B3EE-E1364493AA1C

demolition or removal of any concrete or asphalt driveways. The total value to the Seller on this in lieu work is estimated to be Thirty-nine thousand three hundred eighteen dollars and twenty-seven cents, based on an appraised value of $8.25 per square foot for the Permanent Right-of-way and a prorated 10% value for Temporary Construction Easement.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by execution of Permanent Right-of-Way and Temporary Easement documents, as provided by the Buyer.

5. **CLOSING:** The closing date will be immediate upon receipt, by the Buyer, of the signed Permanent Right-of-Way and Temporary Easement documents.

6. **POSSESSION:** Possession shall be upon closing

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYER AND SELLER.

BUYER

CITY OF JONESBORO
CRAIGHEAD COUNTY, AR

Name:_____

Title:_____Mayor_____

Date:_____

ATTEST

_____
City Clerk

SELLER Signed by: Sally Blake F343842D5930480...

RUTH A STEINSIEK TRUST

Name: Sally Blake

Date: 1/24/2026 | 6:37 AM CST

Name:_____

Date:_____