

Improvement Districts, Inc.

Ark. Code 14-86-2102; Annual improvement district or protection district filing

Filed as of December 31, 2022

For the filing date no later than April 1, 2023

FILED
SALINE COUNTY
CLERK

2023 MAR 27 PM 12: 22

BY _____



Count

1 Name of district:
Westcliffe Property Owners' Multipurpose Improvement District No. 52 of Saline County, Arkansas

2 Primary statute under which the district was formed:
ACA Section 14-93-101 et. Seq.

3 General statement of the purpose of the district:
Borrow money to purchase and/or construct completed lots, including streets,
site preparation, and water lines

4 List of contracts, identity of the parties to the contracts, and obligations of the district:
None

5 Any indebtedness, including bonded indebtedness, and the reason for the indebtedness:

see No. 3 above	Phase 1	\$ 201,166.03
see No. 3 above	Phase 2	\$ 47,016.29
see No. 3 above	Phase 3	\$ 85,373.35
see No. 3 above	Phase 4	\$ 121,230.16
see No. 3 above	Phase 5	\$ 158,967.38

6 The stated payout or maturity date of the indebtedness, if any:

Phase 1	1-Feb-38
Phase 2	1-Feb-40
Phase 3	1-Feb-42
Phase 4	1-Feb-42
Phase 5	1-Feb-45

7 The total existing delinquent assessments and party responsible for collection:

None
Improvement District Collections LLC; Alan C. King; 501-225-1236

8 Identification of district commissioners and contact information:

Randy Ives; 501-658-2281
Bruce Chavis; 501-223-0497
Randy Alberius; 501-223-0497

9 The date, time, and location for any scheduled meeting for the district for the following year:

None scheduled; meetings held as necessary

10 The contact information for the district assessor(s):

Alan C. King, Improvement Districts, Inc., Phone 501-225-1236; alanking@improvementdistrictsinc.com

11 To whom the county treasurer is to pay district collections:

Randy Ives, deposited in Malvern National Bank/First Security

12 An explanation of the statutory penalties, interest, and costs:

Statutory penalty of 25% plus costs of collection

13 Method used to compute district assessments:

Assessor's opinion of the benefits to the property in the district from the construction of streets,
water and sewer lines.

Statement itemizing the income and expenditures, including a statement of fund and account

activity	2021	2022
Beginning balance	\$ 327,419.96	\$ 373,318.23
Assessment receipts	\$ 193,382.76	\$ 244,596.13
FOB	\$ -	\$ 705.90
Insurance claim	\$ 4,835.72	\$ -
Interest income	\$ 195.63	\$ 426.44
Assessment services	\$ (5,625.00)	\$ (4,943.75)
Utilities	\$ (6,650.54)	\$ (7,190.02)
Lawn Care	\$ (10,198.12)	\$ (4,528.31)
Insurance	\$ -	\$ (2,027.00)
Gate Repair	\$ -	\$ (7,681.70)
Legal	\$ (82.50)	\$ -
Maintenance	\$ (4,914.51)	\$ (8,600.00)
Bond payments	\$ (115,912.60)	\$ (115,912.62)
Ending balance	\$ 382,450.80	\$ 468,163.30