

Improvement Districts, Inc.  
 Ark. Code 14-86-2102; Annual improvement district or protection district filing  
 Filed as of December 31, 2023  
 For the filing date no later than April 1, 2024

FILED  
 SALINE COUNTY  
 PROBATE & COUNTY CLERK

2024 MAR 27 AM 11:42

Count

BY 

1 Name of district:  
 Benton Municipal Property Owners' Multipurpose Improvement District No. 44-Pleasant Forest

2 Primary statute under which the district was formed:  
 ACA Section 14-94-101 et. Seq.

3 General statement of the purpose of the district:  
 Borrow money to construct completed lots, water and sanitary sewer system

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:  
 \$ 171,000.00 Pleasant Forest; February 2036  
 \$ 82,000.00 Wildwood; February 1, 2035

6 The stated payout or maturity date of the indebtedness, if any:  
 See No. 6 above

7 The total existing delinquent assessments and party responsible for collection:  
 \$ 2,595.00 Improvement District Collections LLC; Alan C. King; 501-225-1236

8 Identification of district commissioners and contact information:  
 None at this time.

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:  
 Stephanie Duke, 501-860-1262/sduke91757@gmail.com

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.

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

activity	2019	2020	2021	2022	2023
Beginning balance	\$ 74,567.65	\$ 73,937.46	\$ 75,694.86	\$ 73,284.58	See attached
Assessments	\$ 73,710.00	\$ 74,405.00	\$ 72,525.00	\$ 72,600.00	
Interest	\$ 39.99	\$ 42.35	\$ 44.14	\$ 147.90	
Saline County fees	\$ (1,885.18)	\$ (1,739.95)	\$ (2,014.42)	\$ (2,013.96)	
Debt service payments	\$ (71,970.00)	\$ (70,240.00)	\$ (72,440.00)	\$ (69,290.00)	
Foreclosure expense		\$ (185.00)			
Assessor	\$ (525.00)	\$ (525.00)	\$ (525.00)	\$ (525.00)	
Balance, December 31,	\$ 73,937.46	\$ 75,694.86	\$ 73,284.58	\$ 74,203.52	

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01/01/24  
Cash Basis

**Benton POMID #44 - Pleasant Forest/Wildwood**  
**Profit & Loss**  
January through December 2023

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	<u>Jan - Dec 23</u>
<b>Income</b>	
<b>Assessments</b>	71,585.00
Delinquent Assessments	395.00
Collector's Unapplied Interest	150.54
Int Income - 1st Security	58.21
Penalties	288.75
<b>Total Income</b>	<u>72,475.50</u>
<b>Expense</b>	
Assessor's Fees	525.00
Collections Expense	35.00
Interest - Pleasant Forest	14,140.00
Interest - Wildwood	7,000.00
Saline Co. Collection Fees	2,085.81
Treasurer's Commission	28.78
<b>Total Expense</b>	<u>23,814.59</u>
<b>Net Income</b>	<u><u>48,660.91</u></u>

Benton POMID #44 - Pleasant Forest/Wildwood  
Balance Sheet  
As of December 31, 2024

	<u>Dec 31, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1st Security Bank	
PF 1st Security	45,775.84
WW 1st Security	28,088.59
Total 1st Security Bank	<u>73,864.43</u>
Total Checking/Savings	73,864.43
Accounts Receivable	
Accounts Receivable	7,560.00
Total Accounts Receivable	<u>7,560.00</u>
Total Current Assets	<u>81,424.43</u>
<b>TOTAL ASSETS</b>	<u><u>81,424.43</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Bond Payable - Pleasant Forest	171,000.00
Bond Payable - Wildwood DFLP	82,000.00
Total Long Term Liabilities	<u>253,000.00</u>
Total Liabilities	253,000.00
Equity	
Equity	-171,575.57
Total Equity	<u>-171,575.57</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>81,424.43</u></u>

6 delinquents = \$2595.00