

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

1 Name of district:  
 Benton Municipal Property Owners' Multipurpose Improvement District No. 48-Oak Tree Place

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:  
 \$ 15,000.00

6 The stated payout or maturity date of the indebtedness, if any:  
 1-Feb-35 7.00%

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:  
 None  
 Alan C. King, Improvement Districts, Inc., Phone 501-225-1236; alanking@improvementdistrictsinc.com

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	\$ 11,344.68	\$ 11,963.88	\$ 12,999.23	\$ 12,443.16	See attached
Assessments	\$ 11,060.00	\$ 11,060.00	\$ 11,060.00	\$ 11,060.00	
Interest	\$ 21.04	\$ 8.25	\$ 7.52	\$ 9.02	
Saline County fees	\$ (296.84)	\$ (287.90)	\$ (298.59)	\$ (296.76)	
Debt service payments	\$ (9,640.00)	\$ (9,220.00)	\$ (10,800.00)	\$ (10,240.00)	
Trust fees	\$ -	\$ -	\$ -	\$ -	
Assessor	\$ (525.00)	\$ (525.00)	\$ (525.00)	\$ (525.00)	
Balance, December 31,	\$ 11,963.88	\$ 12,999.23	\$ 12,443.16	\$ 12,450.42	

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Cash Basis

Benton MPOID #48 - Oak Tree Place  
**Balance Sheet**  
As of December 31, 2023

	<u>Dec 31, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1st Security Bank	12,019.92
Total Checking/Savings	<u>12,019.92</u>
Total Current Assets	<u>12,019.92</u>
<b>TOTAL ASSETS</b>	<u><u>12,019.92</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Bond Payable	15,000.00
Total Long Term Liabilities	<u>15,000.00</u>
Total Liabilities	15,000.00
Equity	
Unrestricted Net Assets	-11,549.58
Net Income	8,569.50
Total Equity	<u>-2,980.08</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>12,019.92</u></u>

*No delinquents*

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Cash Basis

**Benton MPOID #48 - Oak Tree Place**  
**Profit & Loss**  
**January through December 2023**

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	<u>Jan - Dec 23</u>
<b>Income</b>	
<b>Assessments</b>	11,060.00
<b>Collector's Unapplied Interest</b>	23.92
<b>Int Income - 1st Security</b>	10.28
	<hr/>
<b>Total Income</b>	11,094.20
<b>Expense</b>	
<b>Assessor's Fees</b>	525.00
<b>Interest Expense</b>	1,880.00
<b>Saline Co. Collection Fees</b>	315.27
<b>Treasurer's Commission</b>	4.43
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<b>Total Expense</b>	2,524.70
<b>Net Income</b>	<hr/> <b>8,569.50</b> <hr/>