

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 11:49

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	\$ 193,646.93
see No. 3 above	Phase 2	\$ 45,633.42
see No. 3 above	Phase 3	\$ 83,290.84
see No. 3 above	Phase 4	\$ 115,108.84
see No. 3 above	Phase 5	\$ 155,992.48

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. O & M fixed amount per lot

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

activity	2021	2022	2023
Beginning balance	\$ 327,419.96	\$ 373,318.23	\$ 465,052.42
Assessment receipts	\$ 193,382.76	\$ 244,596.13	\$ 240,433.36
FOB	\$ -	\$ 705.90	\$ 400.00
Insurance claim	\$ 4,835.72	\$ -	
Interest income	\$ 195.63	\$ 426.44	\$ 476.93
Assessment services	\$ (5,625.00)	\$ (4,943.75)	\$ (4,987.50)
Utilities	\$ (6,650.54)	\$ (7,190.02)	\$ (7,055.79)
Lawn Care	\$ (10,198.12)	\$ (4,528.31)	\$ (2,547.56)
Insurance	\$ -	\$ (2,027.00)	\$ (1,832.48)
Gate Repair	\$ -	\$ (7,681.70)	\$ (10,688.88)
Legal	\$ (82.50)	\$ -	
Maintenance	\$ (4,914.51)	\$ (8,600.00)	\$ (29,401.00)
Bond payments	\$ (115,912.60)	\$ (115,912.62)	\$ (115,912.60)
Ending balance	\$ 382,450.80	\$ 468,163.30	\$ 533,936.90

BY

