

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 11:23

Count

1 Name of district:

Creekside Cottages Property Owners' Multipurpose Improvement District No. 100 of Saline County, Arkansas

BY 

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 a sanitary sewer line, completed lots, including streets, and water

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:

\$20,199.54 see No. 3 above

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

Feb-49

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

\$0.00; Improvement District Collections LLC; Alan C. King; 501-225-1236

8 Identification of district commissioners and contact information:

James D. Fiser; dee@fiser.com

Masami Fiser; mfiser@fiser.com

Yoneko Johnson

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:

Masami Fiser; mfiser@fiser.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

See attached.

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03/20/24

Accrual Basis

**Creekside Cottages Improvement District 100**  
**Balance Sheet**  
As of December 31, 2023

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	<u>Dec 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
10100 - First Security Bank	<u>1,286.53</u>
<b>Total Checking/Savings</b>	<u>1,286.53</u>
<b>Total Current Assets</b>	<u>1,286.53</u>
<b>TOTAL ASSETS</b>	<u><u>1,286.53</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
32000 - Members Equity	2,077.20
Net Income	<u>-790.67</u>
<b>Total Equity</b>	<u>1,286.53</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,286.53</u></u>

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Accrual Basis

**Creekside Cottages Improvement District 100**  
**Profit & Loss Detail**  
**January through December 2023**

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
<b>48000 · Creekside Improvement District</b>									
General Journal	01/05/2023	149	Saline County Tr...	CK19113	Revenue		10100 · First...	451.59	451.59
General Journal	04/18/2023	146	Saline County Tr...	CK8884	Revenue		10100 · First...	444.53	896.12
General Journal	05/17/2023	150	Saline County Tr...	Deposit	Revenue		10100 · First...	2,728.98	3,625.10
General Journal	06/16/2023	147	Saline County Tr...	DD2182	Revenue		10100 · First...	3,284.49	6,909.59
General Journal	12/29/2023	148	Saline County Tr...	DD3060	Revenue		10100 · First...	528.16	7,437.75
<b>Total 48000 · Creekside Improvement District</b>								<b>7,437.75</b>	<b>7,437.75</b>
<b>Total Income</b>								<b>7,437.75</b>	<b>7,437.75</b>
<b>Gross Profit</b>								<b>7,437.75</b>	<b>7,437.75</b>
<b>Expense</b>									
<b>53000 · Cottage Lane HOA</b>									
Check	01/05/2023	156	Cottage Lane HOA				10100 · First...	451.59	451.59
Check	04/19/2023	160	Cottage Lane HOA				10100 · First...	444.53	896.12
Check	06/16/2023	161	Cottage Lane HOA	DD2019			10100 · First...	2,728.98	3,625.10
Check	06/27/2023	162	Cottage Lane HOA	DD2182			10100 · First...	1,528.36	5,248.46
<b>Total 53000 · Cottage Lane HOA</b>								<b>5,248.46</b>	<b>5,248.46</b>
<b>55000 · Improvement District Bond</b>									
Check	03/07/2023	157	James & MasamL...	Improveme...			10100 · First...	1,661.13	1,661.13
<b>Total 55000 · Improvement District Bond</b>								<b>1,661.13</b>	<b>1,661.13</b>
<b>66700 · Professional Fees</b>									
Check	12/20/2023	163	Improvement Dist...	Invoices: 28...			10100 · First...	1,225.00	1,225.00
<b>Total 66700 · Professional Fees</b>								<b>1,225.00</b>	<b>1,225.00</b>
<b>68000 · Taxes-Property Tax</b>									
Check	03/17/2023	158	Saline County Co...	2022 Prope...			10100 · First...	93.83	93.83
<b>Total 68000 · Taxes-Property Tax</b>								<b>93.83</b>	<b>93.83</b>
<b>Total Expense</b>								<b>8,228.42</b>	<b>8,228.42</b>
<b>Net Ordinary Income</b>								<b>-790.67</b>	<b>-790.67</b>
<b>Net Income</b>								<b>-790.67</b>	<b>-790.67</b>