

Improvement Districts, Inc.

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

FILED

Filed as of December 31, 2023

SALINE COUNTY

For the filing date no later than April 1, 2024


PROBATE & COUNTY CLERK

2024 MAR 27 AM 11:45

Count

1 Name of district:

Bryant Municipal Property Owners' Multipurpose Improvement District No. 103-Creekside Addition

BY 

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:

\$ 219,000.00	7.00%	1-Feb-46	see No. 3 above
\$ 112,000.00	7.00%	1-Feb-54	

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

See above

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:

Jim Hastings; 501-690-6601; jbhastingsjr@aol.com
Mike Lake
Lisa Lake

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	\$ 22,536.17	\$ 22,301.52	\$ 23,362.58	\$ 22,655.14	See attached
Interest & fees	\$ 29.80	\$ 7.53	\$ 13.21	\$ 16.59	
Assessments	\$ 22,250.00	\$ 22,250.00	\$ 22,250.00	\$ 21,050.00	
Debt service payments	\$ (21,940.00)	\$ (20,090.00)	\$ (21,845.00)	\$ (19,960.00)	
Fees and costs	\$ (574.45)	\$ (581.47)	\$ (600.65)	\$ (587.90)	
Assessment services		\$ (525.00)	\$ (525.00)	\$ (525.00)	
Bank services charges					
Balance, December 31, 2013	\$ 22,301.52	\$ 23,362.58	\$ 22,655.14	\$ 22,648.83	

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01/02/24
Cash Basis

Bryant MPOMID #103 - Creekside Addition
Balance Sheet
As of December 31, 2023

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1st Security	
1st Security - Phase 1	23,184.92
1st Security - Phase II	1,396.16
Total 1st Security	<u>24,581.08</u>
Total Checking/Savings	<u>24,581.08</u>
Total Current Assets	<u>24,581.08</u>
TOTAL ASSETS	<u><u>24,581.08</u></u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Bond Payable - Ph 1	219,000.00
Bond Payable - Ph II	112,000.00
Total Long Term Liabilities	<u>331,000.00</u>
Total Liabilities	<u>331,000.00</u>
Equity	
Equity	-311,955.01
Net Income	5,536.09
Total Equity	<u>-306,418.92</u>
TOTAL LIABILITIES & EQUITY	<u><u>24,581.08</u></u>

no delinquents

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01/02/24
Cash Basis

Bryant MPOMID #103 - Creekside Addition
Profit & Loss
January through December 2023

	<u>Jan - Dec 23</u>
Income	
Assessments	22,250.00
Collector's Unap Interest	46.80
Interest Income - 1st Security	20.08
Penalties	150.00
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Total Income	22,466.88
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Gross Profit	22,466.88
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Expense	
Assessor's Fees	612.50
Collection Expenses	0.00
Interest Expense - Ph 1	15,680.00
Saline Co Collection Fees	629.12
Treasurer's Commission	9.15
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Total Expense	16,930.77
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Net Income	5,536.09
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