


		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	
Count						2024 MAR 27 AM 11:51	
1	Name of district:						BY 
	Saline County Property Owners' Multipurpose Improvement District No. 119						
	Fait Road Subdivision						
2	Primary statute under which the district was formed:						
	ACA 14-93-101 <i>et. seq.</i>						
3	General statement of the purpose of the district:						
	Borrow money to partially construct water, sewer and streets.						
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:						
	\$ 310,053.31	7.00%	stated maturity February 1, 2051				
6	The stated payout or maturity date of the indebtedness, if any:						
	See No. 5 above						
7	The total existing delinquent assessments and party responsible for collection:						
	\$ 1,150.00						
	Improvement Districts, Inc.; Alan C. King; alanking@improvementdistrictsinc.com; 501-225-1236						
8	Identification of district commissioners and contact information:						
	Stuart Finley	501-666-1300	408 Office Park Drive, Bryant, AR 72022				
	Matthew Finley	501-666-1300	408 Office Park Drive, Bryant, AR 72022				
	Bud Finley	501-666-1300	408 Office Park Drive, Bryant, AR 72022				
9	The date, time, and location for any scheduled meeting for the district for the following year:						
	To be 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:						
	25% plus costs of collection						
13	Method used to compute district assessments:						
	Assessor's opinion of the benefits to each lot of the improvements.						
14	Statement itemizing the income and expenditures, including a statement of fund and account activity						
			2020	2021	2022	2023	
	Beginning balance		\$ 6,748.19	\$ 6,748.19	\$ 28,750.00	Please see attached.	
	Interest & fees						
	Assessments			\$ 28,750.00	\$ 17,250.00		
	Debt service payments			\$ (6,748.19)	\$ (25,690.00)		
	Fees and costs						
	Assessment services				\$ (525.00)		
	Bank services charges						
	Balance, December 31,		\$ 6,748.19	\$ 28,750.00	\$ 19,785.00		

Saline Co Prop Owners Imp Dist- #119 - Falt Road

Balance Sheet

As of December 31, 2023

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1st Security 22030751	31,043.92
Total Checking/Savings	<u>31,043.92</u>
Accounts Receivable	
Accounts Receivable	1,150.00
Total Accounts Receivable	<u>1,150.00</u>
Total Current Assets	<u>32,193.92</u>
TOTAL ASSETS	<u><u>32,193.92</u></u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Bond Payable	309,000.00
Total Long Term Liabilities	<u>309,000.00</u>
Total Liabilities	309,000.00
Equity	
Opening Balance Equity	-310,251.81
Retained Earnings	28,038.81
Net Income	5,408.92
Total Equity	<u>-276,806.08</u>
TOTAL LIABILITIES & EQUITY	<u><u>32,193.92</u></u>

Delinquent = \$1150⁰⁰

Saline Co Prop Owners Imp Dist- #119 - Fait Road

Profit & Loss

January through December 2023

	<u>Jan - Dec 23</u>
Income	
Assessments	28,750.00
Collector's Interest	<u>59.85</u>
Total Income	28,809.85
Expense	
Assessor's Fees	612.50
Interest Expense	21,945.00
Saline Co Collection Expense	809.73
Treasurer's Commission	<u>33.50</u>
Total Expense	<u>23,400.73</u>
Net Income	<u><u>5,408.92</u></u>

11/2/2023 11:28:42 AM

CHRISTY.SCOTT

Parcels In Fait Road Subdivision
Saline County, Arkansas

Imp Dist: 119

THE CDR GROUP LLC PO BOX 341888 1700 E ROCK AR 72223	Lot 23 WHITE OAK MANOR 21-01B-15W 0.91 Acres 2022-002178	2022	080	18,000	1,180.00	1,180.00	1,124.63
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Total	Parcel Count: 1			18,000	1,180.00	1,180.00	1,094.63
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Record Payer

Property.TaxYear = 2022) and (Property.PrepType = 'R') and (Property.Book = 'D')

Del = \$1150⁰⁰

*Delinquen cuts
11-2-23*