



## Annual Taxpayer Transparency Improvement District Report

Carrington Place Municipal Property Owners' Recreational District No. 10 Of Shannon Hills, Arkansas

A.C.A. § 14-86-2102(2)(A) Identification of the primary statute under which the improvement district or protection district was formed

---

The Carrington Place Municipal Property Owners' Recreational District No. 10 Of Shannon Hills, Arkansas (Carrington Place District) was formed under the primary status ACA 14-94-101 et seq on September 28, 1998 by the City of Shannon Hills.

A.C.A. § 14-86-2102(2)(B) Purpose of the district

---

City of Shannon Hills Ordinance 98-05 stated the purposed of the Carrington Place District was:

*“for the purposes of acquiring by purchase (by contract or eminent domain) or gift and construction, operating, supervising, maintaining, and replacing within the district recreational and common areas and facilities related thereto, including but not limited to, green areas, landscaped areas, playground facilities and other improvements necessary or desirable to enhance the use and benefits of such areas and improvements, to serve the inhabitants of the district and constructing such areas and improvements beyond the boundaries of the district, if necessary, to cause the construction within the district to obtain its desired effect.*

A.C.A. § 14-86-2102(2)(C) Contracts/obligations

---

Contract: Municipal Multipurpose Property Owners' Improvement District No. 53 of Shannon Hills, Arkansas – Emerald Mountain Recreational Facilities Project, February 15, 2007.

Contract Parties:

1. The Municipal Multipurpose Property Owners Improvement District No. 53 of Shannon Hills, AR (Emerald Mountain District)
2. Carrington Place Municipal Property Owners' Recreational District No. 10 Of Shannon Hills, Arkansas (Carrington Place District).

Obligations: As its financial consideration and contribution to this venture. Carrington Place, upon the execution hereof, shall pay \$45,000.00 to Emerald Mountain and thereafter beginning in the year 2007 shall pay to Emerald Mountain all of its improvement district assessments, subject to increase in the per lot assessment as the cost of operating, maintaining, repairing and replacing the properties increase. Any increase must be based on a bona fide showing of actual increase in cost of operating repairing and replacing the above facilities above the previous years' cost and only after the Emerald Mountain residential lot assessments increased to be equal to the assessments levied by Carrington Place, and thereafter any increase or decrease will be an equal per lot increase or decrease for both districts. Such payments shall be promptly paid by Carrington Place as it receives its annual levies from the county collector. Any decision to reduce or increase assessment allocated to operating, maintaining, repairing and replacing recreational and common areas and improvements will be by Emerald Mountain after consultation with Carrington Place. Notwithstanding the above, Carrington Place shall maintain a miscellaneous expense account and

## Annual Taxpayer Transparency Improvement District Report

Carrington Place Municipal Property Owners' Recreational District No. 10 Of Shannon Hills, Arkansas

may withhold from its distribution to Emerald Mountain amounts of money sufficient to replenish the account, once a year, in whatever amount is required to replenish the account to \$3,000.00<sup>1</sup>.

Historical Transfers: The below table shows the historical transfers for each fiscal year (April 1<sup>st</sup> – March 31<sup>st</sup>) since the beginning of the contract. In FY2013 the commissioners of the Emerald Mountain District and Carrington Place District agreed to allow the Carrington Place District to hold \$6,000/yr for the purpose of future improvements.

Fiscal Year	Funds Transferred to Emerald Mountain	Future Improvements Funds Held by Carrington Place
April 2007 – March 2008	\$45,000.00	--
April 2008 – March 2009	\$35,000.00	--
April 2009 – March 2010	\$65,000.00	--
April 2010 – March 2011	\$55,000.00	--
April 2011 – March 2012	\$50,000.00	--
April 2012 – March 2013	\$55,000.00	--
April 2013 – March 2014	\$60,000.00	\$6,000.00
April 2014 – March 2015	\$60,000.00	\$6,000.00
April 2015 – March 2016	\$44,000.00	\$6,000.00
April 2016 – March 2017	\$25,000.00	\$6,000.00
April 2017 – March 2018	\$84,400.00	\$6,000.00
April 2018 – March 2019	\$60,000.00	\$6,000.00
April 2019 – December 2019	\$48,000.00	\$6,000.00
<b>Total</b>	<b>\$686,400.00</b>	<b>\$42,000.00</b>

A.C.A. § 14-86-2102(2)(D)(i) Current Indebtedness & Bond Indebtedness

N/A. The Carrington Place District had no indebtedness in calendar year 2019.

A.C.A. § 14-86-2102(2)(D)(iii) Outstanding # of Delinquent Assessments/Responsible Delinquent Collector

There were three parcels with delinquent assessments with a total delinquent assessments of \$828.00 for tax year 2018 (collected in 2019) at the end of calendar year 2019.

Party Responsible for the Collection: Improvement District Collections LLC

Contact: Allen C. King

Phone: 501-225 1236

Email: [alanking@improvementdistrictsinc.com](mailto:alanking@improvementdistrictsinc.com)

<sup>1</sup> See provision 5 of the contract "Municipal Multipurpose Property Owners' Improvement District No. 53 of Shannon Hills, Arkansas – Emerald Mountain Recreational Facilities Project, February 15, 2007".

## Annual Taxpayer Transparency Improvement District Report

Carrington Place Municipal Property Owners' Recreational District No. 10 Of Shannon Hills, Arkansas

### A.C.A. § 14-86-2102(2)(E) District Commissioners

---

Name: Robert C. McClure

Address: 13707 Carrington Place Dr., Shannon Hills, AR 72002

Phone: (501) 407-0275

Name: Benjamin M. Holden

Address: 1006 Clinton Ct., Alexander, AR 72002

Phone: (479) 739-6244

Email: Benjamin.M.Holden@gmail.com

Name: Third commissioner vacant during 2019

### A.C.A. § 14-86-2102(2)(F) The date, time, and location for any scheduled meeting

---

No meetings are currently scheduled. Public meetings are held as needed or upon public request. Ad hoc meetings between commissioners are held as necessary to contact district business and provide for the maintenance of district facilities.

### A.C.A. § 14-86-2102(2)(G) District Assessor (Administrator)

---

District Assessor: Allen C. King

Company: Improvement District Collections LLC

Phone: 501-225 1236

Email: alanking@improvementdistrictsinc.com

### A.C.A. § 14-86-2102(2)(H) Payee for Distribution from County Treasurer

---

Carrington Place Municipal Property Owners' Recreational District No. 10 Of Shannon Hills, Arkansas.

Name: Robert C. McClure

Address: 13707 Carrington Place Drive, Shannon Hills, AR. 72002

Phone: (501) 407-0275

### A.C.A. § 14-86-2102(2)(I) An explanation of the statutory penalties, interest, and costs;

---

Delinquent Penalty (25%) & At Cost of Collection (\$) charges to property owner

### A.C.A. § 14-86-2102(2)(J) Method used to Calculate Assessments

---

Per Structure (\$ 276.00/yr). There are approximately 242 parcels placed on the tax rolls for assessments and another seven undeveloped or government owned for public use.

# Annual Taxpayer Transparency Improvement District Report

Carrington Place Municipal Property Owners' Recreational District No. 10 Of Shannon Hills, Arkansas

## A.C.A. § 14-86-2102(2)(E) District Commissioners

---

Name: Robert C. McClure

Address: 13707 Carrington Place Dr., Shannon Hills, AR 72002

Phone: (501) 407-0275

Name: Benjamin M. Holden

Address: 1006 Clinton Ct., Alexander, AR 72002

Phone: (479) 739-6244

Email: Benjamin.M.Holden@gmail.com

Name: Third commissioner vacant during 2019

## A.C.A. § 14-86-2102(2)(F) The date, time, and location for any scheduled meeting

---

No meetings are currently scheduled. Public meetings are held as needed or upon public request. Ad hock meetings between commissioners are held as necessary to contact district business and provide for the maintenance of district facilities.

## A.C.A. § 14-86-2102(2)(G) District Assessor (Administrator)

---

District Assessor: Allen C. King

Company: Improvement District Collections LLC

Phone: 501-225 1236

Email: alanking@improvementdistrictsinc.com

## A.C.A. § 14-86-2102(2)(H) Payee for Distribution from County Treasurer

---

Carrington Place Municipal Property Owners' Recreational District No. 10 Of Shannon Hills, Arkansas.

Name: Robert C. McClure

Address: 13707 Carrington Place Drive, Shannon Hills, AR. 72002

Phone: (501) 407-0275

## A.C.A. § 14-86-2102(2)(I) An explanation of the statutory penalties, interest, and costs;

---

Delinquent Penalty (25%) & At Cost of Collection (\$) charges to property owner

## A.C.A. § 14-86-2102(2)(J) Method used to Calculate Assessments

---

Per Structure (\$ 276.00/yr). There are approximately 242 parcels placed on the tax rolls for assessments and another seven undeveloped or government owned for public use.

## Annual Taxpayer Transparency Improvement District Report

Carrington Place Municipal Property Owners' Recreational District No. 10 Of Shannon Hills, Arkansas

A.C.A. § 14-86-2102(2)(K) A statement itemizing the income and expenditures of the improvement district or protection district, including a statement of fund and account activity for the improvement district or protection district.

Date	Account	Memo	Payee	Memo	Category	Amount	Balance
1/1/2019	Checking *9408		Opening Balance	START FISCAL YR, APRIL 1ST, 2019 BEG. BALANCE OF	Assessment Tax		\$ 74,541.23
1/30/2019	Checking *9408		Eric Helms	Purchase of Plants for Entrance	Landscaping	\$ (150.00)	\$ 74,391.23
1/30/2019	Checking *9408		Calvin Helems	Labor to plant beds	Landscaping	\$ (50.00)	\$ 74,341.23
2/4/2019	Checking *9408		Kenneth Holloway	Trim Bradford Pears	Landscaping	\$ (200.00)	\$ 74,141.23
3/7/2019	Checking *9408	1670	Emerald Mountain Improvement District No. 53	Contract Transfer	Contract Transfer	\$(10,000.00)	\$ 64,141.23
3/27/2019	Checking *9408	DEP	Saline County Arkansas	Property Tax Collection	Assessment Tax	\$ 653.17	\$ 64,794.40
4/22/2019	Checking *9408	DEP	Saline County Arkansas	Property Tax Collection	Assessment Tax	\$ 744.27	\$ 65,538.67
5/9/2019	Checking *9408	Debit	Walmart	Flowers for Entrance Area	Landscaping	\$ (87.33)	\$ 65,451.34
5/17/2019	Checking *9408	DEP	Saline County Arkansas	Property Tax Collection	Assessment Tax	\$ 54,827.78	\$120,279.12
5/20/2019	Checking *9408	1662	Kenneth Holloway	Two months of mowing, pruning, ect.	Landscaping	\$ (3,225.00)	\$117,054.12
6/5/2019	Checking *9408	1663	Kenneth Holloway	Two months of mowing for June, Entrance and Pool Area	Landscaping	\$ (1,200.00)	\$115,854.12
6/18/2019	Checking *9408	DEP	Saline County Arkansas	Property Tax Collection	Assessment Tax	\$ 992.36	\$116,846.48
6/25/2019	Checking *9408	1664	Emerald Mountain Improvement District No. 53	Contract Transfer	Contract Transfer	\$(35,000.00)	\$ 81,846.48
10/11/2019	Checking *9408	1666	Emerald Mountain Improvement District No. 53	Contract Transfer	Contract Transfer	\$ (5,000.00)	\$ 76,846.48
10/17/2019	Checking *9408	DEP	Saline County Arkansas	Property Tax Collection	Assessment Tax	\$ 863.39	\$ 77,709.87
10/23/2019	Checking *9408	1667	River Side Nursery	Flowers for Entrance	Landscaping	\$ (160.60)	\$ 77,549.27
10/28/2019	Checking *9408	1668	Calvin Helems	Labor for Planting Flowers	Landscaping	\$ (150.00)	\$ 77,399.27
11/4/2019	Checking *9408	1669	Emerald Mountain Improvement District No. 53	Contract Transfer	Contract Transfer	\$ (8,000.00)	\$ 69,399.27
11/14/2019	Checking *9408	1705	Calvin Helems	Mulching Planter Beds in Emerald Mountain	Landscaping	\$ (270.00)	\$ 69,129.27
12/2/2019	Checking *9408	1706	Improvement Districts Inc.	Assessor Fees	District Assessor	\$ (150.00)	\$ 68,979.27
12/5/2019	Checking *9408	DEP	Saline County Arkansas	Property Tax Collection	Assessment Tax	\$ 1,672.64	\$ 70,651.91
12/20/2019	Checking *9408	Debit	Home Depot	Mulch for Entrance Area 24 Bags	Landscaping	\$ (72.59)	\$ 70,579.32

# Annual Taxpayer Transparency Improvement District Report

Carrington Place Municipal Property Owners' Recreational District No. 10 Of Shannon Hills, Arkansas

Date	Account	Payee	Memo	Category	Amount	Balance
12/26/2020	Checking *9408	Saline County Arkansas	Property Tax Collection	Assessment Tax	\$ 4,841.65	\$ 75,420.97

Completed By: Benjamin Holden

Signature  Date 02-10-20