

Improvement Districts, Inc.

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

Filed as of December 31, 2022

For the filing date no later than April 1, 2023

FILED  
SALINE COUNTY  
PROBATE & COUNTY CLERK

2023 MAR 27 PM 12:33

Count

1 Name of district:

Westcliffe II Property Owners' Multipurpose Improvement District No. 94 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:

\$ 234,363.34 Phase 6 see No. 3 above

\$ 427,299.76 Phase 7 see No. 3 above

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

Feb-45 Phase 6

1-Feb-47 Phase 7

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; 501-223-0497

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 First Security Bank

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, site preparation, and water lines.

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

activity	2021	2022
Beginning balance	\$ 327,419.96	\$ 373,318.23
Assessment receipts	\$ 193,382.76	\$ 244,596.13
FOB		\$ 705.90
Insurance claim	\$ 4,835.72	\$ -
Interest income	\$ 195.63	\$ 426.44
Assessment services	\$ (5,625.00)	\$ (4,943.75)
Utilities	\$ (6,650.54)	\$ (7,190.02)
Lawn Care	\$ (10,198.12)	\$ (4,528.31)
Insurance	\$ -	\$ (2,027.00)
Gate repair		\$ (7,681.70)
Legal	\$ (82.50)	\$ -
Maintenance	\$ (4,914.51)	\$ (8,600.00)
Bond payments	\$ (115,912.60)	\$ (115,912.62)
Ending balance	\$ 382,450.80	\$ 468,163.30