

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 11:49

BY LL

Count																		
1	Name of district: Westcliffe Property Owners' Multipurpose Improvement District No. 52 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 contract 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: <table border="1"> <tr> <td>see No. 3 above</td> <td>Phase 1</td> <td>\$ 193,646.93</td> </tr> <tr> <td>see No. 3 above</td> <td>Phase 2</td> <td>\$ 45,633.42</td> </tr> <tr> <td>see No. 3 above</td> <td>Phase 3</td> <td>\$ 83,290.84</td> </tr> <tr> <td>see No. 3 above</td> <td>Phase 4</td> <td>\$ 115,108.84</td> </tr> <tr> <td>see No. 3 above</td> <td>Phase 5</td> <td>\$ 155,992.48</td> </tr> </table>			see No. 3 above	Phase 1	\$ 193,646.93	see No. 3 above	Phase 2	\$ 45,633.42	see No. 3 above	Phase 3	\$ 83,290.84	see No. 3 above	Phase 4	\$ 115,108.84	see No. 3 above	Phase 5	\$ 155,992.48
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6	The stated payout or maturity date of the indebtedness, if any: <table border="1"> <tr> <td>Phase 1</td> <td>1-Feb-38</td> </tr> <tr> <td>Phase 2</td> <td>1-Feb-40</td> </tr> <tr> <td>Phase 3</td> <td>1-Feb-42</td> </tr> <tr> <td>Phase 4</td> <td>1-Feb-42</td> </tr> <tr> <td>Phase 5</td> <td>1-Feb-45</td> </tr> </table>			Phase 1	1-Feb-38	Phase 2	1-Feb-40	Phase 3	1-Feb-42	Phase 4	1-Feb-42	Phase 5	1-Feb-45					
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Phase 2	1-Feb-40																	
Phase 3	1-Feb-42																	
Phase 4	1-Feb-42																	
Phase 5	1-Feb-45																	
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; 501-658-2281 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, deposited in Malvern National Bank/First Security																	
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. O & M fixed amount per lot																	
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															
			\$ 533,936.90															