

PC187

	Improvement Districts, Inc.							
	Ark. Code 14-86-2102; Annual improvement	district or protection district filing						
	Filed as of December 31, 2024							
	For the filing date no later than April 1, 2025							
Count								
1	Name of district:							
	River Ridge Pointe Street Improvement District No. 638 of Little Rock, Arkansas							
2	Primary statute under which the district was formed:							
	ACA Section 14-88-101 et. Seq.							
3	General statement of the purpose of the district:							
	Borrow money to purchase and/or construct and maintain a subdivision entryway and other common areas and to maintain streets							
4	List of contracts, identity of the parties to the contracts, and obligations of the district:							
	Peak Properties, LLC - property management contract, \$400 per month							
	Total Landscape Solutions-lawn service-\$468.70 per month							
	Cincinnati Insurance Company-Commercial package policy, 41,169 annually							
5	Any indebtedness, including bonded indebtedness, and the reason for the indebtedness:							
	n/a							
6	The stated payout or maturity date of the indebtedness, if any:							
	n/a							
7	The total existing delinquent assessments and party responsible for collection:							
	None							
	Alan C. King, Improvement Districts, Inc.							
8	Identification of district commissioners and contact information:							
	Management:							
	Peak Properties, LLC, managing agent, taking care of the daily operations as directed by Commission.							
	Beverly Roachell, Property Manager							
	11711 Hermitage Rd., Suite 7							
	BRoachell@peakpropllc.com							
	Little Rock, AR 72211							
	353-0368 office							
	353-0398 fax							
	Commissioners:							
	Terry Morrison	280 River Ridge Pointe				tmmim@swbell.net		501-804-1805
	Jose Romero	272 River Ridge Pointe				irromero00@gmail.com		501-246-4537
	Wesley Walls	246 River Ridge Pointe				wwalls@polkstanleywilcox.com		501-378-0878
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:							
	Bank of Ozarks							
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 and maintenance of streets and common areas							
14	Statement itemizing the income and expenditures, including a statement of fund and account activity							
	See District for financials.							

FILED

APR 24 2025

TERRI HOLLINGSWORTH
CIRCUIT COUNTY CLERK