

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

PC 437

**FILED**

**MAR 28 2025**

**TERRI HOLLINGSWORTH  
CIRCUIT COUNTY CLERK**

Count																																																	
1	Name of district: Little Rock Municipal Property Owners' Multipurpose Improvement District No. 2010-310-Garden at Valley Falls Project																																																
2	Primary statute under which the district was formed: ACA Section 14-94-101 et. Seq.																																																
3	General statement of the purpose of the district: Borrow money to purchase and/or construct streets, water and sewer lines, and finish lot construction.																																																
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: \$ 275,754.23 see no. 3 above																																																
6	The stated payout or maturity date of the indebtedness, if any: 1-Feb-41																																																
7	The total existing delinquent assessments and party responsible for collection: \$ 1,140.00 Alan C. King, Improvement District Collections LLC, Phone 501-225-1236																																																
8	Identification of district commissioners and contact information: Boyce Holmes; phone, 501-804-3223 Pat Malmstrom Brandon Huffman; Phone 501-758-4982																																																
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: Regions Bank; Shelli Jordan; phone 501-371-8996																																																
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.																																																
Statement itemizing the income and expenditures, including a statement of fund and account activity																																																	
	<table border="1"><thead><tr><th></th><th>2020</th><th>2021</th><th>2022</th><th>2023</th><th>2024</th></tr></thead><tbody><tr><td>Beginning balance</td><td>\$ 231,019.80</td><td>\$ 176,170.73</td><td>\$ 190,509.41</td><td>\$ 120,657.81</td><td>\$ 138,635.60</td></tr><tr><td>Investment income</td><td>\$ 3,550.00</td><td>\$ 18.03</td><td>\$ 986.56</td><td>\$ 2,592.56</td><td>\$ 4,868.07</td></tr><tr><td>Assessments</td><td>\$ 68,418.90</td><td>\$ 68,439.31</td><td>\$ 68,395.50</td><td>\$ 69,553.89</td><td>\$ 67,431.71</td></tr><tr><td>Bond payment</td><td>\$ (52,381.16)</td><td>\$ (52,381.16)</td><td>\$ (137,381.16)</td><td>\$ (52,381.16)</td><td>\$ (82,381.14)</td></tr><tr><td>Trustee</td><td>\$ (1,100.00)</td><td>\$ (1,100.00)</td><td>\$ (1,100.00)</td><td>\$ (1,000.00)</td><td>\$ (1,100.00)</td></tr><tr><td>Assessor</td><td>\$ (525.00)</td><td>\$ (637.50)</td><td>\$ (752.50)</td><td>\$ (787.50)</td><td>\$ (787.50)</td></tr><tr><td>Ending balance</td><td>\$ 248,982.54</td><td>\$ 190,509.41</td><td>\$ 120,657.81</td><td>\$ 138,635.60</td><td>\$ 126,666.74</td></tr></tbody></table>		2020	2021	2022	2023	2024	Beginning balance	\$ 231,019.80	\$ 176,170.73	\$ 190,509.41	\$ 120,657.81	\$ 138,635.60	Investment income	\$ 3,550.00	\$ 18.03	\$ 986.56	\$ 2,592.56	\$ 4,868.07	Assessments	\$ 68,418.90	\$ 68,439.31	\$ 68,395.50	\$ 69,553.89	\$ 67,431.71	Bond payment	\$ (52,381.16)	\$ (52,381.16)	\$ (137,381.16)	\$ (52,381.16)	\$ (82,381.14)	Trustee	\$ (1,100.00)	\$ (1,100.00)	\$ (1,100.00)	\$ (1,000.00)	\$ (1,100.00)	Assessor	\$ (525.00)	\$ (637.50)	\$ (752.50)	\$ (787.50)	\$ (787.50)	Ending balance	\$ 248,982.54	\$ 190,509.41	\$ 120,657.81	\$ 138,635.60	\$ 126,666.74
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