

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW

151 WEST PEACE STREET
POST OFFICE BOX 1039
CANTON, MISSISSIPPI 39046
bmontgomery@montgomerymcgraw.com

601-859-3616: TELEPHONE
601-859-3622: FACSIMILE

August 29, 2016

VIA Hand Deliver & E-Mail

Tony Greer
County Administrator
Post Office Box 608
Canton, MS 39046

Re: 2016-2017 Maintenance Assessment, General Assessment
and Budget for Parkway East

Dear Tony:

I have enclosed a proposed Maintenance Assessment for 2016-2017 the regular assessment for the overall bond issue and proposed budget as adopted by the Board of Directors of Parkway East for 2016-2017 and other background information on Parkway East.

If you have any questions, please contact me at your earliest convenience.

With best wishes,

Sincerely,

MONTGOMERY McGRAW, PLLC



C. R. Montgomery

CRM/jf

cc: Ms. Katie B. Snell (w/encl.)

| Property Owner | Tax ID Number(s) | Special Assessment |
|---|--|--|
| Galleria Parkway LLC 385-B Highland Colony Parkway Ste 502 Ridgeland, MS 39157 | 082I-31 -002/01.00 | \$4,124.44 |
| West Side | | |
| St. Dominic Health Services Inc | 082I-32-008/00.00 | \$22,084.41 |
| C/O Sister Mary D Sondgeroth | 082I-32 -010/03.00 | \$6,847.88 |
| | 082I-29 -002/00.00 | \$285.33 |
| 969 Lakeland Drive Jackson, MS 39216 | Totals | \$29,217.61 |
| East Side | | |
| St. Dominic Health Services Inc | 082I-32-010/04.00 | \$14,183.04 |
| C/O Sister Mary D Sondgeroth | 082I-32-010/05.00 | \$33,263.83 |
| 969 Lakeland Drive Jackson, MS 39216 | 082H-33-005/00.00 | \$8,673.08 |
| | 082H-33-006/00.00 | \$5,101.81 |
| | 082H-33-007/00.00 | \$7,958.83 |
| | 082H-33-008/00.00 | \$8,571.05 |
| | Totals | \$77,751.64 |
| Barnett Place Properties , LLC P.O. Box 270 Flora, MS 39071 | 082I-31 -003/00.00 082I-32 -010/01.00 082I-32 -010/02.00 | \$9,159.69 \$7,426.78 \$9,407.25 |
| | Totals | \$25,993.72 |
| Whittington Curtis D Jr & Janet E Ford John V Et Ux 1190 N. State St Suite 403 Jackson, MS 39202 | 082I-29 -003/00.00 | \$5,884.91 |
| 891B Properties, LLC 207 Belle Point Drive Madison, MS 39110 | 082I-29 -004/00.00 | \$8,179.75 |
| Rolling Meadows, LP P.O. Box 3216 Ridgeland, MS 39158 | 082I-29 -005/00.00 | \$33,841.45 |
| Industrial Development Authority of Madison County P.O. Box 202 Canton, MS 39046 | 082I-29 - 006/01.00 | \$18,408.64 |
| Landstock LLC P.O. Box 113 Lena, MS 39094 | 082I-29 -006/02.00 | \$14,685.91 |

| | | |
|--|--|--|
| Madison Parkway, LLC 125 S Congress Ste 1200 Jackson, MS 39201 | 082H-28 -001/20.00 | \$8,239.99 |
| ADAB, LLC | 082H-28 -001/03.00 | \$16,854.53 |
| MG Parkway, LLC | 082H-28 -001/19.00 | \$7,865.45 |
| | Totals | \$32,959.97 |
| Larry L. Lewis 603 Kingsington Ridgeland, MS 39157 | 082H-33 -031/00.00 | \$5,152.59 |
| Madison County Mississippi P.O. Box 404 Canton, MS 39046 | 082H-28 -001/01.00 082H-28 -001/06.00 082H-28 -001/07.00 082H-28 -001/08.00 082H-28 -001/09.00 082H-28 -001/10.00 082H-28 -001/11.00 082H-28 -001/12.00 082H-28 -001/13.00 082H-28 -001/14.00 082H-28 -001/15.00 082H-28 -001/16.00 082H-28 -001/17.00 Totals | \$16,316.52 \$1,645.50 \$2,293.73 \$2,543.05 \$3,002.90 \$5,352.04 \$10,089.10 \$10,177.74 \$10,133.42 \$8,499.00 \$11,501.90 \$6,731.60 \$12,382.83 \$105,821.92 |
| Young Men's Christian Association 826 North Street Jackson, MS 39202 | 082H-28 -008/07.00 | \$58,643.41 |
| Landstock LLC C/O George Whitten P.O. Box 113 Lena, MS 39094 | 082H-28 -008/01.00 Totals | \$1,825.09 \$60,468.50 |
| Morris Real Estate LLC P.O. Box 2347 Madison, MS 39130 | 082H-28 -007/00.00 | \$809.46 |
| Show Dog Properties, LLC | 082H-28 -007/01.00 | \$504.46 |
| Gideon Real Estate, LLC 103 Plantation CV, Ste C Madison, MS 39110 | 082H-28 -007/04.00 | \$709.70 |
| Show Dog Properties, LLC | 082H-28 -007/05.00 | \$637.92 |
| | | \$2,661.54 |
| | TOTAL | \$420,000.00 |

| Property Owner | Tax ID Number(s) | Special Assessment |
|---|--|---|
| Galleria Parkway LLC 385-B Highland Colony Parkway Ste 502 Ridgeland, MS 39157 | 082I-31 -002/01.00 | \$21,080.64 |
| West Side | | |
| St. Dominic Health Services Inc | 082I-32-008/00.00 | \$112,876.71 |
| C/O Sister Mary D Sondgeroth | 082I-32 -010/03.00 | \$35,000.53 |
| | 082I-29 -002/00.00 | \$1,458.36 |
| 969 Lakeland Drive Jackson, MS 39216 | Totals | \$149,335.59 |
| East Side | | |
| St. Dominic Health Services Inc | 082I-32-010/04.00 | \$72,491.65 |
| C/O Sister Mary D Sondgeroth | 082I-32-010/05.00 | \$170,016.39 |
| 969 Lakeland Drive | 082H-33-005/00.00 | \$44,329.43 |
| Jackson, MS 39216 | 082H-33-006/00.00 | \$26,076.13 |
| | 082H-33-007/00.00 | \$40,678.77 |
| | 082H-33-008/00.00 | \$43,807.90 |
| | Totals | \$397,400.28 |
| Barnett Place Properties , LLC P.O. Box 270 Flora, MS 39071 | 082I-31 -003/00.00 082I-32 -010/01.00 082I-32 -010/02.00 | \$46,816.55 \$37,959.36 \$48,081.86 |
| | Totals | \$132,857.78 |
| Whittington Curtis D Jr & Janet E Ford John V Et Ux 1190 N. State St Suite 403 Jackson, MS 39202 | 082I-29 -003/00.00 | \$30,078.67 |
| 891B Properties, LLC 207 Belle Point Drive Madison, MS 39110 | 082I-29 -004/00.00 | \$41,807.92 |
| Rolling Meadows, LP P.O. Box 3216 Ridgeland, MS 39158 | 082I-29 -005/00.00 | \$172,968.70 |
| Industrial Development Authority of Madison County P.O. Box 202 Canton, MS 39046 | 082I-29 - 006/01.00 | \$94,089.33 |
| Landstock LLC P.O. Box 113 Lena, MS 39094 | 082I-29 -006/02.00 | \$75,061.88 |

| | | |
|---|--------------------|-----------------------|
| Madison Parkway, LLC 125 S Congress Ste 1200 Jackson, MS 39201 | 082H-28 -001/20.00 | \$42,115.83 |
| ADAB, LLC | 082H-28 -001/03.00 | \$86,146.02 |
| MG Parkway, LLC | 082H-28 -001/19.00 | \$40,201.48 |
| | Totals | \$168,463.33 |
| Larry L. Lewis 603 Kingsin gton Ridgeland, MS 39157 | 082H-33 -031/00.00 | \$26,335.64 |
| Madison County Mississippi P.O. Box 404 Canton, MS 39046 | 082H-28 -001/01.00 | \$83,396.18 |
| | 082H-28 -001/06.00 | \$8,410.41 |
| | 082H-28 -001/07.00 | \$11,723.61 |
| | 082H-28 -001/08.00 | \$12,997.91 |
| | 082H-28 -001/09.00 | \$15,348.30 |
| | 082H-28 -001/10.00 | \$27,355.08 |
| | 082H-28 -001/11.00 | \$51,566.87 |
| | 082H-28 -001/12.00 | \$52,019.96 |
| | 082H-28 -001/13.00 | \$51,793.42 |
| | 082H-28 -001/14.00 | \$43,439.64 |
| | 082H-28 -001/15.00 | \$58,787.93 |
| | 082H-28 -001/16.00 | \$34,406.23 |
| | 082H-28 -001/17.00 | \$63,290.48 |
| | Totals | \$540,871.66 |
| Young Men's Christian Associ ation 826 North Street Jackson, MS 39202 | 082H-28 -008/07.00 | \$299,735.24 |
| Landstock LLC C/O George Whitten P.O. Box 113 Lena, MS 39094 | 082H-28 -008/01.00 | \$9,328.29 |
| | Totals | \$309,063.53 |
| Morris Real Estate LLC P.O. Box 2347 Madison, MS 39130 | 082H-28 -007/00.00 | \$4,137.25 |
| Show Dog Properties, LLC | 082H-28 -007/01.00 | \$2,578.35 |
| Gideon Real Estate, LL C 103 Plantation CV, Ste C Madison, MS 39110 | 082H-28 -007/04.00 | \$3,627.41 |
| Show Dog Properties, LLC | 082H-28 -007/05.00 | \$3,260.52 |
| | | \$13,603.52 |
| | TOTAL | \$2,146,682.81 |

Parkway East
 2017 Budget For 2016 Assessments to be Collected in 2017

| | <u>2016 Bills Unpaid</u> | <u>2017 Expected</u> | <u>Total</u> |
|---|------------------------------|--------------------------|----------------------|
| Montgomery McGraw General | \$ 3,000.00 | \$ 25,000.00 | \$ 28,000.00 |
| Montgomery McGraw/ BEA Lawsuit | 780.00 | 30,000.00 | 30,780.00 |
| Butchart Ellzey General | | 5,000.00 | 5,000.00 |
| Butchart Ellzey Lawsuit | | - | - |
| Copeland Cook Taylor & Bush | | - | - |
| Haddox Ried Burkes & Calhoun | | - | - |
| Watkins & Eager | | - | - |
| Audit | - | 10,000.00 | 10,000.00 |
| Channel Maintemce | - | - | - |
| PID Manager & Engineering | - | 15,000.00 | 15,000.00 |
| Hancock Bank Trustee | - | 10,500.00 | 10,500.00 |
| Hancock Bank Trustee Default Administration | - | - | - |
| Hancock Bank Trustee Legal fees | - | - | - |
| madison County 3% fee on Collections | | 2,978.00 | 2,978.00 |
| Expected uncollectible assessments | - | <u>120,362.00</u> | <u>120,362.00</u> |
| | | | |
| Total Expected Expenses | <u>\$ 3,780.00</u> | <u>\$ 218,840.00</u> | <u>\$ 222,620.00</u> |
| | | | |
| Less uncollectible assessments | | | <u>(120,362.00)</u> |
| | | | |
| Expected Collections | | | <u>102,258.00</u> |

229,298.60 6,678.60

Parkway East
Expected Collection Detail for 2015 Assessments due in 2016

Collectible

| | |
|------------------------------|----------------------|
| St Dominic's | \$ 29,217.61 |
| St Dominic's | 77,751.64 |
| Barnett Place Properties | 25,993.72 |
| Whittington Curtis and Janet | 5,884.91 |
| Morris Real Estate LLC | 809.46 |
| Show Dog Properties LLC | 504.46 |
| Gideon Real Estate LLC | <u>1,347.63</u> |
| | <u>\$ 141,509.43</u> |

Noncollectible

| | |
|----------------------------------|----------------------|
| Galleria Parkway LLC | \$ 4,124.44 |
| 891B Properties LLC | 8,179.75 |
| Rolling Meadows | 33,841.45 |
| Industrial Development Authority | 18,408.64 |
| Landstock LLC | 14,685.91 |
| Madison Parkway LLC | 8,239.99 |
| ADAB LLC | 16,854.53 |
| MG Parkway LLC | 7,865.45 |
| Larry Lewis | 5,152.59 |
| Madison County MS | 100,669.33 |
| Young Mens Christian Assoc | 58,643.41 |
| Landstock LLC | <u>1,825.08</u> |
| Total Expected noncollectible | <u>\$ 278,490.57</u> |
| Total Maintenance Assessment | <u>\$ 420,000.00</u> |

Parkway East
Bond Budget 2016 payable due in 2017

| Payments Due | |
|-------------------------------|------------------------|
| 2005 Issue 5/1/2007 Interest | \$ 445,653.13 |
| 2005 issue 5/1/2017 principal | \$ 1,055,000.00 |
| 2005 Issue 11/1/2017 Interest | \$ 423,234.68 |
| 2008 Issue 5/1/2017 Principal | \$ 120,000.00 |
| 2008 issue total interest | \$ 102,795.00 |
| Total To assess | \$ 2,146,682.81 |