

ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY

W-01853A
Parker Lakeview Estates Homeowners Association, Inc.
dba Parker Springs Water Company
7947 So Coronado Trail
HC1 Box 474
Elgin, AZ 85611

RECEIVED
MAR 19 2014
ACC UTILITIES DIRECTOR

ANNUAL REPORT
Water

FOR YEAR ENDING

12	31	2013
----	----	------

FOR COMMISSION USE

ANN 04	13
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3-19-14

COMPANY INFORMATION

Company Name (Business Name) Parker Lakeview Est. HOA, Inc. dba Parker Springs Water Co.

Mailing Address 7947 So Coronado Trail, HC1 Box 474
(Street)

Elgin

(City)

AZ

(State)

85611

(Zip)

520 455-9345

Telephone No. (Include Area Code)

NA

Fax No. (Include Area Code)

NA

Cell No. (Include Area Code)

Email Address spain333@wildblue.net

Local Office Mailing Address same

(Street)

(City)

(State)

(Zip)

Local Office Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Cell No. (Include Area Code)

Email Address _____

MANAGEMENT INFORMATION

Regulatory Contact:

Management Contact: Gail Spain Secretary/Treasurer

(Name)

(Title)

7947 S Coronado Trail, HC1 Box 474

(Street)

Elgin

(City)

AZ

(State)

85611

(Zip)

520 455-9345

Telephone No. (Include Area Code)

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Cell No. (Include Area Code)

Email Address spain333@wildblue.net

On Site Manager: Gail Spain

(Name)

9012 W Montezuma Place (HC1 Box 474)

(Street)

Elgin

(City)

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(State)

85611

(Zip)

520 455-9345

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Telephone No. (Include Area Code)

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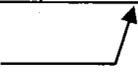
Cell No. (Include Area Code)

Email Address spain333@wildblue.net

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization			
302	Franchises			
303	Land and Land Rights	10,500.00	0	10,500.00
304	Structures and Improvements	47,339.48	784.41	46,555.07
307	Wells and Springs	92,370.45	4,997.19	87,373.26
309	Main Lines	32,902.24	214.33	32,687.91
310	Power Generation Equipment	31,642.08	5,631.12	26,010.96
311	Pumping Equipment	3,192.50	1,509.54	1,682.96
320.2	Solution Chemical Feeders	2,224.48	1,150.52	1,073.96
330	Distribution Reservoirs and Standpipes			
330.1	Storage Tank	48,985.00	86.99	48,898.01
331	Transmission and Distribution Mains	41,036.00	30,481.16	10,554.84
333	Services	9,048.00	2,390.71	6,657.29
334	Meters and Meter Installations	2,695.63	1,147.84	1,547.79
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment	282.00	49.30	232.70
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	322,217.86	48,443.11	273,774.75

This amount goes on the Balance Sheet Acct. No. 108



CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization			
302	Franchises			
303	Land and Land Rights	10,500.00	0	0
304	Structures and Improvements	47,39.48	3.30	541.41
307	Wells and Springs	92,370.45	3.30	497.19
309	Main Lines	32,902.24	2.00	214.33
310	Power Generation Equipment	31,642.08	5.00	970.47
311	Pumping Equipment	3,192.50	7.11	44.30
320.2	Solution Chemical Feeders	2,224.48	20.00	320.24
330	Distribution Reservoirs and Standpipes			
330.1	Storage Tank	48,985.00	2.22	86.99
331	Transmission and Distribution Mains	41,036.00	2.00	629.58
333	Services	9,048.00	3.33	259.57
334	Meters and Meter Installations	2,695.63	8.33	170.65
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment	282.00	5.00	14.10
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	322,217.86		3,748.83

This amount goes on the Comparative Statement of Income and Expense
Acct. No. 403.

BALANCE SHEET

Acct No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	ASSETS		
	CURRENT AND ACCRUED ASSETS		
131	Cash	\$ 1,057.55	\$ 1,115.01
134	Working Funds	4,152.32	2,966.31
135	Temporary Cash Investments	3,756.95	1,457.93
141	Customer Accounts Receivable	55.57	(129.60)
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies	1,126.21	1,591.68
162	Prepayments		
174	Miscellaneous Current and Accrued Assets	765.12	3,825.60
	TOTAL CURRENT AND ACCRUED ASSETS	\$10,913.72	\$10,826.93
	FIXED ASSETS		
101	Utility Plant in Service	\$93,500.21	\$322,217.86
103	Property Held for Future Use		
105	Construction Work in Progress Proceeds from Grant 2010	28,470.00	15,000.00
108	Accumulated Depreciation – Utility Plant	(47,413.98)	(48,443.11)
121	Non-Utility Property		
122	Accumulated Depreciation – Non Utility		
	TOTAL FIXED ASSETS	\$74,556.23	\$288,774.75
	TOTAL ASSETS	\$85,469.95	\$299,601.68

NOTE: The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

BALANCE SHEET (CONTINUED)

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	LIABILITIES		
	CURRENT LIABILITES		
231	Accounts Payable	\$ 2,143.09	\$ 2,048.55
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits	80.00	80.00
236	Accrued Taxes		
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities		
	TOTAL CURRENT LIABILITIES	\$ 2,214.09	\$ 2,128.55
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds	\$22,305.23	\$226,511.17
	DEFERRED CREDITS		
251	Unamortized Premium on Debt	\$	\$
252	Advances in Aid of Construction	595.00	210.00
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction Proceeds from WIFA Grant 2010	15,000.00	15,280.00
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	TOTAL DEFERRED CREDITS	\$15,595.00	\$ 15,490.00
	TOTAL LIABILITIES	\$40,114.32	\$244,129.72
	CAPITAL ACCOUNTS		
201	Common Stock Issued	\$	\$
211	Paid in Capital in Excess of Par Value	7,920.00	7,920.00
215	Retained Earnings	37,435.63	47,551.96
218	Proprietary Capital (Sole Props and Partnerships)		
	TOTAL CAPITAL	\$45,355.63	\$ 55,471.96
	TOTAL LIABILITIES AND CAPITAL	\$85,469.95	\$299,601.68

* Revised 8-11-14

COMPANY NAME Parker Lakeview Estates HOA, Inc. dba Parker Springs Water Co.

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$22,099.01	\$27,486.97
460	Unmetered Water Revenue		
474	Other Water Revenues	129.89	62.71
	TOTAL REVENUES	\$22,228.90	\$27,549.68
	OPERATING EXPENSES		
601	Salaries and Wages	\$	\$
610	Purchased Water		
615	Purchased Power (Fuel for power production)	3,054.34	1,646.54
618	Chemicals	22.76	43.83
620	Repairs and Maintenance	928.27	609.27
621	Office Supplies and Expense	750.24	914.48
630	Outside Services	4,110.00	5,240.86
635	Water Testing	690.00	690.00
641	Rents	82.87	355.74
650	Transportation Expenses		
657	Insurance – General Liability	750.00	773.76
659	Insurance - Health and Life		
666	Regulatory Commission Expense – Rate Case	5,441.62	39.49
675	Miscellaneous Expense	176.49	
403	Depreciation Expense	2,414.04	3,748.83
408	Taxes Other Than Income	250.88	166.02
408.11	Property Taxes	495.26	568.62
409	Income Tax		
	TOTAL OPERATING EXPENSES	\$19,166.77	\$14,797.44
	OPERATING INCOME/(LOSS)	\$ 3,062.13	\$12,752.24
	OTHER INCOME/(EXPENSE)		
419	Interest and Dividend Income	\$ 3.76	\$ 1.89
421	Non-Utility Income		
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense	(103.94)	(995.20)
	TOTAL OTHER INCOME/(EXPENSE)	\$ (100.18)	\$ (993.31)
	NET INCOME/(LOSS)	\$ 2,961.95	\$11,758.93

2013

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

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	TOTAL OTHER INCOME/(EXPENSE)	\$ (100.18)	\$ (993.31)
	NET INCOME/(LOSS)	\$ 2,961.95	\$11,758.93

SUPPLEMENTAL FINANCIAL DATA
Long-Term Debt

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued	May, 2012			
Source of Loan	Water Infrastructure Authority			
ACC Decision No.	72638			
Reason for Loan	System improvements			
Dollar Amount Issued	\$243,000 of \$271,000	\$	\$	\$
Amount Outstanding	\$226,500	\$	\$	\$
Date of Maturity	March, 2032			
Interest Rate	1%	%	%	%
Current Year Interest	\$ 955.20	\$	\$	\$
Current Year Principle	\$12,648	\$	\$	\$

Meter Deposit Balance at Test Year End	\$ 210.00
Meter Deposits Refunded During the Test Year	\$ 110.00 (280.00 forfeited to Acct 271)

COMPANY NAME Parker Lakeview Estates HOA, Inc. dba Parker Springs Water Co.
Name of System: Parker Springs Water Co. ADEQ Public Water System Number:02045

WATER COMPANY PLANT DESCRIPTION

WELLS

ADWR ID Number*	Pump Horsepower	Pump Yield (gpm)	Casing Depth (Feet)	Casing Diameter (Inches)	Meter Size (inches)	Year Drilled
55-621240	2 HP	10	125	12	1"	1962
55-220855	2 HP	1.5 – 11**	300	8-5/8 OD	1"	2012
**Variable speed, solar powered						

* Arizona Department of Water Resources Identification Number

OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
NONE		

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
NONE		NONE	NONE

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
10,000	1	NONE	

Note: If you are filing for more than one system, please provide separate sheets for each system.

COMPANY NAME Parker Lakeview Estates HOA, Inc. dba Parker Springs Water Co.
Name of System: Parker Springs Water Co. ADEQ Public Water System Number:02045

WATER COMPANY PLANT DESCRIPTION (CONTINUED)

MAINS

Size (in inches)	Material	Length (in feet)
2	PVC	2400
3		
4	PVC	2800
5		
6		
8		
10		
12		
2-1/2	GALVANIZED	1436

CUSTOMER METERS

Size (in inches)	Quantity
5/8 X 3/4	36
3/4	
1	
1 1/2	
2	
Comp. 3	
Turbo 3	
Comp. 4	
Turbo 4	
Comp. 6	
Turbo 6	

For the following three items, list the utility owned assets in each category for each system.

TREATMENT EQUIPMENT:

CHEMFEED INJECTOR PUMP (2) & SOLUTION TANK (2)

STRUCTURES:

12X20 METAL SHED HOUSING ELECTRICAL, SHELTER FOR WELL HOUSING AT WELL #1
8x10 BRICK UTILITY BUILDING AT WELL #2

OTHER:

2 ONAN GENERATORS TO PROVIDE ELECTRICITY FOR PUMPING AT WELL #1; SOLAR PANEL, BATTERY, TIMERS & SENSORS TO AUTOMATE "KEEP FILL" PUMPING FOR FULL SYSTEM.
7 220 WATT SOLAR PANELS PROVIDING POWER FOR PUMPING & SYSTEM CONTROLS FOR
4'X4'X6' PRECAST CONCRETE VALVE VAULT AT WELL #2;

Note: If you are filing for more than one system, please provide separate sheets for each system.

COMPANY NAME: Parker Lakeview Estates HOA, Inc. dba Parker Springs Water Co.

Name of System: Parker Springs Water Co. ADEQ Public Water System Number:02045

WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2013

MONTH	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)	GALLONS PUMPED (Thousands)	GALLONS PURCHASED (Thousands)
JANUARY	38	18.3	21	NA
FEBRUARY	38	12.2	14	
MARCH	38	16.5	19	
APRIL	38	21.6	24.8	
MAY	36	31.0	35.7	
JUNE	36	29.1	33.5	
JULY	36	24.9	28.6	
AUGUST	36	22.5	25.9	
SEPTEMBER	36	24.1	27.7	
OCTOBER	36	23.9	27.5	
NOVEMBER	36	14.6	16.8	
DECEMBER	36	22.3	25.6	
TOTALS →		261	300.1	

What is the level of arsenic for each well on your system? <.0030 mg/l Well #1
(If more than one well, please list each separately.) <.0010 Well #2

If system has fire hydrants, what is the fire flow requirement? N/A GPM for hrs

If system has chlorination treatment, does this treatment system chlorinate continuously?
 Yes No CHLORINATOR OPERATES WHILE PUMPING

Is the Water Utility located in an ADWR Active Management Area (AMA)?
 Yes No

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?
 Yes No

If yes, provide the GPCPD amount: _____

Note: If you are filing for more than one system, please provide separate data sheets for each system.

COMPANY NAME: Parker Lakeview Estates HOA, Inc. dba Parker Springs Water Co.
Name of System: Parker Springs Water Co. ADEQ Public Water System Number:02045

UTILITY SHUTOFFS / DISCONNECTS

MONTH	Termination without Notice R14-2-410.B	Termination with Notice R14-2-410.C	OTHER
JANUARY			
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
TOTALS →			

OTHER (description):

PROPERTY TAXES

Amount of actual property taxes paid during Calendar Year 2013 was: \$ 568.62

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. _____

VERIFICATION
AND
SWORN STATEMENT
Taxes

RECEIVED

MAR 19 2014

AZ. CORP COMM
Director - Utilities

VERIFICATION

STATE OF AZ

I, THE UNDERSIGNED
OF THE

COUNTY OF (COUNTY NAME) COCHISE
NAME (OWNER OR OFFICIAL) TITLE Gail Spain, Secretary/Treasurer
COMPANY NAME Parker Lakeview Est. HOA, Inc. dba Parker Springs Water

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

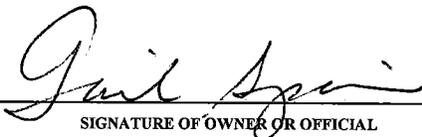
MONTH	DAY	YEAR
12	31	2013

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

I HEREBY ATTEST THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

I HEREBY ATTEST THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

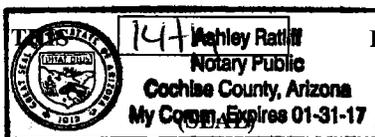

SIGNATURE OF OWNER OR OFFICIAL

520 455-9345

TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF



DAY OF march
2014

COUNTY NAME	Cochise	
MONTH	march	2014



SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 1/31/17

**VERIFICATION
AND
SWORN STATEMENT
Intrastate Revenues Only**

RECEIVED

MAR 19 2014

AZ CORP COMM
Director - Utilities

VERIFICATION

STATE OF _____

COUNTY OF (COUNTY NAME)	COCHISE
NAME (OWNER OR OFFICIAL) TITLE	GAIL SPAIN, SECRETARY/TREASURER
COMPANY NAME	PARKER LAKEVIEW EST HOA, INC. DBA PARKER SPRINGS WATER

I, THE UNDERSIGNED

OF THE

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2013

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

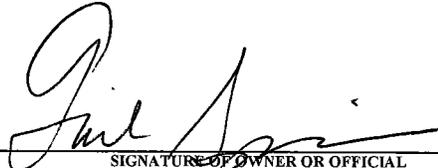
SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2013 WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)
\$ <u>29,322.82</u>

(THE AMOUNT IN BOX ABOVE
INCLUDES \$ 1,773.14
IN SALES TAXES BILLED, OR COLLECTED)

**REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)


SIGNATURE OF OWNER OR OFFICIAL
520 455-9345

TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME Sarah Lee Semant' commissioned as Sarah Lee Fenyak

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

COUNTY NAME	Cochise	
MONTH	February	.2014

THIS 20th DAY OF




SIGNATURE OF NOTARY PUBLIC

**VERIFICATION
AND
SWORN STATEMENT
RESIDENTIAL REVENUE
Intrastate Revenues Only**

RECEIVED

MAR 19 2014

AZ. CORP. COM. DIV.
Director - Utilities

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME) COCHISE	
NAME (OWNER OR OFFICIAL) GAIL SPAIN	TITLE SECRETARY/TREASURER
COMPANY NAME PARKER LAKEVIEW ESTATES HOA, INC. DBA PARKER SPRINGS WATER COMPANY	

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2013

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2013 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES
\$ <u>29,322.82</u>

THE AMOUNT IN BOX AT LEFT
INCLUDES \$ 1,773.14
IN SALES TAXES BILLED, OR COLLECTED)

*RESIDENTIAL REVENUE REPORTED ON THIS PAGE
MUST INCLUDE SALES TAXES BILLED.

Gail Spain

SIGNATURE OF OWNER OR OFFICIAL

520 455-9345

TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

20th

DAY OF

NOTARY PUBLIC NAME <i>Sarah Lee Serventh commissioned as Sarah Lee Fenyak</i>	
COUNTY NAME <i>Cochise</i>	
MONTH <i>February</i>	<i>2014</i>



SARAH LEE FENYAK
Notary Public - Arizona
Cochise County
My Commission Expires Feb 15, 2016

Feb 15, 2016

Sarah Lee Fenyak

SIGNATURE OF NOTARY PUBLIC