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UTILITIES DIVISION

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ARIZONA CORPORATION  
COMMISSION

**ANNUAL REPORT**

Of

Company Name:   
20525 E. Chandler Heights Rd.

Mailing Address: Queen Creek AZ  
85142-9500

Docket No.: WS-04235A  
For the Year Ended:

**WATER UTILITY**

To

Arizona Corporation Commission

**Due on April 15th**

Email: Util-Compliance@azcc.gov, mail or deliver the completed Annual Report to:  
Arizona Corporation Commission  
Compliance Section - Utilities Division  
1200 West Washington Street  
Phoenix, Arizona 85007

Application Type:   
Application Date:

ARIZONA CORPORATION COMMISSION  
WATER UTILITY ANNUAL REPORT  
Utility Source, LLC  
A Class  Utility

For the Calendar Year Ended: 12/31/20

Primary Address:   
City:  State:  Zip Code:

Telephone Number:

Date of Original Organization of Utility:

Person to whom correspondence should be addressed concerning this report:

Name:   
Telephone No. :   
Address:   
City:  State:  Zip Code:   
Email:

Name:   
Telephone No. :   
Address:   
City:  State:  Zip Code:   
Email:

Name:   
Telephone No. :   
Address:   
City:  State:  Zip Code:   
Email:

Name:   
Telephone No. :   
Address:   
City:  State:  Zip Code:   
Email:

Name:   
Telephone No. :   
Address:   
City:  State:  Zip Code:   
Email:

Ownership:

Counties Served:

**Important changes during the year**

	For those companies not subject to the affiliated interest rules, has there been a change in ownership or direct control during the year?
	If yes, please provide specific details in the box below.
	0

	Has the company been notified by any other regulatory authorities during the year, that they are out of compliance?
	If yes, please provide specific details in the box below.
	0

Utility Plant in Service (Water)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OCCLD (OC less AD)
301	Organization	\$0	\$0	\$0	\$0	\$0	\$0
302	Franchises	1,646	0	0	1,646	0	1,646
303	Land and Land Rights	210,000	0	0	210,000	0	210,000
304	Structures and Improvements	116,367	0	0	116,367	49,604	66,763
305	Collecting & Improving Reservoirs	0	0	0	0	0	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0
307	Wells and Springs	2,957,204	0	0	2,957,204	1,452,074	1,505,130
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	0	210,213	0	210,213	2,102	208,111
310	Power Generation Equipment	89,125	0	0	89,125	73,230	15,895
311	Pumping Equipment	175,735	0	0	175,735	166,030	9,705
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	5,487	0	0	5,487	3,024	2,463
320.2	Solution Chemical Feeders	0	0	0	0	0	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0
330.1	Storage Tanks	491,330	0	0	491,330	140,376	350,954
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	161,632	0	0	161,632	51,466	110,166
333	Services	86,250	0	0	86,250	47,388	38,862
334	Meters and Meter Installations	52,442	2,659	0	55,101	9,026	46,075
335	Hydrants	36,264	0	0	36,264	11,438	24,826
336	Backflow Prevention Devices	0	0	0	0	0	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0
340	Office Furniture and Equipment	4,672	0	0	4,672	3,488	1,184
340.1	Computer & Software	0	0	0	0	0	0
341	Transportation Equipment	0	0	0	0	0	0
342	Stores Equipment	0	0	0	0	0	0
343	Tools, Shop and Garage Equipment	0	0	0	0	0	0
344	Laboratory Equipment	0	0	0	0	0	0
345	Power Operated Equipment	0	0	0	0	0	0
346	Communication Equipment	0	0	0	0	0	0
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Tangible Plant	0	0	0	0	0	0
	<b>Totals</b>	<b>\$4,388,154</b>	<b>\$212,872</b>	<b>\$0</b>	<b>\$4,601,025</b>	<b>\$2,009,246</b>	<b>\$2,591,779</b>

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

Utility Plant in Service (Wastewater)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OCLD (OC less AD)
		\$0	\$0	\$0	\$0	\$0	\$0
351	Organization						
352	Franchises	1,646	0	0	1,646	0	1,646
353	Land and Land Rights	105,000	0	0	105,000	0	105,000
354	Structures and Improvements	56,350	0	0	56,350	30,958	25,392
355	Power Generation Equipment	2,879	0	0	2,879	2,807	72
360	Collections Wastewater - Force	0	210,213	0	210,213	2,102	208,111
361	Collections Wastewater - Gravity	999,134	16,461	0	1,015,595	112,348	903,247
362	Special Collecting Structures	0	0	0	0	0	0
363	Services to Customers	60,375	0	0	60,375	19,929	40,446
364	Flow Measuring Devices	0	0	0	0	0	0
365	Flow Measuring Installations	3,450	0	0	3,450	3,450	0
366	Reuse Services	0	0	0	0	0	0
367	Reuse Meters & Meter Installations	0	0	0	0	0	0
370	Receiving Wells	0	0	0	0	0	0
371	Pumping Equipment	0	0	0	0	0	0
374	Reuse Distribution Reservoirs	0	0	0	0	0	0
375	Reuse Trans. And Distr. Equipment	0	0	0	0	0	0
380	Treatment and Disposal Equipment	931,038	0	0	931,038	745,462	185,576
381	Plant Sewers	0	0	0	0	0	0
382	Outfall Sewer Lines	0	0	0	0	0	0
389	Other Plant and Misc. Equipment	0	0	0	0	0	0
390	Office Furniture and Equipment	4,672	0	0	4,672	3,488	1,184
390.1	Computer & Software	0	0	0	0	0	0
391	Transportation Equipment	0	0	0	0	0	0
392	Stores Equipment	0	0	0	0	0	0
393	Tools, Shop and Garage Equipment	0	0	0	0	0	0
394	Laboratory Equipment	0	0	0	0	0	0
395	Power Operated Equipment	0	0	0	0	0	0
396	Communication Equipment	0	0	0	0	0	0
397	Miscellaneous Equipment	0	0	0	0	0	0
398	Other Tangible Plant	0	0	0	0	0	0
	<b>Totals</b>	<b>\$2,164,544</b>	<b>\$226,674</b>	<b>\$0</b>	<b>\$2,391,218</b>	<b>\$920,544</b>	<b>\$1,470,674</b>

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

Utility Source, LLC  
Annual Report  
Depreciation Expense for the Current Year (Water)  
12/31/20

Depreciation Expense for the Current Year (Water)								
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Fully Depreciated/Non-depreciable Plant	Depreciation Percentages	Depreciation Expense
301	Organization	\$0	\$0	\$0	\$0	\$0	0.00%	\$0
302	Franchises	1,646	0	0	1,646	1,646	0.00%	0
303	Land and Land Rights	210,000	0	0	210,000	210,000	0.00%	0
304	Structures and Improvements	116,367	0	0	116,367	0	3.33%	3,875
305	Collecting & Improving Reservoirs	0	0	0	0	0	0.00%	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0.00%	0
307	Wells and Springs	2,957,204	0	0	2,957,204	0	3.33%	98,475
308	Infiltration Galleries	0	0	0	0	0	0.00%	0
309	Supply Mains	0	210,213	0	210,213	0	2.00%	2,102
310	Power Generation Equipment	89,125	0	0	89,125	0	5.00%	4,456
311	Pumping Equipment	175,735	0	0	175,735	161,619	12.50%	1,764
320	Water Treatment Equipment	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	5,487	0	0	5,487	0	3.33%	183
320.2	Solution Chemical Feeders	0	0	0	0	0	0.00%	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0.00%	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0.00%	0
330.1	Storage Tanks	491,330	0	0	491,330	0	2.22%	10,908
330.2	Pressure Tanks	0	0	0	0	0	0.00%	0
331	Transmission and Distribution Mains	161,632	0	0	161,632	0	2.00%	3,233
333	Services	86,250	0	0	86,250	0	3.33%	2,872
334	Meters and Meter Installations	52,442	2,659	0	55,101	0	8.33%	4,479
335	Hydrants	36,264	0	0	36,264	0	2.00%	725
336	Backflow Prevention Devices	0	0	0	0	0	0.00%	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0.00%	0
340	Office Furniture and Equipment	4,672	0	0	4,672	0	6.67%	312
340.1	Computer & Software	0	0	0	0	0	0.00%	0
341	Transportation Equipment	0	0	0	0	0	0.00%	0
342	Stores Equipment	0	0	0	0	0	0.00%	0
343	Tools, Shop and Garage Equipment	0	0	0	0	0	0.00%	0
344	Laboratory Equipment	0	0	0	0	0	0.00%	0
345	Power Operated Equipment	0	0	0	0	0	0.00%	0
346	Communication Equipment	0	0	0	0	0	0.00%	0
347	Miscellaneous Equipment	0	0	0	0	0	0.00%	0
348	Other Tangible Plant	0	0	0	0	0	0.00%	0
	<b>Subtotal</b>	<b>\$4,388,154</b>	<b>\$212,872</b>	<b>\$0</b>	<b>\$4,601,025</b>	<b>\$373,265</b>		<b>\$133,384</b>

Contribution(s) in Aid of Construction (Gross)	\$675,163
Less: Non Amortizable Contribution(s)	156,029
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	<b>\$519,134</b>
Times: Proposed Amortization Rate	3.16%
<b>Amortization of CIAC</b>	<b>\$16,404</b>

Less: Amortization of CIAC

**DEPRECIATION EXPENSE**

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

Utility Source, LLC  
Annual Report  
Depreciation Expense for the Current Year (Wastewater)  
12/31/20

Depreciation Expense for the Current Year (Wastewater)								
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Fully Depreciated/Non-depreciable Plant	Depreciation Percentages	Depreciation Expense
351	Organization	\$0	\$0	\$0	\$0	\$0	0.00%	\$0
352	Franchises	1,646	0	0	1,646	0	0.00%	0
353	Land and Land Rights	105,000	0	0	105,000	0	0.00%	0
354	Structures and Improvements	56,350	0	0	56,350	0	3.33%	1,876
355	Power Generation Equipment	2,879	0	0	2,879	0	5.00%	144
360	Collections Wastewater - Force	0	210,213	0	210,213	0	2.00%	2,102
361	Collections Wastewater - Gravity	999,134	16,461	0	1,015,595	0	2.00%	20,147
362	Special Collecting Structures	0	0	0	0	0	0.00%	0
363	Services to Customers	60,375	0	0	60,375	0	2.00%	1,208
364	Flow Measuring Devices	0	0	0	0	0	0.00%	0
365	Flow Measuring Installations	3,450	0	0	3,450	3,450	10.00%	0
366	Reuse Services	0	0	0	0	0	0.00%	0
367	Reuse Meters & Meter Installations	0	0	0	0	0	0.00%	0
370	Receiving Wells	0	0	0	0	0	0.00%	0
371	Pumping Equipment	0	0	0	0	0	0.00%	0
374	Reuse Distribution Reservoirs	0	0	0	0	0	0.00%	0
375	Reuse Trans. And Distr. Equipment	0	0	0	0	0	0.00%	0
380	Treatment and Disposal Equipment	931,038	0	0	931,038	0	5.00%	46,552
381	Plant Sewers	0	0	0	0	0	0.00%	0
382	Outfall Sewer Lines	0	0	0	0	0	0.00%	0
389	Other Plant and Misc. Equipment	0	0	0	0	0	0.00%	0
390	Office Furniture and Equipment	4,672	0	0	4,672	0	6.67%	312
390.1	Computer & Software	0	0	0	0	0	0.00%	0
391	Transportation Equipment	0	0	0	0	0	0.00%	0
392	Stores Equipment	0	0	0	0	0	0.00%	0
393	Tools, Shop and Garage Equipment	0	0	0	0	0	0.00%	0
394	Laboratory Equipment	0	0	0	0	0	0.00%	0
395	Power Operated Equipment	0	0	0	0	0	0.00%	0
396	Communication Equipment	0	0	0	0	0	0.00%	0
397	Miscellaneous Equipment	0	0	0	0	0	0.00%	0
398	Other Tangible Plant	0	0	0	0	0	0.00%	0
	<b>Subtotal</b>	<b>\$2,164,544</b>	<b>\$226,674</b>	<b>\$0</b>	<b>\$2,391,218</b>	<b>\$3,450</b>		<b>\$72,341</b>

Contribution(s) in Aid of Construction (Gross)	\$197,973
Less: Non Amortizable Contribution(s)	110,464
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	<b>\$87,509</b>
Times: Proposed Amortization Rate	3.18%
<b>Amortization of CIAC</b>	<b>\$2,782</b>

Less: Amortization of CIAC

**DEPRECIATION EXPENSE**

**Instructions:** Fill out the Grey Cells with the relevent information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

Utility Source, LLC  
 Annual Report  
 Balance Sheet Assets  
 12/31/20

<b>Balance Sheet Assets</b>				
	<b>Assets</b>		<b>Balance at Beginning of Year (2020)</b>	<b>Balance at End of Year (2020)</b>
<b>Account No.</b>	<b>Current and Accrued Assets</b>			
131	Cash		\$526,143	\$458,612
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		255,531	282,078
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		5,215	19,944
162	Prepayments		0	0
174	Miscellaneous Current and Accrued Assets		0	0
	<b>Total Current and Accrued Assets</b>		<b>\$786,889</b>	<b>\$760,634</b>
<b>Account No.</b>	<b>Fixed Assets</b>			
101	Utility Plant in Service*		\$6,552,697	\$6,992,243
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(2,724,064)	(2,929,790)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	<b>Total Fixed Assets</b>		<b>\$3,828,633</b>	<b>\$4,062,453</b>
	<b>Deferred Debits</b>			
181	Unamortized Debt Discount and Expense		\$0	\$0
186	Deferred Debits		0	14,672
190	Accumulated Deferred Income Tax		0	0
	<b>Total Deferred Debits</b>		<b>\$0</b>	<b>\$14,672</b>
	<b>Total Assets</b>		<b>\$4,615,522</b>	<b>\$4,837,759</b>

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

\*Note these items feed automatically from AR3 UPIS Page 4w



Utility Source, LLC  
 Annual Report  
 Balance Sheet Liabilities and Owners Equity

<b>Balance Sheet Liabilities and Owners Equity</b>				
	<b>Liabilities</b>		<b>Balance at Beginning of Year (2020)</b>	<b>Balance at End of Year (2020)</b>
<b>Account No.</b>	<b>Current Liabilities</b>			
231	Accounts Payable		\$47,960	\$2,084
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		26,399	28,800
236	Accrued Taxes		0	0
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		70,986	80,483
	<b>Total Current Liabilities</b>		<b>\$145,345</b>	<b>\$111,367</b>
	<b>Long Term Debt</b>			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	<b>Deferred Credits</b>			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		633,000	633,000
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		731,918	873,136
272	Less: Amortization of Contributions		(266,492)	(285,679)
281	Accumulated Deferred Income Tax		0	0
	<b>Total Deferred Credits</b>		<b>\$1,098,426</b>	<b>\$1,220,457</b>
	<b>Total Liabilities</b>		<b>\$1,243,771</b>	<b>\$1,331,824</b>
	<b>Capital Accounts</b>			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	0
215	Retained Earnings		193,598	285,511
218	Proprietary Capital (Sole Props and Partnerships)		3,178,153	3,220,424
	<b>Total Capital</b>		<b>\$3,371,751</b>	<b>\$3,505,935</b>
	<b>Total Liabilities and Capital</b>		<b>\$4,615,522</b>	<b>\$4,837,759</b>

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

**Note:** Total liabilities and Capital must match total assets for the beginning and end of the year!

<b>Water Comparative Income Statement</b>			
Account No.	Calendar Year	Current Year 01/01/2020 - 12/31/2020	Last Year 01/01/2019 - 12/31/2019
	<b>Operating Revenue</b>		
461	Metered Water Revenue	\$357,399	\$325,364
460	Unmetered Water Revenue	224,681	209,395
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	6,144	5,728
	<b>Total Revenues</b>	<b>\$588,224</b>	<b>\$540,487</b>
	<b>Operating Expenses</b>		
601	Salaries and Wages	\$54,450	\$53,638
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	87,533	83,893
618	Chemicals	0	0
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	5,838	56,345
620.2	Office Supplies and Expense	4,423	3,611
630	Contractual Services	0	0
631	Contractual Services -Engineering	0	0
632	Contractual Services - Accounting	2,599	6,489
633	Contractual Services - Legal	338	3,906
634	Contractual Services - Management Fees	15,736	12,620
635	Contractual Services - Water Testing	302	260
636	Contractual Services - Other	8,065	3,083
640	Rents	0	0
641	Rental of Building/Real Property	8,593	7,271
642	Rental of Equipment	0	0
650	Transportation Expenses	3,364	3,250
657	Insurance - General Liability	5,041	4,866
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	667	0
670	Bad Debt Expense	208	490
675	Miscellaneous Expense	15,253	14,526
403	Depreciation Expense (From Schedule AR4)	116,980	117,821
408	Taxes Other Than Income	6,731	6,219
408.11	Property Taxes	19,222	16,182
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	300	281
	<b>Total Operating Expenses</b>	<b>\$355,643</b>	<b>\$394,751</b>
	<b>Operating Income / (Loss)</b>	<b>\$232,581</b>	<b>\$145,736</b>
	<b>Other Income / (Expense)</b>		
419	Interest and Dividend Income	\$909	\$3,217
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	0
	<b>Total Other Income / (Expense)</b>	<b>\$909</b>	<b>\$3,217</b>
	<b>Net Income / (Loss)</b>	<b>\$233,490</b>	<b>\$148,953</b>

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

Utility Source, LLC  
Annual Report  
Wastewater Comparative Income Statement  
12/31/20

<b>Wastewater Comparative Income Statement</b>			
Account No.	Calendar Year	Current Year 01/01/2020 -	Last Year 01/01/2019 -
	<b>Operating Revenue</b>		
521	Flat Rate Revenues	\$257,882	\$232,483
522	Measured Revenues	138,618	124,594
534	Rents from Wastewater Property	0	0
536	Other Wastewater Revenues	6,322	5,615
	<b>Total Revenues</b>	<b>\$402,822</b>	<b>\$362,692</b>
	<b>Operating Expenses</b>		
701	Salaries and Wages	\$54,450	\$53,638
704	Employee Pensions and Benefits	0	0
710	Purchased Wastewater Treatment	0	0
711	Sludge Removal Expense	17,200	15,639
715	Purchased Power	36,804	44,644
716	Fuel for Power Production	0	0
718	Chemicals	4,506	518
720	Materials and Supplies	8,199	9,545
720.1	Repairs and Maintenance	832	5,728
720.2	Office Supplies and Expense	0	0
721	Office Expense	4,281	471
731	Contractual Services -Engineering	0	0
732	Contractual Services - Accounting	2,599	6,489
733	Contractual Services - Legal	338	3,906
734	Contractual Services - Management Fees	78,500	51,500
735	Contractual Services - Testing	18,357	21,463
736	Contractual Services - Other	8,065	3,247
740	Rents - Building	8,593	7,271
742	Rents - Equipment	0	0
750	Transportation Expenses	3,358	3,856
757	Insurance - General Liability	5,041	4,866
758	Insurance - Worker's Compensation	0	0
759	Insurance - Other	0	0
760	Advertising Expense	0	0
766	Regulatory Commission Expense - Rate Case	666	0
767	Regulatory Commission Expense - Other	0	0
770	Bad Debt Expense	216	490
775	Miscellaneous Expense	8,059	10,894
403	Depreciation Expense (From Schedule AR4)	69,559	60,486
408	Taxes Other Than Income	0	0
408.11	Property Taxes	16,175	8,898
408.12	Payroll Taxes	4,703	4,376
409	Income Taxes	0	0
	<b>Total Operating Expenses</b>	<b>\$350,500</b>	<b>\$317,925</b>
	<b>Operating Income / (Loss)</b>	<b>\$52,322</b>	<b>\$44,767</b>
	<b>Other Income / (Expense)</b>		
414	Gain (Loss) on Dispositions	\$0	\$0
419	Interest and Dividend Income	0	159
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(300)	(281)
	<b>Total Other Income / (Expense)</b>	<b>(300)</b>	<b>(122)</b>
	<b>Net Income / (Loss)</b>	<b>\$52,022</b>	<b>\$44,645</b>

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

Utility Source, LLC  
 Annual Report  
 Water Full time equivalent employees  
 12/31/20

**Water Full time equivalent employees**

	Direct Company	Outside service	Total
President	0.0	0.0	0.0
Vice-president	0.0	0.0	0.0
Manager	1.0	0.0	1.0
Engineering Staff	0.0	0.0	0.0
System Operator(s)	0.0	1.0	1.0
Meter reader	0.0	0.0	0.0
Customer Service	0.0	0.0	0.0
Accounting	0.0	2.0	2.0
Business Office	0.0	4.0	4.0
Rates Department	0.0	0.0	0.0
Administrative Staff	2.0	0.0	2.0
Other	0.0	0.0	0.0
<b>Total</b>	3.0	7.0	10.0

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report. A full-time employee is based on 2080 total hours per year. Please calculate partial employees using 2080 hours.

Far West Water & Sewer, Inc.  
 Annual Report  
 Sewer Full time equivalent employees  
 12/31/20

**Sewer Full time equivalent employees**

	Direct Company	Outside service	Total
President	0.0	0.0	0.0
Vice-president	0.0	0.0	0.0
Manager	1.0	0.0	1.0
Engineering Staff	0.0	0.0	0.0
System Operator(s)	0.0	1.0	1.0
Customer Service	0.0	0.0	0.0
Accounting	0.0	2.0	2.0
Business Office	0.0	4.0	4.0
Rates Department	0.0	0.0	0.0
Administrative Staff	2.0	0.0	2.0
Other	0.0	0.0	0.0
<b>Total</b>	3.0	7.0	10.0

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report. A full-time employee is based on 2080 total hours per year. Please calculate partial employees using 2080 hours.

Utility Source, LLC  
 Annual Report  
 Supplemental Financial Data (Long-Term Debt)  
 12/31/20

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	1/0/1900	1/0/1900	1/0/1900	1/0/1900
Source of Loan	0	0	0	0
ACC Decision No.	0	0	0	0
Reason for Loan	0	0	0	0
Dollar Amt. Issued	\$0	0	0	0
Amount Outstanding	\$0	0	0	0
Date of Maturity	1/0/1900	0	0	0
Interest Rate	0.00%	0	0	0
Current Year Interest	\$0	0	0	0
Current Year Principal	\$0	0	0	0

Meter Deposit Balance at Test Year End:	\$28,800
---	----------

Meter Deposits Refunded During the Test Year:	\$2,700
---	---------

**List all bonds, notes, loans, and other types of indebtedness in which the proceeds were used in the provision of public utility service. Indebtedness incurred for personal uses by the owner of the utility should not be listed. Input 0 or none if there is nothing to report for that cell.**



Water Utility Plant Description			
Name of the System:	FLAGSTAFF MEADOWS		
ADEQ Public Water System Number:	AZ0414004		
ADWR PCC Number:	91-000107.0000		

MAINS		
Sizes (inches)	Material	Length (feet)
6.00	C-900	900
8.00	C-900	18,563
12.00	C-900	5,890
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,00,000 gallons	Percent over 10 years old
0.75	377	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%

SERVICE LINES		
Material	Percent of system	Year installed

BOOSTER PUMPS		
Horsepower	GPM	Quantity
15	0	2
75	0	1

FIRE HYDRANTS	
Type	Quantity
Standard *	47
Other	0

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
442,000		0	1
258,000		0	1

PRESSURE/BLADDER TANKS			
Capacity	Material	Quantity	Year
200		1	

\* A standard fire hydrant has two 2.5 inch hose connection nozzles with 7.5 threads per inch, and one 4.5 inch pumper connection nozzle with 4 threads per inch.



**Water Utility Plant Description (Continued)**

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

<b>TREATMENT EQUIPMENT:</b>	PERISTALTIC PUMP FOR CL2 NJECTION
<b>STRUCTURES:</b>	ONE PUMP HOSE, 3 WELL HOUSES & STORAGE FACILITY, 6' RETAINING WALL AROUND FACILITY-400' IN LENGTH WITH ROLLING GATE
<b>OTHER:</b>	N/A

Provide a calculation used to determine the value of one water equivalent residential connection (ERC).

Use one of the following methods:

- (a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365
- (b) If no historical flow data are available, use:  
 $ERC = ( \text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day} )$

ERC 242  
 Method used: (a)

Customer and Other Information	
Name of the System:	FLAGSTAFF MEADOWS
ADEQ Public Water System Number:	AZ0414004
ADWR PCC Number:	91-000107.0000

Month	Number of Customers				Other Non-Residential
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	
January	415	1	2	2	1
February	417	1	2	2	1
March	423	1	2	2	1
April	426	1	2	2	1
May	428	1	2	2	1
June	428	1	2	2	1
July	431	1	2	2	1
August	440	1	2	2	1
September	446	1	2	2	1
October	449	1	2	2	1
November	454	1	2	2	1
December	456	1	2	2	1

If the system has fire hydrants, what is the fire flow requirements?  GPM for  hrs.

Does the system have chlorination treatment?

Does the Company have an ADWR Gallons Per Capita Per Day (GCPCPD) requirement?   
 If yes, provide the GPCPD amount:

Is the Water Utility located in an ADWR Active Management Area (AMA)?   
 If yes, which AMA?

What is the present system connection capacity (in ERCs \*) using existing lines?

What is the future system connection capacity (in ERCs \*) upon service area buildout?

Describe any plans and estimated completion dates for any enlargements or improvements of this system.

\* an ERC is based on the calculation on the bottom of AR9 page 12.

Utility Source, LLC  
 Annual Report  
 Utility Shutoffs / Disconnects  
 12/31/19

Utility Shutoffs / Disconnects	
Name of the System:	FLAGSTAFF MEADOWS
ADEQ Public Water System Number:	AZ0414004
ADWR PCC Number:	91-000107.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2-410.C	Other
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	0
June	0	0	0
July	0	0	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Other (description):

0
---

**Instructions:** Fill out the Grey Cells with the relevent information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.





Utility Source, LLC  
 Annual Report  
 Wastewater Flows  
 12/31/20

Name of System:	Flagstaff Meadows Wastewater Treatment Plant
Wastewater Inventory Number (if applicable):	N/A

Wastewater Flows					
Month	Number of Services	Total Monthly Sewage Flow	Sewage Flow on Peak Day	Purchased Power Expense <sup>1</sup>	Purchased Power (kWh) <sup>2</sup>
January	421	2,361,900	97,500	\$2,928	38,636
February	423	2,395,400	108,200	3,006	31,966
March	429	2,366,200	99,900	3,195	34,351
April	432	2,303,400	98,100	2,103	23,836
May	434	2,071,500	83,600	2,402	21,311
June	434	1,883,400	77,700	2,489	27,384
July	437	1,989,100	83,500	3,674	34,580
August	446	2,260,100	90,900	3,511	34,477
September	452	2,171,700	87,800	3,431	32,573
October	455	1,965,600	79,300	3,482	34,004
November	460	1,633,100	81,000	2,961	34,740
December	462	1,767,300	73,600	2,900	33,448
	<b>Totals</b>	<b>25,168,700</b>	<b>1,061,100</b>	<b>\$36,083</b>	<b>381,306</b>

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal	Surface Water Discharge
Groundwater Permit Number	N/A
ADEQ Aquifer Protection Permit ("APP") Number	P104083
ADEQ Reuse Permit Number	R104083
EPA NPDES Permil Number	AZ 0024708
APP Effluent Treatment Requirement (Class)?	0
Permitted Flow Rate	0
Permitted Organic Capacity	0%
Hydraulic Capacity	0%
Type of Biological Treatment	

In the space below, list all violations within the past 12 months:

None

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

<sup>1</sup> Enter the total purchased power costs for the power meters associated with this system.  
<sup>2</sup> Enter the total purchased kWh used by the power meters associated with this system.

**Instructions:** Fill out the Grey Cells with the relevent information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

**Other Wastewater System Information**

Name of System: Flagstaff Meadows Wastewater Treatment Plant  
Wastewater Inventory Number (if applicable): N/A

**Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).**

Use one of the following methods:

- (a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:  

$$ERC = ( \text{Total SFR gallons treated (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day} )$$

For wastewater only utilities:

Subtract all general use and other non residential customer gallons from the total gallons treated. Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day.

**NOTE:** Total gallons treated includes both treated and purchased treatment.

ERC   
Method used:

What is the present system connection capacity (in ERCs \*) using existing lines?

What is the future system connection capacity (in ERCs \*) upon service area buildout?

Describe any plans and estimated completion dates for any enlargements or improvements of this system.

If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known.

If the utility does not engage in reuse, has a reuse feasibility study been completed?

If so, when?

Utility Source, LLC  
 Annual Report  
 Utility Shutoffs / Disconnects  
 12/31/20

Utility Shutoffs / Disconnects	
Name of System:	Flagstaff Meadows Wastewater Treatment Plant
Wastewater Inventory Number (if applicable):	N/A

Month	Termination without Notice R14-2-609.B	Termination with Notice R14-2-609.C	Other
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	0
June	0	0	0
July	0	0	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Other (description):

0
---

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.



Utility Source, LLC  
Annual Report  
Property Taxes  
12/31/20

<b>Property Taxes</b>	
-----------------------	--

Amount of actual property taxes paid during Calendar Year 2019 was	\$35,397
--	----------

If no property taxes paid, explain why.
---

0
---

<b>Instructions:</b> Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.
---

# Statement of Taxes Due

## COCONINO COUNTY TREASURER

Account Number C1033860

Parcel 99955551

Legal Description

Situs Address

SEWER: TOTAL VALUE OF OPERATING PROPERTY

Sewer

Account: C1033860  
 UTILITY SOURCE LLC SEWER  
 C/O: LONNIE MCCLEVE  
 20525 E CHANDLER HEIGHTS ROAD  
 QUEEN CREEK, AZ 85142-9500

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2020	\$10,428.02	\$0.00	\$0.00	\$0.00	\$10,428.02
2019	\$7,833.66	\$0.00	\$0.00	(\$7,833.66)	\$0.00
2018	\$5,983.70	\$0.00	\$0.00	(\$5,983.70)	\$0.00
2017	\$4,224.28	\$84.49	\$0.00	(\$4,308.77)	\$0.00
2016	\$4,423.36	\$707.74	\$0.00	(\$5,131.10)	\$0.00
2015	\$4,388.02	\$0.00	\$0.00	(\$4,388.02)	\$0.00
2014	\$4,630.82	\$185.23	\$0.00	(\$4,816.05)	\$0.00
2013	\$4,954.48	\$0.00	\$0.00	(\$4,954.48)	\$0.00
2012	\$4,507.24	\$0.00	\$0.00	(\$4,507.24)	\$0.00
2011	\$3,532.52	\$0.00	\$0.00	(\$3,532.52)	\$0.00
Total Tax Charge					\$10,428.02
<b>Grand Total Due as of 09/01/2020</b>					<b>\$10,428.02</b>

check # cft 10112020

Tax Billed at 2020 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0052930000	\$543.06	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$80,492	\$14,489
ST SCHL EQUALIZATION	0.0044260000	\$454.11			
SD#1 FLAGSTAFF	0.0358320000	\$3,676.40	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$18,437	\$3,319
SD#1 DESEGREGATION	0.0016180000	\$166.01			
COMMUNITY COLLEGE	0.0044900000	\$460.68			
SD#1 ADJACENT WAYS	0.0003610000	\$37.04	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$471,071	\$84,793
Taxes Billed 2020	0.0520200000	\$5,337.30			
			Total	\$570,000	\$102,601

Tax Billed at 2020 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0022800000	\$40.60			
			Total	\$0	\$0
Taxes Billed 2020	0.0022800000	\$40.60			

Tax Billed at 2020 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD PONDEROSA	0.0308000000	\$3,160.11	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$80,492	\$14,489
FD ASSISTANCE FUND	0.0010000000	\$102.60			



# Statement of Taxes Due

## COCONINO COUNTY TREASURER

Account Number C1046649

Parcel 99955192

Legal Description

Situs Address

TOTAL VALUE OF OPERATING PROPERTY

Water

Account: C1046649  
 UTILITY SOURCE LLC  
 C/O: LONNIE MCCLEVE  
 20525 E CHANDLER HEIGHTS RD  
 QUEEN CREEK, AZ 85142-9500

Year	Tax	Interest	Fees	Payments	Balance
2020	\$14,563.30	\$0.00	\$0.00	\$0.00	\$14,563.30
2019	\$12,556.96	\$0.00	\$0.00	(\$12,556.96)	\$0.00
2018	\$12,109.88	\$0.00	\$0.00	(\$12,109.88)	\$0.00
2017	\$9,471.34	\$189.43	\$0.00	(\$9,660.77)	\$0.00
2016	\$8,803.00	\$1,408.48	\$0.00	(\$10,211.48)	\$0.00
2015	\$9,941.08	\$0.00	\$0.00	(\$9,941.08)	\$0.00
2014	\$10,011.10	\$400.44	\$0.00	(\$10,411.54)	\$0.00
2013	\$12,454.34	\$0.00	\$0.00	(\$12,454.34)	\$0.00
2012	\$9,881.38	\$0.00	\$0.00	(\$9,881.38)	\$0.00
2011	\$8,584.52	\$0.00	\$0.00	(\$8,584.52)	\$0.00
<b>Total Tax Charge</b>					<b>\$14,563.30</b>
<b>Grand Total Due as of 09/01/2020</b>					<b>\$14,563.30</b>

eft 10/1/2020

Tax Billed at 2020 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0052930000	\$754.57	WATER, SEWER &	\$176,951	\$31,851
ST SCHL EQUALIZATION	0.0044260000	\$630.97	WASTEWATER		
SD#1 FLAGSTAFF	0.0358320000	\$5,108.22	UTILITY COMPANIES		
SD#1 DESEGREGATION	0.0016180000	\$230.66	WATER, SEWER &	\$140,742	\$25,334
COMMUNITY COLLEGE	0.0044900000	\$640.10	WASTEWATER		
SD#1 ADJACENT WAYS	0.0003610000	\$51.46	UTILITY COMPANIES	\$474,307	\$85,375
Taxes Billed 2020	0.0520200000	\$7,415.98			
			<b>Total</b>	<b>\$792,000</b>	<b>\$142,560</b>

Tax Billed at 2020 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0022800000	\$130.38			
Taxes Billed 2020	0.0022800000	\$130.38			
			<b>Total</b>	<b>\$0</b>	<b>\$0</b>

Tax Billed at 2020 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD PONDEROSA	0.0308000000	\$4,390.84	WATER, SEWER &	\$176,951	\$31,851
FD ASSISTANCE FUND	0.0010000000	\$142.56	WASTEWATER		
			UTILITY COMPANIES		

2020 R0351477 2 0000001074400000054872

DO NOT MARK IN THIS SPACE

Sarah Benatar  
Coconino County Treasurer  
110 E Cherry Ave  
Flagstaff AZ 86001-4627

1/R0351477



(ARS 42-18052 and ARS 42-18053)  
5:00 P.M. May 3, 2021

Penalty for late payment is 16% per year prorated  
monthly as of the 1st day of the month for  
payments postmarked after

Due March 1, 2021, Delinquent after May 3, 2021  
FUELCO TRAVEL CENTER LP C/O: LONNIE MCCL  
Account Number: R0351477 Parcel Number: 20347001L

TO: PAY 2ND HALF ONLY PAY 548.72

DETACH AND RETURN WITH PAYMENT Make checks payable to: Coconino County Treasurer  
Payment in U.S. FUNDS ONLY

2020 PROPERTY TAX NOTICE

Coconino County

ARIZONA

Account Number	AREA CODE	TOWNSHIP	RANGE	SECTION	2020 ASSESSED VALUE	2020 AGRI. VALUE	2020 EXEMPT VALUE	2020 TAXABLE VALUE	2020 TAX RATE	2020 TAX DUE
R0351477	0113	5.2020		5.1601						551.46
<b>ASSESSMENT</b>										0.00
LAND VALUE										551.46
IMPROVEMENT VALUE										545.98
<b>TOTAL TAX DUE</b>										1,097.44

LIMITED PROPERTY VALUE IS THE BASIS FOR CALCULATING ALL PROPERTY TAXES

R0351477

SITUS ADDRESS:  
12520 W SHADOW MOUNTAIN DR

LEGAL DESCRIPTION:

Sixteenth SE Quarter, SW Section 36 Township 22N Range 05E FOR SW/4 SEC 36 BEG SW COR SEC 36 TH N 01-04-20 W 228.39' TH N 01-04-20 W 436.71' TH S 89-48-40 E 1334.47' TH S 00-21-26 E 302.00'

THIS IS THE ONLY NOTICE YOU WILL RECEIVE.

Coconino County Treasurer: Sarah Benatar

JURISDICTION	2020 TAXES	2020 ASSES
02000 COCONINO COUNTY	54.65	56.11
02001 ST SCHL EQUALIZATION	46.10	46.92
07001 SD#1 FLAGSTAFF	374.48	379.85
07001 SE SD#1 DESEGREGATION	17.35	17.15
08150 COMMUNITY COLLEGE	46.36	47.60
87001 SD#1 ADJACENT WAYS	0.00	3.83
11526 FD PONDEROSA	310.95	326.52
11900 FD ASSISTANCE FUND	10.10	10.60
14900 LIBRARY DISTRICT	25.81	27.10
15000 FLOOD CONTROL DIST	23.02	24.18
25999 PUB HEALTH SERVICE	25.24	26.50
30001 JTED-CAVIAT	5.05	5.30
57001 SD#1 BUDGET OVERRIDES	67.36	67.71
77001 SD#1 CLASS B BONDS	67.45	68.07
<b>TOTALS:</b>	<b>1,063.92</b>	<b>1,097.44</b>

*Dwr 3  
All shallow wells*

check # 5014  
12/31/2020

Did you know that Arizona law specifically states how tax district and jurisdiction information is to be listed on property tax notices? Visit [www.coconino.az.gov/2020taxes](http://www.coconino.az.gov/2020taxes) for more information on taxing jurisdictions.

R0351477



PAYMENT INSTRUCTIONS

To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than Nov 2, 2020. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 3, 2021. To pay taxes for the full year, send the 1st half coupon with your payment postmarked no later than Dec. 31, 2020, and no interest will be charged for the current year.

FUELCO TRAVEL CENTER LP C/O: LONNIE MCCL  
20525 E CHANDLER HEIGHTS RD  
QUEEN CREEK, AZ 85142



Make your check payable to and mail to:

Coconino County Treasurer  
110 E Cherry Ave  
Flagstaff AZ 86001-4627

THERE WILL BE A CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.

PLEASE INCLUDE YOUR ACCOUNT NUMBER ON YOUR CHECK.

0280200102M161000P8572510202002-54-535-56

657261-02-02602



2020 R0287496 2 00000057472800000002

DO NOT MARK IN THIS SPACE

Sarah Benatar  
Coconino County Treasurer  
110 E Cherry Ave  
Flagstaff AZ 86001-4627

1/R0287496



(ARS 42-18052 and ARS 42-18053).  
5:00 P.M. May 3, 2021  
payments postmarked after  
monthly as of the 1st day of the month for  
Penalty for late payment is 16% per year prorated

2,873.64

TO PAY 2ND HALF ONLY PAY

Account Number: R0287496 Parcel Number: 20403003A

BELLEMONT INTERCHANGE 185 LLC  
Due March 1, 2021, Delinquent after May 3, 2021

DETACH AND RETURN WITH PAYMENT  
Make checks payable to: Coconino County Treasurer  
Payment in U.S. FUNDS ONLY

2020 SECOND HALF PAYMENT COUPON

2020 PROPERTY TAX NOTICE

Coconino County

ARIZONA

Account Number	AREA CODE	PRINCIPAL RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	IRRIGATION DISTRICT	2020 TAX SUMMARY
R0287496	0113	5.2020	5.1501	IS PER ACRE	PRIMARY PROPERTY TAX 2,888.04
<b>ASSESSMENT</b>					SEWER AND OPERATION 0.00
	VALUE DOLLARS	ASST	ASSESSABLE VALUE	TAX RATE	TAX
	370,123	15.0	55,518	5.2020	2,888.04
	370,123	15.0	55,518	5.1501	2,889.24
Sewer					SEWER AND OPERATION 0.00
					<b>TOTAL TAX DUE 5,747.28</b>

LIMITED PROPERTY VALUE IS THE BASIS FOR CALCULATING ALL PROPERTY TAXES

R0287496

SITUS ADDRESS:

LEGAL DESCRIPTION:

Sixteenth: NE Quarter: NW Section: 01 Township: 21N Range: 05E DESC AS FLLWS: BEG AT N4 COR SEC 11 TH S 00D 14M 21S E 136D 49' TH N 60D 03M 10S W 1143.27' TH N 48D 29M 10S W 871.72' TH N 29D 56M 50S E 262.92' TH S

THIS IS THE ONLY NOTICE YOU WILL RECEIVE

Coconino County Treasurer: Sarah Benatar

JURISDICTION	2019 TAXES	2020 TAXES
02000 COCONINO COUNTY	300.51	293.85
02001 ST SCHL EQUALIZATION	253.49	245.72
07001 SD#1 FLAGSTAFF	2,059.20	1,989.32
07001_SE SD#1 DESEGREGATION	95.43	99.83
08150 COMMUNITY COLLEGE	254.93	249.28
87001 SD#1 ADJACENT WAYS	0.00	20.04
11526 FD PONDEROSA	1,709.89	1,709.96
11500 FD ASSISTANCE FUND	55.52	55.52
14900 LIBRARY DISTRICT	141.90	141.90
18000 FLOOD CONTROL DIST	126.58	126.58
29999 PUB HEALTH SERVICE	138.79	138.80
30001 JTED-CAVIAT	27.76	27.76
57001 SD#1 BUDGET OVERRIDES	370.40	354.59
77001 SD#1 CLASS B BONDS	315.84	304.13

check # 5015 12/31/2020

TOTALS: 5,850.34

5,747.28

Did you know that Arizona law specifically states how tax district and jurisdiction information is to be listed on property tax notices? Visit [www.coconino.az.gov/2020taxes](http://www.coconino.az.gov/2020taxes) for more information on taxing jurisdictions.

R0287496



587261-02-04-7708

BELLEMONT INTERCHANGE 185 LLC  
20525 E CHANDLER HEIGHTS RD  
QUEEN CREEK, AZ 85142



PAYMENT INSTRUCTIONS

To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than Nov 2, 2020. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 3, 2021. To pay taxes for the full year, send the 1st half coupon with your payment postmarked no later than Dec. 31, 2020, and no interest will be charged for the current year.

Make your check payable to and mail to:

Coconino County Treasurer  
110 E Cherry Ave  
Flagstaff AZ 86001-4627



THERE WILL BE A CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.

PLEASE INCLUDE YOUR ACCOUNT NUMBER ON YOUR CHECK.

**Water Verification and Sworn Statement (Taxes)**

Verification: State of Arizona I, the undersigned of the  
(state name)

County of (county name): Maricopa  
Name (owner or official) title: LONNIE MCCLEVE  
Company name: 0

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

FOR THE YEAR ENDING: 12/31/20

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.

RECEIVED  
UTILITIES DIVISION  
2021 APR 15 A 11: 36  
ARIZONA CORPORATION  
COMMISSION

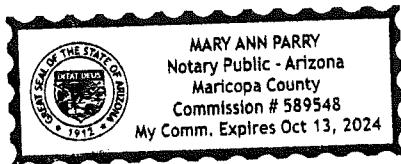
Lonnie McCleve  
signature of owner/official

480-892-8756  
telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC  
IN AND FOR THE COUNTY

THIS 12<sup>th</sup> DAY OF Maricopa  
April 2021  
(month) and (year)

MY COMMISSION EXPIRES 10-13-24  
(date)



Mary Ann Parry  
(signature of notary public)

**Sewer Verification and Sworn Statement (Taxes)**

Verification: State of Arizona I, the undersigned of the  
(state name)

County of (county name): Maricopa  
Name (owner or official) title: LONNIE MCCLEVE  
Company name: 0

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

FOR THE YEAR ENDING: 12/31/20

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.

*Lonnie McCleve*  
signature of owner/official

480-892-8756  
telephone no.

RECEIVED  
UTILITIES DIVISION  
2021 APR 15 A 11:35  
ARIZONA CORPORATION  
COMMISSION

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC  
IN AND FOR THE COUNTY

THIS

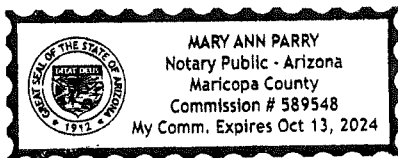
12<sup>th</sup>

DAY OF

MARICOPA  
(county name)  
April 2021  
(month) and (year)

MY COMMISSION EXPIRES

10-13-24  
(date)



*Mary Ann Parry*  
(signature of notary public)



**Water Verification and Sworn Statement**

**Verification:**

State of Arizona I, the undersigned of the  
(state name)  
County of (county name): Maricopa  
Name (owner or official) title: LONNIE MCCLEVE  
Company name: Utility Source, LLC

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

FOR THE YEAR ENDING: 12/31/20

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.

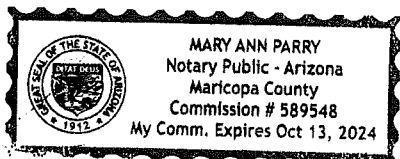
**Sworn Statement:** IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING THE CALENDAR YEAR WAS:

RECEIVED  
UTILITIES DIVISION  
2021 APR 15 A 11:35  
ARIZONA CORPORATION  
COMMISSION

Arizona Intrastate Gross Operating Revenues Only (\$)  
\$618,391  
(The amount in the box above includes  
\$27,101 in sales taxes  
billed or collected)

*Lonnie McCleve*  
signature of owner/official  
  
480-892-8756  
telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC •  
IN AND FOR THE COUNTY MARICOPA  
(county name)  
THIS 12<sup>th</sup> DAY OF April 2021  
(month) and (year)  
  
MY COMMISSION EXPIRES 10-13-24  
(date)



*Mary Ann Parry*  
(signature of notary public)

**Sewer Verification and Sworn Statement**

**Verification:**

State of Arizona I, the undersigned of the  
(state name)

County of (county name): Maricopa  
Name (owner or official) title: LONNIE MCCLEVE  
Company name: Utility Source, LLC

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

FOR THE YEAR ENDING: 12/31/20

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, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING THE CALENDAR YEAR WAS:

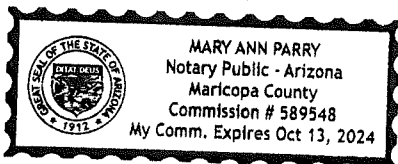
Arizona Intrastate Gross Operating Revenues Only (\$)  
\$433,679  
(The amount in the box above includes  
\$27,992 in sales taxes  
billed or collected)

*Lonnie McCleve*  
signature of owner/official

480-892-8756  
telephone no.

RECEIVED  
UTILITIES DIVISION  
2021 APR 15 A 11:35  
ARIZONA CORPORATION  
COMMISSION

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC •  
IN AND FOR THE COUNTY MARICOPA  
(county name)  
THIS 12<sup>th</sup> DAY OF April 2021  
(month) and (year)  
MY COMMISSION EXPIRES 10-13-24  
(date)



*Mary Ann Parry*  
(signature of notary public)

**Water Verification and Sworn Statement (Residential Revenue)**

**Verification:**

State of Arizona I, the undersigned of the  
(state name)

County of (county name): Maricopa  
Name (owner or official) title: LONNIE MCCLEVE  
Company name: Utility Source, LLC

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

FOR THE YEAR ENDING: 12/31/20

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, 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 THE CALENDAR YEAR WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)

\$559,671

(The amount in the box above includes

\$23,310 in sales taxes  
billed or collected)

RECEIVED  
UTILITIES DIVISION  
2021 APR 15 A 11:35  
ARIZONA CORPORATION  
COMMISSION

Lonnie C. McLeve  
signature of owner/official

480-892-8756  
telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC  
IN AND FOR THE COUNTY

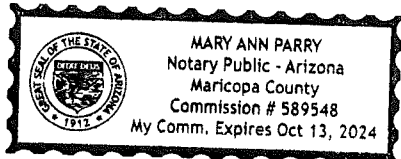
Maricopa  
(county name)

THIS 12<sup>th</sup>

DAY OF April 2021  
(month) and (year)

MY COMMISSION EXPIRES

10-13-24  
(date)



Mary Ann Parry  
signature of notary public

**Sewer Verification and Sworn Statement (Residential Revenue)**

**Verification:**

State of Arizona I, the undersigned of the  
(state name)

County of (county name): Maricopa  
Name (owner or official) title: LONNIE MCCLEVE  
Company name: Utility Source, LLC

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

FOR THE YEAR ENDING: 12/31/20

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, 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 THE CALENDAR YEAR WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)

\$383,224

(The amount in the box above includes

\$24,735 in sales taxes  
billed or collected)

RECEIVED  
UTILITIES DIVISION  
2021 APR 15 A 11:35  
ARIZONA CORPORATION  
COMMISSION

Lonnie McCleve  
signature of owner/official

480-892-8756  
telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC  
IN AND FOR THE COUNTY

MARICOPA  
(county name)

THIS

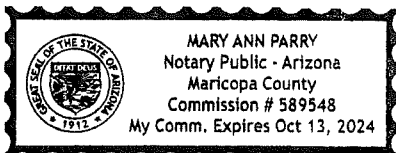
12th

DAY OF

April 2021  
(month) and (year)

MY COMMISSION EXPIRES

10-13-24  
(date)



Mary Ann Parry  
(signature of notary public)

**Water Self-pay Method for Income Tax Statement of Certification**

**Verification:**

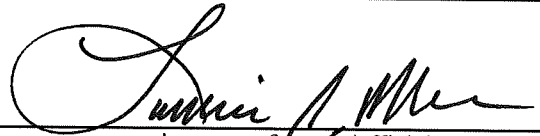
State of Arizona I, the undersigned of the  
(state name)

County of (county name): Maricopa  
Name (owner or official) title: LONNIE MCCLEVE  
Company name: Utility Source, LLC

FOR THE YEAR ENDING: 12/31/19

**Sworn Statement:**

IN ACCORDANCE WITH THE REQUIREMENTS OF DECISION NO. 77084, BECAUSE THE UTILITY REQUIRES THE GROSS UP OF ADVANCES AND CONTRIBUTIONS, I HEREBY STATE THAT THE UTILITY HAS NOT INCURRED NOR IS EXPECTED TO INCUR A NET INCREASE IN CURRENT INCOME TAX EXPENSE OR A DECREASE IN DEFERRED TAX ASSET FOR A CARRY FORWARD ACCORDING TO GAAP IN AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT OF THE REQUIRED GROSS UP PAID BY DEVELOPERS IN THE PERIOD COVERED BY THIS ANNUAL REPORT.



signature of owner/official

0

telephone no.

RECEIVED  
UTILITIES DIVISION  
2021 APR 15 A 11:35  
ARIZONA CORPORATION  
COMMISSION

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY, PUBLIC  
IN AND FOR THE COUNTY

MARICOPA  
(county name)

THIS

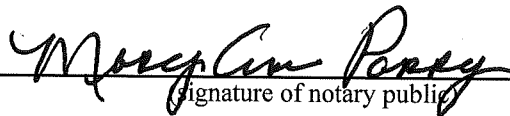
12<sup>th</sup>

DAY OF

April 2021  
(month) and (year)

MY COMMISSION EXPIRES

10-13-24  
(date)



signature of notary public

Utility Source, LLC  
Annual Report  
Sewer Self-pay Method for Income Tax Statement of Certification  
12/31/19

**Sewer Self-pay Method for Income Tax Statement of Certification**

**Verification:**

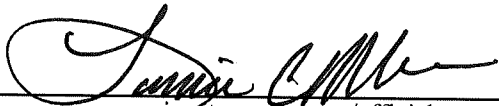
State of Arizona I, the undersigned of the  
(state name)

County of (county name): Maricopa  
Name (owner or official) title: LONNIE MCCLEVE  
Company name: Utility Source, LLC

FOR THE YEAR ENDING: 12/31/19

**Sworn Statement:**

IN ACCORDANCE WITH THE REQUIREMENTS OF DECISION NO. 77084, BECAUSE THE UTILITY REQUIRES THE GROSS UP OF ADVANCES AND CONTRIBUTIONS, I HEREBY STATE THAT THE UTILITY HAS NOT INCURRED NOR IS EXPECTED TO INCUR A NET INCREASE IN CURRENT INCOME TAX EXPENSE OR A DECREASE IN DEFERRED TAX ASSET FOR A CARRY FORWARD ACCORDING TO GAAP IN AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT OF THE REQUIRED GROSS UP PAID BY DEVELOPERS IN THE PERIOD COVERED BY THIS ANNUAL REPORT.



signature of owner/official

0

telephone no.

RECEIVED  
UTILITIES DIVISION  
2021 APR 15 A 11:35  
ARIZONA CORPORATION  
COMMISSION

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC  
IN AND FOR THE COUNTY

MARICOPA  
(county name)

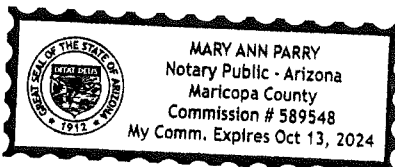
THIS

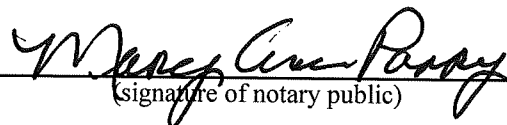
12<sup>th</sup>

DAY OF April 2021  
(month) and (year)

MY COMMISSION EXPIRES

10-13-24  
(date)



  
(signature of notary public)