

ANNUAL REPORT

Of

Company Name: **Utility Source, LLC**
20525 E. Chandler Heights Rd.

Mailing Address: **Queen Creek AZ**
85142-9500

Docket No.: **WS-04235A**
For the Year Ended: **12/31/24**

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: **Original Filing**
Application Date: **3/22/2025**

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Utility Source, LLC

A Class ☒ Utility

For the Calendar Year Ended: 12/31/24

Primary Address: 20525 E CHANDLER HEIGHTS ROAD
City: QUEEN CREEK State: Arizona Zip Code: 85142-9500

Telephone Number: 480-892-8756

Date of Original Organization of Utility: 6/23/2001

Person to whom correspondence should be addressed concerning this report:

Name: LONNIE MCCLEVE
Telephone No. : 480-892-8756
Address: 20525 E CHANDLER HEIGHTS ROAD
City: QUEEN CREEK State: Arizona Zip Code: 85142-9500
Email: lonniemccleve@me.com

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

Ownership: Limited Liability Company ("LLC")

Counties Served: Coconino

Important changes during the year
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	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	OCLD (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	65,104	51,263
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	2,938,302	0	0	2,938,302	1,841,747	1,096,555
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	248,687	0	0	248,687	21,613	227,074
310	Power Generation Equipment	89,125	0	0	89,125	89,125	0
311	Pumping Equipment	175,735	0	0	175,735	173,090	2,645
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	5,487	0	0	5,487	3,756	1,731
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	184,008	307,322
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	161,632	0	0	161,632	64,398	97,234
333	Services	86,250	0	0	86,250	58,876	27,374
334	Meters and Meter Installations	145,336	251	0	145,587	48,885	96,702
335	Hydrants	36,264	3,086	0	39,350	14,369	24,981
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	6,908	0	0	6,908	5,257	1,651
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
	Totals	\$4,713,069	\$3,337	\$0	\$4,716,406	\$2,570,228	\$2,146,178

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)
351	Organization	\$0	\$0	\$0	\$0	\$0	\$0
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	38,462	17,888
355	Power Generation Equipment	2,879	0	0	2,879	2,879	0
360	Collections Wastewater - Force	303,036	0	0	303,036	24,417	278,619
361	Collections Wastewater - Gravity	1,015,595	26,973	0	1,042,568	193,866	848,702
362	Special Collecting Structures	0	0	0	0	0	0
363	Services to Customers	60,375	0	0	60,375	24,761	35,614
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	979,880	0	0	979,880	937,775	42,105
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	6,908	0	0	6,908	5,257	1,651
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
	Totals	\$2,535,119	\$26,973	\$0	\$2,562,092	\$1,230,867	\$1,331,225

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
Depreciation Expense for the Current Year (Water)
12/31/24

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	2,938,302	0	0	2,938,302	0	3.33%	97,845
308	Infiltration Galleries	0	0	0	0	0	0.00%	0
309	Supply Mains	248,687	0	0	248,687	0	2.00%	4,974
310	Power Generation Equipment	89,125	0	0	89,125	0	2.84%	2,527
311	Pumping Equipment	175,735	0	0	175,735	161,619	12.50%	1,765
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	145,336	251	0	145,587	0	8.33%	12,117
335	Hydrants	36,264	3,086	0	39,350	0	2.00%	756
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	6,908	0	0	6,908	0	6.67%	461
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
	Subtotal	\$4,713,069	\$3,337	\$0	\$4,716,406	\$373,265		\$141,514

Contribution(s) in Aid of Construction (Gross)	\$1,211,215
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	254,388
Amortizable Contribution(s)	<u>\$956,827</u>
Times: Proposed Amortization Rate	1.01%
Amortization of CIAC	\$9,664

Less: Amortization of CIAC \$9,664

DEPRECIATION EXPENSE **\$131,850**

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)
12/31/24

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	1,646	0.00%	0
353	Land and Land Rights	105,000	0	0	105,000	105,000	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	2,879	0.00%	0
360	Collections Wastewater - Force	303,036	0	0	303,036	0	2.00%	6,061
361	Collections Wastewater - Gravity	1,015,595	26,973	0	1,042,568	0	2.00%	20,582
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	0.00%	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	979,880	0	0	979,880	0	5.00%	48,994
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	6,908	0	0	6,908	0	6.67%	461
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
	Subtotal	\$2,535,119	\$26,973	\$0	\$2,562,092	\$112,975		\$79,181

Contribution(s) in Aid of Construction (Gross)	\$197,973
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	121,182
Amortizable Contribution(s)	<u>\$76,791</u>
Times: Proposed Amortization Rate	3.23%
Amortization of CIAC	\$2,483

Less: Amortization of CIAC \$2,483

DEPRECIATION EXPENSE **\$76,698**

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
12/31/24

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current and Accrued Assets			
131	Cash		\$415,799	\$543,940
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		385,432	309,846
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		0	0
174	Miscellaneous Current and Accrued Assets		0	0
	Total Current and Accrued Assets		\$801,231	\$853,786
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$7,248,188	\$7,278,498
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(3,580,397)	(3,801,095)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$3,667,791	\$3,477,403
	Deferred Debits			
181	Unamortized Debt Discount and Expense		\$0	\$0
186	Deferred Debits		0	0
190	Accumulated Deferred Income Tax		0	0
	Total Deferred Debits		\$0	\$0
	Total Assets		\$4,469,022	\$4,331,189

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

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current Liabilities			
231	Accounts Payable		\$2,084	\$2,084
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		33,500	38,700
236	Accrued Taxes		0	0
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		114,410	122,546
	Total Current Liabilities		\$149,994	\$163,330
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	Deferred Credits			
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		1,351,548	1,409,188
272	Less: Amortization of Contributions		(375,570)	(387,717)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$1,608,978	\$1,654,471
	Total Liabilities		\$1,758,972	\$1,817,801
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	0
215	Retained Earnings		998,345	1,335,448
218	Proprietary Capital (Sole Props and Partnerships)		1,711,705	1,177,940
	Total Capital		\$2,710,050	\$2,513,388
	Total Liabilities and Capital		\$4,469,022	\$4,331,189

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!

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2024 - 12/31/2024	Last Year 01/01/2023 - 12/31/2023
	Operating Revenue		
461	Metered Water Revenue	\$440,343	\$432,598
460	Unmetered Water Revenue	320,991	313,578
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	3,617	5,149
	Total Revenues	\$764,951	\$751,325
	Operating Expenses		
601	Salaries and Wages	\$64,063	\$64,063
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	160,211	136,687
618	Chemicals	0	0
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	3,784	44,254
620.2	Office Supplies and Expense	29,007	23,773
630	Contractual Services	0	0
631	Contractual Services -Engineering	0	0
632	Contractual Services - Accounting	5,767	5,167
633	Contractual Services - Legal	3,072	5,684
634	Contractual Services - Management Fees	24,301	28,459
635	Contractual Services - Water Testing	1,650	1,100
636	Contractual Services - Other	4,751	11,158
640	Rents	0	0
641	Rental of Building/Real Property	7,932	7,932
642	Rental of Equipment	0	0
650	Transportation Expenses	3,000	3,000
657	Insurance - General Liability	7,390	5,294
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	2,001
670	Bad Debt Expense	60,096	624
675	Miscellaneous Expense	0	0
403	Depreciation Expense (From Schedule AR4)	131,850	112,364
408	Taxes Other Than Income	8,160	8,001
408.11	Property Taxes	25,902	26,067
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	110	167
	Total Operating Expenses	\$541,046	\$485,795
	Operating Income / (Loss)	\$223,905	\$265,530
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$28
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(69)	(312)
	Total Other Income / (Expense)	(\$69)	(\$284)
	Net Income / (Loss)	\$223,836	\$265,246

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.

Wastewater Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2024 -	Last Year 01/01/2023 -
	Operating Revenue		
521	Flat Rate Revenues	\$396,727	\$392,336
522	Measured Revenues	215,304	190,278
534	Rents from Wastewater Property	0	0
536	Other Wastewater Revenues	3,611	7,492
	Total Revenues	\$615,642	\$590,106
	Operating Expenses		
701	Salaries and Wages	\$64,063	\$64,063
704	Employee Pensions and Benefits	0	0
710	Purchased Wastewater Treatment	0	0
711	Sludge Removal Expense	66,065	34,560
715	Purchased Power	52,431	44,926
716	Fuel for Power Production	0	0
718	Chemicals	0	0
720	Materials and Supplies	7,376	14,863
720.1	Repairs and Maintenance	706	6,368
720.2	Office Supplies and Expense	24,118	0
721	Office Expense	0	29,645
731	Contractual Services -Engineering	0	0
732	Contractual Services - Accounting	5,767	5,167
733	Contractual Services - Legal	3,072	5,684
734	Contractual Services - Management Fees	72,500	72,500
735	Contractual Services - Testing	21,135	20,340
736	Contractual Services - Other	4,751	2,748
740	Rents - Building	7,932	7,932
742	Rents - Equipment	0	0
750	Transportation Expenses	3,800	3,349
757	Insurance - General Liability	7,390	5,294
758	Insurance - Worker's Compensation	0	0
759	Insurance - Other	0	0
760	Advertising Expense	0	0
766	Regulatory Commission Expense - Rate Case	0	2,001
767	Regulatory Commission Expense - Other	0	0
770	Bad Debt Expense	60,286	624
775	Miscellaneous Expense	0	0
403	Depreciation Expense (From Schedule AR4)	76,698	76,324
408	Taxes Other Than Income	0	0
408.11	Property Taxes	19,085	18,018
408.12	Payroll Taxes	4,970	4,972
409	Income Taxes	0	0
	Total Operating Expenses	\$502,145	\$419,378
	Operating Income / (Loss)	\$113,497	\$170,728
	Other Income / (Expense)		
414	Gain (Loss) on Dispositions	\$0	\$0
419	Interest and Dividend Income	0	0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(230)	(381)
	Total Other Income / (Expense)	(\$230)	(\$381)
	Net Income / (Loss)	\$113,267	\$170,347

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
 12/31/24

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	1.0	3.0
Other	0.0	0.0	0.0
Total	3.0	8.0	11.0

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
 12/31/24

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	1.0	3.0
Other	0.0	0.0	0.0
Total	3.0	8.0	11.0

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)
12/31/24

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:	\$38,700
---	----------

Meter Deposits Refunded During the Test Year:	\$1,300
---	---------

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.

Well and Water Usage

[illegible]

Name of system water delivered to:	NA	
ADWR PCC Number:		#N/A
Source of water delivered to another system	NA	
Name of system water received from:	NA	
ADWR PCC Number:		#N/A
Source of water received	NA	
Well registry 55# (55-XXXXXXX):	0	

Month	Water withdrawn (gallons)1	Water sold (gallons)2	Water delivered (sold) to other systems (gallons)3	Water received (purchased) from other systems (gallons)4	Estimated authorized use (gallons)5	Purchased Power Expense6	Purchased Power (kWh)7
January	3,502,370	3,402,011	0	0	0	\$4,048	112,100
February	4,309,956	4,088,754	0	0	0	3,928	105,920
March	3,779,127	3,344,360	0	0	0	3,686	88,120
April	4,151,200	4,186,365	0	0	0	3,611	82,320
May	3,312,883	3,119,182	0	0	0	4,044	91,760
June	5,321,134	4,924,240	0	0	0	4,080	106,000
July	4,677,814	4,563,721	0	0	0	5,593	120,880
August	4,635,379	4,347,162	0	0	0	5,475	111,600
September	4,731,007	4,153,285	0	0	0	5,245	97,360
October	3,777,044	3,397,539	0	0	0	4,679	99,160
November	3,458,373	3,376,658	0	0	0	4,058	107,840
December	3,395,873	3,482,947	0	0	0	3,810	53,770
Totals							

If applicable, in the space below please provide a description for all un-metered water use along with amounts:

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.

- 2 Water sold - Total acre feet from customer meters, and other sales such as construction water.
- 3 Water delivered (sold) to other systems - Total acre feet of water delivered to other systems.
- 4 Water received (purchased) from other systems - Total acre feet of water purchased/received from other systems.
- 5 Estimated authorized use - Total estimated acre feet from authorized metered or unmetered use. Authorized uses such as flushing (mains, services and hydrants) draining/cleaning tanks, process, construction, fire fighting, etc. Non-authorized use (real losses) are service line breaks and leaks, water main breaks, meter inaccuracies and theft.
- 6 Enter the total purchased power costs for the power meters associated with this system.
- 7 Enter the total purchased kWh used by the power meters associated with this system.

Water Utility Plant Description

Name of the System:	FLAGSTAFF MEADOWS
---------------------	-------------------

ADEQ Public Water System Number:	AZ0414004
----------------------------------	-----------

ADWR PCC Number:	91-000107.0000
------------------	----------------

[illegible][illegible]

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.

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

Customer and Other Information	
Name of the System:	FLAGSTAFF MEADOWS
ADEQ Public Water System Number:	AZ0414004
ADWR PCC Number:	91-000107.000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	636	2	3	2	1
February	639	2	3	2	1
March	638	2	3	2	1
April	642	2	3	2	1
May	642	2	3	2	1
June	640	2	3	2	1
July	641	2	3	2	1
August	641	2	3	2	1
September	642	2	3	2	1
October	646	2	3	2	1
November	651	2	3	2	1
December	651	2	3	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 (GPCPD) requirement?

If yes, provide the GPCPD amount:

Is the Water Utility located in an ADWR Active Management Area (AMA)?

If yes, which AMA?

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

0

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
Total	0	0	0

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.

Wastewater Utility Plant Description

Name of System:	FLAGSTAFF MEADOWS WASTEWATER TREATMENT	
Wastewater Inventory Number (if applicable):	N/A	
Type of Treatment	Extended Aeration	
Design Capacity of Plant (Gallons per day)	37500 GPD Plant 1	
	100,000 gpd Plant 2	

LIFT STATION FACILITIES

[illegible]

FORCE MAINS

[illegible]

MANHOLES

MANHOLES	
Type	Quantity
Standard	101
Drop	0

CLEANOUTS

CLEANOUTS	
	Quantity
1	
0	
0	
0	

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

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. Copy and paste this sheet as many times as is necessary.

12/31/24

[illegible]

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

SOLIDS PROCESSING AND HANDLING FACILITIES	21,928 gallon sludge holding tank - sludge hauled away 35,000 gallon sludge holding tank - sludge hauled away
DISINFECTION EQUIPMENT (Chlorinator, Ultra-Violet, Etc.)	1 Peristaltic chemical pump
FILTRATION EQUIPMENT (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	Mixed media filter continous backwash
STRUCTURES (Buildings, Fences, Etc.)	700 sq ft building 2 - 12' wide rolling gates 6' cinder block fence, 376' in length, centrifuge
Other (Laboratory Equipment, Tools, Vehicles, Standby, Power Generators, Etc.)	Backup generator, microscope, do/ph meter, centrifuge

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

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. Copy and paste this sheet as many times as is necessary.

Utility Source, LLC
Annual Report
Wastewater Flows
12/31/24

Name of System:	FLAGSTAFF MEADOWS WASTEWATER TREATME
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 ¹	Purchased Power (kWh) ²
January	644	2,459,000	102,300	\$4,048	36,264
February	647	2,807,800	105,800	3,928	34,947
March	646	2,944,000	147,900	3,686	31,774
April	650	2,914,000	111,200	3,611	30,611
May	650	2,808,900	110,500	4,044	28,897
June	648	3,359,700	146,700	4,080	29,538
July	649	3,778,100	136,800	5,593	39,460
August	649	3,450,100	131,900	5,475	39,974
September	650	3,541,800	128,700	5,245	39,546
October	654	3,455,900	132,300	4,679	32,887
November	659	3,359,300	119,300	4,058	34,426
December	659	3,346,800	127,100	3,810	23,558
	Totals	38,225,400	1,500,500	\$52,257	401,882

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal

Groundwater Permit Number

ADEQ Aquifer Protection Permit ("APP") Number

ADEQ Reuse Permit Number

EPA NPDES Permit Number

APP Effluent Treatment Requirement (Class)?

Permitted Flow Rate

Permitted Organic Capacity

Hydraulic Capacity

Type of Biological Treatment

Surface Water Discharge

N/A

P104083

R104083

AZ 0024708

0

0

0%

0%

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

0

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

1 Enter the total purchased power costs for the power meters associated with this system.

2 Enter the total purchased kWh used by the power meters associated with this system.

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
 Utility Shutoffs / Disconnects
 12/31/24

Utility Shutoffs / Disconnects	
Name of System:	FLAGSTAFF MEADOWS WASTEWATER TREATMENT
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
Total	0	0	0

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
12/31/24

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2024 was	\$25,902

If no property taxes paid, explain why.
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.

DO NOT MARK IN THIS SPACE

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

1/R0033314



(ARS 42-18052 and ARS 42-18053).

5:00 P.M. May 1, 2025

payments postmarked after

Penalty for late payment is 15% per year prorated monthly as of the 1st day of the month for

TO PAY 2ND HALF ONLY PAY ▶ 2,279.96

Account Number: [REDACTED] Parcel Number:

Due March 3, 2025, Delinquent after May 1, 2025
MCCLEVE LONNIE C & DEBBIE R REVOCABLE LI

2024 SECOND HALF PAYMENT COUPON

Coconino County Treasurer

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

2024 PROPERTY TAX NOTICE

Coconino County

ARIZONA

Account Number	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	IRRIGATION DISTRICT \$ PER ACRE	2024 TAX SUMMARY	
	0113	4.5758	6.3297		PRIMARY PROPERTY TAX	1,913.28
ASSESSMENT					LESS STATE AID TO EDUCATION	0.00
LIMITED TOTALS	278,755	15.0	41,813	0	4.5758	1,913.28
FULL CASH TOTALS	640,700	15.0	96,105	0	6.3297	2,646.64
water					NET PRIMARY PROPERTY TAX	1,913.28
					SECONDARY PROPERTY TAX	2,646.64
					SPECIAL DISTRICT TAX	0.00
					TOTAL TAX DUE	4,559.92

LIMITED PROPERTY VALUE IS THE BASIS FOR CALCULATING ALL PROPERTY TAXES

SITUS ADDRESS

LEGAL DESCRIPTION:

Sixteenth: SW Quarter: SW Section: 38 Township: 22N Range:
05E POR SW4 SEC 36 BEG SW COR SEC 36, TH N 01-04-20 W
226.39' TO POB; TH N 01-04-20 W 438.71'; TH S 89-48-40 E
666.46'; TH S 00-21-59 E 370.18'; T

THIS IS THE ONLY NOTICE YOU WILL RECEIVE

Coconino County Treasurer: Sarah Benatar

JURISDICTION

02000 COCONINO COUNTY
07001 SD#1 FLAGSTAFF
08150 COMMUNITY COLLEGE
87001 SD#1 ADJACENT WAYS
11526 FD PONDEROSA
11900 FD ASSISTANCE FUND
14900 LIBRARY DISTRICT
15000 FLOOD CONTROL DIST
29999 PUB HEALTH SERVICE
30001 JTED-CAVIAT
33526 FD PONDEROSA BOND
57001 SD#1 BUDGET OVERRIDES
57001_SE SD#1 DESEGREGATION
77001 SD#1 CI ASS B BONDS

2023 TAXES

199.47
1,383.85
241.16
12.34
1,393.76
39.82
109.75
199.12
99.55
19.91
173.62
239.45
55.39
238.07

2024 TAXES

206.72
1,397.14
287.26
22.16
1,463.46
41.81
123.60
209.06
104.53
20.91
140.20
237.87
55.11
250.09

TOTALS: 4,405.26

4,559.92

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/2024taxes for more information on taxing jurisdictions.

PAYMENT INSTRUCTIONS

To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than Nov 1, 2024. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2025. To pay taxes for the full year, send the 1st half coupon with your payment postmarked no later than December 31, 2024, 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

MCCLEVE LONNIE C & DEBBIE R REVOCABLE LI
20525 E CHANDLER HEIGHTS DR
QUEEN CREEK, AZ 85142



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.



704800-04-00131



Statement of Taxes Due

COCONINO COUNTY TREASURER

Account Number

Parcel

Legal Description

Situs Address

TOTAL VALUE OF OPERATING PROPERTY

Account:

UTILITY SOURCE LLC

C/O: SHERRIE BULCHECK, UTILITY SOURCE, LLC

20525 E CHANDLER HEIGHTS RD.

QUEEN CREEK, AZ 85142

Water

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$21,341.86	\$0.00	\$0.00	\$0.00	\$21,341.86
2023	\$21,661.34	\$0.00	\$0.00	(\$21,661.34)	\$0.00
2022	\$19,249.16	\$0.00	\$0.00	(\$19,249.16)	\$0.00
2021	\$16,599.30	\$0.00	\$0.00	(\$16,599.30)	\$0.00
2020	\$14,563.30	\$0.00	\$0.00	(\$14,563.30)	\$0.00
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
Total Tax Charge					\$21,341.86
Grand Total Due as of 11/01/2024					\$21,341.86

#7528 12/31/24

Tax Billed at 2024 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0049440000	\$1,002.57	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$292,197	\$48,213
SD#1 FLAGSTAFF	0.0334140000	\$6,775.86			
COMMUNITY COLLEGE	0.0068700000	\$1,393.13			
SD#1 ADJACENT WAYS	0.0005300000	\$107.48	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$936,803	\$154,572
Taxes Billed 2024		0.0457580000	\$9,279.04		
Total				\$1,229,000	\$202,785

Tax Billed at 2024 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0050000000	\$241.06			
Taxes Billed 2024		0.0050000000	\$241.06	\$0	\$0

Tax Billed at 2024 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD PONDEROSA	0.0350000000	\$7,097.48	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$292,197	\$48,213
FD ASSISTANCE FUND	0.0010000000	\$202.79			
LIBRARY DISTRICT	0.0029560000	\$599.43			
PUB HEALTH SERVICE	0.0025000000	\$506.96	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$936,803	\$154,572
JTED-CAVIAT	0.0005000000	\$101.39			



Statement of Taxes Due

COCONINO COUNTY TREASURER

Authority	Tax Rate	Amount	Values	Actual	Assessed
JTED-CAVIAT	0.0005000000	\$101.39	Total	\$1,229,000	\$202,785
FD PONDEROSA BOND	0.0033530000	\$679.94			
SD#1 BUDGET OVERRIDES	0.0056890000	\$1,153.64			
SD#1 DESEGREGATION	0.0013180000	\$267.27			
SD#1 CLASS B BONDS	0.0059810000	\$1,212.86			
Taxes Billed 2024	0.0582970000	\$11,821.76			

Make payment to:

Coconino County Treasurer 110 E. Cherry Avenue Flagstaff, AZ 86001 (1-877) 500-1818 (928) 679-8188

Property Taxes	
----------------	--

Amount of actual property taxes paid during Calendar Year 2024 was	\$19,085
--	----------

If no property taxes paid, explain why.
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.

2024 R0354952 2 0000003587260000012793E

DO NOT MARK IN THIS SPACE

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

1/R0354952



(ARS 42-18052 and ARS 42-18053).
5:00 P.M. May 1, 2025
payments postmarked after
monthly as of the 1st day of the month for
Penalty for late payment is 16% per year prorated

1,793.63

TO PAY 2ND HALF ONLY PAY

Account Number: [REDACTED] Parcel Number: [REDACTED]

Due March 3, 2025, Delinquent after May 1, 2025
BELLEMONT INTERCHANGE 185 LLC

2024 SECOND HALF PAYMENT COUPON

Coconino County Treasurer

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

2024 PROPERTY TAX NOTICE

Coconino County

ARIZONA

Account Number	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	IRRIGATION DISTRICT \$ PER ACRE	2024 TAX SUMMARY	
[REDACTED]	0113	4.5758	6.3297		PRIMARY PROPERTY TAX	1,505.16
ASSESSMENT LIMITED TOTALS FULL CASH TOTALS					LESS STATE AID TO EDUCATION	0.00
					NET PRIMARY PROPERTY TAX	1,505.16
					SECONDARY PROPERTY TAX	2,082.10
					SPECIAL DISTRICT TAX	0.00
					TOTAL TAX DUE	3,587.26

LIMITED PROPERTY VALUE IS THE BASIS FOR CALCULATING ALL PROPERTY TAXES

SITUS ADDRESS:

LEGAL DESCRIPTION:

Sixteenth: NE Quarter: NW Section: 01 Township: 21N Range: 05E BEG AT N4 COR SEC 1; TH -00-14-21-E 1360.49'; TH N60-03-10-W 1113.27'; TH N48-29-10-W 871.72'; TH N29-56-50-E 262.92'; TH S89-58-00 E 1480.

THIS IS THE ONLY NOTICE YOU WILL RECEIVE.

Coconino County Treasurer: Sarah Benatar

JURISDICTION	2023 TAXES	2024 TAXES
02000 COCONINO COUNTY	156.91	162.63
07001 SD#1 FLAGSTAFF	1,088.64	1,099.12
08150 COMMUNITY COLLEGE	189.72	225.98
87001 SD#1 ADJACENT WAYS	9.71	17.43
11526 FD PONDEROSA	1,086.45	1,151.29
11900 FD ASSISTANCE FUND	31.33	32.89
14900 LIBRARY DISTRICT	86.34	97.23
15000 FLOOD CONTROL DIST	156.64	164.48
29999 PUB HEALTH SERVICE	78.32	82.23
30001 JTED-CAVIAT	15.66	16.45
33526 FD PONDEROSA BOND	136.59	110.29
57001 SD#1 BUDGET OVERRIDES	188.37	187.13
57001 SE SD#1 DESEGREGATION	43.58	43.35
77001 SD#1 CLASS B BONDS	187.26	196.76

TOTALS: 3,465.52

3,587.26

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/2024taxes for more information on taxing jurisdictions.

PAYMENT INSTRUCTIONS

To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than Nov 1, 2024. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2025. To pay taxes for the full year, send the 1st half coupon with your payment postmarked no later than December 31, 2024, 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

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



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.

Statement of Taxes Due

COCONINO COUNTY TREASURER

Account Number [REDACTED] Parcel [REDACTED]
 Legal Description Situs Address
 SEWER: TOTAL VALUE OF OPERATING PROPERTY

Account [REDACTED]
 UTILITY SOURCE LLC SEWER
 C/O: LONNIE MCCLEVE, UTILITY SOURCE, LLC
 20525 E CHANDLER HEIGHTS RD.
 QUEEN CREEK, AZ 85142

Sewer

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$15,498.12	\$0.00	\$0.00	\$0.00	\$15,498.12
2023	\$14,552.54	\$0.00	\$0.00	(\$14,552.54)	\$0.00
2022	\$12,569.88	\$0.00	\$0.00	(\$12,569.88)	\$0.00
2021	\$11,898.50	\$0.00	\$0.00	(\$11,898.50)	\$0.00
2020	\$10,428.02	\$0.00	\$0.00	(\$10,428.02)	\$0.00
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
Total Tax Charge					\$15,498.12
Grand Total Due as of 11/01/2024				# 7527 12/31/24	\$15,498.12

Tax Billed at 2024 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0049440000	\$731.74	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$92,417	\$15,249
SD#1 FLAGSTAFF	0.0334140000	\$4,945.44			
COMMUNITY COLLEGE	0.0068700000	\$1,016.80	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$25,705	\$4,241
SD#1 ADJACENT WAYS	0.0005300000	\$78.44			
Taxes Billed 2024	0.0457580000	\$6,772.42	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$778,878	\$128,515
			Total	\$897,000	\$148,005

Tax Billed at 2024 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0050000000	\$97.46			
Taxes Billed 2024	0.0050000000	\$97.46	Total	\$0	\$0

Tax Billed at 2024 Rates for Tax Area 0113 - SD#1 FD PONDEROSA

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD PONDEROSA	0.0350000000	\$5,180.17	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$92,417	\$15,249
FD ASSISTANCE FUND	0.0010000000	\$148.00			

Statement of Taxes Due

COCONINO COUNTY TREASURER

Authority	Tax Rate	Amount	Values	Actual	Assessed
LIBRARY DISTRICT	0.0029560000	\$437.50	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$25,705	\$4,241
PUB HEALTH SERVICE	0.0025000000	\$370.01			
JTED-CA VIAT	0.0005000000	\$74.00	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$778,878	\$128,515
FD PONDEROSA BOND	0.0033530000	\$496.26			
SD#1 BUDGET OVERRIDES	0.0056890000	\$842.00			
SD#1 DESEGREGATION	0.0013180000	\$195.07	Total	\$897,000	\$148,005
SD#1 CLASS B BONDS	0.0059810000	\$885.22			
Taxes Billed 2024	0.0582970000	\$8,628.24			

Make payment to:

Coconino County Treasurer 110 E. Cherry Avenue Flagstaff, AZ 86001 (1-877) 500-1818 (928) 679-8188

Water Verification and Certification (Taxes)

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

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

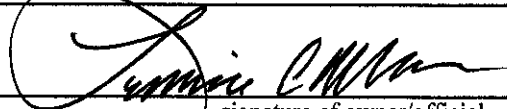
DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

FOR THE YEAR ENDING: 12/31/24

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.

Certification: I CERTIFY THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

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


signature of owner/official

480-892-8756
telephone no.

RECEIVED
2025 JAN 14 AM 10:40
ARIZONA CORPORATION COMMISSION

Sewer Verification and Certification (Taxes)

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

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

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signature of owner/official

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telephone no.

12/31/24
2025 12/31 - 9 A 0 10
ARIZONA