

Rec

ANNUAL REPORT

Of

Company Name: Michael's Ranch Water Users' Association
1 Michaels Ranch Dr.

Mailing Address: Sedona AZ
86336

Docket No.: W-02624A
For the Year Ended: 12/31/19

2020 APR 10 A 10:21

WATER UTILITY

To

Arizona Corporation Commission

Due on April 15th

Email: rdelafuente@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: 3/11/2020

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Michael's Ranch Water Users' Association
A Class ☐ E Utility

For the Calendar Year Ended: 12/31/19

Primary Address:

1 Michael's Ranch Dr			
City:	Sedona	State:	Arizona
Zip Code:	86336		

Telephone Number:

928-203-2254

Date of Original Organization of Utility:

7/15/1991

Person to whom correspondence should be addressed concerning this report:

Name:

Nancy Ruby

Telephone No. :

928-204-2824

Address:

270 Chrysona Lane			
City:	Sedona	State:	Arizona
Zip Code:	86336		

Email:

nancyruby@gmail.com
--

On-Site Manager
Name:

Wendy Ferguson

Telephone No. :

928-203-2254

Address:

207 Antelope Dr			
City:	Sedona	State:	Arizona
Zip Code:	86336		

Email:

Wendy_cwo@q.com
--

Statutory Agent and Attorney
Name:

William Sullivan

Telephone No. :

602-595-3800

Address:

3240 E Union Hills Dr #117			
City:	Phoenix	State:	Arizona
Zip Code:	85050		

Email:

wps@wsullivan.attorney
--

NA
Name:

N/A

Telephone No. :

N/A

Address:

N/A			
City:	N/A	State:	N/A
Zip Code:	N/A		

Email:

N/A

NA
Name:

N/A

Telephone No. :

N/A

Address:

N/A			
City:	N/A	State:	N/A
Zip Code:	N/A		

Email:

N/A

Ownership:

Association--Cooperative

Counties Served:

Yavapai

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Michael's Ranch Water Users' Association

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? <i>no</i>
	If yes, please provide specific details in the box below.

	Has the company been notified by any other regulatory authorities during the year, that they are out of compliance? <i>no</i>
	If yes, please provide specific details in the box below.

Michael's Ranch Water Users' Association
Annual Report
Utility Plant in Service (Water)
12/31/19

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	0	0	0	0	0	0
303	Land and Land Rights	5,000	0	0	5,000	0	5,000
304	Structures and Improvements	29,277	0	0	29,277	27,388	1,889
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	32,785	0	0	32,785	32,026	759
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	0	0	0	0	0	0
310	Power Generation Equipment	21,509	0	0	21,509	6,988	14,521
311	Pumping Equipment	43,289	0	0	43,289	36,921	6,368
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	6,943	0	225	6,718	1,621	5,097
320.2	Solution Chemical Feeders	546	0	0	546	546	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	27,000	0	0	27,000	24,019	2,981
330.2	Pressure Tanks	20,730	0	0	20,730	20,730	0
331	Transmission and Distribution Mains	58,800	0	0	58,800	50,568	8,232
333	Services	3,500	0	0	3,500	3,500	0
334	Meters and Meter Installations	4,084	0	0	4,084	3,676	408
335	Hydrants	1,400	0	0	1,400	1,204	196
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	0	0	0	0	0	0
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	\$254,863	\$0	\$225	\$254,638	\$209,187	\$45,451

Michael's Ranch Water Users' Association
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/19

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	Depreciable Plant	Depreciation Percentages	Depreciation Expense
301	Organization	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0
302	Franchises	0	0	0	0	0	0	0.00%	0
303	Land and Land Rights	5,000	0	0	5,000	5,000	0	0.00%	0
304	Structures and Improvements	29,277	0	0	29,277	0	29,277	3.33%	975
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	2.50%	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0	2.50%	0
307	Wells and Springs	32,785	0	0	32,785	32,000	785	3.33%	26
308	Infiltration Galleries	0	0	0	0	0	0	6.67%	0
309	Supply Mains	0	0	0	0	0	0	2.00%	0
310	Power Generation Equipment	21,509	0	0	21,509	0	21,509	5.00%	1,075
311	Pumping Equipment	43,289	0	0	43,289	34,348	8,941	12.50%	1,118
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	6,943	0	225	6,718	0	6,718	3.33%	227
320.2	Solution Chemical Feeders	546	0	0	546	546	0	20.00%	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	10.00%	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0	0.00%	0
330.1	Storage Tanks	27,000	0	0	27,000	0	27,000	2.22%	599
330.2	Pressure Tanks	20,730	0	0	20,730	20,730	0	5.00%	0
331	Transmission and Distribution Mains	58,800	0	0	58,800	0	58,800	2.00%	1,176
333	Services	3,500	0	0	3,500	3,500	0	3.33%	0
334	Meters and Meter Installations	4,084	0	0	4,084	3,581	503	8.33%	42
335	Hydrants	1,400	0	0	1,400	0	1,400	2.00%	28
336	Backflow Prevention Devices	0	0	0	0	0	0	6.67%	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0	6.67%	0
340	Office Furniture and Equipment	0	0	0	0	0	0	6.67%	0
340.1	Computer & Software	0	0	0	0	0	0	20.00%	0
341	Transportation Equipment	0	0	0	0	0	0	20.00%	0
342	Stores Equipment	0	0	0	0	0	0	4.00%	0
343	Tools, Shop and Garage Equipment	0	0	0	0	0	0	5.00%	0
344	Laboratory Equipment	0	0	0	0	0	0	10.00%	0
345	Power Operated Equipment	0	0	0	0	0	0	5.00%	0
346	Communication Equipment	0	0	0	0	0	0	10.00%	0
347	Miscellaneous Equipment	0	0	0	0	0	0	10.00%	0
348	Other Tangible Plant	0	0	0	0	0	0	0.00%	0
	Subtotal	\$254,863	\$0	\$225	\$254,638	\$99,705	\$154,933		\$5,267

Contribution(s) in Aid of Construction (Gross)	\$4,200
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$4,200
Times: Proposed Amortization Rate	3.39%
Amortization of CIAC	\$142

Less: Amortization of CIAC

DEPRECIATION EXPENSE

Michael's Ranch Water Users' Association
Annual Report
Balance Sheet Assets
12/31/19

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2019)	Balance at End of Year (2019)
Account No.	Current and Accrued Assets			
131	Cash		\$24,694	\$24,625
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		437	97
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		15,465	16,883
	Total Current and Accrued Assets		\$40,596	\$41,605
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$254,863	\$254,638
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(204,145)	(209,187)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$50,718	\$45,451
	Total Assets		\$91,314	\$87,056

*Note these items feed automatically from AR3 UPIS Page 4

Michael's Ranch Water Users' Association
Annual Report
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2019)	Balance at End of Year (2019)
Account No.	Current Liabilities			
231	Accounts Payable		\$0	\$187
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		2	2
236	Accrued Taxes		172	163
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$174	\$352
	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		0	0
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		4,200	4,200
272	Less: Amortization of Contributions		(1,929)	(2,071)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$2,271	\$2,129
	Total Liabilities		\$2,445	\$2,481
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	0
215	Retained Earnings		88,869	84,575
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$88,869	\$84,575
	Total Liabilities and Capital		\$91,314	\$87,056

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

Michael's Ranch Water Users' Association
Annual Report
Water Comparative Income Statement
12/31/19

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2019 - 12/31/2019	Last Year 01/01/2018 - 12/31/2018
	Operating Revenue		
461	Metered Water Revenue	\$26,312	\$26,482
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	583	317
	Total Revenues	\$26,895	\$26,799
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	187	0
615	Purchased Power	5,475	4,184
618	Chemicals	0	0
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	2,721	1,492
620.2	Office Supplies and Expense	226	33
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	5,328	4,600
633	Contractual Services - Legal	0	1,000
634	Contractual Services - Management Fees	4,560	4,560
635	Contractual Services - Water Testing	5,346	3,451
636	Contractual Services - Other	0	0
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	48	0
657	Insurance - General Liability	2,055	2,180
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	548	236
403	Depreciation Expense (From Schedule AR4)	5,125	5,233
408	Taxes Other Than Income	0	0
408.11	Property Taxes	945	880
409	Income Taxes	(1,368)	(230)
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$31,196	\$27,619
	Operating Income / (Loss)	(\$4,301)	(\$820)
	Other Income / (Expense)		
419	Interest and Dividend Income	\$8	\$8
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	\$8	\$8
	Net Income / (Loss)	(\$4,293)	(\$812)

Michael's Ranch Water Users' Association
 Annual Report
 Full time equivalent employees
 12/31/19

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President				0.0
Vice-president	Ø	Ø		0.0
Manager	Ø	Ø		0.0
Engineering Staff				0.0
System Operator(s)				0.0
Meter reader				0.0
Customer Service				0.0
Accounting				0.0
Business Office				0.0
Rates Department				0.0
Administrative Staff				0.0
Other				0.0
Total	0.0	0.0	0.0	0.0

Michael's Ranch Water Users' Association
Annual Report
Supplemental Financial Data (Long-Term Debt)
12/31/19

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	NONE	NONE	NONE	NONE
Source of Loan	NONE	NONE	NONE	NONE
ACC Decision No.	NONE	NONE	NONE	NONE
Reason for Loan	NONE	NONE	NONE	NONE
Dollar Amt. Issued	NONE	NONE	NONE	NONE
Amount Outstanding	NONE	NONE	NONE	NONE
Date of Maturity	NONE	NONE	NONE	NONE
Interest Rate	NONE	NONE	NONE	NONE
Current Year Interest	NONE	NONE	NONE	NONE
Current Year Principal	NONE	NONE	NONE	NONE

Meter Deposit Balance at Test Year End:	\$0
---	-----

Meter Deposits Refunded During the Test Year:	\$0
---	-----

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.

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

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 Expense ⁶	Purchased Power (kWh) ⁷
January	117,168	110,380				409	2,686
February	116,490	106,720				419	2,829
March	112,540	106,860				375	2,538
April	221,140	222,380	0	0		371	2,517
May	189,420	178,070				397	2,400
June	292,600	290,380				434	2,624
July	393,640	386,960				529	3,257
August	346,300	345,180				574	3,588
September	380,190	277,600				679	4,257
October	264,630	268,670				653	3,341
November	156,320	153,190				447	3,151
December	133,480	134,490				207	1,954
Totals	0.00	0.00	0.00	0.00	0.00	50	0
	2624,910	2,570,270				5372	35,148

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

[illegible]

- Page 11

Water Utility Plant Description

Name of the System:	MICHAELS RANCH		
ADEQ Public Water System Number:	AZ0413109		
ADWR PCC Number:	91-000661.0000		

MAINS

[illegible]

CUSTOMER METERS

[illegible]

SERVICE LINES

SERVICE LINES		
Material	Percent of system	Year installed
PVC	100	1991

BOOSTER PUMPS

BOOSTER PUMPS		
Horsepower	GPM	Quantity
5	50	2
10	100	1

FIRE HYDRANTS

FIRE HYDRANTS	
Type	Quantity
Standard *	3
Other	

STORAGE TANKS

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
75,000	metal	1	1991

PRESSURE/BLADDER TANKS

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
2,000	metal	1	1991

* 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:	Chlorinator pump 25 Household RO units -POU
STRUCTURES:	Building for pump station Enclosed yard with gated fence
OTHER:	1.5 hp compressor 360 rpm 60 kw generator 500 gal. propane tank - rental

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

Method used:

270.83
a

Michael's Ranch Water Users' Association
Annual Report
Customer and Other Information
12/31/19

Customer and Other Information	
Name of the System:	MICHAELS RANCH
ADEQ Public Water System Number:	AZ0413109
ADWR PCC Number:	91-000661.0000

Month	Number of Customers				Other Non-Residential
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	
January	25			1	
February	25				
March	25				
April	25				
May	25				
June	25				
July	26				
August	26				
September	26				
October	26				
November	26				
December	26				

If the system has fire hydrants, what is the fire flow requirements? 1500 GPM for 2 hrs.

Does the system have chlorination treatment? Yes

Does the Company have an ADWR Gallons Per Capita Per Day (GCPCPD) requirement? no

If yes, provide the GCPCPD amount:

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

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.

Dear —
I do not know how to answer these 2 questions.
Please call me to confirm.
928-204-2824
Nancy Ruby

Michael's Ranch Water Users' Association
Annual Report
Utility Shutoffs / Disconnects
12/31/19

Utility Shutoffs / Disconnects		
Name of the System:	MICHAELS RANCH	
ADEQ Public Water System Number:		AZ0413109
ADWR PCC Number:		91-000661.0000

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

Other (description):

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.

Michael's Ranch Water Users' Association
Annual Report
Property Taxes
12/31/19

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2019 was	\$945

If no property taxes paid, explain why.

NONE

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.

Michael's Ranch Water Users' Association
Annual Report
Verification and Sworn Statement (Taxes)
12/31/19

Verification and Sworn Statement (Taxes)

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

County of (county name): Yavapai
Name (owner or official) title: Nancy Ruby, Water Liaison
Company name: Michael's Ranch Water Users' Association

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

FOR THE YEAR ENDING: 12/31/19

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.

Nancy Ruby
signature of owner/official

928-203-2254
telephone no.

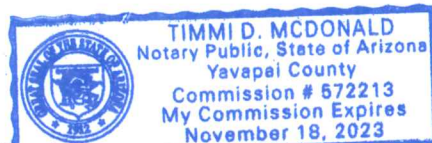
SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC
IN AND FOR THE COUNTY

THIS 10th DAY OF Yavapai
(month) and (year)

MY COMMISSION EXPIRES

11/18/2023
(date)

Timmi D. McDonald
(signature of notary public)



RECEIVED
UTILITY DIVISION
2020 APR 10 A 10:23
ARIZONA CORPORATION
COMMISSION

Verification and Sworn Statement

Verification:

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

County of (county name): Yavapai

Name (owner or official) title: Nancy Ruby, Water Liaison

Company name: Michael's Ranch Water Users' Association

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

FOR THE YEAR ENDING: 12/31/19

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 (\$)

\$28,582

(The amount in the box above includes

\$1,687 in sales taxes

billed or collected)

RECEIVED
UTILITIES DIVISION
2020 APR 10 A 10:22
ARIZONA CORPORATION
COMMISSION

Nancy Ruby
signature of owner/official

928-203-2254

telephone no.

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

THIS

14th

DAY OF

Yavapai

(county name)

April, 2020
(month) and (year)

MY COMMISSION EXPIRES

11/18/2023
(date)

Timmi D. McDonald
(signature of notary public)

Verification and Sworn Statement (Residential Revenue)

Verification:

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

County of (county name): Yavapai
Name (owner or official) title: Nancy Ruby, Water Liaison
Company name: Michael's Ranch Water Users' Association

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

FOR THE YEAR ENDING: 12/31/19

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 (\$)

\$28,582

(The amount in the box above includes

\$1,687 in sales taxes
billed or collected)

Nancy Ruby
signature of owner/official

928-203-2254
telephone no.

RECEIVED
UTILITIES DIVISION
2020 APR 10 A 10:22
ARIZONA CORPORATION
COMMISSION

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

(county name)

THIS 6th

DAY OF

April, 2020
(month) and (year)

MY COMMISSION EXPIRES

11/18/2023
(date)

Timmi D. McDonald
(signature of notary public)

Michael's Ranch Water Users' Association
Annual Report
Full Gross-up Method for Income Tax Statement of Certification
12/31/19

Full Gross-up Method for Income Tax Statement of Certification

Verification:

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

County of (county name): Yavapai
Name (owner or official) title: Nancy Ruby, Water Liaison
Company name: Michael's Ranch Water Users' Association

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.

Nancy Ruby
signature of owner/official

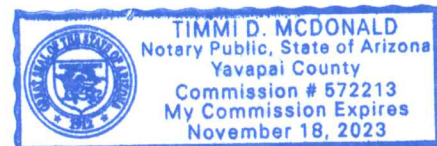
928-203-2254
telephone no.

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

THIS 10th DAY OF April, 2020
(month) and (year)

MY COMMISSION EXPIRES 11/18/2023
(date)

Timmi D. McDonald
(signature of notary public)



Page 20

8E227400000009244900000000 0002702779 2019

Ross D. Jacobs
Yavapai County Treasurer
1015 Fair Street
Prescott AZ 86305-1807

MAKE YOUR CHECK PAYABLE AND MAIL TO:

If your mortgage company makes your property tax payments consider this notice as a courtesy copy for your records only.

(APR 42-18052 and APR 42-18053).
May 1, 2020 at 5:00 P.M.
Penalty for late payment is 16% per year prorated monthly as of the 1st day of the month for payments postmarked after
Delinquency Date Second Half Payment
Parcel Number: 917-20-97000
ASSOCIATION
MICHAELS RANCH WATER USERS

pd 10-14-19
ck # 1704



472.38

PAY

TO PAY 2ND HALF

2

Due March 1, 2020, Delinquent after May 1, 2020

2019 SECOND HALF PAYMENT COUPON

Payment in U.S. FUNDS ONLY

DETACH AND RETURN WITH PAYMENT

2019 PROPERTY TAX NOTICE

YAVAPAI COUNTY

ARIZONA

PARCEL #	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	IRRIGATION DISTRICT \$ PER ACRE	2019 TAX SUMMARY	
917-20-97000	0970	6.0906	4.3046		PRIMARY PROPERTY TAX	563.48
					LESS STATE AID TO EDUCATION	0.00
					NET PRIMARY PROPERTY TAX	563.48
					SECONDARY PROPERTY TAX	381.28
					SPECIAL DISTRICT TAX	
					TOTAL TAX DUE FOR 2019	944.76

ASSESSMENT

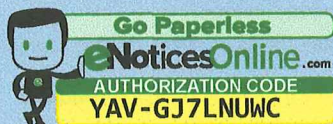
	VALUE IN DOLLARS	ASSMT %	NET ASSESSED	EXEMPTIONS	TAX RATE	TAX
LIMITED PRIMARY TOTALS	51,400	18%	9,252	0.00	6.0906	563.48
LIMITED SECONDARY TOTALS	51,400	18%	9,252	0.00	4.3046	381.28

SITUS ADDRESS:

LEGAL DESCRIPTION:

This is the only notice you will receive

Ross D. Jacobs
Yavapai County Treasurer
1015 Fair Street
Prescott, AZ 86305



JURISDICTION	2018 TAXES	2019 TAXES
2000 YAVAPAI COUNTY	153.06	186.44
2001 SCHOOL EQUALIZATION	40.78	42.24
7009 UD #9 SEDONA OAK CREEK	95.24	88.72
7993 MIN SCH TAX DIST #9	77.58	89.88
8150 YAVAPAI COMMUNITY COLLEGE	151.30	156.20
11208 SEDONA F.D.	212.86	231.68
11900 FIRE DIST. ASSIST. FUND	8.60	9.26
14900 YAVAPAI CTY. LIBRARY DISTRICT	14.80	15.28
15001 YAVAPAI FLOOD CONTROL DISTRICT	2.44	2.46
30000 VALLEY ACADEMY EDUCATION DIST	4.30	4.62
57009 SECONDARY UD #9	102.82	103.88
58150 SECONDARY YAVAPAI COMMUNITY CO	16.28	14.10

THIS IS A CALENDAR YEAR TAX NOTICE

TOTALS 880.06 944.76

88039*372**G50**0.889**1/2*****AUTO5-DIGIT 86336
MICHAELS RANCH WATER USERS ASSOCIATION
NANCY RUBY
1 MICHAELS RANCH DR
1 MICHAELS RANCH DR
SEDONA AZ 86336-9514



PAYMENT INSTRUCTIONS

To pay the 1st half, send the 1st half coupon with your payment postmarked no later than **November 1, 2019**. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than **May 1, 2020**. To pay taxes for the full year, send the 1st half coupon with your payment postmarked no later than **December 31, 2019** and no interest will be charged for current year.

Make your check payable and mail to:

Ross D. Jacobs
Yavapai County Treasurer
1015 Fair Street
Prescott AZ 86305-1807

PLEASE INCLUDE YOUR
PARCEL NUMBER
ON YOUR CHECK.

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

SCHOOL DISTRICT NAME	PRIMARY TAX RATE	OVERRIDE SECONDARY RATE	CLASS "A" BOND SECONDARY RATE	CLASS "B" BOND SECONDARY RATE
UD #9 SEDONA OAK CREEK	0.9590	0.1328	0.9899	

School District Tax Rate Information In 1998, the Arizona Legislature passed a law which requires that school district tax rates be individually reported on property tax statements (ARS15-996.6). The table above shows the name of your school district(s) and the tax rates per \$100 Net Assessed Value. School district budget overrides result from voter approval to exceed a budget, tax or expenditure limitation. Class "A" Bonds are general obligation bonds approved by voters prior to January 1, 1999. Class "B" Bonds are general obligation bonds approved by voters after December 31, 1998.

TAX NOTICE EXPLANATION

The valuation used to calculate primary and secondary ad valorem taxes is referred to as 'limited' value. For the purposes of taxes levied beginning in tax year 2015, the value of real property and improvements, including mobile homes, used for all ad valorem taxes shall be the lesser of the Full Cash Value (FCV) of the property or an amount five percent greater than the limited value of the property determined for the prior year. FCV represents the value of the land and improvements, and reflects market value, unless other statutory calculations are mandated, and it is the appealable value. Please contact the county assessor for the FCV assessed on your property.

LIMITED PRIMARY VALUE: Ad valorem taxes are levied for the maintenance and operations of counties, cities, towns, school districts and community college districts.

LIMITED SECONDARY VALUE: Secondary ad valorem taxes are levied for the following purposes:

- To pay the redemption charges on any bonded indebtedness charges or other lawful long-term obligations issued or incurred for a specific purpose.
- To pay additional amounts levied pursuant to an election to exceed budget, expenditure or tax limitation.
- To pay amounts levied by 'limited purpose districts', such as fire, sanitary, flood control, road and improvement districts.

TAX SUMMARY

PRIMARY PROPERTY TAX - The gross tax calculated on the Limited Primary Value.

STATE AID TO EDUCATION - An owner-occupied residential property (Class 3), will receive a reduction (tax credit) on the primary property taxes levied by the school district(s) in your area. The reduction amount will be reimbursed to the school district(s) by the State of Arizona. (Pursuant to ARS 42-12052: Each county assessor will review assessment information on a continuing basis to ensure each property owner has only one Class 3 property in the State of Arizona.)

NET PRIMARY PROPERTY TAX - Net amount of primary ad valorem taxes due after deduction of State Aid to Education.

SECONDARY PROPERTY TAX - The taxes calculated on the Limited Secondary Value.

NOTES OF INTEREST

If the delinquency date is a Saturday, Sunday or other legal holiday, the time of delinquency is after 5:00 p.m. on the next business day. This does not apply to the one full year December 31st payment deadline.

The FIRE DISTRICT ASSISTANCE TAX is used to supplement fire district budgets. It is levied against every taxable property in the County in accordance with ARS 48-807.

PAYMENT INSTRUCTIONS

- Examine your tax notice carefully. The tax collector is not responsible for payments made on the wrong property.
- For tax notices of \$100 or less, remit a single payment by December 31, 2019. For tax notices greater than \$100, you have the option to pay the first half taxes now and the second half taxes next March, or remit a single payment by December 31st and no interest will be charged for the current year. First half taxes are delinquent after November 1st, and the second

- half taxes are delinquent after May 1st.
- Legal payment by check exists only when the check has been cleared by the bank. Returned checks are subject to a collection fee.
- Taxes can be paid through our service provider, Point & Pay, LLC. To pay on-line go to <http://taxinquiry.yavapai.us> or call 1-866-974-2056. Point and Pay, LLC will charge the following fees:
Payment by Visa Debit Card is \$3.95.
Payment by electronic check is \$2.95.
For all other debit and credit cards, the fee is 2.39% of the amount you are charging with a \$2.00 minimum. The Visa Debit Card and Electronic Check options are only available on-line.

DO YOU HAVE ANY OTHER QUESTIONS?

The Yavapai County Treasurer (928) 771-3233

www.yavapai.us/treasurer

Contact this department regarding HOW, WHEN and WHERE to pay your taxes.

The Yavapai County Assessor (928) 771-3220

www.yavapai.us/assessor

Contact this department regarding ASSESSMENTS, PROPERTY VALUATION, EXEMPTIONS, NAME and ADDRESS CHANGES.

Your State Legislature 1-800-352-8404

www.azleg.state.az.us

Contact the Legislature regarding property tax laws.

Questions about tax amounts and rates should be directed to the appropriate taxing jurisdictions listed below:

Jurisdiction

YAVAPAI COUNTY
SCHOOL EQUALIZATION
UD #9 SEDONA OAK CREEK
MIN SCH TAX DIST #9
YAVAPAI COMMUNITY COLLEGE
SEDONA F.D.
FIRE DIST. ASSIST. FUND
YAVAPAI CTY. LIBRARY DISTRICT
YAVAPAI FLOOD CONTROL DISTRICT
VALLEY ACADEMY EDUCATION DIST (VIT)
SECONDARY UD #9
SECONDARY YAVAPAI COMMUNITY CO


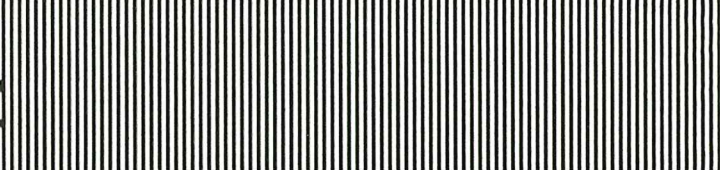
Phone

N/A
N/A
(928) 204-6800
(928) 204-6800
(928) 776-2166
(928) 282-6800
(928) 771-3200
(928) 771-3191
(928) 771-3197
(928) 634-7131
N/A
N/A

WELLS FARGO

Check Details

Check Number	1704
Date Posted	10/18/19
Check Amount	\$944.76

MICHAEL'S RANCH WATER USERS ASSOCIATION		1704
1 MICHAELS RANCH DR C/O TREASURER SEDONA, AZ 86338-9514		10/14/2019 DATE
PAY TO THE ORDER OF	Ross D Jacobs Yav County Treas \$ 944.76	
	Nine hundred forty four & 76/100 DOLLARS	
	Wells Fargo Bank, N.A. Arizona wellsfargo.com	
FOR	Parcel 9172097000	

For your security, information like account numbers, signatures, and the ability to view the backs of checks have been removed from the images.

You can see full or partial fronts and backs of the images by using the link at the top of the window.

 Equal Housing Lender