

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: 12/31/2022

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: 3/22/2023

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

For the Calendar Year Ended: 12/31/2022

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
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On-Site Manager
Name:

Wendy Ferguson

Telephone No. :

928-203-2254

Address:

207 Antelope Drive			
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
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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

no	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.

no	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.

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	33,558	0	0	33,558	30,668	2,890
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	32,104	681
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	0	0	0	0	0	0
310	Power Generation Equipment	21,508	0	0	21,508	10,213	11,295
311	Pumping Equipment	43,289	9,694	0	52,983	40,881	12,102
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	8,175	4,393	710	11,858	(1,771)	13,629
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	88,715	0	0	88,715	27,871	60,844
330.2	Pressure Tanks	20,730	0	0	20,730	20,730	0
331	Transmission and Distribution Mains	70,397	0	0	70,397	54,676	15,721
333	Services	3,500	0	0	3,500	3,500	0
334	Meters and Meter Installations	16,310	0	0	16,310	6,347	9,963
335	Hydrants	1,400	0	0	1,400	1,288	112
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	\$345,913	\$14,087	\$710	\$359,290	\$227,053	\$132,237

Michael's Ranch Water Users' Association
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/2022

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	33,558	0	0	33,558	0	33,558	3.33%	1,117
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	2.22%	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	21,508	0	0	21,508	0	21,508	5.00%	1,075
311	Pumping Equipment	43,289	9,694	0	52,983	34,348	18,635	12.50%	1,724
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	8,175	4,393	710	11,858	0	11,858	3.33%	334
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	0.00%	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0	0.00%	0
330.1	Storage Tanks	88,715	0	0	88,715	0	88,715	2.22%	1,969
330.2	Pressure Tanks	20,730	0	0	20,730	20,730	0	5.00%	0
331	Transmission and Distribution Mains	70,397	0	0	70,397	0	70,397	2.00%	1,408
333	Services	3,500	0	0	3,500	3,500	0	3.33%	0
334	Meters and Meter Installations	16,310	0	0	16,310	3,581	12,729	8.33%	1,060
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	10.00%	0
	Subtotal	\$345,913	\$14,087	\$710	\$359,290	\$99,705	\$259,585		\$8,742

Contribution(s) in Aid of Construction (Gross)	\$28,099
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$28,099
Times: Proposed Amortization Rate	3.37%
Amortization of CIAC	\$946

Less: Amortization of CIAC **\$946**

DEPRECIATION EXPENSE **\$7,796**



ULLMANN & COMPANY, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

4647 N. 32nd Street, Suite 220 • Phoenix, AZ 85018
Phone (602) 224-0166 • Fax (602) 224-6062 • www.ullmanncpa.com

To the Board of Directors of
Michael's Ranch Water Users' Association
Sedona, Arizona

Management is responsible for the accompanying financial statements of Michael's Ranch Water Users' Association (a corporation), which comprise the balance sheets as of December 31, 2022 and 2021, and the related water comparative income statements for the years then ended included in the accompanying prescribed form in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on the financial statements included in the accompanying prescribed form.

The financial statements included in the accompanying prescribed form are presented in accordance with the requirements of the Arizona Corporation Commission, and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

The supplementary information contained in pages 2-5 and 9-20 of the prescribed form is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information contained in pages 2, 4-5, 10, and 16-20 was subject to our compilation engagement. We have not audited or reviewed this supplementary information. The supplementary information contained in pages 3, 9 and 11-15 was not subject to our compilation engagement. We do not express an opinion, a conclusion, nor provide any assurance on any supplementary information.

This report is intended solely for the information and use of Michael's Ranch Water Users' Association and the Arizona Corporation Commission, and is not intended to be and should not be used by anyone other than these specified parties.

Ullmann & Company

ULLMANN & COMPANY, P.C.
Certified Public Accountants

March 22, 2023

Michael's Ranch Water Users' Association
Annual Report
Balance Sheet Assets
12/31/2022

Balance Sheet Assets				
	Assets		Balance at Beginning of Year Restated (2022)	Balance at End of Year (2022)
Account No.	Current and Accrued Assets			
131	Cash		\$32,391	\$26,280
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		1,232	781
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	1,303
162	Prepayments		0	0
174	Miscellaneous Current and Accrued Assets		29,156	27,581
	Total Current and Accrued Assets		\$62,779	\$55,945
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$345,913	\$359,290
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(219,020)	(227,053)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$126,893	\$132,237
	Total Assets		\$189,672	\$188,182

*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 Restated (2022)	Balance at End of Year (2022)
Account No.	Current Liabilities			
231	Accounts Payable		\$725	\$491
232	Notes Payable (Current Portion)		3,785	3,900
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		2	2
236	Accrued Taxes		241	220
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$4,753	\$4,613
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$54,680	\$49,528
	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		28,099	28,099
272	Less: Amortization of Contributions		(3,817)	(4,763)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$24,282	\$23,336
	Total Liabilities		\$83,715	\$77,477
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	0
215	Retained Earnings		105,957	110,705
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$105,957	\$110,705
	Total Liabilities and Capital		\$189,672	\$188,182

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
12/31/2022

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2022 - 12/31/2022	Last Year Restated 01/01/2021 - 12/31/2021
	Operating Revenue		
461	Metered Water Revenue	\$36,240	\$36,489
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	6,952	6,733
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	335	605
	Total Revenues	\$43,527	\$43,827
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	281	484
615	Purchased Power	5,643	4,596
618	Chemicals	0	0
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	2,509	6,935
620.2	Office Supplies and Expense	285	289
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	6,254	5,930
633	Contractual Services - Legal	0	761
634	Contractual Services - Management Fees	4,690	4,576
635	Contractual Services - Water Testing	4,022	5,666
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	0	65
657	Insurance - General Liability	2,261	2,622
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	499	0
675	Miscellaneous Expense	0	131
403	Depreciation Expense (From Schedule AR4)	7,796	6,555
408	Taxes Other Than Income	250	0
408.11	Property Taxes	964	906
409	Income Taxes	1,625	750
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$37,079	\$40,266
	Operating Income / (Loss)	\$6,448	\$3,561
	Other Income / (Expense)		
419	Interest and Dividend Income	\$36	\$5
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(1,736)	(1,459)
	Total Other Income / (Expense)	(\$1,700)	(\$1,454)
	Net Income / (Loss)	\$4,748	\$2,107

Michael's Ranch Water Users' Association
 Annual Report
 Full time equivalent employees
 12/31/2022

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President				0.0
Vice-president				0.0
Manager				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)
12/31/2022

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	1/24/2020	None	None	None
Source of Loan	WIFA	None	None	None
ACC Decision No.	77279	None	None	None
Reason for Loan	Improvements	None	None	None
Dollar Amt. Issued	\$65,220	None	None	None
Amount Outstanding	\$53,428	None	None	None
Date of Maturity	2/1/2035	None	None	None
Interest Rate	2.97%	None	None	None
Current Year Interest	\$1,736	None	None	None
Current Year Principal	\$5,037	None	None	None

Meter Deposit Balance at Test Year End:	\$0
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Meter Deposits Refunded During the Test Year:	\$0
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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.

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	132685	122750				409	2882
February	134011	122470				453	3207
March	145079	180160				477	3378
April	220874	217160				556	3541
May	368801	355290				488	3028
June	341645	332160				446	2755
July	276162	265740				456	2797
August	337435	318940				384	2333
September	250555	246590				383	2326
October	209710	193640				365	2014
November	200394	191100				353	2360
December	132476	137210				353	2360
Totals	0.00	0.00	0.00	0.00	0.00	\$0	0

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

Page 11

Water Utility Plant Description

Name of the System:	0 MICHAEL'S RANCH	
ADEQ Public Water System Number:		AZ 0413-109
ADWR PCC Number:		91-00061.0000

[illegible][illegible]

SERVICE LINES		
Material	Percent of system	Year installed
PVC	100	1991

BOOSTER PUMPS		
Horsepower	GPM	Quantity
5	50	2
10	100	1

FIRE HYDRANTS	
Type	Quantity
Standard *	3
Other	1

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

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
2000	STEEL	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 26 p.o.v. 20 units
STRUCTURES:	Building for pump station Enclosed yard with gated and locked 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:

146.477
a

Customer and Other Information	
Name of the System:	0 Michael's Ranch
ADEQ Public Water System Number:	13-109
ADWR PCC Number:	91-000661.0000

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

If the system has fire hydrants, what is the fire flow requirements? 7500 GPM for 2 hrs.

Does the system have chlorination treatment? ☐

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
If yes, which AMA?

What is the present system connection capacity (in ERCs *) using existing lines? 43

What is the future system connection capacity (in ERCs *) upon service area buildout? 43

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

Ø

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

Michael's Ranch Water Users' Association
 Annual Report
 Utility Shutoffs / Disconnects
 12/31/2022

Utility Shutoffs / Disconnects	
Name of the System:	0 Michael's Ranch
ADEQ Public Water System Number:	13-109
ADWR PCC Number:	91-000661.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.C	Other
January			
February			
March			
April	0		
May		0	
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
12/31/2022

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2022 was	\$964

If no property taxes paid, explain why.

N/A

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)
12/31/2022

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: 12/31/2022

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

928-204-2824

telephone no.

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

THIS

10th

DAY OF

YAVAPAI

(county name)

April 2023

(month) and (year)

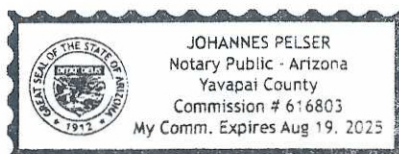
MY COMMISSION EXPIRES

Aug 19, 2025

(date)

Johannes Pelsner

(signature of notary public)



PARCEL #	NET ASSESSMENT VALUE	TAX RATE	EXEMPTION
917-20-97000	11,007	8.9221	No
SALVAGE CODE	GROSS PROPERTY TAX	STATE AND REDUCTION	TOTAL PROPERTY TAX DUE
0970	\$964.44	\$0.00	\$964.44
SITUS ADDRESS:	JURISDICTION	2021 TAXES	2022 TAXES
LEGAL DESCRIPTION:	2000 YAVAPAI COUNTY 2001 SCHOOL EQUALIZATION 7009 SEDONA OAK CREEK SD #9 7993 SEDONA OAK CREEK SD #9 MIN SCH TAX 8150 YAVAPAI COMMUNITY COLLEGE 11208 SEDONA FIRE DIST. 11900 FIRE DISTRICT ASSISTANCE TAX 14900 YAVAPAI COUNTY LIBRARY DIST. 15001 YAVAPAI FLOOD CONTROL DIST. 30000 VACTE CTED 57009 SEC. SEDONA OAK CREEK SD #9 58150 SEC. YAVAPAI COMMUNITY COLLEGE	179.84 41.28 79.20 94.86 150.64 241.02 8.62 14.72 2.32 4.84 87.12 1.28	197.30 0.00 88.56 104.14 165.30 285.62 9.46 16.16 2.56 5.50 89.84 0.00
TOTALS 905.74 964.44			

Please fold on perforation BEFORE tearing

DETACH AND RETURN WITH PAYMENT



9172097000

Payment in U.S. FUNDS ONLY

Parcel Number: 917-20-97000

Second half is delinquent after 5pm on 5/1/2023

SECOND HALF \$ 482.22


MICHAELS RANCH WATER USERS ASSOCIATION
 NANCY RUBY
 1 MICHAEL'S RANCH DRIVE
 1 MICHAELS RANCH DR
 SEDONA AZ 86336-9514

2
 YAVAPAI COUNTY TREASURER
 1015 FAIR ST
 PRESCOTT AZ 86305-1807

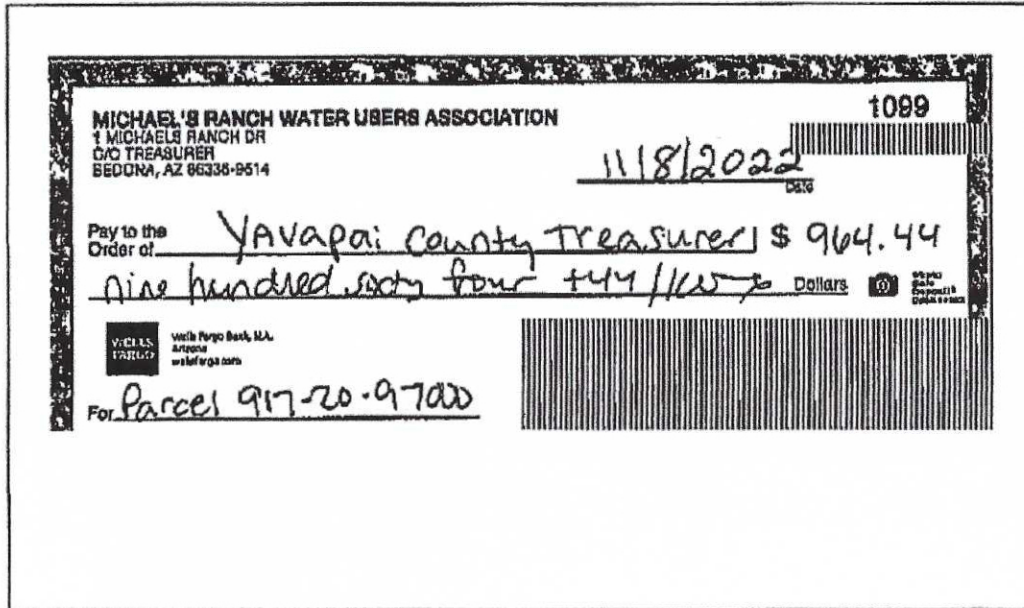
2022 9172097000 2 0000000096444000000048222

Check Details

Item 21 of 116

[Show full image*](#) Print

Check Number	1099
Date Posted	11/16/22
Check Amount	\$964.44



◀ Previous Flip 🔍 Zoom Next ▶

* 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

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: 12/31/2022

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 (\$)

\$45,867

(The amount in the box above includes

\$2,340

in sales taxes
billed or collected)

Nancy Ruby
signature of owner/official

928-204-2824

telephone no.

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

YAVAPAI

(county name)

THIS

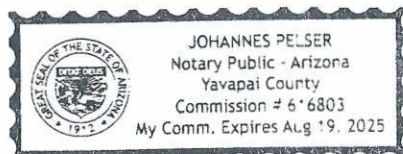
10th

DAY OF

April 2023
(month) and (year)

MY COMMISSION EXPIRES

Aug 19, 2025
(date)



Johannes Pelsler
(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: 12/31/2022

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 (\$)

\$45,867
(The amount in the box above includes
\$2,340 in sales taxes
billed or collected)

Nancy Ruby
signature of owner/official

928-204-2824
telephone no.

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

YAVAPAI
(county name)

THIS 10th DAY OF April 2023
(month) and (year)

MY COMMISSION EXPIRES Aug 19, 2025
(date)



Johannes Pelser
(signature of notary public)

Michael's Ranch Water Users' Association
Annual Report
Full Gross-up Method for Income Tax Statement of Certification
12/31/2022

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: 12/31/2022

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

928-204-2824
telephone no.

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

YAVAPAI
(county name)

THIS 10th DAY OF April 2023
(month) and (year)

MY COMMISSION EXPIRES

Aug 19, 2025
(date)



Johannes Pelsler
(signature of notary public)