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ARIZONA CORP. COMMISSION
Utilities Division - Directors Office

ANNUAL REPORT

Of

Company Name: Tall Pine Estates Water & Improvement Association

HC 31 Box 25

Mailing Address: 707 Western Lane to address

Mormon Lake AZ

86038

Docket No.: W-01976A

For the Year Ended: 12/31/21

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: 2/8/2022

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Tall Pine Estates Water & Improvement Association
A Class E Utility

For the Calendar Year Ended: 12/31/21

Primary Address:
City: State: Zip Code:

Telephone Number:

Date of Original Organization of Utility:

Person to whom correspondence should be addressed concerning this report:

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

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

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

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

Name:
Telephone No. :

Address:					
City:		State:		Zip Code:	
Email:					

Ownership: "C" Corporation

Counties Served: Coconino

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? NO
	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? NO
	If yes, please provide specific details in the box below.

Tall Pine Estates Water & Improvement Association
 Annual Report
 Utility Plant in Service (Water)
 12/31/21

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
302	Franchises				0		0
303	Land and Land Rights				0		0
304	Structures and Improvements	16,556	420		16,976	5,216	11,760
305	Collecting & Improving Reservoirs				0		0
306	Lake, River, Canal Intakes				0		0
307	Wells and Springs				0		0
308	Infiltration Galleries				0		0
309	Supply Mains				0		0
310	Power Generation Equipment	10,862	543		11,405	1,358	10,047
311	Pumping Equipment	51,322	4,345		55,667	30,323	25,344
320	Water Treatment Equipment				0		0
320.1	Water Treatment Plants				0		0
320.2	Solution Chemical Feeders				0		0
320.3	Point-of-Use Treatment Devices				0		0
330	Distribution Reservoirs and Standpipes	28,122			28,122	28,122	0
330.1	Storage Tanks				0		0
330.2	Pressure Tanks				0		0
331	Transmission and Distribution Mains	58,553	1,171		59,724	5,915	53,809
333	Services				0		0
334	Meters and Meter Installations				0		0
335	Hydrants	896			896	896	0
336	Backflow Prevention Devices				0		0
339	Other Plant and Misc. Equipment	10,404	116		10,520	9,350	1,170
340	Office Furniture and Equipment				0		0
340.1	Computer & Software				0		0
341	Transportation Equipment	1,000	143		1,143	1,000	143
342	Stores Equipment				0		0
343	Tools, Shop and Garage Equipment				0		0
344	Laboratory Equipment				0		0
345	Power Operated Equipment				0		0
346	Communication Equipment				0		0
347	Miscellaneous Equipment	8,000	1,143		9,143	8,000	1,143
348	Other Tangible Plant				0		0
	Totals	\$185,715	\$7,881	\$0	\$193,596	\$90,179	\$103,417

Tall Pine Estates Water & Improvement Association
 Annual Report
 Depreciation Expense for the Current Year (Water)
 12/31/21

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
302	Franchises	0	0	0	0		0		0
303	Land and Land Rights	0	0	0	0		0		0
304	Structures and Improvements	16,556	420	0	16,976		16,976	74.00%	12,407
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	0	0	0	0		0		0
308	Infiltration Galleries	0	0	0	0		0		0
309	Supply Mains	0	0	0	0		0		0
310	Power Generation Equipment	10,862	543	0	11,405		11,405	98.00%	10,911
311	Pumping Equipment	51,322	4,345	0	55,667		55,667	58.00%	31,027
320	Water Treatment Equipment	0	0	0	0		0		0
320.1	Water Treatment Plants	0	0	0	0		0		0
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	28,122	0	0	28,122		28,122		0
330.1	Storage Tanks	0	0	0	0		0		0
330.2	Pressure Tanks	0	0	0	0		0		0
331	Transmission and Distribution Mains	58,553	1,171	0	59,724		59,724	94.00%	55,590
333	Services	0	0	0	0		0		0
334	Meters and Meter Installations	0	0	0	0		0		0
335	Hydrants	896	0	0	896		896		0
336	Backflow Prevention Devices	0	0	0	0		0		0
339	Other Plant and Misc. Equipment	10,404	116	0	10,520		10,520	13.00%	1,360
340	Office Furniture and Equipment	0	0	0	0		0		0
340.1	Computer & Software	0	0	0	0		0		0
341	Transportation Equipment	1,000	143	0	1,143		1,143	15.00%	161
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	8,000	1,143	0	9,143		9,143	15.00%	1,286
348	Other Tangible Plant	0	0	0	0		0		0
	Subtotal	\$185,715	\$7,881	\$0	\$193,596	\$0	\$193,596		\$112,741

Contribution(s) in Aid of Construction (Gross)
 Less: Non Amortizable Contribution(s)
 Fully Amortized Contribution(s)
 Amortizable Contribution(s)
 Times: Proposed Amortization Rate
 Amortization of CIAC

\$0
 58.24%
 \$0

Less: Amortization of CIAC

DEPRECIATION EXPENSE

2021 Tall Pine Estates Water & Improvements
 Depreciation Summary
 Fixed Assets

Account	Description	Date Placed in Service	Cost Basis	Method	Life	Current Depr.		Current Depri.		A/D Balance 12/31/21
						2020	Abandoned	2021	Abandoned	
304 Building		8/15/1966	\$ 1,849.00	SL	40	\$ -	\$ -	\$ -	\$ -	\$ 1,849.00
304 Building		9/1/2017	\$ 8,980.00	SL	30	\$ 299.33	\$ -	\$ 299.33	\$ -	\$ 1,297.11
304 Cable		10/12/1989	\$ 979.00	SL	15	\$ -	\$ -	\$ -	\$ -	\$ 979.00
304 Carport		10/31/2018	\$ 3,618.87	SL	30	\$ 120.62	\$ -	\$ 120.62	\$ -	\$ 3,819.66
311 Electric Pumping		1/1/1987	\$ 6,524.00		7	\$ -	\$ -	\$ -	\$ -	\$ 6,524.00
304 Fence		1/1/1994	\$ 1,129.00		10	\$ -	\$ -	\$ -	\$ -	\$ 1,129.00
347 Generators & Compr.		12/1/1999	\$ 4,102.94		10	\$ -	\$ -	\$ -	\$ -	\$ -
347		10/2/2000	\$ 531.48		7	\$ -	\$ -	\$ -	\$ -	\$ -
347		10/2/2000	\$ 300.71		7	\$ -	\$ -	\$ -	\$ -	\$ -
			Subtotal			\$ -	\$ -	\$ -	\$ -	\$ -
347		5/27/2003	\$ 617.31		7	\$ -	\$ -	\$ -	\$ -	\$ 617.31
347		8/8/2003	\$ 617.31		7	\$ -	\$ -	\$ -	\$ -	\$ 617.31
311		10/7/2007	\$ 3,825.69		10	\$ 382.57	\$ -	\$ 382.57	\$ -	\$ 3,634.41
			Total Generators & Compressors			\$ -	\$ (9,995.44)	\$ (9,995.44)	\$ -	\$ 9,421.59
310 Generator		7/21/2018	\$ 10,861.53	SL	20	\$ 543.08	\$ -	\$ 543.08	\$ -	\$ 1,587.69
339 System Expansion		8/15/1980	\$ 5,821.00	SL	50	\$ 116.42	\$ -	\$ 116.42	\$ -	\$ 4,765.66
330 Luerthson a/r		8/18/2007	\$ 5,378.70	SL	7	\$ -	\$ -	\$ -	\$ -	\$ 5,378.70
335 Hydrants		pre-1988	\$ 896.00		7	\$ -	\$ -	\$ -	\$ -	\$ 896.00
339 System Improvement		8/14/1987	\$ 2,652.00		5	\$ -	\$ -	\$ -	\$ -	\$ 2,652.00
311 Water Pump II		1985-197	\$ 1,931.00	MACRS-Y	5	\$ -	\$ -	\$ -	\$ -	\$ 1,931.00
311 Water Pump III		9/25/1989	\$ 2,120.00	SL	5	\$ -	\$ -	\$ -	\$ -	\$ 2,120.00
311 Water Pump		1/1/1995	\$ 4,006.00	SL	5	\$ -	\$ -	\$ -	\$ -	\$ 4,006.00
311 Water Pump Booster		6/24/2010	\$ 3,914.31	SL	5	\$ -	\$ -	\$ -	\$ -	\$ 3,914.31
330 Water Tank II		11/1/2017	\$ 34,757.56	SL	8	\$ 4,344.70	\$ -	\$ 4,344.70	\$ -	\$ 13,758.20
330 Water Tank III		8/14/1987	\$ 2,632.00		15	\$ -	\$ -	\$ -	\$ -	\$ 2,632.00
347 1988 Ditch Which		1/1/1991	\$ 3,448.00		10	\$ -	\$ -	\$ -	\$ -	\$ 3,448.00
344 Tool Trailer		1/1/1993	\$ 16,663.00	SL	10	\$ -	\$ -	\$ -	\$ -	\$ 16,663.00
331 Transmission & Dist Mains		8/26/2012	\$ 8,000.00	SL	7	\$ -	\$ -	\$ -	\$ -	\$ 8,000.00
331 Transmission & Dist Mains		12/9/2012	\$ 1,000.00	SL	7	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00
331 Transmission & Dist Mains		8/31/2015	\$ 41,313.37	SL	50	\$ 826.27	\$ -	\$ 826.27	\$ -	\$ 4,406.75
331 Transmission & Dist Mains		8/18/2016	\$ 17,240.03	SL	50	\$ 344.80	\$ -	\$ 344.80	\$ -	\$ 1,508.50
Total			\$ 185,714.07			\$ 6,595.21	\$ (9,995.44)	\$ (9,995.44)	\$ -	\$ 99,600.52
Rollforward		Balance 12/31/2018	\$185,714.07							\$ 1,376.35
		Additions - 2019	\$ 0.00							\$ 1,692.97
		Disposals - 2019	\$ -							\$ -
		Balance 12/31/2019	\$185,714.07							\$ 100,976.67

Note 1
 Generator #3825.69 did 10/08/07 was not captured for depreciation for 07 or 08 or 09
 Line Extension 55378.70 did 8/18/07 was not captured for depreciation for 07 or 08 or 09
 Ditch Witch and Tool Trailer purchased in 2012; depreciation beginning in 2013

End of Year
 Asset Summary
 By Account

304 Structures	\$ 16,555.57	\$ 419.95	\$ 5,216.11
310 Power Generation Equipment	\$ 10,861.53	\$ 543.08	\$ 1,357.69
311 Pumping	\$ 51,321.87	\$ 4,344.70	\$ 30,322.51
330 Distribution Reservoirs and Standpipes	\$ 28,121.70	\$ -	\$ 28,121.70
331 Transmission and Distribution Mains	\$ 58,553.40	\$ 1,171.07	\$ 5,915.26
339 Other	\$ 10,404.00	\$ 116.42	\$ 9,349.66
335 Hydrants	\$ 896.00	\$ -	\$ 896.00
341 Transportation	\$ 1,000.00	\$ -	\$ 1,000.00
347 Misc	\$ 8,000.00	\$ -	\$ 8,000.00
Total	\$ 185,714.07	\$ 6,595.21	\$ 90,178.93

Tall Pine Estates Water & Improvement Association
 Annual Report
 Balance Sheet Assets
 12/31/21

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2021)	Balance at End of Year (2021)
Account No.	Current and Accrued Assets			
131	Cash		\$19,480	\$30,135
134	Working Funds			
135	Temporary Cash Investments			
141	Customer Accounts Receivable		38,193	
146	Notes Receivable from Associated Companies			
151	Plant Material and Supplies			
162	Prepayments			
174	Miscellaneous Current and Accrued Assets			
	Total Current and Accrued Assets		\$57,673	\$30,135
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$185,715	\$193,596
103	Property Held for Future Use			
105	Construction Work in Progress			
108	Accumulated Depreciation (enter as negative)*			(90,179)
121	Non-Utility Property			
122	Accumulated Depreciation - Non Utility			
	Total Fixed Assets		\$185,715	\$103,417
	Total Assets		\$243,388	\$133,552

*Note these items feed automatically from AR3 UPIS Page 4

Tall Pine Estates Water & Improvement Association
 Annual Report
 Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2021)	Balance at End of Year (2021)
Account No.	Current Liabilities			
231	Accounts Payable			
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies			
235	Customer Deposits			
236	Accrued Taxes		1,380	
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities			
	Total Current Liabilities		\$1,380	\$0
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)			
	Deferred Credits			
251	Unamortized Premium on Debt			
252	Advances in Aid of Construction			
255	Accumulated Deferred Investment Tax Credits			
271	Contributions in Aid of Construction			
272	Less: Amortization of Contributions			
281	Accumulated Deferred Income Tax			
	Total Deferred Credits		\$0	\$0
	Total Liabilities		\$1,380	\$0
	Capital Accounts			
201	Common Stock Issued			
211	Other Paid-In Capital			
215	Retained Earnings		184,919	184,919
218	Proprietary Capital (Sole Props and Partnerships)			
	Total Capital		\$184,919	\$184,919
	Total Liabilities and Capital		\$186,299	\$184,919

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

Tall Pine Estates Water & Improvement Association
Annual Report
Water Comparative Income Statement
12/31/21

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2021 - 12/31/2021	Last Year 01/01/2020 - 12/31/2020
	Operating Revenue		
461	Metered Water Revenue		
460	Unmetered Water Revenue	38,193	44,000
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue		
	Total Revenues	\$38,193	\$44,000
	Operating Expenses		
601	Salaries and Wages	\$4,401	\$6,000
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	3,525	4,803
618	Chemicals		
620	Materials and Supplies		
620.1	Repairs and Maintenance	11,818	59,127
620.2	Office Supplies and Expense	1,093	221
630	Contractual Services		
631	Contractual Services - Engineering		
632	Contractual Services - Accounting	75	94
633	Contractual Services - Legal		
634	Contractual Services - Management Fees	0	366
635	Contractual Services - Water Testing	2,000	1,728
636	Contractual Services - Other		
640	Rents	250	0
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expenses		
657	Insurance - General Liability	2,390	2,010
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense	100	16
675	Miscellaneous Expense		
403	Depreciation Expense (From Schedule AR4)	112,741	
408	Taxes Other Than Income		
408.11	Property Taxes	1,380	1,344
409	Income Taxes		
427.1	Customer Security Deposit Interest		
	Total Operating Expenses	\$139,773	\$75,709
	Operating Income / (Loss)	(\$101,580)	(\$31,709)
	Other Income / (Expense)		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)		
	Total Other Income / (Expense)	\$0	\$0
	Net Income / (Loss)	(\$101,580)	(\$31,709)

Tall Pines Estates Water and Improvements Financial Report 2021

Beginning Balance as of January 1 st , 2021:	\$19,480.05
Deposits from water income:	\$38,192.51
Expenses:	\$27,537.40
Ending Balance as of December 31, 2021:	\$30,135.16

Expense Breakdown:

Accounting:	\$ 75.00	Johanna Klohmann, CPA- depreciation report prep
Bookkeeping:	\$4400.50	Carolyn Weber(\$2800) and Diane Lewis (\$1600.50)
Customer Refund:	\$ 100.00	Kara Brinkerhoff, overpayment of water assessment
Equipment:	\$ 126.30	Auto Parts
	\$ 352.96	Willing Service Corporation- well site seals
	\$ 26.37	Tops Products
Insurance:	\$2390.00	Wellsite and Members General Liability Insurance
Office Expense:	\$ 566.04	Stamps, envelopes and ink and check reorder
	\$ 526.72	C.C. Annual Filing Fee(10.00) and Quicken (324.95) Microsoft (106.29), Adobe (85.48)
	\$ 250.00	MLFD Rent for Annual Meeting space
Operations:	\$ 780.00	Jeff Haupricht- repairs and maintenance
	\$2000.00	Western Technologies- water testing
	\$ 250.00	Ariz. Dept. Environ. Quality- Annual MAP Fee
	\$ 787.81	Don Bills- Hydrologist; Report for 3 rd well
	\$10,000.00	KP Ventures- downpayment for drilling of 3 rd well
Taxes:	\$1380.40	Coconino County Treasurer, property tax
Utilities:	\$3037.23	APS, wellsite electric
	<u>\$ 488.07</u>	<u>Amerigas and Yavapai Gas- propane for wellsite</u>

2021 Total Expenses: \$ 27537.40

Tall Pine Estates Water & Improvement Association
 Annual Report
 Full time equivalent employees
 12/31/21

Part

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President				0.0
Vice-president				0.0
Manager			1.0	1.0
Engineering Staff				0.0
System Operator(s)			0.0	0.0
Meter reader				0.0
Customer Service				0.0
Accounting				0.0
Business Office				0.0
Rates Department				0.0
Administrative Staff			1.0	1.0
Other				0.0
Total	0.0	0.0	2.0	2.0

Part time,

Annual Report
 Supplemental Financial Data (Long-Term Debt)
 12/31/21

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

Meter Deposit Balance at Test Year End:

Meter Deposits Refunded During the Test Year:

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											
Name of the System: TALL PINES ESTATES WATER											
ADEQ Public Water System Number: AZ0403024											
ADWR PCC Number: 91-000096.0000											
Well registry 55# (55-XXXXXX):	Pump Horsepower	Pump Yield (gpm)	Casing Depth (feet)	Casing Diameter (inches)	Pump Motor Type **	Year Drilled	Water level 2011	Water level 2021	Meter Size (inches)	How measured:	Active
55-9 (18-09)	3	80	8		SUB	1965					
55-28C80-1	3	80	8		SUB	1985					
55-CR8400	3	80	8								

Name of system water delivered to: TALL PINES ESTATES WATER
 ADWR PCC Number: 91-000096.0000
 Source of water delivered to another system:
 Name of system water received from: TALL PINES ESTATES WATER
 ADWR PCC Number: 91-000096.0000
 Source of water received:
 Well registry 55# (55-XXXXXX):


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	2,633,400.00					\$3,525	
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Totals	2,633,400.00	0.00	0.00	0.00	0.00	\$3,525	0

If applicable, in the space below please provide a description for all un-metered water use along with amounts:
 No Meters

1 Water withdrawn - Total gallons of water withdrawn from pumped sources.
 2 Water sold - Total gallons from customer meters, and other sales such as construction water.
 3 Water delivered (sold) to other systems - Total gallons of water delivered to other systems.
 4 Water received (purchased) from other systems - Total gallons of water purchased/received from other systems.
 5 Estimated authorized use - Total estimated gallons 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 (Continued)

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

TREATMENT EQUIPMENT:	
-----------------------------	---

STRUCTURES:	Pump House Storage Tank - 20,000 Gal
--------------------	---

OTHER:	
---------------	---

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:

Tall Pine Estates Water & Improvement Association
 Annual Report
 Customer and Other Information
 12/31/21

Customer and Other Information		
Name of the System:	Tall Pines Estates Water	
ADEQ Public Water System Number:	AZ0403024	
ADWR PCC Number:	91-000096.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	75				
February	75				
March	75				
April	75				
May	75				
June	75				
July	75				
August	75				
September	75				
October	75				
November	75				
December	75				

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

Does the system have chlorination treatment?

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

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

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

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

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

None

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

Tall Pine Estates Water & Improvement Association
Annual Report
 Utility Shutoffs / Disconnects
 12/31/21

Utility Shutoffs / Disconnects	
Name of the System:	TALL PINES ESTATES WATER
ADEQ Public Water System Number:	AZ0403024
ADWR PCC Number:	91-00096.0000

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):

NONE

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.

Tall Pine Estates Water & Improvement Association
Annual Report
Property Taxes
12/31/21

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2021 was	\$1,380
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If no property taxes paid, explain why.

--

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.



Statement of Taxes Due

COCONINO COUNTY TREASURER

Account Number C0021527
Assessed To

Parcel 99955340
TALL PINES ESTATES WATER & IMPROVEMENT ASSN INC
C/O:LINDA MEUMANN
HC 31 BOX 25
MORMON LAKE, AZ 86038

Legal Description	Situs Address				
TOTAL VALUE OF OPERATING PROPERTY					
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$1,380.40	\$0.00	\$0.00	(\$1,380.40)	\$0.00
2020	\$1,343.62	\$0.00	\$0.00	(\$1,343.62)	\$0.00
2019	\$1,403.62	\$0.00	\$0.00	(\$1,403.62)	\$0.00
2018	\$1,031.72	\$0.00	\$0.00	(\$1,031.72)	\$0.00
2017	\$964.38	\$0.00	\$0.00	(\$964.38)	\$0.00
2016	\$925.98	\$0.00	\$0.00	(\$925.98)	\$0.00
2015	\$852.88	\$0.00	\$0.00	(\$852.88)	\$0.00
2014	\$833.08	\$0.00	\$0.00	(\$833.08)	\$0.00
2013	\$778.22	\$0.00	\$0.00	(\$778.22)	\$0.00
2012	\$713.66	\$0.00	\$0.00	(\$713.66)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 02/08/2022					\$0.00

Tax Billed at 2021 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0051800000	\$69.04	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$3,207	\$577
ST SCHL EQUALIZATION	0.0042630000	\$56.82			
SD#1 FLAGSTAFF	0.0345480000	\$460.46	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$70,839	\$12,751
COMMUNITY COLLEGE	0.0043940000	\$58.56			
SD#1 ADJACENT WAYS	0.0003660000	\$4.88			
Taxes Billed 2021	0.0487510000	\$649.76	Total	\$74,046	\$13,328

Tax Billed at 2021 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0026200000	\$11.72			
Taxes Billed 2021	0.0026200000	\$11.72	Total	\$0	\$0

Tax Billed at 2021 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0051800000	\$23.18	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$24,854	\$4,474
ST SCHL EQUALIZATION	0.0042630000	\$19.07			
SD#1 FLAGSTAFF	0.0345480000	\$154.57			
COMMUNITY COLLEGE	0.0043940000	\$19.66			
SD#1 ADJACENT WAYS	0.0003660000	\$1.64			
Taxes Billed 2021	0.0487510000	\$218.12	Total	\$24,854	\$4,474

Tax Billed at 2021 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD ASSISTANCE FUND	0.0010000000	\$13.33	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$3,207	\$577
LIBRARY DISTRICT	0.0025560000	\$34.07			
PUB HEALTH SERVICE	0.0025000000	\$33.32			
JTED-CAVIAT	0.0005000000	\$6.66	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$70,839	\$12,751
SD#1 BUDGET OVERRIDES	0.0057930000	\$77.21			



Statement of Taxes Due

COCONINO COUNTY TREASURER

Authority	Tax Rate	Amount	Values	Actual	Assessed
SD#1 DESEGREGATION	0.0015350000	\$20.46	Total	\$74,046	\$13,328
SD#1 CLASS B BONDS	0.0059940000	\$79.89			
Taxes Billed 2021	0.0198780000	\$264.94			

Tax Billed at 2021 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD MORMON LAKE	0.0325000000	\$145.41	WATER, SEWER &	\$24,854	\$4,474
FD ASSISTANCE FUND	0.0010000000	\$4.47	WASTEWATER		
LIBRARY DISTRICT	0.0025560000	\$11.44	UTILITY COMPANIES		
PUB HEALTH SERVICE	0.0025000000	\$11.19	Total	\$24,854	\$4,474
JTED-CAVIAT	0.0005000000	\$2.24			
SD#1 BUDGET OVERRIDES	0.0057930000	\$25.92			
SD#1 DESEGREGATION	0.0015350000	\$6.87			
SD#1 CLASS B BONDS	0.0059940000	\$26.82			
Taxes Billed 2021	0.0523780000	\$234.34			

Tax Billed at 2021 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0026200000	\$1.52	Total	\$0	\$0
Taxes Billed 2021	0.0026200000	\$1.52			

Make payment to:

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

Account	As of Date	Parcel Number	Owner
C0021527	02/08/2022	99955340	TALL PINES ESTATES WATER & IMPROVEMENT ASSN INC

Legal: TOTAL VALUE OF OPERATING PROPERTY

**Situs
Address:**

Year	Tax	Total Due
Total	\$0.00	\$0.00

Verification and Sworn Statement (Taxes)

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

County of (county name): Coconino
Name (owner or official) title: Diane Lewis, Secretary/Treasurer
Company name: Tall Pine Estates Water & Improvement Association

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

FOR THE YEAR ENDING: 12/31/21

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.

RECEIVED
UTILITIES DIVISION
2022 FEB 22 A 8:29
ARIZONA CORPORATION
COMMISSION

Diane Lewis
signature of owner/official

928-231-4540
telephone no.

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

THIS

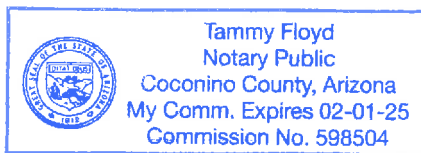
9th

DAY OF

Coconino
(county name)
February 2022
(month) and (year)

MY COMMISSION EXPIRES

02-01-2025
(date)



Tammy Floyd
(signature of notary public)

Verification and Sworn Statement

Verification:

State of Arizona I, the undersigned of the
(state name)
County of (county name): Coconino
Name (owner or official) title: Diane Lewis, Secretary/Treasurer
Company name: Tall Pine Estates Water & Improvement Association

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

FOR THE YEAR ENDING: 12/31/21

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 (\$) _____
(The amount in the box above includes _____ in sales taxes billed or collected)

RECEIVED
UTILITIES DIVISION
2022 FEB 22 A 8:29
ARIZONA CORPORATION
COMMISSION

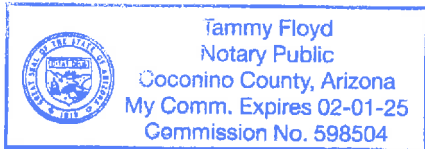
Diane Lewis
signature of owner/official

928-231-4540
telephone no.

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

THIS 9 DAY OF Coconino
(county name)
February 2022
(month) and (year)

MY COMMISSION EXPIRES 02-01-2025
(date)



Tammy Floyd
(signature of notary public)

(signature of notary public)

Tall Pine Estates Water & Improvement Association
Annual Report
for Income Tax Statement of Certification
12/31/21

for Income Tax Statement of Certification

Verification:

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

County of (county name): Coconino
Name (owner or official) title: Diane Lewis, Secretary/Treasurer
Company name: Tall Pine Estates Water & Improvement Association

FOR THE YEAR ENDING: 12/31/21

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 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.

Diane Lewis

signature of owner/official

928-231-4540

telephone no.

RECEIVED
UTILITIES DIVISION
2022 FEB 22 A 8:28
ARIZONA CORPORATION
COMMISSION

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

(county name)

THIS

9

DAY OF

February 2022

(month) and (year)

MY COMMISSION EXPIRES

02-01-2025

(date)

Tammy Floyd

(signature of notary public)

