

ANNUAL REPORT

Of

Company Name: **Walden Meadows Community Co-Op**
9325 Donegal Dr., Ste. A

Mailing Address: Kirkland AZ
86332

Docket No.: W-02369A
For the Year Ended: 12/31/20

RECEIVED BY EMAIL
6/25/2021, 3:50 PM
ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

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: 6/25/2021

ARIZONA CORPORATION COMMISSION
 WATER UTILITY ANNUAL REPORT
 Walden Meadows Community Co-Op
 A Class Utility

For the Calendar Year Ended: 12/31/20

Primary Address:
 City: State: Zip Code:

Telephone Number:

Date of Original Organization of Utility:

Person to whom correspondence should be addressed concerning this report:

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

On-Site Manager

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

NA

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

NA

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

NA

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

Ownership:

Counties Served:

Important changes during the year	
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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.
	N/A

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.
	N/A

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	25,481	0	0	25,481	0	25,481
304	Structures and Improvements	109,165	0	0	109,165	106,042	3,123
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	179,583	0	0	179,583	119,485	60,098
308	Infiltration Galleries	242,256	0	0	242,256	153,810	88,446
309	Supply Mains	0	0	0	0	0	0
310	Power Generation Equipment	0	0	0	0	0	0
311	Pumping Equipment	0	0	0	0	0	0
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	0	0	0	0	0	0
330.1	Storage Tanks	97,800	0	0	97,800	97,800	0
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	264,506	0	0	264,506	217,266	47,240
333	Services	20,927	0	0	20,927	15,856	5,071
334	Meters and Meter Installations	13,893	0	0	13,893	13,566	327
335	Hydrants	0	0	0	0	0	0
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	12,710	0	0	12,710	12,710	0
340.1	Computer & Software	0	0	0	0	0	0
341	Transportation Equipment	20,879	0	0	20,879	11,088	9,791
342	Stores Equipment	0	0	0	0	0	0
343	Tools, Shop and Garage Equipment	7,543	0	0	7,543	2,508	5,035
344	Laboratory Equipment	0	0	0	0	0	0
345	Power Operated Equipment	0	0	0	0	0	0
346	Communication Equipment	15,056	0	0	15,056	11,948	3,108
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$1,009,799	\$0	\$0	\$1,009,799	\$762,079	\$247,720

Walden Meadows Community Co-Op
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/20

Depreciation Expense for the Current Year (Water)									
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Fully Depreciated/Non-depreciable Plant	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	25,481	0	0	25,481	0	25,481	0.00%	0
304	Structures and Improvements	109,165	0	0	109,165	0	109,165	3.33%	158
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	3.33%	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0	0.00%	0
307	Wells and Springs	179,583	0	0	179,583	0	179,583	3.33%	3,402
308	Infiltration Galleries	242,256	0	0	242,256	0	242,256	0.00%	5,478
309	Supply Mains	0	0	0	0	0	0	0.00%	0
310	Power Generation Equipment	0	0	0	0	0	0	0.00%	0
311	Pumping Equipment	0	0	0	0	0	0	12.50%	0
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	0	0	0	0	0	0	3.33%	0
320.2	Solution Chemical Feeders	0	0	0	0	0	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	97,800	0	0	97,800	97,800	0	2.22%	0
330.2	Pressure Tanks	0	0	0	0	0	0	5.00%	0
331	Transmission and Distribution Mains	264,506	0	0	264,506	0	264,506	2.00%	1,579
333	Services	20,927	0	0	20,927	0	20,927	3.33%	698
334	Meters and Meter Installations	13,893	0	0	13,893	0	13,893	8.33%	87
335	Hydrants	0	0	0	0	0	0	2.00%	0
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	12,710	0	0	12,710	0	12,710	6.67%	0
340.1	Computer & Software	0	0	0	0	0	0	20.00%	0
341	Transportation Equipment	20,879	0	0	20,879	0	20,879	20.00%	2,088
342	Stores Equipment	0	0	0	0	0	0	0.00%	0
343	Tools, Shop and Garage Equipment	7,543	0	0	7,543	2,243	5,300	5.00%	265
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	15,056	0	0	15,056	0	15,056	10.00%	1,115
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	\$1,009,799	\$0	\$0	\$1,009,799	\$100,043	\$909,756		\$14,870

Contribution(s) in Aid of Construction (Gross)	\$20,000
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$20,000
Times: Proposed Amortization Rate	1.63%
Amortization of CIAC	\$327

Less: Amortization of CIAC \$327

DEPRECIATION EXPENSE **\$14,543**

Walden Meadows Community Co-Op
 Annual Report
 Balance Sheet Assets
 12/31/20

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2020)	Balance at End of Year (2020)
Account No.	Current and Accrued Assets			
131	Cash		\$65,337	\$73,176
134	Working Funds		124	124
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		123,210	114,346
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		\$188,671	\$187,646
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$944,255	\$1,009,799
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(747,209)	(762,079)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$197,046	\$247,720
	Total Assets		\$385,717	\$435,366

*Note these items feed automatically from AR3 UPIS Page 4

Walden Meadows Community Co-Op
Annual Report
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2020)	Balance at End of Year (2020)
Account No.	Current Liabilities			
231	Accounts Payable		\$0	\$185
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		5,207	5,684
236	Accrued Taxes		2,619	2,815
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		10,406	1,037
	Total Current Liabilities		\$18,232	\$9,721
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$126,381	\$97,343
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		14,746	0
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		0	20,000
272	Less: Amortization of Contributions		0	0
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$14,746	\$20,000
	Total Liabilites		\$159,359	\$127,064
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		110,726	110,726
215	Retained Earnings		115,632	197,576
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$226,358	\$308,302
	Total Liabilities and Capital		\$385,717	\$435,366

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

Walden Meadows Community Co-Op
Annual Report
Water Comparative Income Statement
12/31/20

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2020 - 12/31/2020	Last Year 01/01/2019 - 12/31/2019
	Operating Revenue		
461	Metered Water Revenue	\$234,604	\$200,822
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	33,780	3,960
	Total Revenues	\$268,383	\$204,782
	Operating Expenses		
601	Salaries and Wages	\$64,675	\$50,009
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	31,383	31,228
618	Chemicals	1,875	922
620	Materials and Supplies	19,431	11,263
620.1	Repairs and Maintenance	0	0
620.2	Office Supplies and Expense	6,881	4,497
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	1,525	525
633	Contractual Services - Legal	0	2,182
634	Contractual Services - Management Fees	0	0
635	Contractual Services - Water Testing	4,158	7,592
636	Contractual Services - Other	11,078	26,486
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	6,311	5,515
657	Insurance - General Liability	7,481	7,676
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	3,212	1,771
403	Depreciation Expense (From Schedule AR4)	14,543	13,359
408	Taxes Other Than Income	5,116	4,235
408.11	Property Taxes	6,023	8,695
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$183,692	\$175,955
	Operating Income / (Loss)	\$84,692	\$28,827
	Other Income / (Expense)		
419	Interest and Dividend Income	\$99	\$3
421	Non-Utility Income	2,400	2,635
426	Miscellaneous Non-Utility (Expense)	98	0
427	Interest (Expense)	4,224	4,544
	Total Other Income / (Expense)	\$6,821	\$7,182
	Net Income / (Loss)	\$91,512	\$36,009

Walden Meadows Community Co-Op
 Annual Report
 Full time equivalent employees
 12/31/20

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	1.0	0.0	0.0	1.0
Vice-president	1.0	0.0	0.0	1.0
Manager	0.0	0.0	0.0	0.0
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	0.0	0.0
Meter reader	1.0	0.0	0.0	1.0
Customer Service	0.2	0.0	0.0	0.2
Accounting	0.3	0.0	0.0	0.3
Business Office	0.2	0.0	0.0	0.2
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	0.3	0.0	0.0	0.3
Other	0.0	0.0	0.0	0.0
Total	4.0	0.0	0.0	4.0

Walden Meadows Community Co-Op
 Annual Report
 Supplemental Financial Data (Long-Term Debt)
 12/31/20

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	10/13/2017	NA	NA	NA
Source of Loan	WIFA	NA	NA	NA
ACC Decision No.	0	NA	NA	NA
Reason for Loan	Well Pump Replac	NA	NA	NA
Dollar Amt. Issued	\$40,000	NA	NA	NA
Amount Outstanding	\$9,306	NA	NA	NA
Date of Maturity	10/1/2027	NA	NA	NA
Interest Rate	3.40%	NA	NA	NA
Current Year Interest	\$832	NA	NA	NA
Current Year Principal	\$1,190	NA	NA	NA

Meter Deposit Balance at Test Year End:	\$6,528
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Meter Deposits Refunded During the Test Year:	\$693
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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.

Well and Water Usage

Name of the System: WALDEN MEADOWS COMM COOP											
ADEQ Public Water System Number:		AZ0413184									
ADWR PCC Number:		91-000676.0000									
Well registry 55# (55-XXXXXX):	Pump Horsepower	Pump Yield (gpm)	Casing Depth (feet)	Casing Diameter (inches)	Pump Motor Type **	Year Drilled	Water level 2010	Water level 2020	Meter Size (inches)	How measured:	Active
55-502258	25	75	1,020	12	0	1,982	560	585	3	0	Yes
55-209481	40	150	981	8	0	2,005	N/A	N/A	3	0	Yes
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0

Name of system water delivered to:	ACME WATER - Thunderbird
ADWR PCC Number:	#N/A
Source of water delivered to another system	Ground Water

Name of system water received from:	WALDEN MEADOWS COMM COOP
ADWR PCC Number:	91-000676.0000
Source of water received	Other
Well registry 55# (55-XXXXXX):	55-502258

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	6	3	2	0	0	\$2,165	16,915
February	5	3	1	0	0	2,087	16,565
March	4	2	1	0	0	1,915	14,593
April	5	4	2	0	0	2,236	18,457
May	6	3	2	0	0	2,383	19,853
June	8	5	3	0	0	2,475	27,357
July	9	5	2	0	0	3,109	29,527
August	8	6	2	0	0	3,398	33,157
September	7	4	2	0	0	2,787	25,959
October	6	3	2	0	0	2,799	26,055
November	5	3	2	0	0	2,292	20,246
December	4	2	1	0	0	2,129	18,031
Totals	73.56	42.84	20.45	0.00	0.06	\$29,774	266,715

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

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			
Name of the System:	WALDEN MEADOWS COMM COOP		
ADEQ Public Water System Number:	AZ0413184		
ADWR PCC Number:	91-000676.0000		

MAINS		
Sizes (inches)	Material	Length (feet)
2.00	PVC	1,165
3.00	NA	0
4.00	PVC	8,120
5.00	NA	0
6.00	PVC	3,010
8.00	Ductile Iron	11,000
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	290	43%	80%
0.75	0	0%	0%
Turbine 2	0	0%	0%
Turbine 3	2	100%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%

SERVICE LINES		
Material	Percent of system	Year installed
NA	0%	NA
NA	0%	NA
NA	0%	NA
NA	0%	NA
NA	0%	NA

BOOSTER PUMPS		
Horsepower	GPM	Quantity
15	NA	4
5	NA	2
0	NA	0
0	NA	0

FIRE HYDRANTS	
Type	Quantity
Standard *	7
Other	3

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
100,000	0	1	1982
30,000	0	1	1982
175,000	0	1	1982
0	0	0	0
0	0	0	0
0	0	0	0

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
110	0	2	2014
100	0	3	2014
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0

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

TREATMENT EQUIPMENT:	Chloration System
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STRUCTURES:	1- Office Building, 2 - Pump Houses, 1 - Fixed Storage Shed, 2 - Water dispensing Stations, housing valves meters etc.
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OTHER:	75 KV Generator (inoperative), 1 - 1995 Ford Water Truck (2,000 gallons)
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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	4,677
Method used:	a

Customer and Other Information	
Name of the System:	WALDEN MEADOWS COMM COOP
ADEQ Public Water System Number:	AZ0413184
ADWR PCC Number:	91-000676.0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	284	0	1	0	1
February	282	0	1	0	1
March	281	0	1	0	1
April	283	0	1	0	1
May	285	0	1	0	1
June	288	0	1	0	1
July	288	0	1	0	1
August	287	0	1	0	1
September	288	0	1	0	1
October	289	0	1	0	1
November	289	0	1	0	1
December	288	0	1	0	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?

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.

Using a USDA grant/loan, we plan to install water lines to the entire community over the next two to three years.

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

Walden Meadows Community Co-Op
 Annual Report
 Utility Shutoffs / Disconnects
 12/31/20

Utility Shutoffs / Disconnects	
Name of the System:	WALDEN MEADOWS COMM COOP
ADEQ Public Water System Number:	AZ0413184
ADWR PCC Number:	91-000676.0000

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):

N/A

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.

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

Amount of actual property taxes paid during Calendar Year 2020 was	\$6,023
--	---------

If no property taxes paid, explain why.
NA

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.

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: Calvin Lewis, Treasurer
Company name: Walden Meadows Community Co-Op

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

FOR THE YEAR ENDING: 12/31/20

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Sworn Statement: I HEREBY ATTEST THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

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

Calvin C Lewis
signature of owner/official

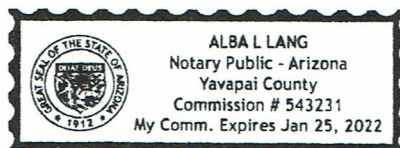
928-442-3473
telephone no.

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

THIS 25th DAY OF Yavapai
June, 2021
(month) and (year)

MY COMMISSION EXPIRES

1.25.22
(date)



Alba L Lang
(signature of notary public)

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: Calvin Lewis, Treasurer
Company name: Walden Meadows Community Co-Op

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

FOR THE YEAR ENDING: 12/31/20

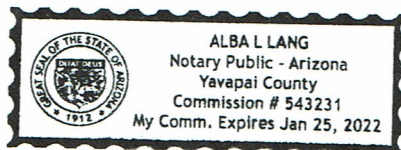
HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

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

Arizona Intrastate Gross Operating Revenues Only (\$) \$268,483
(The amount in the box above includes \$14,186 in sales taxes billed or collected)

Calvin C. Lewis
signature of owner/official
928-442-3473
telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC
IN AND FOR THE COUNTY Yavapai
THIS 25th DAY OF June 2021
(county name) (month) and (year)
MY COMMISSION EXPIRES 1.25.22
(date)



Alba L. Lang
(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: Calvin Lewis, Treasurer
Company name: Walden Meadows Community Co-Op

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

FOR THE YEAR ENDING: 12/31/20

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

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

Arizona Intrastate Gross Operating Revenues Only (\$) \$268,483
(The amount in the box above includes \$14,186 in sales taxes billed or collected)

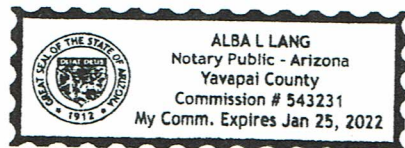
Calvin Lewis
signature of owner/official

928-442-3473
telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC,
IN AND FOR THE COUNTY Yavapai
(county name)

THIS 25th DAY OF June 2021
(month) and (year)

MY COMMISSION EXPIRES 1.25.22
(date)



Alba L Lang
(signature of notary public)

Walden Meadows Community Co-Op
Annual Report
for Income Tax Statement of Certification
12/31/20

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: Calvin Lewis, Treasurer
Company name: Walden Meadows Community Co-Op

FOR THE YEAR ENDING: 12/31/20

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.

Calvin Lewis

signature of owner/official

928-442-3473

telephone no.

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

Yavapai
(county name)

THIS

25th

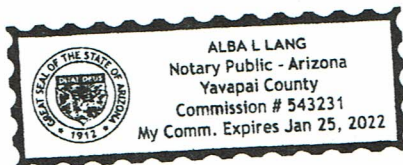
DAY OF

June, 2021
(month) and (year)

MY COMMISSION EXPIRES

1-25-22

(date)



Alba L Lang
(signature of notary public)