

ANNUAL REPORT

Of

Company Name:
9325 Donegal Dr., Ste. A

Mailing Address: Kirkland AZ
86332

Docket No.:
For the Year Ended:

**RECEIVED
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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:
Application Date:

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

For the Calendar Year Ended: 12/31/22

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:

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

Walden Meadows Community Co-op
 Annual Report
 Utility Plant in Service (Water)
 12/31/22

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	115,156	859	0	116,015	106,428	9,587
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	122,887	56,696
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	0	0	0	0	0	0
310	Power Generation Equipment	0	0	0	0	0	0
311	Pumping Equipment	242,256	34,356	0	276,612	159,930	116,682
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	55,371	0	319,877	219,397	100,480
333	Services	20,927	0	0	20,927	16,554	4,373
334	Meters and Meter Installations	13,893	0	0	13,893	13,917	(24)
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	13,176	7,703
342	Stores Equipment	0	0	0	0	0	0
343	Tools, Shop and Garage Equipment	7,543	0	0	7,543	2,773	4,770
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	13,064	1,992
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$1,015,790	\$90,586	\$0	\$1,106,376	\$778,636	\$327,740

Walden Meadows Community Co-op
 Annual Report
 Depreciation Expense for the Current Year (Water)
 12/31/22

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	115,156	859	0	116,015	0	116,015	3.33%	3,849
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	179,583	0	0	179,583	0	179,583	3.33%	5,980
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	0	0	0	0	0	0	5.00%	0
311	Pumping Equipment	242,256	34,356	0	276,612	0	276,612	12.50%	32,429
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	55,371	0	319,877	0	319,877	2.00%	5,844
333	Services	20,927	0	0	20,927	0	20,927	3.33%	697
334	Meters and Meter Installations	13,893	0	0	13,893	0	13,893	8.33%	1,157
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%	848
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%	4,176
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%	1,506
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	\$1,015,790	\$90,586	\$0	\$1,106,376	\$100,043	\$1,006,333		\$56,751

Contribution(s) in Aid of Construction (Gross) \$0
 Less: Non Amortizable Contribution(s) 0
 Fully Amortized Contribution(s) 0
 Amortizable Contribution(s) \$0
 Times: Proposed Amortization Rate 5.64%
 Amortization of CIAC \$0

Less: Amortization of CIAC \$0

DEPRECIATION EXPENSE \$56,751

Walden Meadows Community Co-op
 Annual Report
 Balance Sheet Assets
 12/31/22

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2022)	Balance at End of Year (2022)
Account No.	Current and Accrued Assets			
131	Cash		\$147,340	\$143,411
134	Working Funds		124	124
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		100,367	39,553
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		\$247,831	\$183,088
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$1,015,790	\$1,106,376
103	Property Held for Future Use		0	0
105	Construction Work in Progress		5,664	0
108	Accumulated Depreciation (enter as negative)*		(760,963)	(778,636)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$260,491	\$327,740
	Total Assets		\$508,322	\$510,828

*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 (2022)	Balance at End of Year (2022)
Account No.	Current Liabilities			
231	Accounts Payable		\$151	\$182
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		6,877	6,017
236	Accrued Taxes		3,228	2,930
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		2,537	4,037
	Total Current Liabilities		\$12,793	\$13,166
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$88,051	\$78,542
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		6,799	0
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		20,000	20,000
272	Less: Amortization of Contributions		0	0
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$26,799	\$20,000
	Total Liabilities		\$127,643	\$111,708
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		110,726	110,726
215	Retained Earnings		269,953	288,394
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$380,679	\$399,120
	Total Liabilities and Capital		\$508,322	\$510,828

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
12/31/22

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2022 - 12/31/2022	Last Year 01/01/2021 - 12/31/2021
	Operating Revenue		
461	Metered Water Revenue	\$228,494	\$221,638
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	6,805	32,507
	Total Revenues	\$235,299	\$254,145
	Operating Expenses		
601	Salaries and Wages	\$67,136	\$55,250
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	34,901	29,438
618	Chemicals	1,919	1,327
620	Materials and Supplies	39,726	14,797
620.1	Repairs and Maintenance	0	0
620.2	Office Supplies and Expense	2,763	2,051
630	Contractual Services	0	0
631	Contractual Services - Engineering	2,500	360
632	Contractual Services - Accounting	2,165	4,688
633	Contractual Services - Legal	30	1,734
634	Contractual Services - Management Fees	0	0
635	Contractual Services - Water Testing	5,135	3,267
636	Contractual Services - Other	9,880	7,425
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	6,810	7,432
657	Insurance - General Liability	9,879	8,598
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	24	252
675	Miscellaneous Expense	6,037	3,389
403	Depreciation Expense (From Schedule AR4)	56,751	58,566
408	Taxes Other Than Income	6,169	5,603
408.11	Property Taxes	6,252	16,777
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	255	0
	Total Operating Expenses	\$258,332	\$220,954
	Operating Income / (Loss)	(\$23,033)	\$33,191
	Other Income / (Expense)		
419	Interest and Dividend Income	\$4	\$5
421	Non-Utility Income	2,519	2,487
426	Miscellaneous Non-Utility (Expense)	0	432
427	Interest (Expense)	3,752	3,991
	Total Other Income / (Expense)	\$6,275	\$6,915
	Net Income / (Loss)	(\$16,758)	\$40,106

Walden Meadows Community Co-op
Annual Report
Full time equivalent employees
12/31/22

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.0	0.0	0.0	0.0
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	0.0	0.0	0.0
Engineering Staff	0.5	0.0	0.0	0.5
System Operator(s)	0.0	0.0	0.0	0.0
Meter reader	0.5	0.0	0.0	0.5
Customer Service	0.0	0.0	0.0	0.0
Accounting	0.0	0.0	0.0	0.0
Business Office	0.4	0.0	0.0	0.4
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	0.0	0.0	0.0	0.0
Other	0.4	0.0	0.0	0.4
Total	1.8	0.0	0.0	1.8

Walden Meadows Community Co-op
 Annual Report
 Supplemental Financial Data (Long-Term Debt)
 12/31/22

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	10/13/2017	3/8/2010	N/A	N/A
Source of Loan	WIFA	WIFA	N/A	N/A
ACC Decision No.	0	0	N/A	N/A
Reason for Loan	Well pump replace	Water tank replacement	N/A	N/A
Dollar Amt. Issued	\$40,000	\$160,000	N/A	N/A
Amount Outstanding	\$6,802	\$71,729	N/A	N/A
Date of Maturity	10/1/2027	3/1/2030	N/A	N/A
Interest Rate	3.40%	3.68%	N/A	N/A
Current Year Interest	\$666	\$3,087	N/A	N/A
Current Year Principal	\$1,273	\$8,152	N/A	N/A

Meter Deposit Balance at Test Year End:	\$6,017
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Meter Deposits Refunded During the Test Year:	\$2,175
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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 Community Co-op									
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 2012	Water level 2022	Meter Size (inches)	How measured:	Active
55-502258	25	75	1,020	12	0	1982	486	478	3	0	Yes
55-209481	40	150	981	8	0	2005	N/A	N/A	3	0	Yes
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Name of system water delivered to: N/A
 ADWR PCC Number: #N/A
 Source of water delivered to another system: N/A

Name of system water received from: N/A
 ADWR PCC Number: #N/A
 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	2,112,190.00	1,253,219.00	0.00	0.00	0.00	\$2,910	25,192
February	1,826,580.00	1,154,903.00	0.00	0.00	0.00	2,120	15,657
March	1,700,810.00	1,405,460.00	0.00	0.00	0.00	2,158	16,200
April	2,497,710.00	1,682,452.00	0.00	0.00	0.00	2,616	21,124
May	2,693,358.00	2,116,808.00	0.00	0.00	79,300.00	2,953	24,980
June	3,810,960.00	2,683,010.00	0.00	0.00	213,900.00	3,418	30,131
July	3,128,500.00	2,171,698.00	0.00	0.00	81,000.00	3,541	31,799
August	2,020,140.00	1,566,782.00	0.00	0.00	0.00	3,384	29,049
September	3,240,770.00	1,869,415.00	0.00	0.00	238,000.00	2,908	24,120
October	2,376,670.00	1,601,896.00	0.00	0.00	0.00	3,237	26,872
November	2,374,450.00	1,372,823.00	0.00	0.00	206,000.00	2,784	22,282
December	2,410,050.00	1,473,448.00	0.00	0.00	144,000.00	2,873	23,597
Totals	30,192,188.00	20,351,914.00	0.00	0.00	962,200.00	\$34,902	291,003

If applicable, in the space below please provide a description for all un-metered water use along with amounts:
 Unknown amount of water used by local fire department. Also, WMCC lost more than 300,000 gallons during two separate water main breaks.

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 Community Co-op		
ADEQ Public Water System Number:	AZ0413184		
ADWR PCC Number:	91-000676.0000		

MAINS		
Sizes (inches)	Material	Length (feet)
2.00	PVC	1,165
4.00	PVC	8,120
6.00	PVC	3,010
8.00	Ductile iron	11,000
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 x 3/4	450	43%	70%
Turbine 3	2	100%	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

SERVICE LINES			
Material	Percent of system	Year installed	
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

BOOSTER PUMPS			
Horsepower	GPM	Quantity	
15	N/A	N/A	4
5	N/A	N/A	2
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

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	
65,000	0	1	2010	
N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A

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

* 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:	Chloronation system
STRUCTURES:	1 office building, 2 pump houses, 1 Conex box, 1 fixed storage shed, 2 water dispensing stations, housing valves, meters, etc.
OTHER:	75 kV generator (inoperative), 1995 Ford water truck (2,000 gallons)

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
- (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 125
 Method used: a

Customer and Other Information	
Name of the System:	Walden Meadows Community Co-op
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	422	0	1	0	1
February	425	0	1	0	1
March	425	0	1	0	1
April	431	0	1	0	1
May	432	0	1	0	1
June	435	0	1	0	1
July	434	0	1	0	1
August	434	0	1	0	1
September	431	0	1	0	1
October	430	0	1	0	1
November	430	0	1	0	1
December	428	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.
 WMCC has been awarded a USDA grant to extend water lines to properties currently served by water truck delivery. Estimated completion of the project is 2027.

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

Walden Meadows Community Co-op
 Annual Report
 Utility Shutoffs / Disconnects
 12/31/22

Utility Shutoffs / Disconnects	
Name of the System:	Walden Meadows Community Co-op
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	1	0
September	0	1	0
October	0	0	0
November	0	0	0
December	0	2	0
Total	0	4	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.

Walden Meadows Community Co-op
Annual Report
Property Taxes
12/31/22

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2022 was	\$6,252

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.

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: Terry Williams, President
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: 12/31/22

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 hearby attest that all property taxes for said company are current and paid in full.

I hearby attest that all property taxes for said company are current and paid in full.

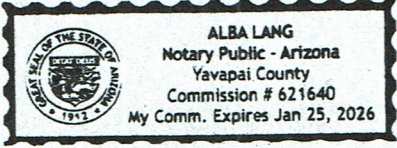
Terry Williams
signature of owner/official

(928) 442-3473
telephone no.

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

THIS 21st DAY OF Yavapai
April 2023
(month) and (year)

MY COMMISSION EXPIRES 1-25-26
(date)



Alba 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: Terry Williams, President
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: 12/31/22

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 (\$)

\$258,865

(The amount in the box above includes

\$13,870 in sales taxes

billed or collected)

Terry Williams
signature of owner/official

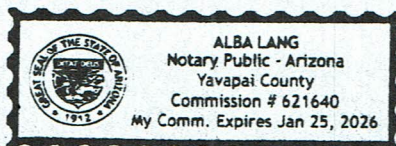
(928) 442-3473
telephone no.

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

THIS 21st DAY OF Yavapai April 2023
(county name) (month) and (year)

MY COMMISSION EXPIRES

4.21.23
(date)



Alba 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: Terry Williams, President
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: 12/31/22

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 (\$)

\$245,346
(The amount in the box above includes
\$13,146 in sales taxes
billed or collected)

Terry Williams
signature of owner/official

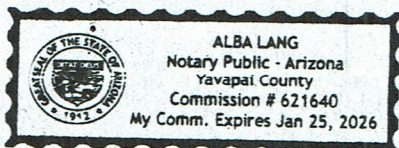
(928) 442-3473
telephone no.

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

Yavapai
(county name)

THIS 21st DAY OF April 2023
(month) and (year)

MY COMMISSION EXPIRES 4.21.23
(date)



Alba Lang
(signature of notary public)

Walden Meadows Community Co-op
Annual Report
N/A for Income Tax Statement of Certification
12/31/22

N/A 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: Terry Williams, President
Company name: Walden Meadows Community Co-op

FOR THE YEAR ENDING: 12/31/22

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 N/A 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.

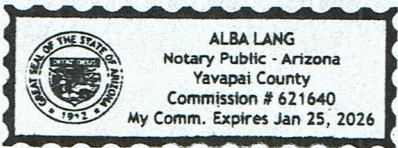
Terry Williams
signature of owner/official

(928) 442-3473
telephone no.

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

THIS 21st DAY OF April 2023
(month) and (year)

MY COMMISSION EXPIRES 4.21.23
(date)



Alba Lang
(signature of notary public)