ANNUAL REPORT

Of

Company Name: Flagstaff Ranch Water Company, Inc.

PO Box 38501

Mailing Address:

Mormon Lake AZ

86038

Docket No.: W-02502A

For the Year Ended: 12/31/22 **RECEIVED BY EMAIL** 4/14/2023 11:39 AM

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: 4/14/2023

ARIZONA CORPORATION COMMISSION WATER UTILITY ANNUAL REPORT

Flagstaff Ranch Water Company, Inc.

		•
A Class E	U	tility

For the Calendar Year E	Ended: $12/31/22$			
D ' A 1 1	D.O. DOV 20701			
Primary Address:	P.O. BOX 38501	1	C I	7' 6 1 0 000
City:	MORMON LAKE		State: Arizona	Zip Code: 86038
Telephone Number:	(480) 510-9557	_		
reteptione Number.	(400) 310-9337			
Date of Original Organi	zation of Utility	8/1	4/1987	
Dute of Original Organi	zation of Cunty.	0/1	1/1907	
Person to whom corresp	ondence should be add	ressed conc	erning this report:	
	SCOTT GOLD			
Telephone No. :				
_	P.O. BOX 38501			
	MORMON LAKE		State: Arizona	Zip Code: 86038
Email:		<u> </u>	I .	
	JIM SORGATZ			
Telephone No.:	(928) 354-2227			
Address:	P.O. BOX 38501			
City:	MORMON LAKE		State: Arizona	Zip Code: 86038
Email:	N/A			
-				
Name:				
Telephone No. :				
Address:		-	Q	7' 6 1
City:			State:	Zip Code:
Email:				
Name:				
Telephone No. :				
Address:				
City:			State:	Zip Code:
Email:			State.	Zip code.
Ziiiwiii.				
Name:				
Telephone No.:				
Address:				
City:			State:	Zip Code:
Email:				
Ownership:	"C" Corporation			
Counties Served:	Coconino			

ARIZONA CORPORATION COMMISSION WATER UTILITY ANNUAL REPORT

WITTER	1 1 111	TITOTIL I	CLI OIL
Flagstaff Ranch	Water	Compan	v. Inc.

	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?
ŀ	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?
l.	If yes, please provide specific details in the box below.

		Utility	Plant in Service	(Water)			
Account	Description	Beginning Year	Current Year	Current Year	Adjusted	Accumulated	OCLD (OC less
No.	•	Original Cost	Additions	Retirements	Original Cost	Depreciation	AD)
301	Organization	\$75,102	\$0		\$75,102	\$75,102	\$0
302	Franchises	0	0		0	0	0
303	Land and Land Rights	0	0		0	0	0
304	Structures and Improvements	0	0		0	0	0
305	Collecting & Improving Reservoirs	0	0		0	0	0
306	Lake, River, Canal Intakes	0	0		0	0	0
307	Wells and Springs	129,012	0		129,012	129,012	0
308	Infiltration Galleries	0	0		0	0	0
309	Supply Mains	0	0		0	0	0
310	Power Generation Equipment	0	0		0	0	0
311	Pumping Equipment	183,414	220,638		404,052	69,115	334,937
320	Water Treatment Equipment	0	0		0	0	0
320.1	Water Treatment Plants	282,007	0		282,007	278,076	3,931
320.2	Solution Chemical Feeders	0	0		0	0	0
320.3	Point-of-Use Treatment Devices	0	0		0	0	0
330	Distribution Reservoirs and Standpipes	312,704	0		312,704	312,704	0
330.1	Storage Tanks	3,499	0		3,499	3,499	0
330.2	Pressure Tanks	0	0		0	0	0
331	Transmission and Distribution Mains	445,186	0		445,186	445,186	0
333	Services	0	0		0	0	0
334	Meters and Meter Installations	5,138	0		5,138	5,138	0
335	Hydrants	0	0		0	0	0
336	Backflow Prevention Devices	0	0		0	0	0
339	Other Plant and Misc. Equipment	0	0		0	0	0
340	Office Furniture and Equipment	0	0		0	0	0
340.1	Computer & Software	0	0		0	0	0
341	Transportation Equipment	0	0		0	0	0
342	Stores Equipment	0	0		0	0	0
343	Tools, Shop and Garage Equipment	0	0		0	0	0
344	Laboratory Equipment	0	0		0	0	0
345	Power Operated Equipment	0	0		0	0	0
346	Communication Equipment	0	0		0	0	0
347	Miscellaneous Equipment	0	0		0	0	0
348	Other Tangible Plant	0	0		0	0	0
	Totals	\$1,436,062	\$220,638	\$0	\$1,656,700	\$1,317,832	\$338,868

Flagstaff Ranch Water Company, Inc. Annual Report Depreciation Expense for the Current Year (Water) 12/31/22

		Depr	eciation Expense	for the Current	Year (Water)				
Account No.	Description	Beginning Year	Current Year	Current Year	Adjusted	Fully	Depreciable	Depreciation	Depreciation
		Original Cost	Additions	Retirements	Original Cost	Depreciated/Non- depreciable Plant	Plant	Percentages	Expense
301	Organization	\$75,102	\$0	\$0	\$75,102	\$75,102	\$0	0.00%	\$0
302	Franchises	0	0	0	0		0		0
303	Land and Land Rights	0	0	0	0		0		0
304	Structures and Improvements	0	0	0	0		0		0
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	129,012	0	0	129,012		129,012		0
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	183,414	220,638	0	404,052		404,052	6.43%	18,880
320	Water Treatment Equipment	0	0	0	0		0		0
320.1	Water Treatment Plants	282,007	0	0	282,007		282,007	0.65%	1,834
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	312,704	0	0	312,704	312,704	0	0.00%	0
330.1	Storage Tanks	3,499	0	0	3,499	3,499	0	0.00%	0
330.2	Pressure Tanks	0	0	0	0		0		0
331	Transmission and Distribution Mains	445,186	0	0	445,186	445,186	0	0.00%	0
333	Services	0	0	0	0		0		0
334	Meters and Meter Installations	5,138	0	0	5,138	5,138	0	0.00%	0
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	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
2.10	Subtotal	\$1,436,062	\$220,638	\$0	\$1,656,700	\$841,629	\$815,071		\$20,714

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

Less: Amortization of CIAC \$0

DEPRECIATION EXPENSE \$20,714

\$0

\$0

2.54%

Flagstaff Ranch Water Company, Inc. 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	\$1,108,876	\$344,704
134	Working Funds		
135	Temporary Cash Investments	7,142	32,040
141	Customer Accounts Receivable		
146	Notes Receivable from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments	2,025	17,849
174	Miscellaneous Current and Accrued Assets		
	Total Current and Accrued Assets	\$1,118,043	\$394,593
Account No.	Fixed Assets		
101	Utility Plant in Service*	\$1,436,062	\$1,656,700
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation (enter as negative)*	(1,297,118)	(1,317,832)
121	Non-Utility Property		
122	Accumulated Depreciation - Non Utility		
	Total Fixed Assets	\$138,944	\$338,868
	Total Assets	\$1,256,987	\$733,461

*Note these items feed automatically from AR3 UPIS Page 4

Flagstaff Ranch Water Company, Inc. Annual Report Balance Sheet Liabilities and Owners Equity

	Balance Sheet Liabilities and Ow	ners Equity	
	Liabilities	Balance at Beginning of Year (2022)	Balance at End of Year (2022)
Account No.	Current Liabilities		
231	Accounts Payable	\$0	\$41,196
232	Notes Payable (Current Portion)	0	0
234	Notes Payable to Associated Companies	0	0
235	Customer Deposits	9,884	9,884
236	Accrued Taxes	1,074	1,104
237	Accrued Interest	0	0
242	Miscellaneous Current and Accrued Liabilities	195,245	190,227
	Total Current Liabilities	\$206,203	\$242,411
	Long Term Debt		
224	Long Term Debt (Notes and Bonds)	\$0	\$0
	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 Liabilites	\$206,203	\$242,411
	Capital Accounts		
201	Common Stock Issued	\$643,116	\$633,116
211	Other Paid-In Capital	(1,135,000)	(1,135,000)
215	Retained Earnings	1,542,669	992,934
218	Proprietary Capital (Sole Props and Partnerships)		
	Total Capital	\$1,050,785	\$491,050
	Total Liabilities and Capital	\$1,256,988	\$733,461

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

	Water Comparative		
Account No.	Calendar Year	Current Year	Last Year
		01/01/2022 - 12/31/2022	01/01/2021 - 12/31/2021
	Operating Revenue		
461	Metered Water Revenue	\$249,757	\$237,928
460	Unmetered Water Revenue		0
462	Fire Protection Revenue		0
469	Guaranteed Revenues (Surcharges)		0
471	Miscellaneous Service Revenues		0
474	Other Water Revenue		0
	Total Revenues	\$249,757	\$237,928
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	52,222	47,478
618	Chemicals	2,704	2,068
620	Materials and Supplies	1,307	8,574
620.1	Repairs and Maintenance	53,334	40,651
620.2	Office Supplies and Expense	1,574	1,271
630	Contractual Services	47,511	0
631	Contractual Services - Engineering	. , ,	0
632	Contractual Services - Accounting		0
633	Contractual Services - Legal		0
634	Contractual Services - Management Fees	105,972	70,000
635	Contractual Services - Water Testing	1,548	360
636	Contractual Services - Other	2,025	19,716
640	Rents	_,0_0	0
641	Rental of Building/Real Property		0
642	Rental of Equipment		0
650	Transportation Expenses		72
657	Insurance - General Liability	5,042	4,316
657.1	Insurance - General Elability Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	0	1,058
675		12,236	12,254
	Miscellaneous Expense	20,714	13,568
403	Depreciation Expense (From Schedule AR4)	102	11,600
408	Taxes Other Than Income	6,194	6,106
408.11 409	Property Taxes Income Taxes	0,194	0,100
		0	0
427.1	Customer Security Deposit Interest	Ø212 ADE	0
	Total Operating Expenses	\$312,485	\$239,092
	On and the Land of the N	(P(2.720)	(p1 17 A)
	Operating Income / (Loss)	(\$62,729)	(\$1,164)
	Others Income / (Fee		
410	Other Income / (Expense)		
419	Interest and Dividend Income	1 227	2 022 775
421	Non-Utility Income	1,337	2,022,775
426	Miscellaneous Non-Utility (Expense)	(10,560)	(115,288)
427	Interest (Expense)	(107)	01 005 405
	Total Other Income / (Expense)	(\$9,330)	\$1,907,487
		(053.050)	01.007.333
	Net Income / (Loss)	(\$72,059)	\$1,906,323

Flagstaff Ranch Water Company, Inc. Annual Report Full time equivalent employees 12/31/22

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.3	0.0	0.0	0.3
Vice-president	0.0	0.0	0.0	0.0
Manager	0.3	0.0	0.0	0.3
Engineering Staff	0.1	0.0	0.1	0.2
System Operator(s)	0.0	0.0	0.4	0.4
Meter reader	0.0	0.0	0.2	0.2
Customer Service	1.0	0.0	0.0	1.0
Accounting	0.5	0.0	0.2	0.7
Business Office	0.3	0.0	0.0	0.3
Rates Department	0.1	0.0	0.0	0.1
Administrative Staff	0.3	0.0	0.0	0.3
Other	0.0	0.0	0.0	0.0
Total	2.9	0.0	0.9	3.8

Flagstaff Ranch Water Company, Inc. Annual Report Supplemental Financial Data (Long-Term Debt) 12/31/22

	Supplemental F	inancial Data (Long	g-Term Debt)	
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	N/A			
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:		
W. D. '. D.C. LID.'. d. T. (V.		-
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 <u>not</u> be listed. Input 0 or none if there is nothing to report for that cell.

Flagstaff Ranch Water Company, Inc Annual Report Well and Water Usage 12/31/22

				Well and Wat	er Usage						1
Name of the System:		FLAGSTAFF RAI	NCH WATER CO								
ADEQ Public Water Sys	tem Number		AZ0403088				•				
ADWR PCC Number:			91-000106.0000								
Well registry 55# (55-			Casing Depth	Casing Diameter	Pump Motor			Water level	Meter Size	How	
XXXXXX):	Pump Horsepower	Pump Yield (gpm)	(feet)	(inches)	Type **	Year Drilled	2012	2022	(inches)	measured:	Active
55-509021	60		1,600	12	Submersible		Unknown	1245		Metered	Yes
55-581595	100	70		12	Submersible		Unknown		3	Metered	Yes
55-581962	60	60	1,780	12	Submersible	2004	Unknown	1325	3	Metered	Yes

Name of system water delivered to:	FLAGSTAFF RAN	NCH WATER CO	
ADWR PCC Number:		91-000106.0000	
Source of water delivered to another system	Ground Water		

Name of system water received from	FLAGSTAFF RA	NCH WATER CO	
ADWR PCC Number:		91-000106.0000	
Source of water received	Ground Water		-
Well registry 55# (55-XXXXXX):			

		75	, , , , , , , , , , , , , , , , , , , ,	Weters	1		
			W-4 1-1: 1	Water received	Estimated	Purchased	Purchased
			Water delivered	(purchased) from	Estimated		
	Water withdrawn	Water sold	(sold) to other	other systems	authorized use	Power	Power
Month	(gallons)1	(gallons)2	systems (gallons)3	(gallons)4	(gallons)5	Expense ⁶	(kWh)
January	0.00	0.00	0.00	0.00	0.00	\$3,350	24,362
February	2,660,287.00	2,660,287.00	0.00	0.00	2,660,287.00	3,487	24,463
March	0.00	0.00	0.00	0.00	0.00	3,952	27,355
April	2,602,855.00	2,602,855.00	0.00	0.00	2,602,855.00	3,679	24,821
May	1,865,749.00	1,865,749.00	0.00	0.00	1,865,749.00	4,154	27,841
June	3,434,670.00	3,434,670.00	0.00	0.00	3,434,670.00	5,388	39,676
July	2,892,034.00	2,892,034.00	0.00	0.00	2,892,034.00	6,214	49,613
August	3,331,986.00	3,331,986.00	0.00	0.00	3,331,986.00	5,325	38,700
September	2,020,790.00	2,020,790.00	0.00	0.00	2,020,790.00	4,977	39,561
October	0.00	0.00	0.00	0.00	0.00	4,996	36,350
November	2,904,141.00	2,904,141.00	0.00	0.00	2,904,141.00	3,742	25,902
December	0.00	0.00	0.00	0.00	0.00	2,955	15,212
Totals	21,712,512.00	21,712,512.00	0.00	0.00	21,712,512.00	\$52,218	373,856

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

- Water withdrawn Total gallons of water withdrawn from pumped sources

 Water sold Total gallons from customer meters, and other sales such as construction water.

 Water delivered (sold) to other systems Total gallons of water delivered to other systems.

 Water received (purchased) from other systems Total gallons of water purchased/received from other systems
 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.

Flagstaff Ranch Water Company, Inc. Annual Report Water Utility Plant Description 12/31/22

Water Utility Plant Description					
Name of the System:	FLAGSTAFF RANCH WATE	ER CO			
ADEQ Public Water System Number:	AZ04030	088			
ADWR PCC Number:	91-00010	06.0000			

	MAINS				
Sizes (inches)	Material	Length (feet)			
6.00	PVC	10,500			
8.00	PVC	5,200			
12.00	PVC	7,800			
14.00	PVC	7,950			

SERVICE LINES					
	Year				
Material	Percent of system installed				
PVC	75% 2004				
Other	25% 2004				

	CUSTOMER METERS					
		Percent over	Percent over			
Size (inches)	Quantity	1,000,000 gallons	10 years old			
0.75	164	0%	100%			
1	180	0%	75%			
1.5	10	9%	100%			
2	0	0%	100%			
3	1	0%	100%			

	BOOSTER PUMPS	
Horsepower	GPM	Quantity
40	1,650	1
5	40	2

	STORAGE TANKS		
			Year
Capacity (gallons)	Material	Quantity	installed
595,000	STEEL	1	2004

FIRE HYDRANTS				
Type Quantity				
Standard *	67			
Other 0				

PRESSURE/BLADDER TANKS					
Capacity (gallons)	Material	Quantity	Year installed		
1,000	STEEL	1	2013		

* 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	Descri	ntion	(Continued)
-------	---------	-------	--------	-------	-------------

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

TREATMENT EQUIPMENT:	(2) ARSENIC REMEDIATION SYSTEMS
STRUCTURES:	(2) WELL HOUSES 10' x 10'; (1) TREATMENT BUILDING 10' x 10'; (1) TREATMENT BUILDING 12' x 16'; (1) WELL HOUSE 10' x 12'
OTHER:	LPG GENERATOR 45KW W/TRANSFER SWITCH

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 If no historical flow data are available, use:
- (b) ERC = (Total SFR gallons sold (Omit 000) / 365 days / 350 gallons per day)

ERC	25
Method used:	(a)

Flagstaff Ranch Water Company, Inc. Annual Report Customer and Other Information 12/31/22

Customer and Other Information					
Name of the System:	FLAGSTAFF RA	NCH WATER CO			
ADEQ Public Water System Number:	•	AZ0403088			
ADWR PCC Number:		91-000106.0000			

		Nu	mber of Customer	S	
Month	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non- Residential
January	393	0	10	0	0
		- v			
February	399	0	10	0	0
March	403	0	10	0	0
April	403	0	10	0	0
May	403	0	10	0	0
June	403	0	10	0	0
July	403	0	10	0	0
August	403	0	10	0	0
September	403	0	10	0	0
October	403	0	10	0	0
November	403	0	10	0	0
December	403	0	10	0	0

If the system has fire hydrants, what is the fire flow requirements? 1,000 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 GPCPD 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?
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.

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

Flagstaff Ranch Water Company, Inc. Annual Report Utility Shutoffs / Disconnects 12/31/22

Utility Shutoffs / Disconnects				
Name of the System:	FLAGSTAFF RANCH WATER CO			
ADEQ Public Water Sy	AZ0403088			
ADWR PCC Number:	91-000106.0000			

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

Other (description):	

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.

Flagstaff Ranch Water Company, Inc. Annual Report Property Taxes 12/31/22

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2022 was	\$5,143
TC	
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.

Flagstaff Ranch Water Company, Inc. Annual Report Verification and Sworn Statement (Taxes) 12/31/22

Verification:	State of	Arizona		I, the undersigned	d of the		
, 01 111000010111			e name)	•			
		(county name):		Coconino	1		
		ner or official) title	:	Scott Gold, Presi			
	Company 1	name:	Flagstaff Ranch \	Water Company, In	1C.		
	DO CAVI	THAT THIS ANNI	TAL LITTLETV PR	OPERTY TAX A	ND SALES TAX I	REPORT TO THE	E ARIZONA
		ATION COMMISS		COLEKT THE	IND DIEDEO IIIII		
	CORTORA	ATTON COMMISS	JIOIN.				
				10/01/0			
	FOR THE	YEAR ENDING:		12/31/2	2.2		
	HAS BEE	N PREPARED UN	DER MY DIREC	CTION, FROM TH	IE ORIGINAL BO	OKS, PAPERS A	ND RECORDS OF SAID
	UTILITY:	THAT I HAVE C	AREFULLY EXA	AMINED THE SA	ME, AND DECLA	RE THE SAME	TO BE A COMPLETE AND
	CORRECT	T STATEMENT C	F BUSINESS AN	D AFFAIRS OF S	SAID UTILITY FO	R THE PERIOD	COVERED BY THIS
	REPORT	IN RESPECT TO	EACH AND EVE	RY MATTER AN	ID THING SET FO	RTH, TO THE B	EST OF MY KNOWLEDGE,
		ATION AND BEL					
C C	LUEDED	V ATTECT THAT	ALL DDODEDTS	TAYES FOR SA	ID COMPANY AI	RE CURRENT A	ND PAID IN FULL.
Sworn Statement:	1 HEKEB	I AllESI IHAI	ALLFROTERT	TAXESTORS	tib committee	E COLUMN T	
	I HEREB	Y ATTEST THAT	ALL SALES TA	XES FOR SAID C	COMPANY ARE C	URRENT AND P	PAID IN FULL.
					h	011	
					1300/1	Lell .	
					signatu	re of owner/offici	ial
					Signatu		
					(4	480) 510-9557	
						telephone no.	
					BEFORE ME A N	IOTARY PUBLIC	CLAVAU
			IN AND FOR T	HE COUNTY			MAVALO (county name) MARCH 2023
			TELLIC	3	1	DAY OF	MARCH 2023
			THIS		,	_DAT OF	(month) and (year)
							(
			MY COMMISS	ION EXPIRES		12/28/2	DJU
						(date)	_ (
							>
		Janes				1 /	_
		SI THE STATE	CHERYL A SMITI Notary Public - Ari:				
		A RETURNING IN	Motal y Fublic Mi	201.0		(cionature of n	otary public)

Navajo County Commission # 597518 My Comm. Expires Dec 28, 2024

Verification and Sworn Statement (Taxes)

(signature of notary public)

Flagstaff Ranch Water Company, Inc. Annual Report Verification and Sworn Statement

12/31/22									
	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: Scott Gold, President Company name: Flagstaff Ranch Water Company, Inc.								
	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 SA UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE 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 (\$) \$266,976 (The amount in the box above includes \$17,219 in sales taxes billed or collected)									
	signature of owner/official (480) 510-9557								
	telephone no.								
	SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY								
	THIS 31 DAY OF MARCH 2023								
	MY COMMISSION EXPIRES (month) and (year) (date)								

CHERYL A SMITH
Notary Public - Arizona
Navajo County
Commission # 597518
My Comm. Expires Dec 28, 2024

(signature of notary public)

Flagstaff Ranch Water Company, Inc. Annual Report Verification and Sworn Statement (Residential Revenue) 12/31/22

	,	Verification and Sworn	Statement (Residentia	l Revenue)					
Verification:	State of	Arizona (state name)	I, the undersigned of the	he					
	County of (county Name (owner or of Company name:	ficial) title:	Coconino Scott Gold, President anch Water Company, In	nc.					
	DO SAY THAT T CORPORATION		Y PROPERTY TAX AN	ID SALES TAX REPORT	TO THE ARIZONA				
	FOR THE YEAR	ENDING: 12/31/22	2						
	OF SAID UTILIT BE A COMPLETI PERIOD COVERI	Y; THAT I HAVE CARI E AND CORRECT STA	EFULLY EXAMINED TEMENT OF BUSINES N RESPECT TO EACH	ORIGINAL BOOKS, PA THE SAME, AND DECL SS AND AFFAIRS OF SA I AND EVERY MATTER N AND BELIEF.	ARE THE SAME TO AID UTILITY FOR THE				
Sworn Statement:	Sworn Statement: IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZON REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAI UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING THE CALENDAR YEAR WAS:								
	Arizona Intrastate Gross Operating Revenues Only (\$) \$266,976 (The amount in the box above includes \$17,219 in sales taxes billed or collected)								
				signature of own (480) 510-4 telephone	9557				
	Y PUBLIC ounty name)								
		THIS	31	DAY OF	(month) and (year)				
MY COMMISSION EXPIRES 12/28/2024 (date)									
	Notary Pub Navajo Commissio	A SMITH ilc - Arizona County n # 597518 es Dec 28, 2024		(signature of notary publ	ic)				

Flagstaff Ranch Water Company, Inc. Annual Report Full Gross-up Method for Income Tax Statement of Certification 12/31/22

Full Gross-up Method for Income Tax Statement of Certification								
Verification:	State of Ariz (state 1		undersigned of the					
	County of (county name): Name (owner or official) title: Company name:	Scot	onino t Gold, President Vater Company, Inc.]			
	FOR THE YEAR ENDING:	12/31/22						
Sworn Statement:	IN ACCORDANCE WITH THE REQUIRES THE GROSS UP UTILITY HAS INCURRED OF EXPENSE OR A DECREASI GAAP IN AN AMOUNT EQUALD BY DEVELOPERS IN	OF ADVANCES A OR IS EXPECTED E IN DEFERRED T UAL TO OR GREA	AND CONTRIBUTIONS, I TO INCUR A NET INCRE AX ASSET FOR A CARR ATER THAN THE AMOUN	HEREBY STA ASE IN CURI Y FORWARD NT OF THE RI	ATE THAT THE RENT INCOME TAX ACCORDING TO			
				signature of ow	rner/official			
			(480) 510-9557					
		telephone no.						
		SUBSCRIBED A IN AND FOR TE		ORN TO BEFORE ME A NOTARY PUBLIC NTY (county name)				
		THIS	31	DAY OF	(month) and (year)			
		MY COMMISSION EXPIRES (signature of notary public)						
1	CHERYL A SMITH Notary Public - Arizona							
	Navajo County Commission # 597518 My Comm. Expires Dec 28, 2				D 00			