

**ANNUAL REPORT**

Of

Company Name:

Grandview Water Company, Inc.

Mailing Address:

11455 S. 194th Drive  
Buckeye, AZ 85326

Docket No.:

For the Year Ended:

12/31/22

**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:

6/9/2023

ARIZONA CORPORATION COMMISSION  
WATER UTILITY ANNUAL REPORT

0

A Class  Utility

For the Calendar Year Ended: 12/31/22

Primary Address: 19321 W. Fox Road  
City: Buckeye State: AZ Zip Code: 85326

Telephone Number: 602-469-6253

Date of Original Organization of Utility: 1/23/1981

Person to whom correspondence should be addressed concerning this report:

Name: Talisa Umfress  
Telephone No.: 602-469-6253  
Address: 19321 W. Fox Rd  
City: Buckeye State: AZ Zip Code: 85326  
Email: grandview-buckeye@yahoo.com

Name: Doug Crawl  
Telephone No.: 602-332-3697  
Address: 18621 W. Halfman Cirde  
City: Queen Creek State: AZ Zip Code: 85242  
Email: doug.crawl@dhc.environmental.com

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: Maricopa

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

Utility Plant in Service (Water)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OCLD (OC less AD)
301	Organization	\$14,673			\$14,673		\$14,673
302	Franchises				0		0
303	Land and Land Rights				0		0
304	Structures and Improvements				0		0
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				0		0
311	Pumping Equipment				0		0
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				0		0
330.1	Storage Tanks				0		0
330.2	Pressure Tanks				0		0
331	Transmission and Distribution Mains				0		0
333	Services				0		0
334	Meters and Meter Installations				0		0
335	Hydrants				0		0
336	Backflow Prevention Devices				0		0
339	Other Plant and Misc. Equipment				0		0
340	Office Furniture and Equipment				0		0
340.1	Computer & Software				0		0
341	Transportation Equipment				0		0
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				0		0
348	Other Tangible Plant				0		0
	<b>Totals</b>	\$14,673	\$0	\$0	\$14,673	\$0	\$14,673

0  
 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	\$14,673	\$0	\$0	\$14,673		\$14,673		\$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 Spings	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	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	0	0	0	0		0		0
330.2	Pressure Tanks	0	0	0	0		0		0
331	Transmission and Distribution Mains	0	0	0	0		0		0
333	Services	0	0	0	0		0		0
334	Meters and Meter Installations	0	0	0	0		0		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
	<b>Subtotal</b>	<b>\$14,673</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,673</b>		<b>\$0 14,673</b>		<b>\$0</b>

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

Less: Amortization of CIAC

**DEPRECIATION EXPENSE**

0  
 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.	<b>Current and Accrued Assets</b>			
131	Cash			
134	Working Funds			
135	Temporary Cash Investments			
141	Customer Accounts Receivable			
146	Notes Receivable from Associated Companies			
151	Plant Material and Supplies			
162	Prepayments			
174	Miscellaneous Current and Accrued Assets			
	<b>Total Current and Accrued Assets</b>		\$0	\$0
Account No.	<b>Fixed Assets</b>			
101	Utility Plant in Service*		\$14,673	\$14,673
103	Property Held for Future Use			
105	Construction Work in Progress			
108	Accumulated Depreciation (enter as negative)*			0
121	Non-Utility Property			
122	Accumulated Depreciation - Non Utility			
	<b>Total Fixed Assets</b>		\$14,673	\$14,673
	<b>Total Assets</b>		\$14,673	\$14,673

\*Note these items feed automatically from AR3 UPIS Page 4

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Annual Report  
Balance Sheet Liabilities and Owners Equity

<b>Balance Sheet Liabilities and Owners Equity</b>				
	<b>Liabilities</b>		Balance at Beginning of Year (2022)	Balance at End of Year (2022)
Account No.	<b>Current Liabilities</b>			
231	Accounts Payable			
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies			
235	Customer Deposits			
236	Accrued Taxes			
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities			
	<b>Total Current Liabilities</b>		<b>\$0</b>	<b>\$0</b>
	<b>Long Term Debt</b>			
224	Long Term Debt (Notes and Bonds)			
	<b>Deferred Credits</b>			
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			
	<b>Total Deferred Credits</b>		<b>\$0</b>	<b>\$0</b>
	<b>Total Liabilities</b>		<b>\$0</b>	<b>\$0</b>
	<b>Capital Accounts</b>			
201	Common Stock Issued			
211	Other Paid-In Capital			
215	Retained Earnings			
218	Proprietary Capital (Sole Props and Partnerships)			
	<b>Total Capital</b>		<b>\$0</b>	<b>\$0</b>
	<b>Total Liabilities and Capital</b>		<b>\$0</b>	<b>\$0</b>

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

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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
	<b>Operating Revenue</b>		
461	Metered Water Revenue	\$ 1200	\$ 1200
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue	\$ 5590.00	\$ 2754
	<b>Total Revenues</b>	\$ 6790.00	\$ 3954
	<b>Operating Expenses</b>		
601	Salaries and Wages		
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	\$ 1799.00	\$ 1916
618	Chemicals		
620	Materials and Supplies		
620.1	Repairs and Maintenance		
620.2	Office Supplies and Expense		
630	Contractual Services	\$ 88	
631	Contractual Services - Engineering		
632	Contractual Services - Accounting		
633	Contractual Services - Legal		
634	Contractual Services - Management Fees	\$ 1140	\$ 570
635	Contractual Services - Water Testing	\$ 1470	\$ 1065
636	Contractual Services - Other	\$ 25	\$ 25
640	Rents		
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expenses		
657	Insurance - General Liability		
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense		
675	Miscellaneous Expense	\$ 301	\$ 250
403	Depreciation Expense (From Schedule AR4)		
408	Taxes Other Than Income		\$ 75
408.11	Property Taxes	\$ 1967	
409	Income Taxes		
427.1	Customer Security Deposit Interest		
	<b>Total Operating Expenses</b>	6790	\$ 3954
	<b>Operating Income / (Loss)</b>	\$0	\$0
	<b>Other Income / (Expense)</b>		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)		
	<b>Total Other Income / (Expense)</b>	\$0	\$0
	<b>Net Income / (Loss)</b>	\$0	\$0



0  
Annual Report  
Full time equivalent employees  
12/31/22

**Full time equivalent employees**

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

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				
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											
ADEQ Public Water System Number											
ADWR PCC Number											
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
609469	5	35	225	11.0	500	1952			3	Metered	YES

Name of system water delivered to: Grandview Water Co. Inc.  
 ADWR PCC Number: 91-0091970000  
 Source of water delivered to another system: \_\_\_\_\_  
 Name of system water received from: \_\_\_\_\_  
 ADWR PCC Number: \_\_\_\_\_  
 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 Expense6	Purchased Power (kWh)7
January	318,700	318,700				\$140	190
February	319,600	319,600				129	128
March	349,200	349,200				123	147
April	437,400	437,400				143	187
May	421,900	421,900				161	994
June	461,400	461,400				169	1090
July	524,900	524,900				202	1383
August	520,300	520,300				200	1302
September	431,800	431,800				160	958
October	519,600	519,600				182	1156
November	290,100	290,100				165	458
December	331,100	331,100				154	906
Totals	0.00	0.00	0.00	0.00	0.00	\$0	0

4,724,900 4,724,900 \$1923 11,661

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

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:	Grandview Water Co
ADEQ Public Water System Number:	070407029
ADWR PCC Number	91-0001970000

MAINS		
Sizes (inches)	Material	Length (feet)
2		1,665
3		1,665
4		5,295

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old

SERVICE LINES			
Material	Percent of system	Year installed	

BOOSTER PUMPS		
Horsepower	GPM	Quantity
5		1

FIRE HYDRANTS	
Type	Quantity
Standard *	5
Other	

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000		1	

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
2,000		1	

\* 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.

<b>TREATMENT EQUIPMENT:</b>	Automatic Chlorinator
<b>STRUCTURES:</b>	
<b>OTHER:</b>	Well pump, booster pump, a storage + pressure tank

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

Method used:

Customer and Other Information	
Name of the System:	Grandview Water Co., Inc.
ADEQ Public Water System Number:	070407039
ADWR PCC Number:	91-000197.000

Month	Number of Customers				Other Non-Residential
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	
January	20				
February	20				
March	20				
April	20				
May	20				
June	20				
July	20				
August	20				
September	20				
October	20				
November	20				
December	25				

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.

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

Annual Report  
 Utility Shutoffs / Disconnects  
 12/31/22

Utility Shutoffs / Disconnects	
Name of the System:	Grandview Water Co. Inc
ADEQ Public Water System Number:	020407039
ADWR PCC Number:	91-0001970000

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

Other (description):

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

0

Annual Report  
Property Taxes  
12/31/22

**Property Taxes**

Amount of actual property taxes paid during Calendar Year 2022 was

\$ 1967

If no property taxes paid, explain why.

[This area is a large, empty rectangular box with a light beige background, intended for providing an explanation if no property taxes were paid.]

**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): Maricopa  
Name (owner or official) title: Talissa Williams Treasurer  
Company name: Grandview 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 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:

Talisa Williams

signature of owner/official

telephone no.

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

THIS

6<sup>th</sup>

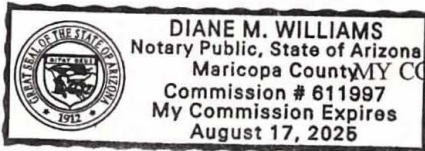
DAY OF

Maricopa

(county name)

07/2023

(month) and (year)



MY COMMISSION EXPIRES

August 17, 2025

(date)

Diane M. Williams

(signature of notary public)

Verification and Sworn Statement

Verification:

State of Arizona I, the undersigned of the  
(state name)  
 County of (county name): 0 Maricopa  
 Name (owner or official) title: 0 Talisa Umbress, Treasurer  
 Company name: 0 Grandview 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 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 (\$)

GRU 5 \$ 6914

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

Talisa Umbress

signature of owner/official

602-469-6253

telephone no.

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

THIS

6th DAY OF Maricopa  
(county name)  
07 2023  
(month) and (year)

MY COMMISSION EXPIRES

August 17, 2025  
(date)



Diane Williams  
(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):

Maricopa

Name (owner or official) title:

Talisa Williams Treasurer

Company name:

Grandview Water Corporation 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 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 (\$)

78,914,694

(The amount in the box above includes

0 in sales taxes billed or collected)

Talisa Williams

signature of owner/official

602-469-6253

telephone no.

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

Maricopa  
(county name)

THIS

6th

DAY OF

07/2023  
(month) and (year)

MY COMMISSION EXPIRES

August 17, 2025  
(date)



Diane M. Williams  
(signature of notary public)

0  
Annual Report  
for Income Tax Statement of Certification  
12/31/22

for Income Tax Statement of Certification

Verification:

State of Arizona I, the undersigned of the  
(state name)  
County of (county name): 0 Maricopa  
Name (owner or official) title: 0 Talisa Umfress, Treasurer  
Company name: 0 Grandview Water Company, Inc

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 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.

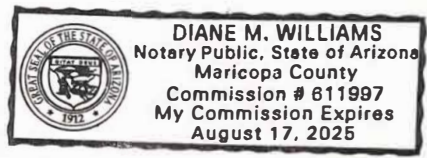
Talisa Umfress  
signature of owner/official  
602-469-6253  
telephone no.

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

THIS 6<sup>th</sup> DAY OF 07/2023  
(month) and (year)

MY COMMISSION EXPIRES August 17, 2025  
(date)

[Signature]  
(signature of notary public)



**Grandview Water Co., Inc.**  
**Statement of Income and Expenses**  
**For the Twelve Months Ending December 31, 2022**

**Revenues**

Club Fees Received	\$ 1,200.00
Transfer from club	\$ 5,713.75

**Total Revenues** **\$ 6,913.75**

**Expenses**

Maricopa County Property Tax	\$ 1,966.87
Maricopa county Environmental Services (Permit) 2022	\$ 570.00
DC Sampling - Water Testing	\$ 1,470.00
APS Well	\$ 1,922.48
AZ Dept of Environment Quality	\$ 301.45
AZ Blue Stake	\$ 25.00
AZ Dept of Water Resources	\$ 87.95
Maricopa County Environment Services (Permit) 2023	\$ 570.00

**Total Expenses** **\$ 6,913.75**

**Net Income** **\$     -**

**Grandview Club, Inc.**  
**Statement of Income and Expenses**  
**For the Twelve Months Ending December 31, 2022**

**Revenues**

Club Fees Received \$ 17,375.56

**Total Revenues** \$ 17,375.56

**Expenses**

Weed Control \$ 115.00

Orchid Pools - Pool Epoxy Paint & Service \$ 12,045.00

Liability Insurance / Pool \$ 2,306.52

APS Pool \$ 2,019.71

APS Street Lights \$ 561.02

Director & Officer Insurance \$ 928.80

Attorney Fees \$ 5,000.00

Maricopa County Environment Services (Permit) \$ 270.00

Transfer of Funds to Grandview Water Co., Inc. \$ 5,713.75

**Total Expenses** \$ 28,959.80

**Net Income** \$(11,584.24)



# Maricopa County Treasurer's Office

John M. Allen, Treasurer

## Tax Summary 400-52-085

### Current Mailing Name & Address

GRANDVIEW WATER CO INC  
11455 S 194TH DR  
BUCKEYE, AZ 85326

### Legal Description

Section/Lot n/a Township/Block n/a  
Range/Tract A

GRAND VIEW RANCHES TR A & PRIVATE ROAD

### Pending Payments

Tax Year	Half Code	Amount	Type	Payment Date
2022	FullYear	\$2,030.19	E-CHECK WEB	Thursday, August 3, 2023

### 2022 Tax Due

Assessed Tax: \$1,856.88      Tax Paid: \$0.00      Total Due: ~~1,856.88~~ 2,030.19

[View 2022 Tax Details](#)

[Create a payment coupon](#)

[View Additional Tax Years](#)

### Total Amount Due

Total Amount Due: \$2,030.19

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

**NOTE:** Your property may be subject to additional tax liens listed under previous parcel numbers.

301 West Jefferson St., Suite 100, Phoenix, Arizona 85003  
TT 711

FAX (602)506-1102

E-Mail Us

Disclaimer

(602)506-8511



Maricopa County Treasurer  
301 W Jefferson St, Suite 100, Phoenix AZ 85003

8/3/2023

# Thank You

Your payment was completed successfully.



An email receipt including details about your order has been sent to the email address provided. Please keep it for your records.

Please allow 1-3 business days for payments to post to your account.

For questions, contact customer service at (602) 506-8511.

**IMPORTANT NOTICE:** This transaction is pending verification of funds and/or acceptance by your financial institution. If unsuccessful, your tax payment will not be applied. If successful, the transaction will be debited from your deposit account, or charged to your card account, and will appear on your next billing statement. If you believe this transaction was made in error or may be fraudulent, please contact your financial institution immediately.

## Payment Summary

Payment Date: Thursday August 03, 2023 07:30 PM

Reference Number: TRS19301277  
Payment Method, Last 4 Digits and Expiration: ECheck \*2497

### Items paid:

Parcel Number	Tax Year	Half Code		Amount
400-52-085	2022	Full Year	Base Amount	\$1,856.88
			Fee	\$0.00
			Interest	\$173.31
			Subtotal	\$2,030.19
			<b>Total Amount Paid*</b>	<b>\$2,030.19</b>

\* Total amount does not include fees charged by FIS



301 West Jefferson St., Suite 100, Phoenix, Arizona 85003 (602) 506-8511 711 (602) 506-1102 Disclaimer