

**ANNUAL REPORT**

Table of Contents

Of

Company Name: **Grandview Water Company, Inc.**  
11455 S. 194th Dr.

Email address:  
tbu\_06@yahoo.com

Mailing Address: Buckeye AZ  
85326

**RECEIVED  
BY EMAIL**  
10/11/2021, 11:58 AM  
**ARIZONA CORPORATION COMMISSION  
UTILITIES DIVISION**

Docket No.: **W-01959A**  
For the Year Ended: **12/31/20**

**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: **9/22/2021**

ARIZONA CORPORATION COMMISSION  
WATER UTILITY ANNUAL REPORT  
Grandview Water Company, Inc.  
A Class  Utility

For the Calendar Year Ended: 12/31/20

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

Telephone Number: 6024696253

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

Person to whom correspondence should be addressed concerning this report:

Name: Talisa Umfress  
Telephone No.: 6024696253  
Address: 19301 W. Fox Road  
City: Buckeye State: Arizona Zip Code: 85326  
Email: grandviewclub\_buckeye@yahoo.com

Name: Doug Crowl  
Telephone No.: 6023323697  
Address: 18621 West Half Moon Circle  
City: Queen Creek State: Arizona Zip Code: 85242  
Email:

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

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

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

Ownership: "C" Corporation

Counties Served: Maricopa

Table of Contents

**Important changes during the year**

	<b>For those companies not subject to the affiliated interest rules, has there been a change in ownership or direct control during the year?</b>
	<b>If yes, please provide specific details in the box below.</b>
	N/A

	<b>Has the company been notified by any other regulatory authorities during the year, that they are out of compliance?</b>
	<b>If yes, please provide specific details in the box below.</b>
	N/A

Table of Contents

Utility Plant In Service (Water)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	GC 113 (OE Item A1)
301	Organization	\$14,673			\$14,673	\$14,673	
302	Franchises	0					
303	Land and Land Rights	0					
304	Structures and Improvements	0					
305	Collecting & Improving Reservoirs	0					
306	Lake, River, Canal Intakes	0					
307	Wells and Springs	0					
308	Infiltration Galleries	0					
309	Supply Mains	0					
310	Power Generation Equipment	0					
311	Pumping Equipment	0					
320	Water Treatment Equipment	0					
320.1	Water Treatment Plants	0					
320.2	Solution Chemical Feeders	0					
320.3	Point-of-Use Treatment Devices	0					
330	Distribution Reservoirs and Standpipes	0					
330.1	Storage Tanks	0					
330.2	Pressure Tanks	0					
331	Transmission and Distribution Mains	0					
333	Services	0					
334	Meters and Meter Installations	0					
335	Hydrants	0					
336	Backflow Prevention Devices	0					
339	Other Plant and Misc. Equipment	0					
340	Office Furniture and Equipment	0					
340.1	Computer & Software	0					
341	Transportation Equipment	0					
342	Stores Equipment	0					
343	Tools, Shop and Garage Equipment	0					
344	Laboratory Equipment	0					
345	Power Operated Equipment	0					
346	Communication Equipment	0					
347	Miscellaneous Equipment	0					
348	Other Tangible Plant	0					
	<b>Totals</b>	<b>\$14,673</b>			<b>\$14,673</b>	<b>\$14,673</b>	

**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.

**Note:** Due to differences in useful lives and associated depreciation rates, accounts 320 and 330 should not be used, instead the more detailed sub-accounts should be used. Contact Staff for any necessary assistance.

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 Percentage	Depreciation Expense
301	Organizations	\$14,673			\$14,673				
302	Franchises								
303	Land and Land Rights								
304	Structures and Improvements								
305	Conditioning & Improving Reservoirs								
306	Lake, River, Canal Intakes								
307	Wells and Springs								
308	Infiltration Galleries								
309	Supply Mains								
310	Power Generation Equipment								
311	Pumping Equipment								
320	Water Treatment Equipment								
320.1	Water Treatment Plants								
320.2	Solids/Chemical Feeders								
320.3	Point-of-Use Treatment Devices								
330	Distribution Reservoirs and Standpipes								
330.1	Storage Tanks								
330.2	Pressure Tanks								
331	Transmission and Distribution Mains								
333	Services								
334	Meters and Meter Installations								
335	Hydrants								
336	Backflow Prevention Devices								
339	Other Plant and Misc. Equipment								
340	Office Furniture and Equipment								
340.1	Computer & Software								
341	Transportation Equipment								
342	Stores Equipment								
343	Tools, Shop and Garage Equipment								
344	Laboratory Equipment								
345	Power Operated Equipment								
346	Communication Equipment								
347	Miscellaneous Equipment								
348	Other Tangible Plant								
	<b>Subtotal</b>	<b>\$14,673</b>			<b>\$14,673</b>				

Table of Contents

Composite rate

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

Less: Amortization of CIAC

DEPRECIATION EXPENSE

Balance Sheet Assets			
Account No.	Assets	Balance at Beginning of Year (2020)	Balance at End of Year (2021)
<b>Current and Accrued Assets</b>			
111	Cash		
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable		
146	Notes Receivable from Associates and Companies		
151	Plant Material and Supplies		
162	Prepayments		
174	Miscellaneous Current and Accrued Assets		
	<b>Total Current and Accrued Assets</b>	<b>\$0</b>	<b>\$0</b>
<b>Fixed Assets</b>			
161	Leasehold Improvements	\$(16,871)	\$(16,871)
163	Property Held for Future Use		
165	Construction Work in Progress		
168	Accumulated Depreciation related to Property*	(16,871)	(16,871)
171	Non-Utility Property		
172	Accumulated Depreciation - Non-Utility		
	<b>Total Fixed Assets</b>	<b>\$0</b>	<b>\$0</b>
	<b>Total Assets</b>	<b>\$0</b>	<b>\$0</b>

\*Note these items find automatically from AR3 L/P11 Page 4

Variances \$0 \$0

Instructions: Fill out the Copy 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.

Balance Sheet Liabilities and Owners Equity			
Account No.	Liabilities	Balance at Beginning of Year (2020)	Balance at End of Year (2021)
<b>Current Liabilities</b>			
211	Accounts Payable	\$0	\$0
212	Notes Payable (Current Portion)	0	0
214	Notes Payable to Associated Companies	0	0
215	Customer Deposits	0	0
216	Accrued Taxes	0	0
217	Accrued Interest	0	0
242	Miscellaneous Current and Accrued Liabilities	0	0
	<b>Total Current Liabilities</b>	<b>\$0</b>	<b>\$0</b>
<b>Long Term Debt</b>			
224	Long Term Debt (Notes and Bonds)	\$0	\$0
<b>Deferred Credits</b>			
251	Unamortized Premium on Debt	\$0	\$0
252	Advances in Aid of Construction	0	0
255	Accumulated Deferred Investment Tax Credits	0	0
271	Contributions in Aid of Construction	0	0
272	Loss Amortization of Contributions	0	0
281	Accumulated Deferred Income Tax	0	0
	<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	\$0	\$0
211	Other Paid in Capital	0	0
215	Retained Earnings	0	0
218	Proprietary Capital (Sole Props and Partnerships)	0	0
	<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!

Instructions: Fill out the Copy 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.

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2020 - 12/31/2020	Last Year 01/01/2019 - 12/31/2019
<b>Operating Revenue</b>			
461	Metered Water Revenue	\$1,200	\$1,200
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue	3,122	4,213
	<b>Total Revenues</b>	<b>\$4,322</b>	<b>\$5,413</b>
<b>Operating Expenses</b>			
601	Salaries and Wages		
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	1,238	1,832
618	Chemicals		
620	Materials and Supplies		
620.1	Repairs and Maintenance	250	1,571
620.2	Office Supplies and Expense		
630	Contractual Services		
631	Contractual Services - Engineering		
632	Contractual Services - Accounting		
633	Contractual Services - Legal		
634	Contractual Services - Management Fees	1,174	
635	Contractual Services - Water Testing	965	1,230
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		
403	Depreciation Expense (From Schedule AR4)		
408	Taxes Other Than Income	111	75
408.11	Property Taxes	559	680
409	Income Taxes		
427.1	Customer Security Deposit Interest		
	<b>Total Operating Expenses</b>	<b>\$4,322</b>	<b>\$5,413</b>
	<b>Operating Income / (Loss)</b>	<b>\$0</b>	<b>\$0</b>
<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>	<b>\$0</b>	<b>\$0</b>
	<b>Net Income / (Loss)</b>	<b>\$0</b>	<b>\$0</b>

Table of Contents

Consider a rate case if and of the following conditions apply
Operating Loss
Return on Equity
Rate of Return
Operating Margin
DSC
TIER

Eligible for the Short Form Rate Application? Yes

Note - These calculations are only intended to provide the Company with some indication that a rate case should be considered. They do not necessarily reflect the calculations that Staff would develop using more detailed information provided during the course of a rate case. In order to be eligible to use the Short Form Rate Application you must have less than \$250,000 in total revenues.

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.





[Table of Contents](#)

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	na			
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: na

Meter Deposits Refunded During the Test Year: na

*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.*





Customer and Other Information	
Name of the System:	Grandview Water Co
ADEQ Public Water System Number:	609469
ADWR PCC Number:	

[Table of Contents](#)

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	20				

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

Does the system have chlorination treatment?  Yes

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)?   
 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.

na

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

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. Copy and paste this sheet as many times as is necessary.

Note: If you are filing for more than one system, please click on the two systems button below.

Utility Shutoffs / Disconnects	
Name of the System:	Grandview Water Co
ADEQ Public Water System Number:	609469
ADWR FCC Number:	

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

Other (description):

NA
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**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.

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2020 was	\$559

If no property taxes paid, explain why.

[Table of Contents](#)

**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.

**Grandview Water Co., Inc**  
**Statement of Income and Expenses**  
**For the Twelve Months Ending December 31, 2020**

<b>Revenues</b>	<b>Year to Date</b>
Water Fees Received	\$ 1,200.00
Transfer from Club	<u>\$ 3,121.80</u>
<b>Total Revenues</b>	<u>\$ 4,321.80</u>
<b>Expenses</b>	
Arizona Blue Stake	\$ 25.00
Operating Engineer / Water Samples and Testing	\$ 965.00
Property Taxes Well	\$ 559.36
Electricity	\$ 1,237.91
Sales Tax	\$ 110.53
The Pump Company	\$ 250.00
Maricopa County Environmental Svcs - Operating Permit	\$ 620.00
AZ Dept Environmental Svcs	\$ 304.00
AZ Dept of Environmental Quality	\$ 250.00
<b>Total Expenses</b>	<u>\$ 4,321.80</u>
<b>Net Income</b>	<u>\$ -</u>

**Grandview Club, Inc.**  
**Statement of Income and Expenses**  
**For the Twelve Months Ending December 31, 2020**

**Revenues**

Club Fees Received \$ 21,773.00

**Total Revenues** \$ 21,773.00

**Expenses**

AZ Dept of Revenue - Property Taxes Pool \$ 1,814.64

Tree Trimming \$ 390.00

Weed Control \$ 230.00

Repairs & Maintenance \$ 947.34

Liability Insurance / Pool \$ 928.80

APS Pool \$ 1,677.41

APS Street Lights \$ 558.00

Bank Fees \$ 36.00

Director & Officer Insurance \$ 1,025.00

AZ Blue Stake \$ 25.00

Transfer of Funds to Grandview Water Co., Inc. \$ 3,096.80

**Total Expenses** \$ 10,728.99

**Net Income** \$ 11,044.01



Verification and Sworn Statement (Taxes)

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

County of (county name): Maricopa  
Name (owner or official) title: Talisa Umbrer, 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: 12/31/20

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.

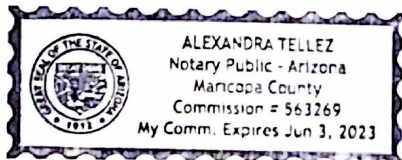
Talisa Umbrer  
signature of owner/official

602-469-6253  
telephone no.

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

THIS 2nd DAY OF October 2021  
(month) and (year)

MY COMMISSION EXPIRES 6/30/2023  
(date)



[Signature]  
(signature of notary public)

Verification and Sworn Statement

Verification:

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

County of (county name): maricopa  
Name (owner or official) title: Talisa Umbress, 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: 12/31/20

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 (\$)  
\$4322  
(The amount in the box above includes  
\$111 in sales taxes  
billed or collected)

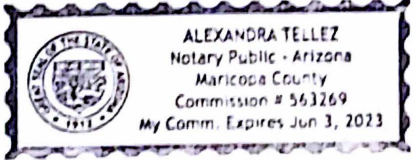
Talisa Umbress  
signature of owner/official

602-469-6253  
telephone no.

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

maricopa  
(county name)  
THIS 22 DAY OF October 2021  
(month) and (year)

MY COMMISSION EXPIRES 6/3/2023  
(date)



[Signature]  
(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 Umhress, 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: 12/31/20

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 (\$)

\$ 4322

(The amount in the box above includes

\$ 111 in sales taxes  
billed or collected)

Talisa Umhress

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

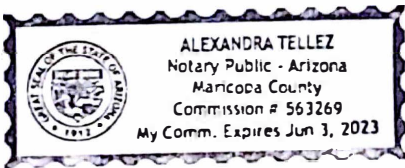
8th

DAY OF

October 2021  
(month) and (year)

MY COMMISSION EXPIRES

6/3/2023  
(date)



[Signature]  
(signature of notary public)

for Income Tax Statement of Certification

Verification:

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

County of (county name): Maricopa  
Name (owner or official) title: Talisa Umfress, Treasurer  
Company name: Grandview Water Company, Inc.

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.

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

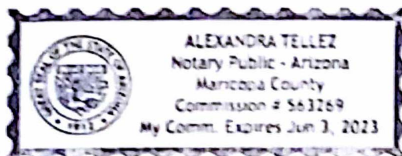
Jan

DAY OF

October 2021  
(month) and (year)

MY COMMISSION EXPIRES

6/03/2023  
(date)



[Signature]

(signature of notary public)