

AMENDED

12-31-2023

ANNUAL REPORT

Of

Company Name:

KOHL'S RANCH WATER COMPANY

Mailing Address:

P.O. BOX 206
PAYSON, AZ 85547

Docket No.:

For the Year Ended:

12/31/2023

WATER UTILITY

To

Arizona Corporation Commission

RECEIVED
UTILITIES DIVISION
2024 APR 14 10 24 AM

Due on April 15th

Email: rdelafuente@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:

4-1-2024

12-31-
YEAR END: 2023

A Class Utility

KOHL'S RANCH WATER COMPANY

1. For the Calendar Year Ended: 12/31/2023

2. Address: P.O. BOX 206
City: PAYSON, AZ State: AZ Zip Code: 85547

3. Telephone Number: 928 978 8220

4. Date of Original Organization of Utility: 1985

5. Person to whom correspondence should be addressed concerning this report:

Name: EVELYN R. THORNE
Telephone No.: 928 978 8220
Address: P.O. BOX 206
City: PAYSON, AZ State: ARIZONA Zip Code: 85547
Email: _____

6. On-Site Manager:

Name: EVELYN R. THORNE / THORNECO WEST INC.
Telephone No.: 928 978 8220
Address: P.O. BOX 206
City: PAYSON State: ARIZONA Zip Code: 85547
Email: MAIL

7. Ownership: CORPORATION

8. Counties Served: GILA

12-31-2023

Annual Report
Utility Plant in Service (Water)
12/31/2023

KOHL'S RANCH WATER COMPANY

Utility Plant in Service (Water)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OC/LD (OC less AD)
301	Organization						
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	2,001			2,001	2,001	0
309	Supply Mains				0		0
310	Power Generation Equipment				0		0
311	Pumping Equipment	34,082			34,082	34,082	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	12,658			12,658	12,658	0
334	Meters and Meter Installations				0		0
335	Hydrants	31,222			31,222	19,191	12,031
336	Back-flow 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	150			150	150	0
342	Stores Equipment	1,000			1,000	1,000	0
343	Tools, Shop and Garage Equipment				0		0
344	Laboratory Equipment	3,133			3,133	3,133	0
345	Power Operated Equipment				0		0
346	Communication Equipment				0		0
347	Miscellaneous Equipment	6,875			6,875	6,875	0
348	Other Tangible Plant	300			300	300	0
Totals		\$91,421	\$0	\$0	\$91,421	\$79,350	\$12,081

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.

12/31/2023

KOHL'S RANCH WATER CO. INC.

Kohl's Ranch Water Company
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/2023

Account No.	Description	Depreciation Expense for the Current Year (Water)				Adjusted Original Cost	Fully Depreciated/Non-depreciable Plant	Depreciation Percentages	Depreciation Expense
		Beginning Year Original Cost	Current Year Additions	Current Year Retirements					
301	Organization	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
302	Franchises	0	0	0	0	0	0.00%	0	
303	Land and Land Rights	0	0	0	0	0	0.00%	0	
304	Structures and Improvements	0	0	0	0	0	0.00%	0	
305	Collecting & Improving Reservoirs	0	0	0	0	0	3.33%	0	
306	Lake, River, Canal Intakes	0	0	0	0	0	3.33%	0	
307	Wells and Springs	2,001	0	0	2,001	2,001	5.00%	0	
308	Infiltration Galleries	0	0	0	0	0	3.33%	0	
309	Supply Main	0	0	0	0	0	5.00%	0	
310	Power Generation Equipment	0	0	0	0	0	12.50%	0	
311	Pumping Equipment	34,082	0	0	34,082	0	0.00%	0	
320	Water Treatment Equipment	0	0	0	0	34,082	3.33%	0	
320.1	Water Treatment Plants	0	0	0	0	0	20.00%	0	
320.2	Solution Chemical Feeders	0	0	0	0	0	3.33%	0	
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	20.00%	0	
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	10.00%	0	
330.1	Storage Tanks	0	0	0	0	0	0.00%	0	
330.2	Pressure Tanks	0	0	0	0	0	2.22%	0	
331	Transmission and Distribution Mains	12,658	0	0	12,658	12,658	5.00%	0	
331.1	Services	0	0	0	0	0	2.00%	0	
331.2	Meters and Meter Installations	31,222	0	0	31,222	0	3.33%	0	
335	Hydrants	0	0	0	0	3,600	8.33%	2,300	
336	Backflow Prevention Devices	0	0	0	0	0	2.00%	0	
339	Other Plant and Misc. Equipment	0	0	0	0	0	6.67%	0	
340	Office Furniture and Equipment	0	0	0	0	0	6.67%	0	
340.1	Computer & Software	150	0	0	150	0	6.67%	0	
341	Transportation Equipment	1,000	0	0	1,000	150	20.00%	0	
342	Stones Equipment	0	0	0	0	1,000	20.00%	0	
343	Tools, Shop and Garage Equipment	3,133	0	0	3,133	0	4.00%	0	
344	Laboratory Equipment	0	0	0	0	3,133	5.00%	0	
345	Power Operated Equipment	0	0	0	0	0	10.00%	0	
346	Communication Equipment	0	0	0	0	0	5.00%	0	
347	Miscellaneous Equipment	6,875	0	0	6,875	0	10.00%	0	
348	Other Tangible Plant	300	0	0	300	6,875	10.00%	0	
	Subtotal	\$91,421	\$0	\$0	\$91,421	\$63,807	0.00%	\$0	

Contributions in Aid of Construction (Gross)	\$0
Less: Non Amortizable Contributions	0
Fully Amortized Contributions	0
Amortizable Contributions	0
Times Proposed Amortization Rate	50
Amortization of CAC	8.33%
	\$0
Less: Amortization of CAC	\$0
DEPRECIATION EXPENSE:	\$2,300

Please 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.

12/31/2023.

KOHL'S RANCH WATER CO. INC.

Kohl's Ranch Water Company
 Annual Report
 Balance Sheet Assets
 12/31/2023

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (202 ₁)	Balance at End of Year (202 ₂)
Account No.	Current and Accrued Assets			
131	Cash		\$2,312	\$2,294
134	Working Funds		(157)	(157)
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		0	(27)
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		\$2,155	\$2,118
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$91,421	\$91,421
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)**		(80,211)	(79,340)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$11,210	\$12,081
	Total Assets		\$13,365	\$14,199

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 these items feed automatically from AR3 UPIS Page 3

12-31-2023

0
Annual Report
Balance Sheet Liabilities and Owners Equity
12-31-2023

KOHL'S RANCH WATER COMPANY

Balance Sheet Liabilities and Owners Equity				
Account No.	Liabilities		Balance at Beginning of Year (2023)	Balance at End of Year (2023)
Current Liabilities				
231	Accounts Payable			
232	Notes Payable (Current Portion)		25,915.29	25,915.29
234	Notes Payable to Associated Companies			
235	Customer Deposits			
236	Accrued Taxes			
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities		2,908.93	2,908.17
	Total Current Liabilities		28,824.22 \$0	28,823.46
Long Term Debt				
224	Long Term Debt (Notes and Bonds)			
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 Liabilities		28,824.22 \$0	28,823.46 \$0
Capital Accounts				
201	Common Stock Issued			
211	Other Paid-In Capital			
215	Retained Earnings			
218	Proprietary Capital (Sole Props and Partnerships)		(15,459.22)	(14,632.46)
	Total Capital		(15,459.22)	(14,632.46)
	Total Liabilities and Capital		13,365	14,191

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

12-31-
 Year End.: 2023

KOHL'S RANCH WATER COMPANY

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2023-12/31/2023	Last Year 01/01/2022-12/31/2022
	Operating Revenue		
461	Metered Water Revenue	169,945.48	\$167,681.60
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue		
	Total Revenues	169,945.48 \$0	167,681.60 \$0
	Operating Expenses		
601	Salaries and Wages	34,372.04	\$34,655.58
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	9,764.87	\$8,689.37
618	Chemicals	1,351.75	\$1,315.55
620	Materials and Supplies	19,900.01	\$26,191.08
620.1	Repairs and Maintenance	4,360.19	\$4,190.56
620.2	Office Supplies and Expense	12,023.15	\$14,337.12
630	Contractual Services	11,475.00	\$5,960.00
631	Contractual Services -Engineering		
632	Contractual Services - Accounting		
633	Contractual Services - Legal		
634	Contractual Services - Management Fees	48,000.00	\$48,000.00
635	Contractual Services - Water Testing	3,188.68	\$1,862.50
636	Contractual Services - Other	3,255.00	\$4,568.00
640	Rents		
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expenses	3,877.21	\$7,960.16
657	Insurance - General Liability	1,210.00	\$1,215.00
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense		
675	Miscellaneous Expense	-1,500.00	\$4,435.46
403	Depreciation Expense (From Schedule AR4)		
408	Taxes Other Than Income	12,828.03	\$10,709.20
408.11	Property Taxes	5,399.73	\$4,841.34
409	Income Taxes		
427.1	Customer Security Deposit Interest		
	Total Operating Expenses	177,506.66	178,930.92
	Operating Income / (Loss)	(2,561.18)	(11,249.32)
	Other Income / (Expense)		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)		
	Total Other Income / (Expense)		
	Net Income / (Loss)	(2,561.18) \$0	(11,249.32) \$0

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
 Full time equivalent employees
 12/31/2023

12-31-
 Year End.: 2023

KOHL'S RANCH WATER COMPANY

Full time equivalent employees

	Direct Company	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
Total	0.0	0.0	0.0

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. A full-time employee is based on 2080 total hours per year. Please calculate partial employees using 2080 hours.

12-31-
Year End.: 2023

0

Annual Report
Supplemental Financial Data (Long-Term Debt)
12/31/ 2023

KOHL'S RANCH WATER COMPANY

Supplemental Financial Data (Long-Term Debt)			
	Loan #1	Loan #2	Loan #3
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 service. Indebtedness incurred for personal uses by the owner of the utility should not be listed. Input 0 nothing to report for that cell.

12-31-2023

Annual Report
Well and Water Usage
12/31/2023

KOHL'S RANCH WATER COMPANY INC.

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	Meter Size (inches)	How measured:	Active
55-508295(5)	3	30	185	8" - 2.1 FT 8" - 185	Submer- sible	1985	1 1/2 2		

Name of system water delivered to: _____
ADWR PCC Number: _____
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 (acre ft) ¹	Water sold (acre ft) ²	Water delivered (sold) to other systems (acre ft) ³	Water received (purchased) from other systems (acre ft) ⁴	Estimated authorized use (acre ft) ⁵	Purchased Power Expense ⁶	Purchased Power (kWh) ⁷
January							
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Totals	0	0	0	0	0	\$0	0

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

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.

- 1 Water withdrawn - Total acre feet of water withdrawn from pumped sources.
- 2 Water sold - Total acre feet from customer meters, and other sales such as construction water.
- 3 Water delivered (sold) to other systems - Total acre feet of water delivered to other systems.
- 4 Water received (purchased) from other systems - Total acre feet of water purchased/received from other systems.
- 5 Estimated authorized use - Total estimated acre feet 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.

12/31/2023

COMPANY NAME: KOHL'S RANCH WATER COMPANY 2023
 Name of System: Kohls Ranch Water Co ADWD Public Water System Number: 04-089

WELL

WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2023

MONTH	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)	GALLONS PUMPED (Thousands)	GALLONS PURCHASED (Thousands)
JANUARY	1	301701	83,664	
FEBRUARY	1	295581	223383	
MARCH	1	377254	563939	
APRIL	1	350464	340284	
MAY	1	403744	236300	
JUNE	1	647510	588947	
JULY	1	741207	495175	
AUGUST	1	766030	554614	
SEPTEMBER	1	507367	342491	
OCTOBER	1	349951	293811	
NOVEMBER	1	321618	214354	
DECEMBER	1	274672	171750	
TOTALS →		5,337,099	4,108,712	

WASTEWATER FLOWS

MONTH/YEAR (Most Recent 12 Months)	NUMBER OF SERVICES	TOTAL MONTHLY WASTE FLOW	Total Monthly Waste Flow
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			

10(A)

12/31/2023

COMPANY NAME: KOHL'S RANCH WATER COMPANY 2023
 Name of System: INDIAN GARDEN SPRING ADDD Public Water System Number: 04-013

WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2023

MONTH	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)	GALLONS PUMPED (Thousands)	GALLONS PURCHASED (Thousands)
JANUARY	125	86,465	60,200	
FEBRUARY		81,589	198,600	
MARCH		113,826	155,200	
APRIL		83,119	215,400	
MAY		104,825	342,800	
JUNE		335,586	242,800	
JULY		365,975	532,700	
AUGUST		295,952	515,660	
SEPTEMBER		247,829	413,300	
OCTOBER		167,259	389,900	
NOVEMBER		88,410	303,600	
DECEMBER		168,052	222,600	
TOTALS →		2,138,887	3,592,700	

WASTEWATER FLOWS

MONTH/YEAR (Most Recent 12 Months)	NUMBER OF SERVICES	TOTAL MONTHLY WASTE FLOW	Total Monthly Waste Flow
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			

10(B)

0
12/31/2023

Annual Report
Water Utility Plant Description
12/31/2023

KOHL'S RANCH WATER CO. INC.

Water Utility Plant Description
 Name of the System: **KOHL'S RANCH WATER CO. INC.**
 ADQR Public Water System Number: **04 - 013**
 ADWR PCC Number:

MAINS		Length (feet)
Sizes (inches)	Material	
2	GALVANIZED	2,280 FT
3	CEMENT	5,320 FT
4	CEMENT	2,240 FT
6	CAST IRON	100 FT

CUSTOMER METERS		Quantity
Size (inches)		
5/8"	3/4"	85
3/4"		40

SERVICE LINES		Percent of system
Material		

TREATMENT EQUIPMENT: 1 EACH CHLORINATING PUMP
 1 EACH CHLORINE TANK
 4 EACH FILTER TANKS & BACKWASH
 STRUCTURES: CHLORINATION BUILDING FRAME
 FILTER BUILDING FRAME

BOOSTER PUMPS		Quantity
Horsepower	GPM	

FIRE HYDRANTS		Quantity
Type		
Standard		
Other		

STORAGE TANKS		Quantity
Capacity (gallons)	Material	

PRESSURE/BLADDER TANKS		Quantity
Capacity (gallons)	Material	

118

Annual Report
 Water Utility Plant Description
 12/31/2023
 12/31/2023
 KOHL'S RANCH WATER CO INC.

Name of the System: KOHL'S RANCH WATER CO. INC., 10 WELL
 ADEQ Public Water System Number: 04-089
 ADWR PCC Number: 55-508795

MAINS		
Sizes (inches)	Material	Length (feet)
1	PVC (GALVANIZED)	1,385
3	PVC LEGUMINANT	400
8	PVC	1,650
3	GALVANIZED IRON	275
1	GALVANIZED IRON	550

CUSTOMER METERS	
Size (inches)	Quantity
Com. pound 6	1

SERVICE LINES	
Material	Percent of system

BOOSTER PUMPS		
Horsepower	GPM	Quantity
15 HV	103	1
30	125	1

FIRE HYDRANTS	
Type	Quantity
Standard *	2
Other	

STORAGE TANKS	
Capacity (gallons)	Quantity
200,000	1
Steel	

PRESSURE/BLADDER TANKS	
Capacity (gallons)	Quantity
10,000 gal	1
500	

TREATMENT EQUIPMENT: EACH CHLORINATING PUMP, EACH CHLORINE TANK
 STRUCTURES: PUMP BUILDING - BLOCK 1280 SF (64' x 20') WATER STORAGE TANK - 38' DIAMETER X 24' HIGH

12/31/2023

Kohl's Ranch Water Company
Annual Report
Water Utility Plant Description (Continued)

KOHL'S - RANCH WATER CO. INC.

12/31/2024

Water Utility Plant Description (Continued)

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

TREATMENT EQUIPMENT:	Two chlorinators in use and four in stock.
STRUCTURES:	6' x 6' building houses the chlorinator. 14' x 20' building for pressure tanks and filter. 14' x 10' building for booster pumps and pressure tanks. 20' x 20' building for the Indian Gardens spring.
OTHER:	Vault under the road. INDIAN GARDEN SPRING

Annual Report
Customer and Other Information
12/31/2023

12/31/2023

2023

Customer and Other Information	
Name of the System:	0 KOTTL'S RANCHA WATER COMPANY INC.
ADEQ Public Water System Number:	
ADWR PCC Number:	

Month	Number of Customers				Other Non-Residential
	Spring Single-Family 04-013	Multi-Family	Well 04-089 Commercial	Turf/Irrigation	
January	10		1		
February	10		1		
March	10		1		
April	10		1		
May	55		1		
June	124		1		
July	124		1		
August	124		1		
September	55		1		
October	10		1		
November	10		1		
December	10		1		

If the system has fire hydrants, what is the fire flow requirements?

125 GPM for 16 hrs.

Does the system have chlorination treatment?

YES

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?
If yes, provide the GPCPD amount:

N/A

NO

Is the Water Utility located in an ADWR Active Management Area (AMA)?
If yes, which AMA?

NO
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 info report. Copy and paste this sheet as many times as is necessary.

(13)

2023 REAL PROPERTY TAX NOTICE

GILA COUNTY

ARIZONA

ACCOUNT NUMBER	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	IRRIGATION DISTRICT \$ PER ACRE
C000032	1001	8.5182	5.4564	

ASSESSMENT	VALUE IN DOLLARS	ASSMT %	NET ASSESSED	EXEMPTIONS	TAX RATE	TAX
LIMITED LAND, BLDG, ETC.	72,891	17.0	12,391	0	8.5182	1,055.49
LIMITED PERSONAL PROPERTY	200,109	17.0	34,019	0	8.5182	2,897.81
LIMITED TOTALS	273,000		46,410	0		3,953.30
FULL CASH LAND	72,891	17.0	12,391	0	5.4564	
FULL CASH BUILDINGS, ETC	0	0.0	0	0	5.4564	0.00
FULL CASH PERSONAL PROPERTY	200,109	17.0	34,019	0	5.4564	983.44
FULL CASH TOTALS	273,000		46,410	0		1,341.64

2023 TAX SUMMARY	
PRIMARY PROPERTY TAX	3,953.30
LESS STATE AID TO EDUCATION	0.00
NET PRIMARY PROPERTY TAX	3,953.30
SECONDARY PROPERTY TAX	1,341.64
SPECIAL DISTRICT TAX	0.00
TOTAL TAX DUE FOR 2023	5,294.94

LIMITED PROPERTY VALUE IS THE BASIS FOR CALCULATING ALL PROPERTY TAXES

ACCOUNT: C000032 PARCEL: 99955138

Situs Address:

Legal Description:

TOTAL VALUE OF OPERATING PROPERTY

JURISDICTION

- Gila County
- SD #10 Payson
- Community College
- Christopher-Kohls FD
- Fire District Assist
- Gila County Library
- NAVIT
- SD #10 Budget Overri
- SD #10 Class A Bonds

2022 TAXES

- 1877.12
- 1597.08
- 422.24
- 0.00
- 44.80
- 108.64
- 22.40
- 235.60
- 479.36

2023 TAXES

- 1944.58
- 1582.82
- 425.90
- 433.68
- 46.41
- 112.55
- 23.21
- 242.63
- 483.16

DETACH AND RETURN WITH PAYMENT PAYMENT IN U.S. FUNDS ONLY

Please fold on perforation BEFORE tearing



Monica Wohlforth
Gila County Treasurer
PO Box 1093
Globe, AZ 85502

12-4-2023
ck# 3493
\$ 2,647.47

2 2023 Second Half Payment Coupon
To Pay 2nd Half Only PAY ▶ 2,647.47

Due March 1, 2024, Delinquent after May 1, 2024
Name: KOHLS RANCH WATER COMPANY C/O: EVELYN R.
Account #: C000032 Parcel #: 99955138

If your mortgage company makes your property tax payments, consider this notice as a courtesy copy of your records only.



MONICA WOHLFORTH
GILA COUNTY TREASURER
PO BOX 1093
GLOBE, AZ 85502-1093



24165*95**G50**0.8255**1/2*****AUTO5-DIGIT 85541
KOHLS RANCH WATER COMPANY C/O: EVELYN R.
PO BOX 206
PAYSON AZ 85547-0206



Delinquency Date Second Half Payment Penalty for late payment is 16% per year prorated monthly as of the 1st day of the month for payments postmarked after May 1, 2024 at 5:00 PM (ARS 42-18052 and ARS 42-18053).

DETACH AND RETURN WITH PAYMENT PAYMENT IN U.S. FUNDS ONLY

Please fold on perforation BEFORE tearing

2023 First Half Payment Coupon 10-10-2023

Due October 2, 2023, Delinquent after Nov 1, 2023

Name: KOHLS RANCH WATER COMPANY C/O: EVELYN R.

Account #: C000032 Parcel #: 99955138

ck# 3474
\$ 2,647.47

1 To Pay 1st Half Only PAY ▶ 2,647.47
To Pay Full Amount PAY ▶ 5,294.94

If your mortgage company makes your property tax payments, consider this notice as a courtesy copy of your records only.



Delinquency Date First Half Payment Penalty for late payment is 16% per year prorated monthly as of the 1st day of the month for payments postmarked after November 1, 2023 at 5:00 PM (ARS 42-18052 and ARS 42-18053).

Any total property tax notice of \$100 or less must be paid in full using the first payment coupon, no later than January 2, 2024 at 5:00 PM

IMPORTANT: Please make sure the return address of this coupon shows through the window in the provided return envelope or the Post Office will NOT deliver your payment.

MONICA WOHLFORTH
GILA COUNTY TREASURER
PO BOX 1093
GLOBE, AZ 85502-1093



Annual Report
Property Taxes
12/31/2023

0

KOHL'S RANCH WATER COMPANY INC.

12/31/2023

Property Taxes
Amount of actual property taxes paid during Calendar Year 2023 was 5,399.73

If no property taxes paid, explain why.	
30305085A	ACC.# R0099834719
30305123C	ACC.# R0099834721
30305123B	ACC.# R0099834720
30305123D	ACC.# R0099834722
91381000	ACC.# R036386
491381001	ACC.# C000626

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.

12-31-2023

Annual Report
Verification and Sworn Statement (Taxes)
12/31/ 2023

KOHL'S RANCH WATER CO. INC.

Verification and Sworn Statement (Taxes)

Verification: State of ARIZONA I, the undersigned of the
(state name)

County of (county name): GILA
Name (owner or official) title: EVELYN R. THORNE owner / PRESIDENT
Company name: KOHL'S 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: 12/31/2023

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.

Evelyn R. Thorne
signature of owner/official

928 978 220
telephone no.

UTILITIES DIVISION
2024 APR -4 10 2:25
ARIZONA

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

THIS 1st DAY OF Gila (county name)
April 2024 (month) and (year)

MY COMMISSION EXPIRES June 29, 2027 (date)

Stacia Foster
(signature of notary public)

