

ANNUAL REPORT

Of

Company Name:

LAKE PLEASANT WATER COMPANY

Mailing Address:

2390 E CAMELBACK RD STE 310
PHOENIX, AZ 85016-3451

Docket No.:

For the Year Ended:

12/31/16

RECEIVED

APR 25 2017

ARIZONA CORP COMMISSION
UTILITIES DIVISION - DIRECTOR'S OFFICE

WATER UTILITY

To

Arizona Corporation Commission

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:

2016

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT

0

A Class ☐ Utility

1. For the Calendar Year Ended: 12/31/16

2. Address:

2390 E CAMELBACK ROAD - SUITE 310			
City: PHOENIX	State: AZ	Zip Code: 85016	

3. Telephone Number:

602.957.8181

4. Date of Original Organization of Utility:

3.23.1987

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

Name:

CHARLES CIVER

Telephone No. :

480 451 6961

Address:

42265 N. OLD MINE ROAD			
City: CAVE CREEK	State: AZ	Zip Code: 85331	

Email:

CWCIVER14@GMAIL.COM

6. On-Site Manager:

Name:

N/A

Telephone No. :

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Address:

City:	State:	Zip Code:	

Email:

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7. Ownership:

C CORPORATION

8. Counties Served:

MARICOPA

Utility Plant in Service (Water)				
Account No.	Description	Original Cost	Accumulated Depreciation	OCLD (OC less AD)
301	Organization			\$0
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			
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			
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	XXXXXXXXXXXX INTANGIBLE ASSETS Other Intangible Plant	113,775	\$0	113,775 0
	Totals	113,775 \$0	\$0	113,775 \$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.

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Annual Report

Depreciation Expense for the Current Year (Water)

12/31/16

Depreciation Expense for the Current Year (Water)								
Account No.	Description	Original Cost	Current Year Additions	Adjusted Original Cost	Fully Depreciated/Non-depreciable Plant	Depreciable Plant	Depreciation Percentages	Depreciation Expense
301	Organization	\$0		\$0		\$0		\$0
302	Franchises	0		0		0		0
303	Land and Land Rights	0		0		0		0
304	Structures and Improvements	0		0		0		0
305	Collecting & Improving Reservoirs	0		0		0		0
306	Lake, River, Canal Intakes	0		0		0		0
307	Wells and Springs	0		0		0		0
308	Infiltration Galleries	0		0		0		0
309	Supply Mains	0		0		0		0
310	Power Generation Equipment	0		0		0		0
311	Pumping Equipment	0		0		0		0
320	Water Treatment Equipment	0		0		0		0
320.1	Water Treatment Plants	0		0		0		0
320.2	Solution Chemical Feeders	0		0		0		0
320.3	Point-of-Use Treatment Devices	0		0		0		0
330	Distribution Reservoirs and Standpipes	0		0		0		0
330.1	Storage Tanks	0		0		0		0
330.2	Pressure Tanks	0		0		0		0
331	Transmission and Distribution Mains	0		0		0		0
333	Services	0		0		0		0
334	Meters and Meter Installations	0		0		0		0
335	Hydrants	0		0		0		0
336	Backflow Prevention Devices	0		0		0		0
339	Other Plant and Misc. Equipment	0		0		0		0
340	Office Furniture and Equipment	0		0		0		0
340.1	Computer & Software	0		0		0		0
341	Transportation Equipment	0		0		0		0
342	Stores Equipment	0		0		0		0
343	Tools, Shop and Garage Equipment	0		0		0		0
344	Laboratory Equipment	0		0		0		0
345	Power Operated Equipment	0		0		0		0
346	Communication Equipment	0		0		0		0
347	Miscellaneous Equipment	0		0		0		0
348	Other Tangible Plant INTANGIBLE ASS	113,775		0		0		0
	Subtotal	113,775	\$0	\$0	\$0	\$0		\$0

Contribution(s) in Aid of Construction (Gross)

Less: Non Amortizable Contribution(s)

Fully Amortized Contribution(s)

Amortizable Contribution(s)

\$0

Times: Proposed Amortization Rate

Amortization of CIAC

Less: Amortization of CIAC

N/A

DEPRECIATION EXPENSE

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.

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Annual Report
Balance Sheet Assets
12/31/16

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2016)	Balance at End of Year (2016)
Account No.	Current and Accrued Assets			
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		113,775	113,775
	Total Current and Accrued Assets		113,775 \$0	113,775 \$0
Account No.	Fixed Assets			
101	Utility Plant in Service*			\$0
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			
	Total Fixed Assets		\$0	\$0
	Total Assets		113,775 \$0	113,775 \$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.

*Note these items feed automatically from AR3 UPIS Page 3

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Annual Report

Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity						
	Liabilities		Balance at Beginning of Year (2016)		Balance at End of Year (2016)	
Account No.	Current Liabilities					
231	Accounts Payable					
232	Notes Payable (Current Portion)					
234	Notes Payable to Associated Companies		13,775		13,775	
235	Customer Deposits					
236	Accrued Taxes					
237	Accrued Interest					
242	Miscellaneous Current and Accrued Liabilities					
	Total Current Liabilities		13,775	\$0	13,775	\$0
	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 Liabilites		13,775	\$0	13,775	\$0
	Capital Accounts					
201	Common Stock Issued		100,000		100,000	
211	Other Paid-In Capital					
215	Retained Earnings					
218	Proprietary Capital (Sole Props and Partnerships)					
	Total Capital		100,000	\$0	100,000	\$0
	Total Liabilities and Capital		113,775	\$0	113,775	\$0

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.

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

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2016 - 12/31/2016	Last Year 01/01/2015 - 12/31/2015
	Operating Revenue		
461	Metered Water Revenue		
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue		
	Total Revenues	\$0	\$0
	Operating Expenses		
601	Salaries and Wages		
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power		
618	Chemicals		
620	Materials and Supplies		
620.1	Repairs and Maintenance		
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		
635	Contractual Services - Water Testing		
636	Contractual Services - Other		
635	Water Testing		
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		
675	Miscellaneous Expense		
403	Depreciation Expense (From Schedule AR4)		
408	Taxes Other Than Income		
408.11	Property Taxes		
409	Income Taxes		
	Total Operating Expenses	\$0	\$0
	Operating Income / (Loss)	\$0	\$0
	Other Income / (Expense)		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)		
	Total Other Income / (Expense)	\$0	\$0
	Net Income / (Loss)	\$0	\$0

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.

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Annual Report
 Supplemental Financial Data (Long-Term Debt)
 12/31/16

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	\$0			
Amount Outstanding	\$0			
Date of Maturity				
Interest Rate				
Current Year Interest	\$0			
Current Year Principal	\$0			

Meter Deposit Balance at Test Year End:	0
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Meter Deposits Refunded During the Test Year:	0
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List all bonds, notes, loans, and other types of indebtedness in which the proceeds were used in the provision of public utility service. Indebtedness incurred for personal uses by the owner of the utility should not be listed. Input 0 or none if there is nothing to report for that cell.

Annual Report
Water Utility Plant Description
12/31/16

Water Utility Plant Description

Name of the System: **LAKE PLEASANT WATER COMPANY**

ADEQ Public Water System Number:

WELLS

ADWR ID No *	Pump Horsepower	Pump Yield (gpm)	Casing Depth (feet)	Casing Diameter (inches)	Pump Motor Type **	Meter Size (inches)	Year Drilled	Arsenic Level (mg/L)
55-507619	50	400	300	8		N/A	1984	0.010/MG
55-507618	OBSERVATION WELL						1984	
55-508840	OBSERVATION WELL						1984	
55-508939	OBSERVATION WELL						1984	
55-509089	OBSERVATION WELL						1984	

OTHER WATER SOURCES N/A

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)

BOOSTER PUMPS N/A

Horsepower	GPM	Quantity

FIRE HYDRANTS N/A

Type	Quantity
Standard ***	
Other	

STORAGE TANKS N/A

Capacity	Material	Quantity

PRESSURE/BLADDER TANKS N/A

Capacity	Quantity

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.

* Arizona Department of Water Resources ("ADWR") well identification number. For example 55-XXXXXX.

** Pump motor type, turbine or submersible.

*** 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.

Annual Report

Water Utility Plant Description (Continued)

12/31/16

Water Utility Plant Description (Continued)					
MAINS			CUSTOMER METERS		
Sizes (inches)	Material	Length (feet)	Size (inches)	Quantity	
2			5/8 X 3/4		
3			3/4		
4			1		
5			1 1/2		
6			Compound 2		
8			Turbine 2		
10			Compound 3		
12			Turbine 3		
			Compound 4		
			Turbine 5		
			Compound 6		
			Turbine 6		
			6+		

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

TREATMENT EQUIPMENT:	N/A
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STRUCTURES:	N/A
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OTHER:	N/A
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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. Copy and paste this sheet as many times as is necessary.

Annual Report
Water Use Data Sheet
12/31/16

Water Use Data Sheet					
Name of the System:		LAKE PLEASANT WATER COMPANY			
ADEQ Public Water System Number:		0			
Month	Number of Customers	Gallons Sold (thousands) ¹	Gallons Pumped (thousands) ²	Gallons Purchased (thousands) ³	Estimated Gallons Authorized Use (thousands) ⁴
January	0				
February	0				
March	0				
April	0				
May	0				
June	0				
July	0				
August	0				
September	0				
October	0				
November	0				
December	0				
Totals		0	0	0	0

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

Does the system have chlorination treatment?

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

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

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 Gallons sold - Total gallons from customer meters. |
| 2 Gallons pumped - Total gallons from pumped sources. |
| 3 Gallons purchased - Total gallons purchased from other sources. |
| 4 Estimated gallons authorized use - Total estimated gallons from authorized metered or unmetered use. Authorized use such as flushing (mains, services and hydrants) draining/cleaning tanks, process, construction, fire fighting, etc. |

0

Annual Report
Utility Shutoffs / Disconnects
12/31/16

ADEQ System No. : 28654 0

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

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.

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Annual Report
Property Taxes
12/31/16

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2015 was	\$0
If no property taxes paid, explain why.	
<div></div>	
<div>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.</div>	

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Annual Report
Verification and Statement (Taxes)
12/31/16

RECEIVED
APR 25 2017
ARIZONA CORP COMMISSION
UTILITIES DIVISION - DIRECTOR'S OFFICE

Verification and Statement (Taxes)

Verification: State of 0 ARIZONA I, the undersigned of the
(state name)

County of (county name): 0 MARICOPA
Name (owner or official) title: 0 DONALD R LEO, PRESIDENT
Company name: 0 LAKE PLEASANT WATER COMPANY

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

FOR THE YEAR ENDING: 12/31/16

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.

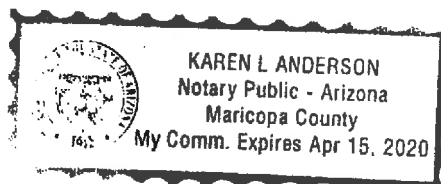
Donald R. Leo
signature of owner/official

602.957.8181 0
telephone no.

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

THIS 12th DAY OF MARICOPA
April 2017
(month) and (year)

MY COMMISSION EXPIRES 4/15/20
(date)



Karen L. Anderson
(signature of notary public)

Verification and Statement

Verification:

State of 0 ARIZONA I, the undersigned of the
(state name)

County of (county name):

0 MARICOPA

Name (owner or official) title:

0 DONALD R LEO, PRESIDENT

Company name:

0 LAKE PLEASANT WATER COMPANY

RECEIVED

APR 25 2017

ARIZONA CORP COMMISSION
UTILITIES DIVISION - DIRECTOR'S OFFICE

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

FOR THE YEAR ENDING: 12/31/16

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 (\$)

\$0

(The amount in the box above includes

\$0

in sales taxes
billed or collected)

Donald R Leo
signature of owner/official

602.957.8181 0
telephone no.

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

THIS

12th

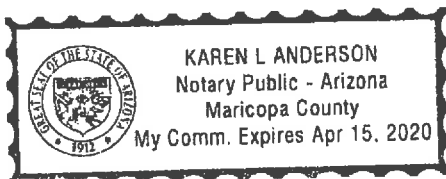
DAY OF

MARICOPA
(county name)

April 2017
(month) and (year)

MY COMMISSION EXPIRES

4/15/20
(date)



Karen L Anderson
(signature of notary public)

Annual Report
 Verification and Statement (Residential Revenue)
 12/31/16

Verification and Statement (Residential Revenue)

Verification:

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

County of (county name):

MARICOPA

Name (owner or official) title:

DONALD R LEO, PRESIDENT

Company name:

LAKE PLEASANT WATER COMPANY

RECEIVED

APR 25 2017

ARIZONA CORP COMMISSION
 UTILITIES DIVISION - DIRECTOR'S OFFICE

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

FOR THE YEAR ENDING: 12/31/16

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 (\$)

\$0

(The amount in the box above includes

\$0

in sales taxes
 billed or collected)

signature of owner/official

602.957.8181

telephone no.

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

MARICOPA

(county name)

THIS

12th

DAY OF

April 2017

(month) and (year)

MY COMMISSION EXPIRES

4/15/20

(date)



KAREN L. ANDERSON
 Notary Public - Arizona
 Maricopa County

My Comm. Expires Apr 15, 2020

Karen L Anderson

(signature of notary public)