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UTILITIES DIVISION
2024 MAR 22 A 9:54
ARIZONA CORPORATION
COMMISSION

ANNUAL REPORT

Of

Company Name: Tall Pine Estates Water & Improvement Association
HC 31 Box 25
Mailing Address: 707 Western Lane to address
Mormon Lake AZ
86038
Docket No.: W-01976A
For the Year Ended: 12/31/23

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: 2/8/2024

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Tall Pine Estates Water & Improvement Association
A Class Utility

For the Calendar Year Ended: 12/31/23

Primary Address:
City: State: Zip Code:

Telephone Number:

Date of Original Organization of Utility:

Person to whom correspondence should be addressed concerning this report:

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:

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

Name:
Telephone No. :

Address:

City: <input type="text"/>	State: <input type="text"/>	Zip Code: <input type="text"/>
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Email:

Ownership:

Counties Served:

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? NO
	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? NO
	If yes, please provide specific details in the box below.

Tall Pine Estates Water & Improvement Association
Annual Report
Utility Plant in Service (Water)
12/31/23

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				\$0		\$0
302	Franchises				0		0
303	Land and Land Rights				0		0
304	Structures and Improvements	16,555	11,500		28,055	5,216	22,839
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	10,861			10,861	1,358	9,503
311	Pumping Equipment	51,322			51,322	30,323	20,999
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	28,122			28,122		28,122
330.1	Storage Tanks				0		0
330.2	Pressure Tanks				0		0
331	Transmission and Distribution Mains	58,553			58,553	5,915	52,638
333	Services				0		0
334	Meters and Meter Installations				0		0
335	Hydrants	896			896	896	0
336	Backflow Prevention Devices				0		0
339	Other Plant and Misc. Equipment	10,404			10,404	9,350	1,054
340	Office Furniture and Equipment				0		0
340.1	Computer & Software				0		0
341	Transportation Equipment	1,000			1,000	1,000	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	8,000			8,000	8,000	0
348	Other Tangible Plant				0		0
	Totals	\$185,713	\$11,500	\$0	\$197,213	\$62,057	\$135,156

2023 Tall Pine Estates Water & Improvements
Depreciation Summary
Fixed Assets

Account	Description	Date Placed in Service	Cost Basis	Method	Life	A/D Balance 12/31/18	2019	Abandoned	A/D Balance 12/31/19	2020	Abandoned	A/D Balance 12/31/20	2021	Abandoned	A/D Balance 12/31/21
304	Building	8/15/1966	\$ 1,849.00	SL	40	\$ 1,849.00	\$ -	\$ -	\$ 1,849.00	\$ -	\$ -	\$ 1,849.00	\$ -	\$ -	\$ 1,849.00
304	Building	9/1/2017	\$ 8,960.00	SL	30	\$ 399.11	\$ 299.33	\$ -	\$ 688.44	\$ 299.33	\$ -	\$ 979.00	\$ 299.33	\$ -	\$ 1,278.11
304	Cable	10/13/1989	\$ 979.00	SL	15	\$ 979.00	\$ -	\$ -	\$ 979.00	\$ -	\$ -	\$ 979.00	\$ -	\$ -	\$ 979.00
304	Carport	10/31/2018	\$ 5,618.57	SL	30	\$ 20.10	\$ 120.62	\$ -	\$ 140.72	\$ 120.62	\$ -	\$ 261.34	\$ 120.62	\$ -	\$ 381.96
311	Electric Pumping	1/1/1987	\$ 6,524.00	SL	7	\$ 6,524.00	\$ -	\$ -	\$ 6,524.00	\$ -	\$ -	\$ 6,524.00	\$ -	\$ -	\$ 6,524.00
304	Electric	1/1/1994	\$ 1,129.00	SL	10	\$ 1,129.00	\$ -	\$ -	\$ 1,129.00	\$ -	\$ -	\$ 1,129.00	\$ -	\$ -	\$ 1,129.00
347	Generators & Compr.	12/1/1995	\$ 4,102.54	SL	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
347	Generators & Compr.	10/1/2000	\$ 531.48	SL	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
347	Generators & Compr.	10/1/2000	\$ 300.71	SL	7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
347	Generators & Compr.	5/27/2003	\$ 4,935.13	SL	7	\$ 4,935.13	\$ -	\$ -	\$ 4,935.13	\$ -	\$ -	\$ 4,935.13	\$ -	\$ -	\$ 4,935.13
347	Generators & Compr.	8/8/2003	\$ 617.31	SL	7	\$ 617.31	\$ -	\$ -	\$ 617.31	\$ -	\$ -	\$ 617.31	\$ -	\$ -	\$ 617.31
311	Generators & Compr.	10/7/2007	\$ 617.31	SL	10	\$ 3,251.84	\$ -	\$ -	\$ 3,251.84	\$ -	\$ -	\$ 3,251.84	\$ -	\$ -	\$ 3,251.84
311	Generators & Compr.	10/7/2007	\$ 3,825.69	SL	10	\$ 3,251.84	\$ -	\$ -	\$ 3,251.84	\$ -	\$ -	\$ 3,251.84	\$ -	\$ -	\$ 3,251.84
310	Generator	7/21/2018	\$ 9,995.44	SL	5	\$ 9,421.59	\$ (9,995.44)	\$ -	\$ 9,421.59	\$ (9,995.44)	\$ -	\$ 9,421.59	\$ (9,995.44)	\$ -	\$ 9,421.59
339	System Expansion	8/15/1980	\$ 5,821.00	SL	20	\$ 271.34	\$ 543.08	\$ -	\$ 814.62	\$ 543.08	\$ -	\$ 1,357.69	\$ 543.08	\$ -	\$ 1,900.77
330	Luetjohann a/r	8/18/2007	\$ 5,378.70	SL	50	\$ 4,533.82	\$ 116.42	\$ -	\$ 4,650.24	\$ 116.42	\$ -	\$ 4,766.66	\$ 116.42	\$ -	\$ 4,883.08
335	Hydrants	8/14/1987	\$ 896.00	SL	7	\$ 896.00	\$ -	\$ -	\$ 896.00	\$ -	\$ -	\$ 896.00	\$ -	\$ -	\$ 896.00
339	System Improvement	8/14/1987	\$ 2,652.00	SL	7	\$ 2,652.00	\$ -	\$ -	\$ 2,652.00	\$ -	\$ -	\$ 2,652.00	\$ -	\$ -	\$ 2,652.00
339	System Improvement	9/25/1989	\$ 1,931.00	MACRS-Y	5	\$ 1,931.00	\$ -	\$ -	\$ 1,931.00	\$ -	\$ -	\$ 1,931.00	\$ -	\$ -	\$ 1,931.00
311	Water Pump II	11/1/1995	\$ 2,120.00	SL	5	\$ 2,120.00	\$ -	\$ -	\$ 2,120.00	\$ -	\$ -	\$ 2,120.00	\$ -	\$ -	\$ 2,120.00
311	Water Pump III	6/24/2010	\$ 3,914.31	SL	5	\$ 4,006.00	\$ -	\$ -	\$ 4,006.00	\$ -	\$ -	\$ 4,006.00	\$ -	\$ -	\$ 4,006.00
311	Water Pump	11/1/2017	\$ 3,914.31	SL	5	\$ 3,914.31	\$ -	\$ -	\$ 3,914.31	\$ -	\$ -	\$ 3,914.31	\$ -	\$ -	\$ 3,914.31
330	Water Tank	8/14/1987	\$ 2,632.00	SL	15	\$ 5,068.81	\$ 4,344.70	\$ -	\$ 9,413.51	\$ 4,344.70	\$ -	\$ 13,758.20	\$ 4,344.70	\$ -	\$ 18,102.90
330	Water Tank II	1/1/1991	\$ 3,448.00	SL	10	\$ 3,448.00	\$ -	\$ -	\$ 3,448.00	\$ -	\$ -	\$ 3,448.00	\$ -	\$ -	\$ 3,448.00
330	Water Tank III	1/1/1991	\$ 8,000.00	SL	10	\$ 16,663.00	\$ -	\$ -	\$ 16,663.00	\$ -	\$ -	\$ 16,663.00	\$ -	\$ -	\$ 16,663.00
341	Tool Trailer	8/28/2012	\$ 8,000.00	SL	7	\$ 6,857.14	\$ 1,142.86	\$ -	\$ 8,000.00	\$ 1,142.86	\$ -	\$ 9,142.86	\$ 1,142.86	\$ -	\$ 10,285.72
331	Transmission & Dist Maint	12/9/2012	\$ 1,000.00	SL	50	\$ 857.14	\$ 142.86	\$ -	\$ 1,000.00	\$ 142.86	\$ -	\$ 1,142.86	\$ 142.86	\$ -	\$ 1,285.72
331	Transmission & Dist Maint	8/31/2015	\$ 41,313.37	SL	50	\$ 2,754.42	\$ 836.37	\$ -	\$ 3,590.79	\$ 836.37	\$ -	\$ 4,427.16	\$ 836.37	\$ -	\$ 5,263.53
331	Transmission & Dist Maint	8/28/2015	\$ 17,240.03	SL	50	\$ 618.80	\$ 344.60	\$ -	\$ 963.40	\$ 344.60	\$ -	\$ 1,308.00	\$ 344.60	\$ -	\$ 1,652.60
Total			\$ 185,714.07			\$ 85,124.38	\$ 7,880.53	\$ (9,995.44)	\$ 93,005.51	\$ 6,595.21	\$ (9,995.44)	\$ 99,605.32	\$ 1,376.35	\$ (9,995.44)	\$ 100,976.87

Rollforward Balance 12/31/2018 \$185,714.07
 Additions - 2019 \$ 50.00
 Disposals - 2019 \$ -
 Balance 12/31/2019 \$185,714.07

NOTE: Generator \$3825.69 did 10/08/07 was not captured for depreciation for 07 or 08 or 09
 Line Extension \$5978.70 did 8/18/07 was not captured for depreciation for 07 or 08 or 09
 Ditch Witch and Tool Trailer purchased in 2012, depreciation beginning in 2013

End of Year Asset Summary

By Account	Amount
304 Structures	\$ 16,555.57
310 Power Generation Equipment	\$ 10,861.53
311 Pumping	\$ 51,321.87
330 Distribution Reservoirs and Standpipes	\$ 28,212.70
331 Transmission and Distribution Mains	\$ 58,553.40
339 Other	\$ 10,404.00
335 Hydrants	\$ 896.00
341 Transportation	\$ 1,000.00
347 Misc	\$ 8,000.00
Total	\$ 185,714.07

Tall Pine Estates Water & Improvement Association
 Annual Report
 Balance Sheet Assets
 12/31/23

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2023)	Balance at End of Year (2023)
Account No.	Current and Accrued Assets			
131	Cash		\$44,724	\$28,871
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			
	Total Current and Accrued Assets		\$44,724	\$28,871
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$185,713	\$197,213
103	Property Held for Future Use			
105	Construction Work in Progress			
108	Accumulated Depreciation (enter as negative)*			(62,057)
121	Non-Utility Property			
122	Accumulated Depreciation - Non Utility			
	Total Fixed Assets		\$185,713	\$135,156
	Total Assets		\$230,437	\$164,027

*Note these items feed automatically from AR3 UPIS Page 4

Tall Pine Estates Water & Improvement Association
Annual Report
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2023)	Balance at End of Year (2023)
Account No.	Current Liabilities			
231	Accounts Payable			
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies			
235	Customer Deposits			
236	Accrued Taxes		2,291	
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities			
	Total Current Liabilities		\$2,291	\$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		\$2,291	\$0
	Capital Accounts			
201	Common Stock Issued			
211	Other Paid-In Capital			
215	Retained Earnings		185,713	
218	Proprietary Capital (Sole Props and Partnerships)			
	Total Capital		\$185,713	\$0
	Total Liabilities and Capital		\$188,004	\$0

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

Tall Pine Estates Water & Improvement Association
Annual Report
Water Comparative Income Statement
12/31/23

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	\$44,500	\$56,629
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue		
	Total Revenues	\$44,500	\$56,629
	Operating Expenses		
601	Salaries and Wages	\$21,563	\$12,165
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	3,427	3,238
618	Chemicals		
620	Materials and Supplies		
620.1	Repairs and Maintenance	17,348	21,432
620.2	Office Supplies and Expense	171	204
630	Contractual Services		
631	Contractual Services - Engineering		
632	Contractual Services - Accounting	38	75
633	Contractual Services - Legal		
634	Contractual Services - Management Fees		
635	Contractual Services - Water Testing	3,701	2,952
636	Contractual Services - Other		3,200
640	Rents	0	0
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expenses		
657	Insurance - General Liability	2,132	2,078
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense		
675	Miscellaneous Expense		
403	Depreciation Expense (From Schedule AR4)	114,659	112,749
408	Taxes Other Than Income		
408.11	Property Taxes	2,291	
409	Income Taxes		
427.1	Customer Security Deposit Interest		
	Total Operating Expenses	\$165,328	\$158,093
	Operating Income / (Loss)	(\$120,828)	(\$101,464)
	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)	(\$120,828)	(\$101,464)

TALL PINES ESTATES WATER AND IMPROV. ASSN., INC.

FINANCIAL REPORT 2023

Beginning Balance on 1/1/23: \$44,723.58
 Deposits from Water Income: \$44,500.00
 Expenses: \$60,352.59
 Ending Balance on 12/31/23: \$28,870.99

Expense Breakdown:

AZ Corp Comm.	\$ 10.00	Corporation Report Filing Fee
ADEQ MAP Fee	\$ 442.75	Monitoring Assistance Program
APS	\$3427.28	Well Site Electric
Auto Owners Ins:	\$ 744.00	Well Site Insurance
Coconino Assessor:	\$2290.73	Property Tax
Diane Lewis:	\$14,000.00	Bookkeeping
Jeff Haupricht:	\$7563.00	Water Manager
National Bank C.C.:	\$ 9182.26	Credit Card Charges for Equipment and Repairs
Johanna Klohmann:	\$ 37.50	CPA- prepare Depreciation Report
Passey Bond:	\$1388.00	Liability Insurance
U.S. Post Office:	\$ 135.70	Postage
Ronnie Norton:	\$ 210.00	Repairs- Labor
Yavapai Gas:	\$ 48.11	Tank Rental
Western Tech:	\$3700.50	Water Testing
Staples:	\$ 35.06	Office Supplies
Flag Pump:	\$4705.00	Well pump work on 3 rd well
Summit Const.	\$11,500.00	Tap Main and run new lines on Lots A Luck for 2 new homes
Willing Service	\$ 831.44	Spare Pump Savers
Reuben Lewis	\$ 101.26	Reimburse for Chlorine (44.16) and Blue Reflectors (57.10)
Total Expenses:	\$60,352.59	

Tall Pine Estates Water & Improvement Association
 Annual Report
 Full time equivalent employees
 12/31/23

Part

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President				0.0
Vice-president				0.0
Manager			1.0	1.0
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			1.0	1.0
Other				0.0
Total	0.0	0.0	2.0	2.0

- Part-time

Tall Pine Estates Water & Improvement Association
 Annual Report
 Supplemental Financial Data (Long-Term Debt)
 12/31/23

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:		TALL PINES ESTATES WATER									
ADEQ Public Water System Number:		AZ0403024									
ADWR PCC Number:		91-000096.0000									
Well registry 55# (55-XXXXXX):	Pump Horsepower	Pump Yield (gpm)	Casing Depth (feet)	Casing Diameter (inches)	Pump Motor Type **	Year Drilled	Water level 2013	Water level 2023	Meter Size (inches)	How measured:	Active
55-9 (18-09)	3	80	8		Sub	1965					
55-28C80-1	3	80	8		Sub	1985					

Name of system water delivered to: TALL PINES ESTATES WATER
 ADWR PCC Number: 91-000096.0000
 Source of water delivered to another system:

Name of system water received from: TALL PINES ESTATES WATER
 ADWR PCC Number: 91-000096.0000
 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 Expense ⁶	Purchased Power (kWh) ⁷
January	2,930,100.00					\$3,427	
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Totals	2,930,100.00	0.00	0.00	0.00	0.00	\$3,427	0

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

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:	TALL PINES ESTATES WATER
ADEQ Public Water System Number:	AZ0403024
ADWR PCC Number:	91-000096.0000

MAINS		
Sizes (inches)	Material	Length (feet)
2.00	ABS/PVC	2,100
4.00	ABS/PVC	2,100
5.00	Transite	11,000

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	
7.5	100	1	
7.5	100	1	

FIRE HYDRANTS	
Type	Quantity
Standard *	
Other	7


STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
20,000	STEEL	1	

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000		1	
5,000		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.

TREATMENT EQUIPMENT:	
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STRUCTURES:	<p style="margin: 0;">Pumphouse</p> <p style="margin: 0;">Storage Tank - 20,000 Gallons</p>
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OTHER:	
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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:	TALL PINES ESTATES WATER
ADEQ Public Water System Number:	AZ0403024
ADWR PCC Number:	91-000096.0000

Month	Number of Customers				Other Non-Residential
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	
January	75				
February	75				
March	75				
April	75				
May	75				
June	75				
July	75				
August	75				
September	75				
October	75				
November	75				
December	75				

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.

Tall Pine Estates Water & Improvement Association
 Annual Report
 Utility Shutoffs / Disconnects
 12/31/23

Utility Shutoffs / Disconnects	
Name of the System:	TALL PINES ESTATES WATER
ADEQ Public Water System Number:	AZ0403024
ADWR PCC Number:	91-000096.0000

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

Other (description):

NONE

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.

Tall Pine Estates Water & Improvement Association
Annual Report
Property Taxes
12/31/23

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2023 was	\$2,291
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If no property taxes paid, explain why.

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



Statement of Taxes Due

COCONINO COUNTY TREASURER

PAID 10/14/23
CK# 1050 \$1143.98

DL

Account Number C0021527

Parcel 99955340

Legal Description

Situs Address

TOTAL VALUE OF OPERATING PROPERTY

Account: C0021527
TALL PINES ESTATES WATER & IMPROVEMENT ASSN INC
C/O: REUBEN LEWIS, PRES., TALL PINES EST. WTR &
IMPROV.
HC 31 BOX 25
MORMON LAKE, AZ 86038

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$1,143.98	\$0.00	\$0.00	\$0.00	\$1,143.98
2022	\$1,091.32	\$29.10	\$0.00	(\$1,120.42)	\$0.00
2021	\$1,380.40	\$0.00	\$0.00	(\$1,380.40)	\$0.00
2020	\$1,343.62	\$0.00	\$0.00	(\$1,343.62)	\$0.00
2019	\$1,403.62	\$0.00	\$0.00	(\$1,403.62)	\$0.00
2018	\$1,031.72	\$0.00	\$0.00	(\$1,031.72)	\$0.00
2017	\$964.38	\$0.00	\$0.00	(\$964.38)	\$0.00
2016	\$925.98	\$0.00	\$0.00	(\$925.98)	\$0.00
2015	\$852.88	\$0.00	\$0.00	(\$852.88)	\$0.00
2014	\$833.08	\$0.00	\$0.00	(\$833.08)	\$0.00
Total Tax Charge					\$1,143.98
Grand Total Due as of 11/01/2023					\$1,143.98

Tax Billed at 2023 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0050090000	\$44.91	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$2,284	\$388
SD#1 FLAGSTAFF	0.0347510000	\$311.54			
COMMUNITY COLLEGE	0.0060560000	\$54.29	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$50,450	\$8,577
SD#1 ADJACENT WAYS	0.0003100000	\$2.78			
Taxes Billed 2023	0.0461260000	\$413.52	Total	\$52,734	\$8,965

Tax Billed at 2023 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0050000000	\$26.40		\$0	\$0
Taxes Billed 2023	0.0050000000	\$26.40	Total	\$0	\$0

Tax Billed at 2023 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0050090000	\$26.45	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$31,066	\$5,281
SD#1 FLAGSTAFF	0.0347510000	\$183.53			
COMMUNITY COLLEGE	0.0060560000	\$31.98			
SD#1 ADJACENT WAYS	0.0003100000	\$1.64	Total	\$31,066	\$5,281



Statement of Taxes Due

COCONINO COUNTY TREASURER

Authority	Tax Rate	Amount
Taxes Billed 2023	0.0461260000	\$243.60

Tax Billed at 2023 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD ASSISTANCE FUND	0.0010000000	\$8.97	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$2,284	\$388
LIBRARY DISTRICT	0.0027560000	\$24.71			
PUB HEALTH SERVICE	0.0025000000	\$22.41	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$50,450	\$8,577
JTED-CAVIAT	0.0005000000	\$4.48			
SD#1 BUDGET OVERRIDES	0.0060130000	\$53.91			
SD#1 DESEGREGATION	0.0013910000	\$12.47	Total	\$52,734	\$8,965
SD#1 CLASS B BONDS	0.0059780000	\$53.59			
Taxes Billed 2023	0.0201380000	\$180.54			

Tax Billed at 2023 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD MORMON LAKE	0.0325000000	\$171.63	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$31,066	\$5,281
FD ASSISTANCE FUND	0.0010000000	\$5.28			
LIBRARY DISTRICT	0.0027560000	\$14.55			
PUB HEALTH SERVICE	0.0025000000	\$13.20	Total	\$31,066	\$5,281
JTED-CAVIAT	0.0005000000	\$2.64			
SD#1 BUDGET OVERRIDES	0.0060130000	\$31.75			
SD#1 DESEGREGATION	0.0013910000	\$7.35			
SD#1 CLASS B BONDS	0.0059780000	\$31.57			
Taxes Billed 2023	0.0526380000	\$277.98			

Tax Billed at 2023 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0050000000	\$1.94	Total	\$0	\$0
Taxes Billed 2023	0.0050000000	\$1.94			

Make payment to:

Coconino County Treasurer 110 E. Cherry Avenue Flagstaff, AZ 86001 (1-877) 500-1818 (928) 679-8188



Coconino County Treasurer

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
C0021527	99955340	Oct 24, 2023	Oct 16, 2023	10-23-2023-CT-019076

TALL PINES ESTATES WATER & IMPROVEMENT ASSN INC
 HC 31 BOX 25
 MORMON LAKE, AZ 86038

Situs Address

Payor

TALL PINES ESTATES WATER & IMPROVEMENT
 ASSN INC
 HC 31 BOX 25
 MORMON LAKE, AZ 86038

Legal Description

TOTAL VALUE OF OPERATING PROPERTY

Payments Received

Check \$1,143.98
 Reference CK# 1056

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$1,143.98	\$0.00	\$1,143.98	\$0.00
				\$1,143.98	\$0.00
Account Balance					\$0.00

Tall Pine Estates Water & Improvement Association
Annual Report
Verification and Certification (Taxes)
12/31/23

Verification and Certification (Taxes)

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

County of (county name): Coconino
Name (owner or official) title: Diane Lewis, Secretary/Treasurer
Company name: Tall Pine Estates Water & Improvement Association

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

FOR THE YEAR ENDING: 12/31/23

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.

Certification:

I CERTIFY THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

I CERTIFY THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

Diane E. Lewis

signature of owner/official

928-231-4540

telephone no.