

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: 12/31/24

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: 2/1/2025

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

For the Calendar Year Ended: 12/31/24

Primary Address:

HC 31 Box 25
City: Mormon Lake State: Arizona Zip Code: 86038

Telephone Number:

928-231-4540

Date of Original Organization of Utility:

5/18/1965

Person to whom correspondence should be addressed concerning this report:

Name:

Diane Lewis

Telephone No. :

928-231-4540

Address:

HC 31 Box 25
City: Mormon Lake State: Arizona Zip Code: 86038

Email:

TallPineWater@Outlook.com

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

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

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

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

Ownership:

"C" Corporation

Counties Served:

Coconino

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

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
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	If yes, please provide specific details in the box below.
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	NO
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	Has the company been notified by any other regulatory authorities during the year, that they are out of compliance? NO
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	If yes, please provide specific details in the box below.
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	NO
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Tall Pine Estates Water & Improvement Association
Annual Report
Utility Plant in Service (Water)
12/31/24

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			16,555		16,555
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		10,861
311	Pumping Equipment	51,322			51,322		51,322
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	28,788		87,341		87,341
333	Services				0		0
334	Meters and Meter Installations				0		0
335	Hydrants	896	2,670		3,566		3,566
336	Backflow Prevention Devices				0		0
339	Other Plant and Misc. Equipment	10,404			10,404		10,404
340	Office Furniture and Equipment				0		0
340.1	Computer & Software				0		0
341	Transportation Equipment	1,000			1,000		1,000
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
348	Other Tangible Plant				0		0
	Totals	\$185,713	\$31,458	\$0	\$217,171	\$0	\$217,171

Tall Pine Estates Water & Improvement Association
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/24

Depreciation Expense for the Current Year (Water)									
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Fully Depreciated/Non- depreciable Plant	Depreciable Plant	Depreciation Percentages	Depreciation Expense
301	Organization	\$0	\$0	\$0	\$0		\$0		\$0
302	Franchises	0	0	0	0		0		0
303	Land and Land Rights	0	0	0	0		0		0
304	Structures and Improvements	16,555	0	0	16,555		16,555	74.00%	12,251
305	Collecting & Improving Reservoirs	0	0	0	0		0		0
306	Lake, River, Canal Intakes	0	0	0	0		0		0
307	Wells and Springs	0	0	0	0		0		0
308	Infiltration Galleries	0	0	0	0		0		0
309	Supply Mains	0	0	0	0		0		0
310	Power Generation Equipment	10,861	0	0	10,861		10,861	98.00%	10,644
311	Pumping Equipment	51,322	0	0	51,322		51,322	58.00%	29,767
320	Water Treatment Equipment	0	0	0	0		0		0
320.1	Water Treatment Plants	0	0	0	0		0		0
320.2	Solution Chemical Feeders	0	0	0	0		0		0
320.3	Point-of-Use Treatment Devices	0	0	0	0		0		0
330	Distribution Reservoirs and Standpipes	28,122	0	0	28,122		28,122	0.00%	0
330.1	Storage Tanks	0	0	0	0		0		0
330.2	Pressure Tanks	0	0	0	0		0		0
331	Transmission and Distribution Mains	58,553	28,788	0	87,341		87,341	94.00%	68,570
333	Services	0	0	0	0		0		0
334	Meters and Meter Installations	0	0	0	0		0		0
335	Hydrants	896	2,670	0	3,566		3,566		0
336	Backflow Prevention Devices	0	0	0	0		0		0
339	Other Plant and Misc. Equipment	10,404	0	0	10,404		10,404	13.00%	1,353
340	Office Furniture and Equipment	0	0	0	0		0		0
340.1	Computer & Software	0	0	0	0		0		0
341	Transportation Equipment	1,000	0	0	1,000		1,000	15.00%	150
342	Stores Equipment	0	0	0	0		0		0
343	Tools, Shop and Garage Equipment	0	0	0	0		0		0
344	Laboratory Equipment	0	0	0	0		0		0
345	Power Operated Equipment	0	0	0	0		0		0
346	Communication Equipment	0	0	0	0		0		0
347	Miscellaneous Equipment	8,000	0	0	8,000		8,000	15.00%	1,200
348	Other Tangible Plant	0	0	0	0		0		0
	Subtotal	\$185,713	\$31,458	\$0	\$217,171	\$0	\$217,171		\$123,934

Contribution(s) in Aid of Construction (Gross)

Less: Non Amortizable Contribution(s)

Fully Amortized Contribution(s)

Amortizable Contribution(s)

Times: Proposed Amortization Rate

Amortization of CIAC

\$0

57.07%

\$0

Less: Amortization of CIAC \$0

DEPRECIATION EXPENSE **\$123,934**

2024 Tall Pine Estates Water & Improvements
Depreciation Summary
Fixed Assets

Account	Description	Date Placed in Service	Cost Basis	Method	Life
304	Building	8/15/1966	\$ 1,849.00	SL	40
304	Building	9/1/2017	\$ 8,980.00	SL	30
304	Cable	10/12/1989	\$ 979.00	SL	15
304	Carpet	10/31/2018	\$ 3,618.57	SL	30
311	Electric Pumping	1/4/1987	\$ 6,524.00	SL	7
304	Fence	1/1/1994	\$ 1,129.00	SL	10
347	Generators & Compr.	12/1/1999	\$ 4,102.94	SL	10
347		10/2/2000	\$ 591.48	SL	7
347		10/2/2000	\$ 900.71	SL	7
347		5/21/2003	\$ 617.91	SL	7
347		8/8/2003	\$ 617.91	SL	7
311		10/7/2007	\$ 9,829.69	SL	10
			\$ 9,995.44		
310	Generator	7/21/2018	\$ 10,861.55	SL	20
399	System Expansion	8/15/1980	\$ 5,821.00	SL	50
390	Luttkhann w/c	8/18/2007	\$ 5,978.70	SL	7
395	Hydrants	pre-1988	\$ 896.00	SL	7
399	System Improvement	8/14/1987	\$ 2,652.00	SL	7
399	System Improvement	9/25/1989	\$ 1,931.00	SL	5
399	System Improvement	1/1/1995	\$ 2,120.00	SL	5
311	Water Pump H	6/24/2010	\$ 4,006.00	MACRS-Y	5
311	Water Pump H	11/1/2017	\$ 3,914.31	SL	5
311	Water Pump	8/4/1987	\$ 94,757.56	SL	8
311	Water Pump Booster	1/1/1991	\$ 2,692.00	SL	15
330	Water Tank H	1/1/1993	\$ 3,448.00	SL	10
330	Water Tank H	8/26/2012	\$ 16,653.00	SL	10
347	1988 Ditch Witch	12/9/2012	\$ 8,000.00	SL	7
341	Tool Trailer	8/31/2015	\$ 41,913.37	SL	7
331	Transmission & Dist Mains	8/18/2016	\$ 17,240.03	SL	50
331	Transmission & Dist Mains		\$ 185,714.07	SL	50
	Total		\$ 185,714.07		

Rollforward
Balance 12/31/2018 \$185,714.07
Additions - 2019 \$ 0.00
Deprecials - 2019 \$ -
Balance 12/31/2019 \$185,714.07
Note 1
Generator \$5825.69 did 10/09/07 was not captured for depreciation for 07 or 08 or 09
Line Extension \$5378.70 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

Tall Pine Estates Water & Improvement Association
Annual Report
Balance Sheet Assets
12/31/24

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current and Accrued Assets			
131	Cash		\$28,871	\$47,839
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		\$28,871	\$47,839
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$185,713	\$217,171
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		\$185,713	\$217,171
	Total Assets		\$214,584	\$265,010

*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 (2024)	Balance at End of Year (2024)
Account No.	Current Liabilities			
231	Accounts Payable			
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies			
235	Customer Deposits			
236	Accrued Taxes		1,112	
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities			
	Total Current Liabilities		\$1,112	\$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 Liabilities		\$1,112	\$0
	Capital Accounts			
201	Common Stock Issued			
211	Other Paid-In Capital			
215	Retained Earnings			
218	Proprietary Capital (Sole Props and Partnerships)			
	Total Capital		\$0	\$0
	Total Liabilities and Capital		\$1,112	\$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
12/31/24

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2024 - 12/31/2024	Last Year 01/01/2023 - 12/31/2023
	Operating Revenue		
461	Metered Water Revenue	\$85,350	\$44,500
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue		
	Total Revenues	\$85,350	\$44,500
	Operating Expenses		
601	Salaries and Wages	\$17,200	\$21,563
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	3,421	3,427
618	Chemicals		
620	Materials and Supplies		
620.1	Repairs and Maintenance	36,140	17,348
620.2	Office Supplies and Expense	36	171
630	Contractual Services		
631	Contractual Services - Engineering		
632	Contractual Services - Accounting	78	38
633	Contractual Services - Legal		
634	Contractual Services - Management Fees		
635	Contractual Services - Water Testing	5,301	3,701
636	Contractual Services - Other		
640	Rents	0	0
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expenses		
657	Insurance - General Liability	2,173	2,132
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense		
675	Miscellaneous Expense		
403	Depreciation Expense (From Schedule AR4)	123,934	
408	Taxes Other Than Income		
408.11	Property Taxes		
409	Income Taxes		
427.1	Customer Security Deposit Interest		
	Total Operating Expenses	\$188,282	\$48,380
	Operating Income / (Loss)	(\$102,932)	(\$3,880)
	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)	(\$102,932)	(\$3,880)

TALL PINES ESTATES WATER AND IMPROV. ASSN.

FINANCIAL REPORT- JANUARY thru DECEMBER 2024

Beginning Balance as of 1/1/24:	\$28,870.99
Deposits:	\$85,350.00
Expenses:	\$66,381.73
Ending Balance on 12/31/24:	\$47,839.26

Expense Breakdown:

Anglers Loop	\$ 28787.50	Water Line Replacement Tall Pines Anglers Loop
APS	\$ 3420.93	Electric at Wellsite
Auto Owners	\$ 785.00	Liability Insurance
AZ DEQ	\$ 442.85	
BankCard Serv.	\$ 7352.20	Debit Card for Equipment & Repairs
Bond Insurance	\$ 1388.00	
Coconino County	\$ 1111.98	Property Taxes
CPA	\$ 78.00	Johanna Klohmann, CPA- Depreciation Report
Corp Comm.	\$ 10.00	Annual Report Filing Fee
Staples	\$ 36.02	1099's for Annual Submittal
Don Short	\$ 75.00	Snowplowing Wellsite
Chris Franz	\$ 100.00	Purchase of used sump pump
Branden Johnson	\$ 4500.00	Bookkeeping
Diane Lewis	\$ 7500.00	Bookkeeping
Jeff Haupricht	\$ 5125.00	Water Manager Services
Western Tech.	\$ 5300.50	Water Testing Services
Yavapai Gas	\$ 368.75	Propane for Wellsite
TOTAL EXPENSES:	\$66,381.73	

Tall Pine Estates Water & Improvement Association
 Annual Report
 Full time equivalent employees
 12/31/24

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)
12/31/24

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.

Name of system water received from:		
ADWR PCC Number:		
Source of water received		
Well registry 55# (55-XXXXXXX):		

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	3,060,800.00					\$3,421	
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Totals	3,060,800.00	0.00	0.00	0.00	0.00	\$3,421	0

No Meters- \$500.00 Annual Assessment for Each Homeowner/Customer

- Page 11

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

[illegible]

CUSTOMER METERS

[illegible]

SERVICE LINES

SERVICE LINES		
Material	Percent of system	Year installed

BOOSTER PUMPS

BOOSTER PUMPS			
Horsepower	GPM		Quantity
7.5		100	1
7.5		100	1

FIRE HYDRANTS

Type	Quantity
Standard *	
Other	9

STORAGE TANKS

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

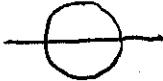
PRESSURE/BLADDER TANKS

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:	
STRUCTURES:	pump house Storage Tank - 20,000 Gallons
OTHER:	

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				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	80				
February	80				
March	80				
April	80				
May	80				
June	80				
July	80				
August	80				
September	80				
October	80				
November	80				
December	80				

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 (GCPCPD) requirement?

If yes, provide the GPCPD amount:

Is the Water Utility located in an ADWR Active Management Area (AMA)?

If yes, which AMA?

Describe any plans and estimated completion dates for any enlargements or improvements of this system.

Replaced 1650 feet of main service lines on Angler's Loop Nov. 2024.

Tall Pine Estates Water & Improvement Association
Annual Report
Utility Shutoffs / Disconnects
12/31/24

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
12/31/24

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2024 was	\$1,111

If no property taxes paid, explain why.

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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.



Coconino County Treasurer

paid 9-24-24
CK # 1083 \$1111.28

DL

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
C0021527	99955340	Sep 27, 2024	Sep 24, 2024	09-27-2024-TF-015333

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	\$1,111.28
Reference CK# 1083	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$1,111.28	\$0.00	\$1,111.28	\$0.00
				\$1,111.28	\$0.00
		Account Balance			\$0.00

9/23/24 Paid Online + logged into Quilt Books/9/21/24
 Check # 1093 \$1111.28 dated 9/24/24 Checkbook



Statement of Taxes Due

COCONINO COUNTY TREASURER

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					
2024	\$1,111.28	\$0.00	\$0.00	\$0.00	\$1,111.28
2023	\$1,143.98	\$0.00	\$0.00	(\$1,143.98)	\$0.00
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
Total Tax Charge					\$1,111.28
Grand Total Due as of 11/01/2024					\$1,111.28

Tax Billed at 2024 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0049440000	\$43.67	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$2,318	\$382
SD#1 FLAGSTAFF	0.0334140000	\$295.15			
COMMUNITY COLLEGE	0.0068700000	\$60.68	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$51,216	\$8,451
SD#1 ADJACENT WAYS	0.0005300000	\$4.68			
Taxes Billed 2024	0.0457580000	\$404.18			
Total				\$53,534	\$8,833

Tax Billed at 2024 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0050000000	\$25.64			
Taxes Billed 2024	0.0050000000	\$25.64			
Total				\$0	\$0

Tax Billed at 2024 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0049440000	\$25.34	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$31,066	\$5,126
SD#1 FLAGSTAFF	0.0334140000	\$171.28			
COMMUNITY COLLEGE	0.0068700000	\$35.22			
SD#1 ADJACENT WAYS	0.0005300000	\$2.72			
Total				\$31,066	\$5,126



Statement of Taxes Due

COCONINO COUNTY TREASURER

Authority	Tax Rate	Amount
Taxes Billed 2024	0.0457580000	\$234.56

Tax Billed at 2024 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD ASSISTANCE FUND	0.0010000000	\$8.83	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$2,318	\$382
LIBRARY DISTRICT	0.0029560000	\$26.11			
PUB HEALTH SERVICE	0.0025000000	\$22.08			
JTED-CAVIAT	0.0005000000	\$4.42	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$51,216	\$8,451
SD#1 BUDGET OVERRIDES	0.0056890000	\$50.25			
SD#1 DESEGREGATION	0.0013180000	\$11.64	Total	\$53,534	\$8,833
SD#1 CLASS B BONDS	0.0059810000	\$52.83			
Taxes Billed 2024	0.0199440000	\$176.16			

Tax Billed at 2024 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD MORMON LAKE	0.0325000000	\$166.59	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$31,066	\$5,126
FD ASSISTANCE FUND	0.0010000000	\$5.13			
LIBRARY DISTRICT	0.0029560000	\$15.15			
PUB HEALTH SERVICE	0.0025000000	\$12.81	Total	\$31,066	\$5,126
JTED-CAVIAT	0.0005000000	\$2.56			
SD#1 BUDGET OVERRIDES	0.0056890000	\$29.16			
SD#1 DESEGREGATION	0.0013180000	\$6.76			
SD#1 CLASS B BONDS	0.0059810000	\$30.66			
Taxes Billed 2024	0.0524440000	\$268.82			

Tax Billed at 2024 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0050000000	\$1.92	Total	\$0	\$0
Taxes Billed 2024	0.0050000000	\$1.92			

Make payment to:

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

Verification and Certification (Taxes)

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

County of (county name):

MARICOPA

Name (owner or official) title:

Diane Lewis, Secretary

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:

12/31/24

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.