

**ANNUAL REPORT**

Of

Company Name:

LAKE PLEASANT SEWER COMPANY

Mailing Address:

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

Docket No.:

[Redacted]

For the Year Ended:

12/31/16

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

**WASTEWATER 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

5-1-17

ARIZONA CORPORATION COMMISSION  
WASTEWATER UTILITY ANNUAL REPORT  
0 LAKE PLEASANT SEWER COMPANY  
A Class  Utility

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

2. Address: 2390 E CAMELBACK RD STE 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. :  
Address:  
City: State: Zip Code:  
Email:

7. Ownership: C CORPORATION

8. Counties Served: MARICOPA



LAKE PLEASANT SEWER COMPANY

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Annual Report

Depreciation Expense for the Current Year (Wastewater)

12/31/16

XXX

Depreciation Expense for the Current Year (Wastewater)								
Account No.	Description	Original Cost	Current Year Additions	Adjusted Original Cost	Fully Depreciated/Non-depreciable Plant	Depreciable Plant	Depreciation Percentages	Depreciation Expense
351	Organization	\$0		\$0		\$0		\$0
352	Franchises	0		0		0		0
353	Land and Land Rights	0		0		0		0
354	Structures and Improvements	0		0		0		0
355	Power Generation Equipment	0		0		0		0
360	Collections Wastewater - Force	0		0		0		0
361	Collections Wastewater - Gravity	0		0		0		0
362	Special Collecting Structures	0		0		0		0
363	Services to Customers	0		0		0		0
364	Flow Measuring Devices	0		0		0		0
365	Flow Measuring Installations	0		0		0		0
367	Reuse Meters & Meter Installations	0		0		0		0
370	Receiving Wells	0		0		0		0
371	Pumping Equipment	0		0		0		0
374	Reuse Distribution Reservoirs	0		0		0		0
375	Reuse Trans. And Distr. Equipment	0		0		0		0
380	Treatment and Disposal Equipment	0		0		0		0
381	Plant Sewers	0		0		0		0
382	Outfall Sewer Lines	0		0		0		0
389	Other Plant and Misc. Equipment	0		0		0		0
390	Office Furniture and Equipment	0		0		0		0
390.1	Computer & Software	0		0		0		0
391	Transportation Equipment	0		0		0		0
393	Tools, Shop and Garage Equipment	0		0		0		0
394	Laboratory Equipment	0		0		0		0
395	Power Operated Equipment	0		0		0		0
396	Communication Equipment	0		0		0		0
397	Miscellaneous Equipment	0		0		0		0
398	Other Intangible Plant	111,463		0		0		0
	Subtotal	111,463	\$0	\$0		\$0		\$0

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

0

\$0

Less: Amortization of CIAC

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.

LAKE PLEASANT SEWER COMPANY

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Annual Report  
 Balance Sheet Assets  
 12/31/16

Balance Sheet Assets			
Account No.	Assets	Balance at Beginning of Year (2016)	Balance at End of Year (2016)
<b>Current and Accrued Assets</b>			
131	Cash		
132	Special Deposits		
135	Temporary Cash Investments		
141	Customer Accounts Receivable		
142	Other Accounts Receivable		
143	Accumulated Provision for Uncollectable Accounts		
146	Notes Receivable from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments		
173	Accrued Utility Revenue		
174	Miscellaneous Current and Accrued Assets	111,463	111,463
	<b>Total Current and Accrued Assets</b>	<b>111,463 \$0</b>	<b>111,463 \$0</b>
<b>Deferred Debits</b>			
186.1	Deferred Rate Case Expense		
	<b>Total Deferred Debits</b>	<b>\$0</b>	<b>\$0</b>
<b>Fixed Assets</b>			
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		
	<b>Total Fixed Assets</b>	<b>\$0</b>	<b>\$0</b>
	<b>Total Assets</b>	<b>111,463 \$0</b>	<b>111,463 \$0</b>

**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 these items feed automatically from the adjusted end of year balance from AR4.

LAKE PLEASANT SEWER COMPANY

0

Annual Report

Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
Account No.	Liabilities		Balance at Beginning of Year (2016)	Balance at End of Year (2016)
	<b>Current Liabilities</b>			
231	Accounts Payable			
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies		11,463	11,463
235	Customer Deposits			
236	Accrued Taxes			
237	Accrued Interest			
241	Miscellaneous Current and Accrued Liabilities			
253	Other Deferred Credits			
	<b>Total Current Liabilities</b>		11,463	\$0
	<b>Long Term Debt</b>			
224	Long Term Debt (Notes and Bonds)			
	<b>Total Long Term Debt</b>			\$0
	<b>Deferred Credits</b>			
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			
	<b>Total Deferred Credits</b>			\$0
	<b>Total Liabilities</b>		11,463	\$0
	<b>Capital Accounts</b>			
201	Common Stock Issued		100,000	100,000
211	Other Paid-In Capital			
215	Retained Earnings			
218	Proprietary Capital (Sole Props and Partnerships)			
	<b>Total Capital</b>		100,000	\$0
	<b>Total Liabilities and Capital</b>		111,463	\$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!

# LAKE PLEASANT SEWER COMPANY

Annual Report  
Wastewater Comparative Income Statement  
12/31/16

Wastewater Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2016 - 12/31/2016	Last Year 01/01/2015 - 12/31/2015
	<b>Operating Revenue</b>		
521	Flat Rate Revenues		
522	Measured Revenues		
534	Rents from Wastewater Property		
539	Other Wastewater Revenues		
	<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>
	<b>Operating Expenses</b>		
701	Salaries and Wages		
704	Employee Pensions and Benefits		
710	Purchased Wastewater Treatment		
711	Sludge Removal Expense		
715	Purchased Power		
716	Fuel for Power Production		
718	Chemicals		
720	Materials and Supplies		
721	Office Expense		
731	Contractual Services -Engineering		
732	Contractual Services - Accounting		
733	Contractual Services - Legal		
734	Contractual Services - Management Fees		
735	Contractual Services - Testing		
736	Contractual Services - Other		
740	Rents - Building		
742	Rents - Equipment		
750	Transportation Expenses		
757	Insurance - General Liability		
758	Insurance - Worker's Compensation		
759	Insurance - Other		
760	Advertising Expense		
766	Regulatory Commission Expense - Rate Case		
767	Regulatory Commission Expense - Other		
770	Bad Debt Expense		
775	Miscellaneous Expense		
403	Depreciation Expense (From Schedule AR4)		
408	Taxes Other Than Income		
408.11	Property Taxes		
408.12	Payroll Taxes		
409	Income Taxes		
	<b>Total Operating Expenses</b>	<b>\$0</b>	<b>\$0</b>
	<b>Operating Income / (Loss)</b>	<b>\$0</b>	<b>\$0</b>
	<b>Other Income / (Expense)</b>		
414	Gain (Loss) on Dispositions		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)		
	<b>Total Other Income / (Expense)</b>	<b>\$0</b>	<b>\$0</b>
	<b>Net Income / (Loss)</b>	<b>\$0</b>	<b>\$0</b>

**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.

LAKE PLEASANT SEWER COMPANY

0

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:

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.*



# LAKE PLEASANT<sub>0</sub> SEWER COMPANY

Annual Report

Wastewater Utility Plant Description

12/31/16

<b>Wastewater Utility Plant Description</b>
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<u>Name of System:</u>	LAKE PLEASANT SEWER COMPANY
<u>Wastewater Inventory Number (if applicable):</u>	
<u>Type of Treatment</u>	
<u>Design Capacity of Plant (Gallons per day)</u>	60,000 GAL

LIFT STATION FACILITIES				N/A
Location	Quantity of Pumps	Horsepower Per Pump	Capacity Per Pump (GPM)	Wet Well Capacity (gals)

FORCE MAINS		N/A
Size	Material	Length (Feet)

MANHOLES N/A	
Type	Quantity
Standard	
Drop	

CLEANOUTS N/A	
Quantity	

**Note:** If you are filing for more than one system, please provide separate sheets for each system.

**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.

LAKE PLEASANT SEWER COMPANY

Annual Report

Wastewater Utility Plant Description (Continued)

Wastewater Utility Plant Description (Continued)					
COLLECTION MAINS			SERVICES/LATERALS		
Sizes (inches)	Material	Length (feet)	Size (inches)	Material	Quantity
4			4		
6			6		
8			8		
10			12		
12			15		
15					
18					
21					
24					
30					

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

<b>SOLIDS PROCESSING AND HANDLING FACILITIES</b>	N/A
<b>DISINFECTION EQUIPMENT</b> (Chlorinator, Ultra-Violet, Etc.)	N/A
<b>FILTRATION EQUIPMENT</b> (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	N/A
<b>STRUCTURES</b> (Buildings, Fences, Etc.)	N/A
<b>Other</b> (Laboratory Equipment, Tools, Vehicles, Standby, Power Generators, Etc.)	N/A

Note: If you are filing for more than one system, please provide separate sheets for each system.

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.

LAKE PLEASANT SEWER COMPANY

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Annual Report  
 Wastewater Flows  
 12/31/16

Wastewater Flows N/A			
Month	Number of Services	Total Monthly Sewage Flow	Sewage Flow on Peak Day
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
<b>Totals</b>		<b>0</b>	<b>0</b>

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal

GROUND WATER RECHARGE

Groundwater Permit Number

75-205388-0000

ADEQ Aquifer Protection Permit ("APP") Number

105-624

ADEQ Reuse Permit Number

N/A

EPA NPDES Permil Number

N/A

APP Effluent Treatment Requirement (Class)?

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Note: If you are filing for more than one system, please provide separate sheets for each system.

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.

LAKE PLEASANT SEWER COMPANY  
0

Annual Report  
Utility Shutoffs / Disconnects  
12/31/16

Name of System:	0 LAKE PLEASANT SEWER COMPANY
Wastewater Inventory Number (if applicable): 71-205388-0000	0

Month	Utility Shutoffs / Disconnects		N/A
	Termination without Notice R14-2-609.B	Termination with Notice R14-2-609.C	Other
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Other (description):

**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.

LAKE PLEASANT SEWER COMPANY

Annual Report  
Property Taxes  
12/31/16

LAKE PLEASANT SEWER COMPANY	Property Taxes	0
Amount of actual property taxes paid during Calendar Year 2015 was		0

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.

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 ARIZONA 0, the undersigned of the  
(state name)

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

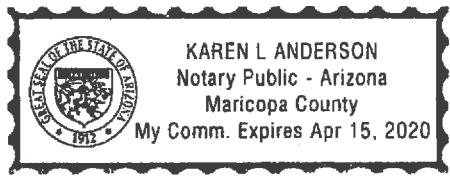
HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND 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 MARICOPA  
(county name)  
THIS 12th DAY OF April 2017  
(month) and (year)  
MY COMMISSION EXPIRES 4/15/20  
(date)



Karen L Anderson  
(signature of notary public)

Verification and Statement

RECEIVED

APR 25 2017

ARIZONA CORP COMMISSION  
UTILITIES DIVISION - DIRECTOR'S OFFICE

Verification:

State of ARIZONA 0 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 SEWER 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: 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)

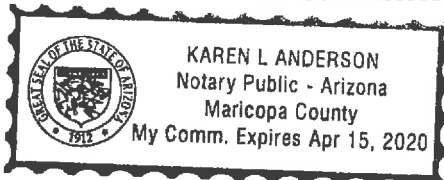
Donald R Leo  
signature of owner/official

602.957.8181 0  
telephone no.

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

THIS 12<sup>th</sup> 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 (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 SEWER 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)

*Donald R. Leo*

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

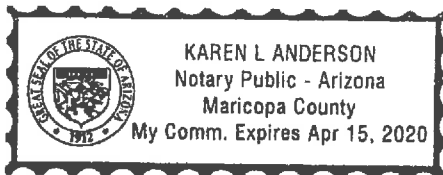
April 2017

(month) and (year)

MY COMMISSION EXPIRES

4/15/20

(date)



*Karen L. Anderson*

(signature of notary public)