

ORIGINAL

NEW APPLICATION



Woodruff Utility Company
2555 E. Camelback Road, Suite 700
Phoenix, AZ 85016

June 8, 2004

Arizona Corporation Commission
DOCKETED

JUN 10 2004

Docket Control
Arizona Corporation Commission
1200 W. Washington Street
Phoenix, AZ 85004

DOCKETED BY	
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SW-04265A-04-0439

AZ CORP COMMISSION
DOCUMENT CONTROL

2004 JUN 10 P 4: 37

RECEIVED

To Whom It May Concern:

Attached is an application by Woodruff Utility Company for a new sewer certificate of convenience and necessity (CC&N). Woodruff Utility Company was formed to provide sewer service to a 9000 unit development that will be developed in the area that is located just west of the City of Coolidge, which is more particularly described in Attachment B. The sewer CC&N is required at this time to enable the company to serve the development. Given the demand for sewer, it serves the public interest for the commission to grant a sewer CC&N to Woodruff Utility Company.

An estimate of cost of the first phase of the wastewater treatment plant that was prepared by LJ Farrington Engineers, Inc. is attached as Exhibit C-4.

Notice of this application was given to all property owners and copies of notices are attached as Exhibit E. In addition, we have attached an index of materials submitted with this application for your reference on the following page.

Sincerely,

Karl Polen
Vice President

Enclosures

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2004 JUN 10 P 4: 39

AZ CORP COMMISSION
DOCUMENT CONTROL

Index to Application for
New Sewer Certificate of Convenience & Necessity
Woodruff Utility Company

- Attachment A: Docket control cover letter, docket control cover sheet application, pages 1-8.
- Attachment B: Detailed map of area requested.
- Attachment B-1: Meets and bounds survey or cadastral description.
- Attachment C: Pro forma balance sheets - financial information.
- Attachment C-2: Income statement, operating revenue and expenses.
- Attachment C-3: Itemized list of major plant components.
- Attachment C-4: Plant and service.
- Attachment D: Sewer tariff schedule.
- Attachment E: Public notices.
- Attachment F: Certificate of good standing.
- Attachment G: Articles of incorporation, Woodruff Utility Company.
- Attachment H: By-laws, Woodruff Utility Company.
- Attachment I: Franchise
- Attachment J: Approval to construct.
- Attachment K: Estimated property taxes.
- Attachment L: CAAG 208 Amendment

Woodruff Utility Company
DETAILED Index of Schedules C & D

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AZ CORP COMMISSION
DOCUMENT CONTROL

<u>ACC Forms</u>	Number of <u>Page</u>	<u>Page</u> <u>Number</u>	
	2 Pages	1 & 2	Balance Sheet, Attachment C
	1 Page	Unnumbered	Income Statement, Attachment CS-2
	5 Pages	1 thru 5	Plant Cost, Attachment CS-4
	1 Page	Unnumbered	Tariff Attachment D

Schedules

<u>for Staff</u>	<u>Page(s)</u>	<u>BEHIND TARIFF ATTACHMENT D</u>	
1	1		Balance Sheet
1a	Summary	Summary Page	Summary of Plant Additions by Year
1a	5 Pages	1 thru 5	Plant and Depreciation, 5 Pages
1b	1 Page		Financing of Plant & Operating Losses
1c	1 Page		Advances and Refunds
1d	1 Page		Meter Deposits and Refunds (If Applicable)
1e	1 Page		Contributions in Aid of Construction

2	1 Page	1	Income Statement
2a	1 Page	1	Projected Revenues all customers
2a	1 Page	2	Customer Counts all customers
2a	1 Page	3	Gallons Treated or Sold, all customers
2a	1 Page	4	Projected Revenues, customers, gallons for 5/8 Inch residential class
2a	1 Page	5	Projected Revenues, customers, gallons for School
2a	1 Page	6	Projected Revenues, customers, gallons 5/8 Inch commercial class
2a	1 Page	7	Projected Revenues, customers, gallons 1 Inch commercial class
2a	1 Page	8	Projected Revenues, customers, gallons 2 Inch commercial class
2a	1 Page	9	Effluent, (If Applicable)
2b	1 Page	1	Property Taxes
3	1 Page	1	Projected Cash Flow
4	1 Page	1	Proposed Rates
5	1 Page	1	Service Charges

1	1 Page	Unnumbered	Projected Rate Base and Projected Rate of Return (Not for Filing)
1	1 Page	Unnumbered	Projected Working Capital for Rate Base (Not for Filing)

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ARIZONA CORPORATION COMMISSION

APPLICATION FOR A CERTIFICATE OF CONVENIENCE AND NECESSITY

WATER AND/OR SEWER

- A. The name, address and telephone number of the Applicant (Company) is:

Woodruff Utility Company, Inc.

2555 E. Camelback Road, Suite 700

Phoenix, AZ 85016 Telephone: 602-956-7200

- B. If doing business (d.b.a.) under a name other than the Applicant (Company) name listed above, specify:

N/A

- C. List the name, address and telephone number of the management contact:
Karl Polen, Jr.

2555 E. Camelback Road, Suite 700

Phoenix, AZ 85016 Telephone: 602-956-7200

- D. List the name, address and telephone number of the attorney for the Applicant:

Norman James C/O Fennemore Craig

3003 N Central Ave., Suite 2600

Phoenix, AZ 85012 602-916-5000

- E. List the name, address and telephone number of the operator certified by the Arizona Department of Environmental Quality:

To be late filed - October 2006

F. List the name, address and telephone number of the on-site manager of the utility:

To be late filed, October 2006

G. The Applicant is a:

<input checked="" type="checkbox"/> Corporation: <input checked="" type="checkbox"/> "C", <input type="checkbox"/> "S", <input type="checkbox"/> Non-Profit <input checked="" type="checkbox"/> Arizona, <input type="checkbox"/> Foreign	<input type="checkbox"/> Partnership <input type="checkbox"/> Limited, <input type="checkbox"/> General <input type="checkbox"/> Arizona, <input type="checkbox"/> Foreign
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Limited Liability Company (LLC)
<input type="checkbox"/> Other (Specify)	

H. If Applicant is a corporation:

1. List names of Officers and Directors:

Officers

Directors

Karl Polen, Jr.

Karl Polen, Jr.

-
- X 2. Attach a copy of the corporation's "Certificate of Good Standing" issued by the Corporation's Division of the Arizona Corporation Commission. - Attachment "F"
- X 3. Attach a copy of the Articles of Incorporation. Attachment "G"
- X 4. Attach a copy of the corporation's By-Laws. To be late filed - Attachment "H"
- N/A 5. If a for-profit corporation, indicate the number of shares of stock authorized for issue:
6. If stock has been issued, indicate the number of shares issued and date of issue:
100,000 shares, April 2004
-

H. If the Applicant is a partnership:

1. List the names of the general partners:

N/A

2. List the name, address and telephone number of the managing partners:

N/A

3. Attach a copy of the Partnership's Articles of Partnership.

- If the Applicant is a foreign limited partnership, provide a copy of the Partnership's "Certificate of Registration" filed with the Arizona Secretary of State.

J. If the Applicant is a sole proprietor, list the name, address and telephone number of the proprietor:

N/A

K. If the Applicant is a Limited Liability Company:

1. List the names of managers:

L. List the names and addresses of any other public utility interest, which the applicant may have:

Woodruff Water Company, Inc. - New CCN Application in Process

x M. Attach a description of the area requested using **CADASTRAL** (quarter section description) or **Metes and Bounds** survey. References to parcels and docket numbers will not be accepted. Attachment "B-1"

x N. Attach a detailed map using the form provided as Attachment "B". Shade and outline the area requested. Also, indicate any other utility within the general area using different colors.
No other Utilities within the general area

x O. Attach financial information in a format similar to Attachment "C".

P. Explain the method of financing utility facilities. Refer to the instructions, item no. 7. (Use additional sheets if necessary):

Equity

Q. Estimated starting and completion dates of construction of utility facilities:

Starting date October 2005 Completion November 2006

x R. Attach proposed Tariffs using either the water or sewer format of Attachment "D", unless the Utilities Division, prior to the filing of this application, approves another form.

S. Attach the following permits:

- x 1. The franchise from either the City or County for the area requested. Attachment " I " To be late Filed - Nov 2004
2. The Arizona Department of Environmental Quality (or its designee's) approval to construct facilities. Attachment " J " To be Late Filed - October 2005
3. The Arizona State Land Department approval. (If you are including any State land in your requested area this approval is needed.) N/A
4. Any U.S. Forest Service approval. (If you are including any U.S. Forest Service land in your requested area this approval is needed.) N/A
5. (WATER ONLY) If the area requested is within an Active Management Area, attach a copy of the utility's Designation of an Assured Water Supply, or the developer's Certificate of Assured Water Supply issued by the Arizona Department of Water Resources, whichever applies.
- If the area requested is outside an Active Management Area, attach the developer's Adequacy Statement issued by the Arizona Department of Water Resources, if applied for by the developer.
 - If the area requested is outside an Active Management Area and the developer does not obtain an Adequacy Statement, provide sufficient detail to prove that adequate water exists to provide water to the area requested.
- x 6. Provide a copy of your estimated property taxes. This may be obtained by contacting the Arizona Department of Revenue, Division of Property Valuation and Equalization. You must provide them with a five (5) year projection of the original cost of the plant, depreciation expense, the location of the property and the school district. Attachment " K "

T. Provide the following information:

1. Indicate the estimated number of customers, by class, to be served in each of the first five years of operation:

Residential:

First Year 300 Second Year 900 Third Year 1500 Fourth Year 2100

Fifth Year 2700

Commercial:

First Year 0 Second Year 5 Third Year 11 Fourth Year 16

Fifth Year 21

Industrial:

First Year 0 Second Year 0 Third Year 0 Fourth Year 0

Fifth Year 0

Irrigation:

First Year 1 Second Year 1 Third Year 1 Fourth Year 1
Fifth Year 1

2. Indicate the projected annual water consumption or sewerage treatment, in gallons, for each of the customer classes for each of the first five years of operation:

Residential:

10,800,000 43,200,000 86,400,000
First Year _____ Second Year _____ Third Year _____ Fourth Year 129,600,000

Fifth Year 172,800,000

Commercial:

First Year 0 Second Year 912,500 Third Year 4,537,500 Fourth Year 8,162,500

Fifth Year 9,987,500

Industrial:

First Year 0 Second Year 0 Third Year 0 Fourth Year 0

Fifth Year 0

Irrigation:

10,800 45,025 95,475
First Year _____ Second Year _____ Third Year _____ Fourth Year 145,925

Fifth Year 192,775

3. Indicate the total estimated annual operating revenue for each of the first five years of operation:

Residential:

First Year 102,600 Second Year 392,400 Third Year 766,800
Fourth Year 1,141,200 Fifth Year 1,515,600

Commercial:

First Year 0 Second Year 1,860 Third Year 7,536
Fourth Year 13,092 Fifth Year 16,212

Industrial:

First Year 0 Second Year 0 Third Year 0
Fourth Year 0 Fifth Year 0

Irrigation:

First Year 10,003 Second Year 41,453 Third Year 87,901
Fourth Year 134,348 Fifth Year 177,481

4. Indicate the total estimated annual operating expenses for each of the first five years of operation:

Residential:

First Year 249,751 Second Year 448,046 Third Year 645,658
Fourth Year 988,151 Fifth Year 1,249,321

Commercial:

First Year 0 Second Year 9,464 Third Year 33,908
Fourth Year 62,236 Fifth Year 72,208

Industrial:

First Year 0 Second Year 0 Third Year 0

Fourth Year 0 Fifth Year 0

Irrigation:

First Year 0 Second Year 0 Third Year 0

Fourth Year 0 Fifth Year 0

- 5. Attach an itemized list of the major components of the water or sewer system (see Attachment C-3).
- 6. Indicate the total estimated cost to construct utility facilities:

\$14,668,280

K. P. [Signature]
(Signature of Authorized Representative)

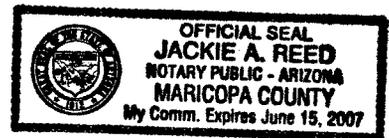
Karl Posen
(Type or Print Name Here)

Vice President
(Title)

SUBSCRIBED AND SWORN to before me this 8th day of June, 2004

Jackie A. Reed
NOTARY PUBLIC

My Commission Expires 6-15-07



B

ATTACHMENT "B"

Pinal County West of Coolidge	Sections 13, 14, 23, 24, 25	Township 5 South	Range 7 East
COUNTY	SECTION	TOWNSHIP	RANGE

	6		5		4		3		2		1	
	7		8		9		10		11		12	
	18		17		16		15		14		13	
	19		20		21		22		23		24	
	30		29		28		27		26		25	
	31		32		33		34		35		36	

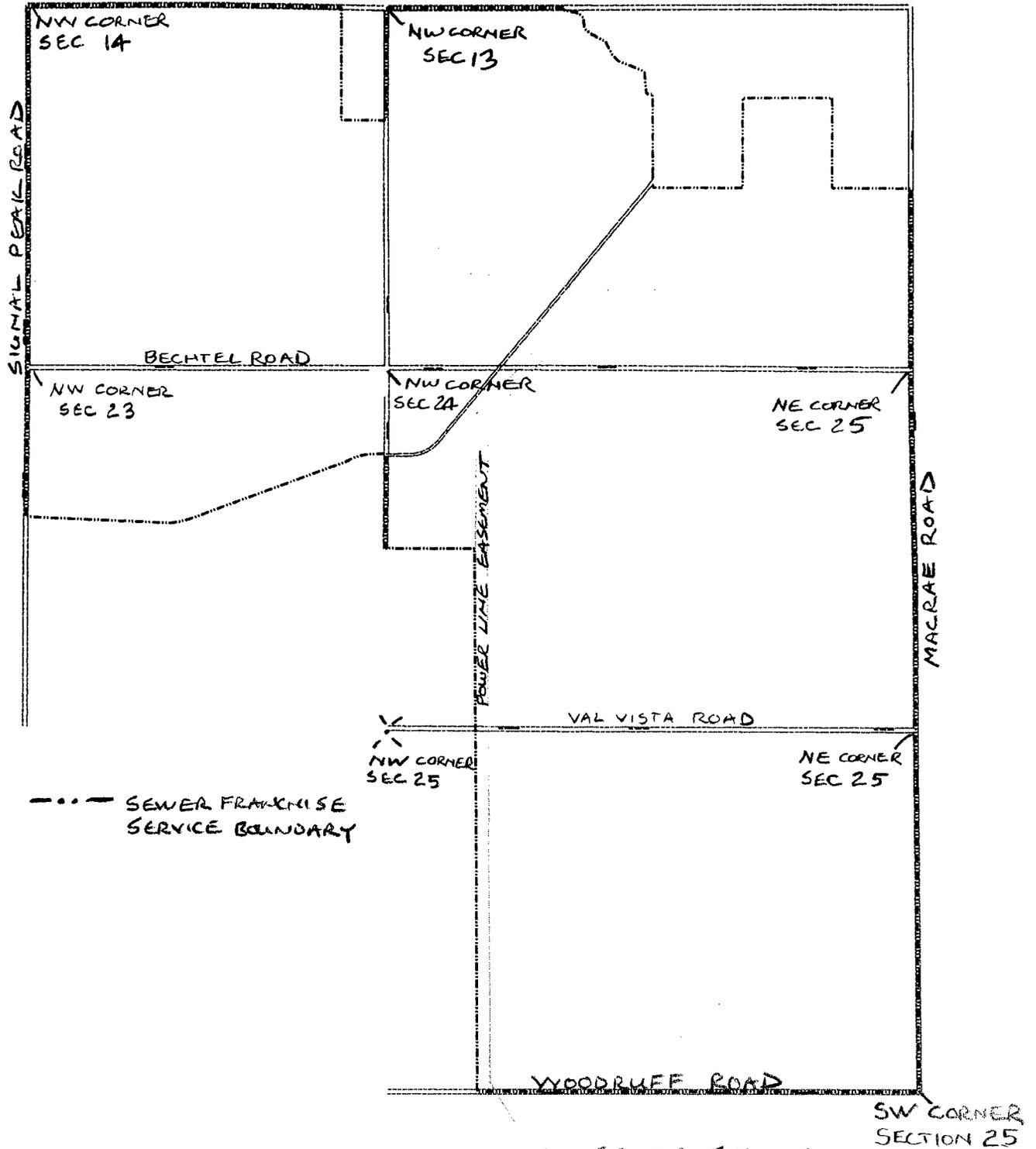
Type or Print Description Here:

Woodruff Utility Company - Sewer Service Franchise Area - 

ATTACHMENT "B"

PINAL COUNTY
WEST OF COOLIDGE

SECTIONS 13, 14, 23, 24, 25
TOWNSHIP 5 SOUTH
RANGE 7 EAST

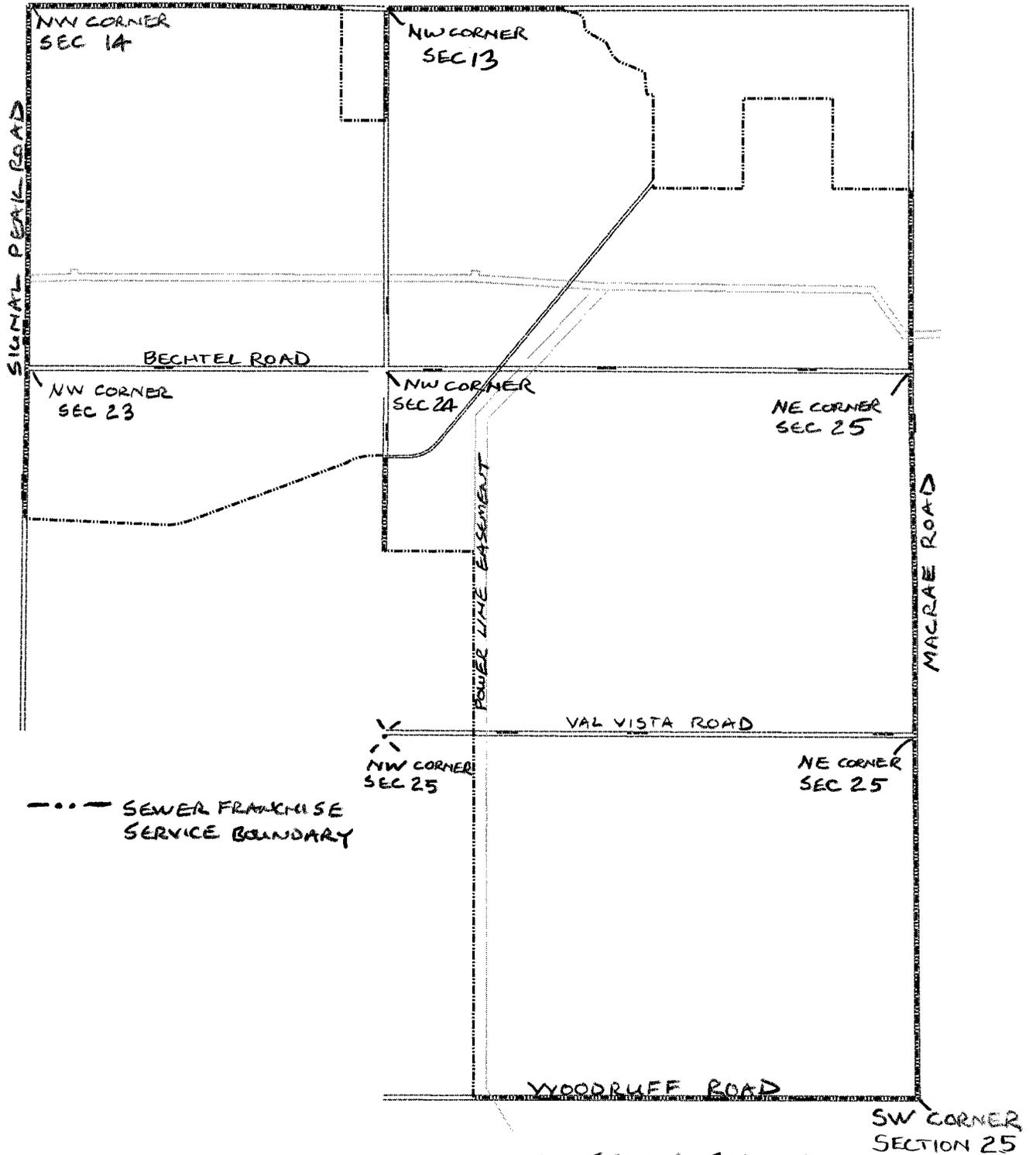


WOODRUFF UTILITY COMPANY - SEWER SERVICE
FRANCHISE AREA

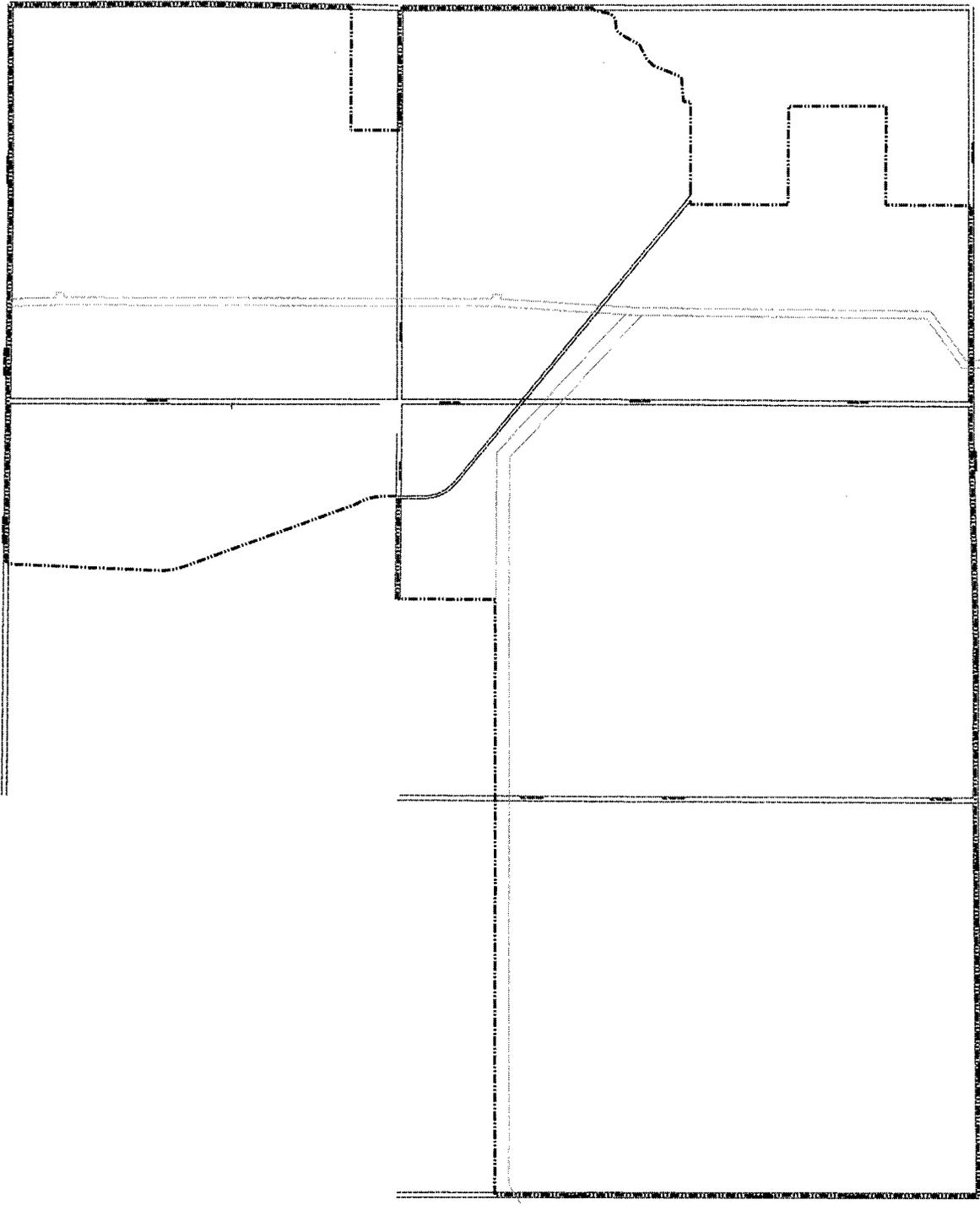
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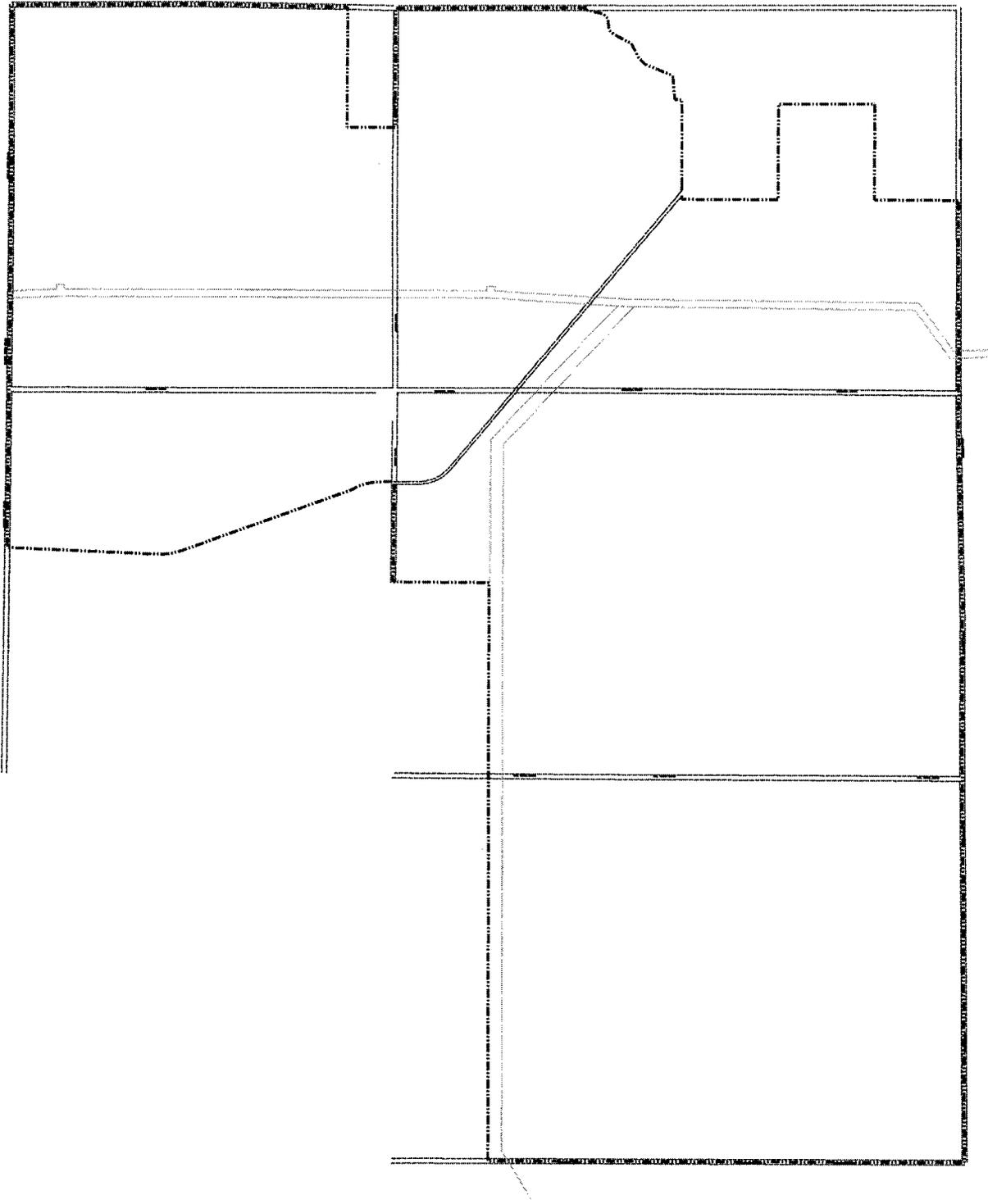
PINAL COUNTY
WEST OF COOLIDGE

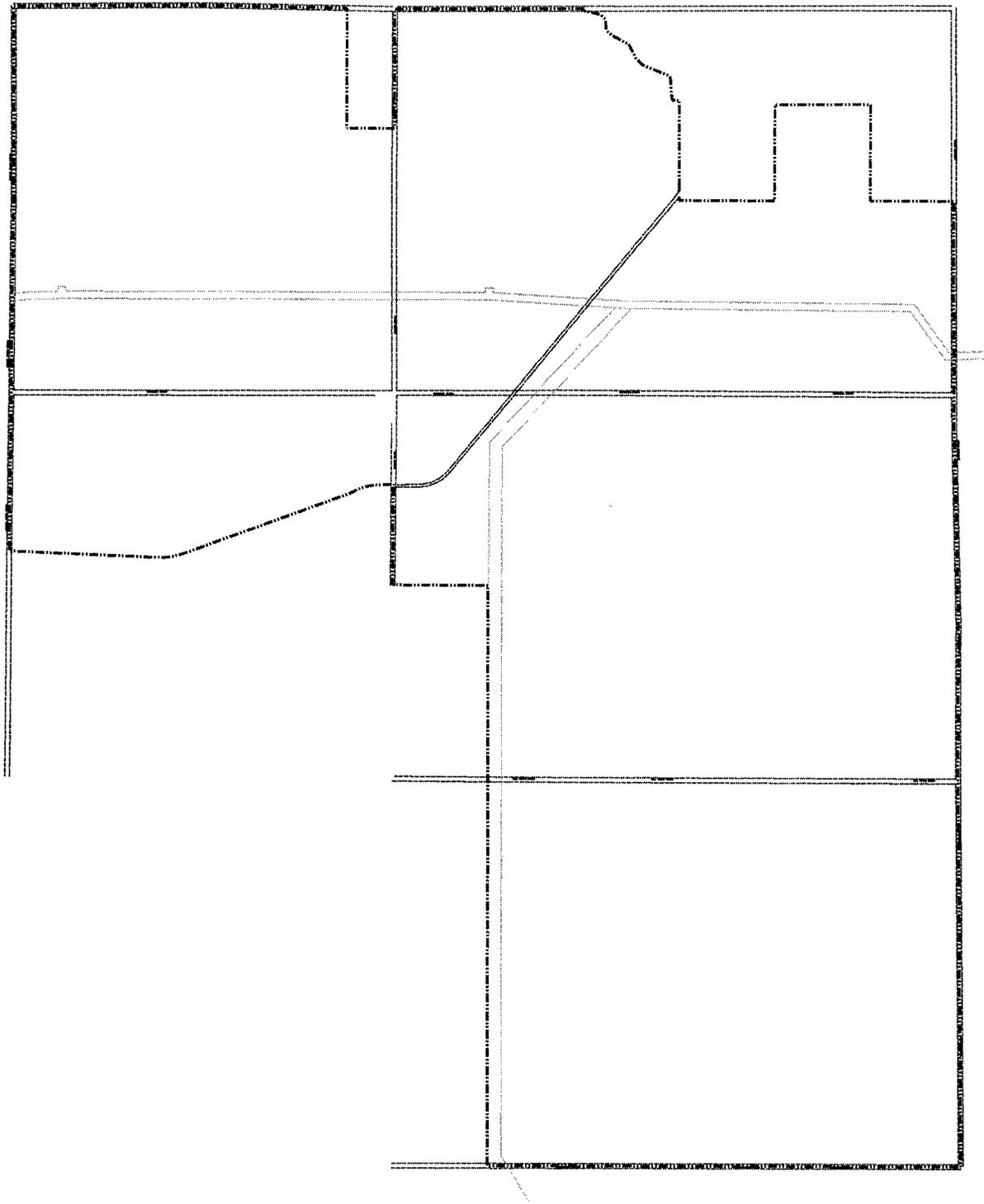
SECTIONS 13, 14, 23, 24, 25
TOWNSHIP 8 SOUTH
RANGE 7 EAST



WOODRUFF UTILITY COMPANY - SEWER SERVICE FRANCHISE AREA







ATTACHMENT – B-1

Meets and Bounds Survey

ATTACHMENT B-1

Legal Description
Property Located in Sections 13, 14, 23, 24, and 25,
Township 5 South, Range 7 East,
of the Gila and Salt River Base and Meridian
May, 13, 2004

The following legal description has been prepared based on the ALTA Surveys prepared by WRG Design, Inc., for the Sandia properties. This legal description is a composite legal description for both of the above described properties and sets for the total combined gross area of both properties.

A parcel of land located in Sections 13, 14, 23, 24, and 25 Township 5 South, Range 7 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows.

Beginning at a 5/8" iron rod monumenting the southwest corner of Section 14; thence N 00°31'43" E 2642.66 feet along the West line of Section 14, to a 3/4" iron rod monumenting the West quarter corner of said Section 14; Thence continuing along said West line N 00°00'36" W 2635.33 feet to a 3/4" iron rod monumenting the northwest corner of said Section 14; Thence N 89°52'59" E 2631.86 feet along the North line of said Section 14, to a 3/4" iron rod monumenting the North quarter corner of Section 14; Thence continuing along said North line S 88°45'43" E 1991.02 feet, to a point at the northeast corner of the West half of the northeast quarter of the northeast quarter, Section 14; Thence S 00°12'14" W 1640.93 feet to the southwest corner of the North 5 acres of the East half of the southeast quarter of the northeast quarter, Section 14; thence S 89°36'16" E 661.75 feet along the South line of North 5 acres of the East half of the southeast quarter of the northeast quarter, Section 14, to a point on the East line of said Section 14; Thence N 00°16'03" E 1631.17 feet along said East line, to the northeast corner of said Section 14; Thence N 89°59'59" E 2624.14 feet along the North line of Section 13, to a G.L.O. brass cap monument at the North quarter corner of said Section 13; Thence S 82°35'33" E 398.40 feet, to a point; Thence S 74°19'38" E 104.24 feet, to a point; Thence S 61°20'53" E 82.69 feet, to a point; Thence S 53°04'34" E 514.00 feet, to a point; Thence S 49°01'16" E 382.30 feet, to a point; Thence S 44°04'05" E 146.45 feet, to a point; Thence S 41°57'17" E 658.86 feet, to a point; Thence S 89°32'32" E 815.13 feet, to a point on the West line of Government Lot 2;

ATTACHMENT B-1

Thence S 00°06'43" W 37.10 feet, to the southwest corner of said Lot 2 and coincident with the northwest corner of Government Lot 5; Thence S 89°49'58" E 1312.70 feet along the North line of Lot 5, to the northeast corner thereof; Thence S 00°07'43" W 1317.49 feet along the East line of Lot 5 to the southeast corner thereof and coincident with the northwest corner of Government lot 7; Thence S 89°41'56" E 1158.92 feet along the North line of Lot 7, to an iron rod at the East quarter corner of Section 13; Thence S 00°05'12" E 2654.10 feet along the East line of Section 13, to the southeast corner thereof; Thence S 00° 05' 12" E 441.54 feet along the East line of Section 24, to a point; Thence continuing along said East line S 01°20'51" E 2206.52 feet, to the East quarter corner of said Section 24; Thence continuing along said East line S 01°20'51" E 447.15 feet, to a point; Thence continuing along said East line S 00°13'24" W 2200.06 feet, to a half inch iron rod at the southeast corner of said Section 24; Thence N 89°37'03" W 601.05 feet along the South line of said Section 24 and the North line of Section 25, to a point; Thence S 00°04'16" E 2644.39 to a point on the South line of the North half of Section 25; Thence S 89°38'34" E 609.06 feet, to the southeast corner of said North half, Section 25; Thence S 00°14'41" E 2644.19 feet along the East line of said South half, Section 25, to an aluminum cap monument marking the southeast corner thereof; Thence N 89°42'47" W 5206.93 feet along the South line of said Section 25, to an aluminum cap in hand hole monumenting the South quarter corner of said Section 25; Thence continuing along said South line N 89°44'11" W 1324.50 feet to a point at the southwest corner of the East half of the southwest quarter of said Section 25; Thence N 00°13'12" E 5303.16 feet along the West line of said East half of the southwest and northwest quarter, Section 25, to a point on the North line of said Section 25 and coincident with the South line of said Section 24; thence N 00°12'38" E 2649.12 feet along said West line, to a point on the North line of the South half of said Section 24; Thence N 89°34'00" W 1323.99 feet along said North line, to a 5/8" iron rod monumenting the West quarter corner of said Section 24; Thence N 00°31'10" E 1347.44 feet along the West line of said Section 24, to a point on the southerly top of bank of the Southside Canal Aqueduct; Thence S 89°52'59" E 331.11 feet along said southerly top of bank, to the beginning of a 580.10 foot radius non-tangent curve to the left; Thence along said curve and continuing along said top of bank 509.80 feet through a central angle of 50°21'10" and a long chord of which bears N 65°49'56" E 493.55 feet, to a point; Thence continuing along said southerly top of bank N 40°07'06" E 1423.14 feet, to a point on the North line of said Section 24;

ATTACHMENT B-1

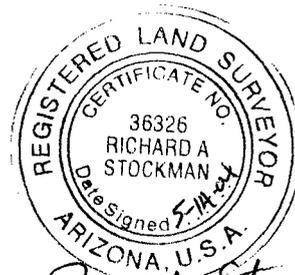
Thence N 89°52'59" W 0.29 feet along said North line, to a point; Thence continuing along said southerly top of bank N 40°00'29" E 1796.47 feet, to a point; Thence continuing along said southerly top of bank N 40°05'37" E 1633.45 feet to a point on the North line of the South half of Section 13; Thence S 89°41'56" E 1355.63 feet along said North line, to the southwest corner of said Lot 5; Thence N 00°06'43" E 1314.42 feet along the West line of said Lot 5, to the northwest corner thereof; Thence N 89°49'58" W 1313.35 feet, to a point on the East line of the northeast quarter of said Section 13; Thence S 00°05'42" W 1190.33 feet along said East line to a point on the northerly top of bank of the Southside Canal Aqueduct; Thence S 39°53'42" W 157.06 feet along said top of bank, to a point on the south line of the northeast quarter, Section 13; Thence N 89°41'56" W 1212.44 feet along said South line, to a point on the West line of the southeast quarter, Section 13; Thence S 00°04'41" W 1458.40 feet along said West line, to a point on the northerly top of bank of the Southside Canal Aqueduct; Thence S 39°59'32" W 1532.07 feet along said northerly top of bank, to a point; Thence continuing along said northerly top of bank S 39°58'10" W 1395.05 feet, to the beginning of a 559.16 foot radius non-tangent curve to the right; Thence along said curve and continuing along said northerly top of bank 499.62 feet through a central angle of 51°11'42" and a long chord of which bears S 67°22'31" W 483.17 feet to a point; Thence continuing along said northerly top of bank S 89°43'30" W 496.20 feet, to the beginning of a 1185.35 foot radius non-tangent curve to the left; Thence along said curve and continuing along said northerly top of bank 412.46 through a central angle of 19°56'14" and a long chord of which bears S 74°39'56" W 410.39 feet, to a point; Thence continuing along said northerly top of bank S 70°12'37" W 882.53 feet, to a point; Thence continuing along said northerly top of bank S 70°21'29" W 1569.12 feet, to the beginning of a 1071.48 foot radius non-tangent curve to the right; Thence along said curve and continuing along said northerly top of bank 388.24 feet through a central angle of 20°45'38" and a long chord of which bears S 81°29'47" W 386.12 feet, to a point; Thence continuing along said northerly top of bank N 87°21'43" W 942.22 feet, to a point; Thence continuing along said northerly top of bank N 87°19'51" W 1107.10 feet, to a point on the West line of said Section 23; Thence N 00°43'28" E 2178.88 feet along said West line, to the **Point of Beginning**.

ATTACHMENT B-1

Excepting there a parcel of land located in the northeast quarter of Section 13, Township 5 South, Range 7 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

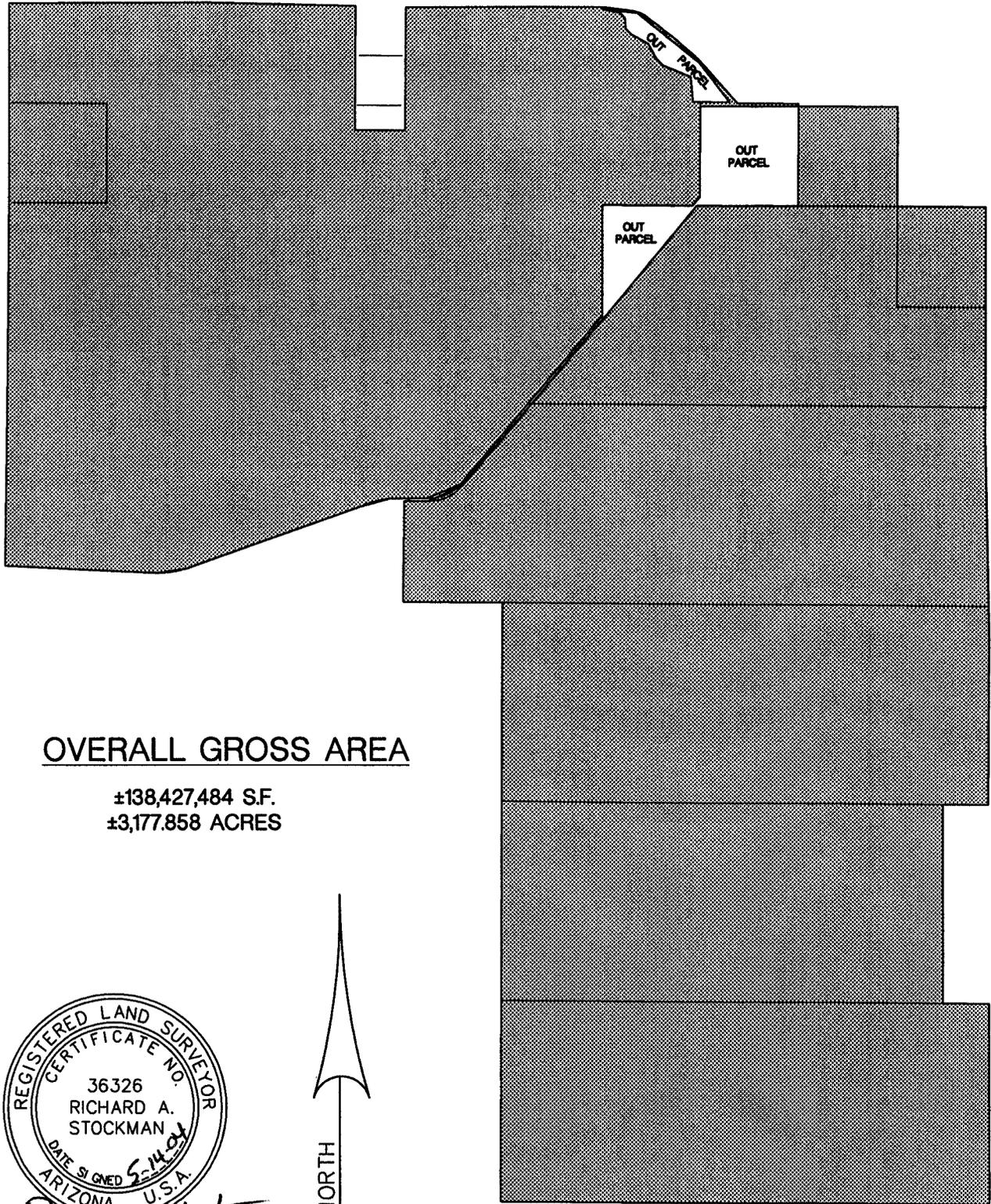
Commencing at a G.L.O. brass cap monument at the North quarter corner of Section 13; Thence S 00°04'41" W 31.14 feet along the West line of the northeast quarter said Section 13, to the **Point of Beginning**; Thence S 78°02'45" E 230.09 feet, to a point; Thence S 44°12'32" E 95.61 feet, to a point; Thence S 03°24'38" E 144.61 feet, to a point; thence S 46°23'44" E 101.26 feet, to a point; Thence S 61°31'23" E 274.04 feet, to a point; Thence S 27°17'20" E 204.04 feet, to a point; thence S 44°20'46" E 135.27 feet, to a point; Thence S 67°42'29" E 410.63 feet, to a point; Thence S 04°59'49" E 330.74 feet, to a point; Thence S 89°37'30" E 489.84 feet, to a point; Thence N 37°58'54" W 659.97 feet, to a point; Thence N 51°54'29" W 1063.14 feet, to a point; Thence N 83°35'27" W 461.27 feet, to the **Point of Beginning**.

The above described properties total gross area is 138,427,484 square feet or 3,177.858 acres, more or less.



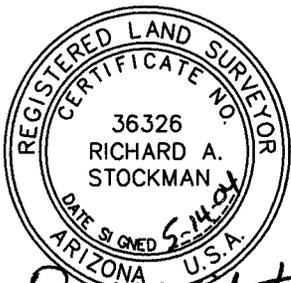
Richard A. Stockman

ATTACHMENT B-1



OVERALL GROSS AREA

±138,427,484 S.F.
±3,177.858 ACRES



W R G
DESIGN INC.

4808 N. 22nd Street, Suite 150 Phoenix, AZ 85018
Tel. 602.977.8000 Fax. 602.977.8099

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

EXHIBIT
SANDIA PROPERTIES

PIVOTAL GROUP
COOLIDGE, ARIZONA

PROJECT NO. 4033374.00
DATE: 04/09/04
BY: DCW
SCALE: 1"=2000'
SHEET NO. 1 OF 1

C

ATTACHMENT – C

**Proforma Balance Sheets
Financial Information**

ATTACHMENT C

PROFORMA BALANCE SHEET (SEWER)

Woodruff Utility Company

	Year_1	Year_2	Year_3	Year_4	Year_5
ASSETS					
<u>Current Assets</u>					
Cash	\$ 37,633	\$ 225,732	\$ 180,448	\$ 791,565	\$ 1,603,543
Accounts Receivable	0	0	0	0	0
Other	0	0	0	0	0
Total Current Assets	\$ 37,633	\$ 225,732	\$ 180,448	\$ 791,565	\$ 1,603,543
<u>Fixed Assets</u>					
Utility Plant	\$ 8,811,280	\$ 10,018,780	\$ 12,253,280	\$ 13,460,780	\$ 14,668,280
(Less) Accumulated Depreciation	(66,905)	(280,145)	(615,891)	(1,074,033)	(1,623,730)
Net Plant in Service	\$ 8,744,375	\$ 9,738,635	\$ 11,637,389	\$ 12,386,747	\$ 13,044,550
Total Assets	\$ 8,782,007	\$ 9,964,367	\$ 11,817,837	\$ 13,178,312	\$ 14,648,093
LIABILITIES AND CAPITAL					
<u>Current and Accrued Liabilities</u>					
Accounts Payable	0	0	0	0	0
Notes Payable	0	0	0	0	0
Accrued Taxes	0	0	0	0	0
Accrued Interest	0	0	0	0	0
Other	0	0	0	0	0
Total Current and Accrued Liabilities	0	0	0	0	0

ATTACHMENT C

PROFORMA BALANCE SHEET (SEWER)

Page 2

Woodruff Utility Company

	Year 1	Year 2	Year 3	Year 4	Year 5
<u>Long-Term Debt</u>					
<u>Deferred Credits</u>					
Advances in Aid of Construction	\$ 500,000	\$ 500,000	\$ 1,388,743	\$ 3,058,981	\$ 3,830,132
Contribution in Aid of Construction, Net of Amortization	148,500	444,975	737,380	1,021,715	1,300,000
Accumulated Deferred Income Tax	-	-	-	-	-
Total Deferred Credits	\$ 648,500	\$ 944,975	\$ 2,126,123	\$ 4,080,696	\$ 5,130,132
<u>CAPITAL ACCOUNT</u>					
Common Stock	8,261,280	8,261,280	8,761,280	8,761,280	8,761,280
Preferred	0	0	0	0	0
Paid in Capital	0	0	0	0	0
Retained Earnings	(127,773)	(130,631)	73,990	336,336	756,681
Total Capital	\$ 8,133,507	\$ 8,130,649	\$ 8,835,270	\$ 9,097,616	\$ 9,517,961
TOTAL LIABILITIES AND CAPITAL	\$ 8,782,007	\$ 9,075,624	\$ 10,961,393	\$ 13,178,312	\$ 14,648,093

ATTACHMENT – C-2

Income Statement

PROFORMA INCOME STATEMENT (SEWER)
Woodruff Utility Company

	Year One	Year Two	Year Three	Year Four	Year Five
Flat Rate Revenues	\$ 111,630	\$ 412,260	\$ 792,336	\$ 1,172,292	\$ 1,549,812
Measured Revenues	9,973	41,453	87,901	134,348	177,481
Establishment Charges					
Other Operating Revenue					
Total Operating Revenue	<u>\$ 121,603</u>	<u>\$ 453,713</u>	<u>\$ 880,237</u>	<u>\$ 1,306,640</u>	<u>\$ 1,727,293</u>
OPERATING EXPENSES:					
Salaries and Wages	\$ 68,500	\$ 70,555	\$ 72,672	\$ 74,852	\$ 77,097
Purchased Sewer Treatment					
Sludge Removal Expense	3,000	3,090	3,183	3,278	3,377
Purchased Power for Pumping Equipment	12,906	52,714	108,670	182,626	236,431
Sewage Treatment and Testing	16,000	20,180	24,365	28,556	32,753
Repairs and Maintenance	2,000	6,000	9,000	12,000	15,000
Office Supplies Expense	3,709	13,863	26,762	39,661	52,551
Outside Services	54,800	56,444	58,137	59,881	61,678
Rents	6,000	6,180	6,365	6,556	6,753
Transportation Expense	3,500	3,605	3,713	3,825	3,939
General Insurance	4,000	4,120	4,244	4,371	4,502
Depreciation	65,405	207,215	323,652	439,977	525,482
Health and Life Insurance					
Income Taxes	50	50	17,364	161,090	255,078
Property Tax	2,881	6,434	14,317	26,528	39,637
Taxes Other than Property & Income					
Miscellaneous Expenses	7,000	7,060	7,122	7,185	7,251
Total Operating Expense	<u>\$ 249,751</u>	<u>\$ 457,510</u>	<u>\$ 679,566</u>	<u>\$ 1,050,387</u>	<u>\$ 1,321,529</u>
OPERATING INCOME OR LOSS	<u>\$ (128,148)</u>	<u>\$ (3,797)</u>	<u>\$ 200,670</u>	<u>\$ 256,253</u>	<u>\$ 405,765</u>
OTHER INCOME / EXPENSE					
Interest Income	375	939	3,950	6,093	14,580
Other Income					
Other Expense					
Interest Expenses					
TOTAL OTHER INCOME / EXPENS	<u>375</u>	<u>939</u>	<u>3,950</u>	<u>6,093</u>	<u>14,580</u>
NET INCOME (LOSS)	<u>\$ (127,773)</u>	<u>\$ (2,858)</u>	<u>\$ 204,621</u>	<u>\$ 262,346</u>	<u>\$ 420,345</u>

ATTACHMENT – C-3

Itemized List of Major Plant Components

Attachment C-3 Itemized List of Major Plant Components

SUMMARY		Attachment C-3 Itemized List of Major Plant Components		
PHASE 1 - ANNUAL AVERAGE FLOW = 1.00 MGD				
Rev 0 May 3, 2004				
Area	Remarks	Construction Cost	Just Equipment w/o install	Construction w/o Equipment
Headworks	1 screen & compactor	\$317,419	\$80,000	
Influent Pump Station	2 pumps	\$173,849	\$90,000	
Odor Control	one unit	\$162,675	\$100,000	
Sequential Batch Reactors	two basins	\$2,311,860	\$563,000	
Blower Building	one bldg	\$128,925		
Filters	1 filter	\$660,799	\$404,000	
UV Disinfection	1 channel	\$519,197	\$320,000	
Effluent Pump Station	2 pumps	\$127,274	\$60,000	
Solids Dewatering Building	1 centrifuge	\$625,833	\$296,000	
Aerobic Digester	1 digester	\$0		
Site work	misc yard	\$238,500	\$90,000	
	Subtotal	\$5,266,331		
	15% Contingency	\$789,950		
TOTAL CONSTRUCTION COSTS		\$6,056,280	\$2,003,000	\$4,053,280
		\$4.24 per gallon		
<u>Assumptions</u>			Power/Chem	
Excavation	\$6	per cubic yard	Annual O&M Costs	
Backfill	\$15	per cubic yard	\$189,318	
Building (basic)	\$90	per square foot		
Building (elaborate)	\$100	per square foot		
Concrete Foundation	\$550	per cubic yard		
Concrete Walls	\$550	per cubic yard		
Concrete Top Slabs	\$550	per cubic yard		
Handrail	\$35	per linear foot		
Grating	\$35	per square foot		
Power	\$0.09	per Kilowatt hour		
Installation Factor	15%	of process equipment		
Sitework	0%	of total capital cost		
Piping	15%	of total capital cost		
Electrical & Instrumentation	20%	of total capital cost		

Attachment C-3 Itemized List of Major Plant Components

HEADWORKS				
Description	Power	Amount	\$/Unit	Total
Excavation		20 cy	\$6	\$120
Backfill		15 cy	\$15	\$225
Concrete				
Foundation Concrete		90 cy	\$550	\$49,500
Wall Concrete		0 cy	\$550	\$0
Building		1000 sf	\$85	\$85,000
Concrete Total				\$134,500
Equipment				
Screen system	5 hp	1 ea	80000	\$80,000
Grating	0 hp	480 sf	\$15	\$7,200
Equipment Subtotal				\$87,200
Equipment Installation, 15%		15%		\$13,080
Installed Equipment Total				\$100,280
Capital Costs				
Construction Cost				\$235,125
Sitework, 0%		0%		\$0
Piping, 15%		15%		\$35,269
Electrical and Instrumentation, 20%		20%		\$47,025
TOTAL CAPITAL COSTS				\$317,419
INFLUENT PUMP STATION				
Description	Power	Amount	\$/Unit	Total
Excavation		192 cy	\$6	\$1,152
Backfill		105 cy	\$15	\$1,575
Concrete				
Foundation Concrete		41 cy	\$550	\$22,550
Wall Concrete		0 cy	\$0	\$0
Elevated Slab Concrete		0 cy	\$0	\$0
Concrete Total				\$22,550
Equipment				
Influent pump w/ vfds	25 hp	2 ea	\$45,000	\$90,000
Equipment Subtotal				\$90,000
Equipment Installation, 15%		15%		\$13,500
Installed Equipment Total				\$103,500
Capital Costs				
Construction Cost				\$128,777
Sitework, 0%		0%		\$0
Piping, 15%		15%		\$19,317
Electrical and Instrumentation, 20%		20%		\$25,755
TOTAL CAPITAL COSTS				\$173,849

Attachment C-3 Itemized List of Major Plant Components

BLOWER BUILDING				
Description	Power	Amount	\$/Unit	Total
Excavation		0 cy	\$6	\$0
Backfill		0 cy	\$15	\$0
Concrete				
Foundation Concrete		10 cy	\$550	\$5,500
Building		1000 sf	\$90	\$90,000
Elevated Slab Concrete		0 cy	\$550	\$0
Concrete Total				\$95,500
Equipment				
Blower	60 hp	2 ea	\$0	\$0
Equipment Subtotal				\$0
Equipment Installation, 15%		15%		\$0
Installed Equipment Total				\$0
Capital Costs				
Construction Cost				\$95,500
Sitework, 0%		0%		\$0
Piping, 15%		15%		\$14,325
Electrical and Instrumentation, 20%		20%		\$19,100
TOTAL CAPITAL COSTS				\$128,925
ODOR CONTROL				
Description	Power	Amount	\$/Unit	Total
Excavation		0 cy	\$6	\$0
Backfill		0 cy	\$15	\$0
Grating		0 sf	\$35	\$0
Handrail		0 lf	\$35	\$0
Concrete				
Foundation Concrete		10 cy	\$550	\$5,500
Wall Concrete		0 cy	\$550	\$0
Elevated Slab Concrete		0 cy	\$550	\$0
Concrete Total				\$5,500
Equipment				
New odor scrubber & appurt.	40 hp	1 ea	\$100,000	\$100,000
Equipment Subtotal				\$100,000
Equipment Installation, 15%		15%		\$15,000
Installed Equipment Total				\$115,000
Capital Costs				
Construction Cost				\$120,500
Sitework, 0%		0%		\$0
Piping, 15%		15%		\$18,075
Electrical and Instrumentation, 20%		20%		\$24,100
TOTAL CAPITAL COSTS				\$162,675

Attachment C-3 Itemized List of Major Plant Components

SEQUENTIAL BATCH REACTORS				
Description	Power	Amount	\$/Unit	Total
Excavation		8934 cy	\$6	\$53,604
Backfill		3100 cy	\$15	\$46,500
Concrete				
Foundation Concrete		1080 cy	\$550	\$594,000
Wall Concrete		0 cy	\$550	\$0
Covers		12480 sf	\$35	\$436,800
Concrete Total				\$1,030,800
Equipment				
SBR Equipment plus	incl. blowers	1 ls	\$505,000	\$505,000
Digester Equipment	140 hp			\$0
Post Equalization Pumps	15	2 ea	\$29,000	\$58,000
Equipment Subtotal				\$563,000
Equipment Installation, 15%		15%		\$84,450
Installed Equipment Total				\$647,450
Capital Costs				
Construction Cost				\$1,778,354
Sitework, 0%		0%		\$0
Piping, 15%		10%		\$177,835
Electrical and Instrumentation, 20%		20%		\$355,671
TOTAL CAPITAL COSTS				\$2,311,860
FILTERS (disk)				
Description	Power	Amount	\$/Unit	Total
Excavation		336 cy	\$6	\$2,016
Backfill		241 cy	\$15	\$3,615
Covers		110 sf	\$35	\$3,850
Handrail		0 lf	\$35	\$0
Concrete				
Foundation Concrete		28 cy	\$550	\$15,400
Wall Concrete		0 cy	\$550	\$0
Elevated Slab Concrete		0 cy	\$550	\$0
Concrete Total				\$15,400
Equipment				
Filter	11.5 hp	1 ea	\$404,000	\$404,000
Equipment Subtotal				\$404,000
Equipment Installation, 15%		15%		\$60,600
Installed Equipment Total				\$464,600
Capital Costs				
Construction Cost				\$489,481
Sitework, 0%		0%		\$0
Piping, 15%		15%		\$73,422
Electrical and Instrumentation, 20%		20%		\$97,896
TOTAL CAPITAL COSTS				\$660,799

Attachment C-3 Itemized List of Major Plant Components

UV DISINFECTION				
Description	Power	Amount	\$/Unit	Total
Excavation		15 cy	\$6	\$90
Backfill		10 cy	\$15	\$150
Grating		90 sf	\$35	\$3,150
Handrail		0 lf	\$35	\$0
Concrete				
Foundation Concrete		24 cy	\$550	\$13,200
Wall Concrete		0 cy	\$550	\$0
Elevated Slab Concrete		0 cy	\$550	\$0
Concrete Total				\$13,200
Equipment				
UV Equipment		1 ls	\$320,000	\$320,000
Equipment Subtotal				\$320,000
Equipment Installation, 15%		15%		\$48,000
Installed Equipment Total				\$368,000
Capital Costs				
Construction Cost				\$384,590
Sitework, 0%		0%		\$0
Piping, 15%		15%		\$57,689
Electrical and Instrumentation, 20%		20%		\$76,918
TOTAL CAPITAL COSTS				\$519,197
EFFLUENT PUMP STATION				
Description	Power	Amount	\$/Unit	Total
Excavation		192 cy	\$6	\$1,152
Backfill		105 cy	\$15	\$1,575
Concrete				
Foundation Concrete		41 cy	\$550	\$22,550
Wall Concrete		0 cy	\$550	\$0
Elevated Slab Concrete		0 cy	\$550	\$0
Concrete Total				\$22,550
Equipment				
Effluent Pumps	30 hp	2 ea	\$30,000	\$60,000
Equipment Subtotal				\$60,000
Equipment Installation, 15%		15%		\$9,000
Installed Equipment Total				\$69,000
Capital Costs				
Construction Cost				\$94,277
Sitework, 0%		0%		\$0
Piping, 15%		15%		\$14,142
Electrical and Instrumentation, 20%		20%		\$18,855
TOTAL CAPITAL COSTS				\$127,274

Attachment C-3 Itemized List of Major Plant Components

SOLIDS DEWATERING BUILDING				
Description	Power	Amount	\$/Unit	Total
Excavation		10 cy	\$6	\$60
Backfill		8 cy	\$15	\$120
Concrete				
Foundation Concrete		60 cy	\$550	\$33,000
Building		1000 sf	\$90	\$90,000
Elevated Slab Concrete		0 cy	\$550	\$0
Concrete Total				\$123,000
Equipment				
Centrifuge	40 hp	1 ea	\$250,000	\$250,000
Sludge Pumps		2 ea	\$19,000	\$38,000
Polymer		1 ea	\$8,000	\$8,000
Equipment Subtotal				\$296,000
Equipment Installation, 15%		15%		\$44,400
Installed Equipment Total				\$340,400
Capital Costs				
Construction Cost				\$463,580
Sitework, 0%		0%		\$0
Piping, 15%		15%		\$69,537
Electrical and Instrumentation, 20%		20%		\$92,716
TOTAL CAPITAL COSTS				\$625,833
AEROBIC DIGESTERS				
Description	Power	Amount	\$/Unit	Total
Excavation		0 cy	\$6	\$0
Backfill	d in aeration bas	0 cy	\$15	\$0
Concrete				
Foundation Concrete		0 cy	\$550	\$0
Wall Concrete		0 sf	\$80	\$0
Covers		0 sf	\$25	\$0
Concrete Total				\$0
Equipment				
Blower & Diffusers	40 hp	0 ea	\$55,000	\$0
Decanter		0 ea	\$15,000	\$0
Sludge Pumps		0 ea	\$15,000	\$0
Equipment Subtotal				\$0
Equipment Installation, 15%		15%		\$0
Installed Equipment Total				\$0
Capital Costs				
Construction Cost				\$0
Sitework, 0%		0%		\$0
Piping, 15%		15%		\$0
Electrical and Instrumentation, 20%		20%		\$0
TOTAL CAPITAL COSTS				\$0

Attachment C-3 Itemized List of Major Plant Components

SITE WORK					
Description	Power	Amount		\$/Unit	Total
Excavation		0	cy	\$6	\$0
Backfill		0	cy	\$15	\$0
Misc Structures					
Masonry Wall 6'		3200	lf	\$25	\$80,000
Yard Structures & mhs		1	ls	\$25,000	\$25,000
Paving		5000	sf	\$5	\$25,000
Gate		1	ls	\$5,000	\$5,000
Misc Total					\$135,000
Equipment					
Standby Generator	hp	1	ea	\$90,000	\$90,000
Equipment Subtotal					\$90,000
Equipment Installation, 15%			15%		\$13,500
Installed Equipment Total					\$103,500
Capital Costs					
Construction Cost					\$238,500
Sitework, 0%			0%		\$0
Piping, 15%		0%	0		\$0
Electrical and Instrumentation, 20%		0%	0		\$0
TOTAL CAPITAL COSTS					\$238,500

ATTACHMENT – C-4

Plant and Service

CS-4
PROFORMA UTILITY PLANT IN SERVICE (SEWER)
 FIRST YEAR
Woodruff Utility Company

PLANT	ORIGINAL COST	ACCUM DEPRC	ORIG. COST LESS DEPREC.
Organization	\$ 25,000	\$ -	\$ 25,000
Franchises	-	-	-
Land and Land Rights	1,225,000	-	1,225,000
Structures and Improvements	-	-	-
Power Generation Equipment	75,000	1,875	73,125
Collection sewers -Force	500,000	5,000	495,000
Collection Sewers - Gravity (AIAC)	-	-	-
Special Collecting Structures	-	-	-
Services to customers / Residential	150,000	1,500	148,500
Services to customers - None Residential	-	-	-
Flow measuring Devices	-	-	-
Flow measuring Installations	-	-	-
Reuse Services '	150,000	1,500	148,500
Reuse Meters and Meter Install	-	-	-
Receiving Wells	-	-	-
Pumping Equipment	595,000	37,188	557,813
Reuse Distribution Reservoirs	-	-	-
Reuse Transmission and Distrib	-	-	-
Treatment and Disposal Equipment*	6,056,280	16,743	6,039,537
Plant Sewers	-	-	-
Outfall Sewer Lines	-	-	-
Other Plant and Miscellaneous	-	-	-
Office Furniture and Equipment	-	-	-
Transportation Equipment	30,000	3,000	27,000
Stores Equipment	5,000	100	4,900
Tools, Shop and Garage Equipme	-	-	-
Laboratory Equipment	-	-	-
Power Operated Equipment	-	-	-
Communication Equipment	-	-	-
Miscellaneous Equipment	-	-	-
Other Tangible Plant	-	-	-
TOTAL PLANT IN SERVICE	\$ 8,811,280	\$ 66,905	\$ 8,744,375

CS-4
PROFORMA UTILITY PLANT IN SERVICE (SEWER)
 SECOND YEAR
Woodruff Utility Company

PLANT	ORIGINAL COST	ACCUM DEPRC	ORIG. COST LESS DEPREC.
Organization	\$ 25,000	\$ -	\$ 25,000
Franchises	-	-	-
Land and Land Rights	1,225,000	-	1,225,000
Structures and Improvements	-	-	-
Power Generation Equipment	75,000	5,625	69,375
Collection sewers -Force	1,400,000	24,000	1,376,000
Collection Sewers - Gravity (AIAC)	-	-	-
Special Collecting Structures	-	-	-
Services to customers / Residential	450,000	7,500	442,500
Services to customers - None Residential	2,500	25	2,475
Flow measuring Devices	-	-	-
Flow measuring Installations	-	-	-
Reuse Services	150,000	4,500	145,500
Reuse Meters and Meter Install	-	-	-
Receiving Wells	-	-	-
Pumping Equipment	595,000	111,563	483,438
Reuse Distribution Reservoirs	-	-	-
Reuse Transmission and Distrib	-	-	-
Treatment and Disposal Equipment*	6,056,280	117,532	5,938,748
Plant Sewers	-	-	-
Outfall Sewer Lines	-	-	-
Other Plant and Miscellaneous	-	-	-
Office Furniture and Equipment	-	-	-
Transportation Equipment	30,000	9,000	21,000
Stores Equipment	10,000	400	9,600
Tools, Shop and Garage Equipme	-	-	-
Laboratory Equipment	-	-	-
Power Operated Equipment	-	-	-
Communication Equipment	-	-	-
Miscellaneous Equipment	-	-	-
Other Tangible Plant	-	-	-
Totals	\$ 10,018,780	\$ 280,145	\$ 9,738,635

CS-4
PROFORMA UTILITY PLANT IN SERVICE (SEWER)
 THIRD YEAR
Woodruff Utility Company

PLANT	ORIGINAL COST	ACCUM DEPRC	ORIG. COST LESS DEPREC.
Organization	\$ 25,000	\$ -	\$ 25,000
Franchises	0	-	-
Land and Land Rights	1,225,000	-	1,225,000
Structures and Improvements	-	-	-
Power Generation Equipment	75,000	9,375	65,625
Collection sewers -Force	2,300,000	61,000	2,239,000
Collection Sewers - Gravity (AIAC)	-	-	-
Special Collecting Structures	-	-	-
Services to customers / Residential	750,000	19,500	730,500
Services to customers - None Residential	7,000	120	6,880
Flow measuring Devices	-	-	-
Flow measuring Installations	-	-	-
Reuse Services	150,000	7,500	142,500
Reuse Meters and Meter Install	-	-	-
Receiving Wells	725,000	12,071	712,929
Pumping Equipment	895,000	204,688	690,313
Reuse Distribution Reservoirs	-	-	-
Reuse Transmission and Distrib	-	-	-
Treatment and Disposal Equipment*	6,056,280	285,738	5,770,542
Plant Sewers	-	-	-
Outfall Sewer Lines	-	-	-
Other Plant and Miscellaneous	-	-	-
Office Furniture and Equipment	-	-	-
Transportation Equipment	30,000	15,000	15,000
Stores Equipment	15,000	900	14,100
Tools, Shop and Garage Equipme	-	-	-
Laboratory Equipment	-	-	-
Power Operated Equipment	-	-	-
Communication Equipment	-	-	-
Miscellaneous Equipment	-	-	-
Other Tangible Plant	-	-	-
TOTAL PLANT IN SERVICE	\$ 12,253,280	\$ 615,891	\$ 11,637,389

CS-4
PROFORMA UTILITY PLANT IN SERVICE (SEWER)
 FOURTH YEAR
Woodruff Utility Company

PLANT	ORIGINAL COST	ACCUM DEPRC	ORIG. COST LESS DEPREC.
Organization	\$ 25,000	\$ -	\$ 25,000
Franchises	0	-	-
Land and Land Rights	1,225,000	-	1,225,000
Structures and Improvements	-	-	-
Power Generation Equipment	75,000	13,125	61,875
Collection sewers -Force	3,200,000	116,000	3,084,000
Collection Sewers - Gravity (AIAC)	-	-	-
Special Collecting Structures	-	-	-
Services to customers / Residential	1,050,000	37,500	1,012,500
Services to customers - None Residential	9,500	285	9,215
Flow measuring Devices	-	-	-
Flow measuring Installations	-	-	-
Reuse Services '	150,000	10,500	139,500
Reuse Meters and Meter Install	-	-	-
Receiving Wells	725,000	36,214	688,786
Pumping Equipment	895,000	316,563	578,438
Reuse Distribution Reservoirs	-	-	-
Reuse Transmission and Distrib	-	-	-
Treatment and Disposal Equipment*	6,056,280	521,247	5,535,033
Plant Sewers	-	-	-
Outfall Sewer Lines	-	-	-
Other Plant and Miscellaneous	-	-	-
Office Furniture and Equipment	-	-	-
Transportation Equipment	30,000	21,000	9,000
Stores Equipment	20,000	1,600	18,400
Tools, Shop and Garage Equipme	-	-	-
Laboratory Equipment	-	-	-
Power Operated Equipment	-	-	-
Communication Equipment	-	-	-
Miscellaneous Equipment	-	-	-
Other Tangible Plant	-	-	-
TOTAL PLANT IN SERVICE	\$ 13,460,780	\$ 1,074,033	\$ 12,386,747

CS-4
PROFORMA UTILITY PLANT IN SERVICE (SEWER)
 FIFTH YEAR
Woodruff Utility Company

PLANT	ORIGINAL COST	ACCUM DEPRC	ORIG. COST LESS DEPREC.
Organization	\$ 25,000	\$ -	\$ 25,000
Franchises	0	-	-
Land and Land Rights	1,225,000	-	1,225,000
Structures and Improvements	-	-	-
Power Generation Equipment	75,000	16,875	58,125
Collection sewers -Force	4,100,000	189,000	3,911,000
Collection Sewers - Gravity (AIAC)	-	-	-
Special Collecting Structures	-	-	-
Services to customers / Residential	1,350,000	61,500	1,288,500
Services to customers - None Residential	12,000	500	11,500
Flow measuring Devices	-	-	-
Flow measuring Installations	-	-	-
Reuse Services	150,000	13,500	136,500
Reuse Meters and Meter Install	-	-	-
Receiving Wells	725,000	60,356	664,644
Pumping Equipment	895,000	428,438	466,563
Reuse Distribution Reservoirs	-	-	-
Reuse Transmission and Distrib	-	-	-
Treatment and Disposal Equipment*	6,056,280	824,061	5,232,219
Plant Sewers	-	-	-
Outfall Sewer Lines	-	-	-
Other Plant and Miscellaneous	-	-	-
Office Furniture and Equipment	-	-	-
Transportation Equipment	30,000	27,000	3,000
Stores Equipment	25,000	2,500	22,500
Tools, Shop and Garage Equipme	-	-	-
Laboratory Equipment	-	-	-
Power Operated Equipment	-	-	-
Communication Equipment	-	-	-
Miscellaneous Equipment	-	-	-
Other Tangible Plant	-	-	-
TOTAL PLANT IN SERVICE	\$ 14,668,280	\$ 1,623,730	\$ 13,044,550

D

ATTACHMENT – D

Water Tariff Schedule

CW-4
ATTACHMENT "D"
SEWER TARIFF SCHEDULE

UTILITY: Woodruff Utility Company

RATES AND CHARGES

FLAT RATE

RESIDENTIAL AND COMMERCIAL
BASED ON WATER METER SIZE

5/8 x 3/4 And	\$ 52.00	PER MONTH
3/4	\$ 52.00	PER MONTH
1	\$ 130.00	PER MONTH
1 1/2	\$ 260.00	PER MONTH
2	\$ 416.00	PER MONTH
3	\$ 832.00	PER MONTH
4	\$ 1,300.00	PER MONTH
6	\$ 2,600.00	PER MONTH

BASED ON WATER USAGE

RESIDENTIAL MINIMUM	<u>N/A</u>	FOR	<u>N/A</u>	GALLONS
EXCESS OF MINIMUM	<u>N/A</u>	FOR	<u>N/A</u>	GALLONS
COMMERCIAL MINIMUM	<u>N/A</u>	FOR	<u>N/A</u>	GALLONS
EXCESS OF MINIMUM	<u>N/A</u>	FOR	<u>N/A</u>	GALLONS

EFFLUENT SALES: (if applicable)

\$ 300.00	PER ACRE FOOT (FOR GENERAL IRRIGATION)
\$ 0.92	PER 1,000 GALLONS (FOR GENERAL IRRIGATION)
\$ 32.59	Treated Effluent per Acre Foot (For Agricultural Irrigation)
\$ 0.10	Treated Effluent per 1,000 Gallons (For Agricultural Irrigation)

SERVICE LINE CONNECTION CHARGE \$ _____ (TO BE CONTRIBUTED BY BUILDER)

SERVICE CHARGES:

1.	ESTABLISHMENT (R14-2-603.D.1)	\$ 30.00
2.	RECONNECTION / DELINQUENT (R14-2-603.D.1)	\$ 50.00
3.	DEPOSIT (R14-2-603.B.3)	_____ per rule
4.	DEPOSIT INTEREST (R14-2-608.E.1)	_____ % per rule
5.	REESTABLISHMENT WITHIN 12 MONTHS (R14-2-608.F.1)	_____ (a)
6.	NSF CHECK (R14-2-608.E.1)	\$ 35.00
7.	LATE PAYMENT PENALTY (R14-2-608.F.1)	1.50% Per Month
	DEFERRED PAYMENT PLAN	1.50% Per Month

All Revenue related taxes will be charged customers.

Main Extension and additional facilities agreements, @ COST (b)
RULES AND REGULATIONS

* The Company has adopted the Rules and Regulation established by the Commission as the basis for its operating procedures. Arizona Corporation Commission Rules will be controlling of Company procedures, unless specific Commission Orders provide otherwise.

(a) Monthly minimum times months off the system

(b) Cost to include parts, labor, overhead, and all applicable taxes, including income tax.

Woodruff Utility Company
DETAILED Index of Schedules C & D

<u>ACC</u> <u>Forms</u>	Number of <u>Page</u>	Page <u>Number</u>	
	2 Pages	1 & 2	Balance Sheet, Attachment C
	1 Page	Unnumbered	Income Statement, Attachment CS-2
	5 Pages	1 thru 5	Plant Cost, Attachment CS-4
	1 Page	Unnumbered	Tariff Attachment D

Schedules

<u>for Staff</u>	<u>Page(s)</u>	<u>BEHIND TARIFF ATTACHMENT D</u>	
1	1		Balance Sheet
1a	Summary	Summary Page	Summary of Plant Additions by Year
1a	5 Pages	1 thru 5	Plant and Depreciation, 5 Pages
1b	1 Page		Financing of Plant & Operating Losses
1c	1 Page		Advances and Refunds
1d	1 Page		Meter Deposits and Refunds (If Applicable)
1e	1 Page		Contributions in Aid of Construction
2	1 Page	1	Income Statement
2a	1 Page	1	Projected Revenues all customers
2a	1 Page	2	Customer Counts all customers
2a	1 Page	3	Gallons Treated or Sold, all customers
2a	1 Page	4	Projected Revenues, customers, gallons for 5/8 Inch residential class
2a	1 Page	5	Projected Revenues, customers, gallons for School
2a	1 Page	6	Projected Revenues, customers, gallons 5/8 Inch commercial class
2a	1 Page	7	Projected Revenues, customers, gallons 1 Inch commercial class
2a	1 Page	8	Projected Revenues, customers, gallons 2 Inch commercial class
2a	1 Page	9	Effluent, (If Applicable)
2b	1 Page	1	Property Taxes
3	1 Page	1	Projected Cash Flow
4	1 Page	1	Proposed Rates
5	1 Page	1	Service Charges
1	1 Page	Unnumbered	Projected Rate Base and Projected Rate of Return (Not for Filing)
1	1 Page	Unnumbered	Projected Working Capital for Rate Base (Not for Filing)

Woodruff Utility Company
 Projected Balance Sheets
 For the Years Ended

Exhibit
 Schedule 1
 Page 1
 Witness: Kozoman

Line No.	Beginning of Year	1st year Changes	Year 1	Year 2	Year 3	Year 4	Year 5
3							
4							
5		8,811,280	8,811,280	10,018,780	12,253,280	13,460,780	14,668,280
6		(66,905)	(66,905)	(280,145)	(615,891)	(1,074,033)	(1,623,730)
7							
8	25,000	12,633	37,633	225,732	180,448	791,565	1,603,543
9							
10							
11	\$ 25,000	\$ 8,757,007	\$ 8,782,007	\$ 9,964,367	\$ 11,817,837	\$ 13,178,312	\$ 14,648,093
12							
13		-	-	-	-	-	-
14							
15							
16							
17	25,000	8,236,280	8,261,280	8,261,280	8,761,280	8,761,280	8,761,280
18							
19		(127,773)	(127,773)	(130,631)	73,990	336,336	756,681
20	\$ 25,000	\$ 8,108,507	\$ 8,133,507	\$ 8,130,649	\$ 8,835,270	\$ 9,097,616	\$ 9,517,961
21							
22							
23		500,000	500,000	1,388,743	2,245,186	3,058,981	3,830,132
24							
25		150,000	150,000	452,500	757,000	1,059,500	1,362,000
26		(1,500)	(1,500)	(7,525)	(19,620)	(37,785)	(62,000)
27							
28							
29							
30							
31							
32		648,500	648,500	1,833,718	2,982,566	4,080,696	5,130,132
33							
34							
35	\$ 25,000	\$ 8,757,007	\$ 8,782,007	\$ 9,964,367	\$ 11,817,837	\$ 13,178,312	\$ 14,648,093
36							
37							
38							
39							
40							
41							
42							
43							
44							

(a) Plant Additions (See Schedule 1a)
 (b) Depreciation Computations (See Schedule 1a)
 (c) Change in cash (Please Schedule 3)
 (d) Common Stock issuance and or repurchase. (See Schedule 1b)
 (e) Profit or loss from operations (See Schedule 2)
 (f) Advances in Aid of Construction (See Schedule 1c)
 (g) Contributions in Aid of Construction (See Schedule 1e)
 (h) Amortization of Contributions in Aid of Construction, if applicable (See Schedule 1e)
 (i) Security deposits (2 times average bill)

Woodruff Utility Company
Summary Listing of Plant Additions by Year

Exhibit
Schedule 1a
Summary Page
Witness: Kozoman

Acct. No	Year 1	Year 2	Year 3	Year 4	Year 5	Totals
351 Organization	25,000	-	-	-	-	25,000
352 Franchises	-	-	-	-	-	-
353 Land and Land Rights	1,225,000	-	-	-	-	1,225,000
354 Structures and Improvements	-	-	-	-	-	-
355 Power Generation Equipment	75,000	-	-	-	-	75,000
360 Collection sewers -Force	500,000	900,000	900,000	900,000	900,000	4,100,000
361 Collection Sewers - Gravity (AIAC)	-	-	-	-	-	-
362 Special Collecting Structures	-	-	-	-	-	-
363 Services to customers / Residential	150,000	300,000	300,000	300,000	300,000	1,350,000
363 Services to customers - None Residential	-	2,500	4,500	2,500	2,500	12,000
364 Flow measuring Devices	-	-	-	-	-	-
365 Flow measuring Installations	-	-	-	-	-	-
366 Reuse Services '	150,000	-	-	-	-	150,000
367 Reuse Meters and Meter Install	-	-	-	-	-	-
370 Receiving Wells	-	-	725,000	-	-	725,000
371 Pumping Equipment	595,000	-	300,000	-	-	895,000
374 Reuse Distribution Reservoirs	-	-	-	-	-	-
375 Reuse Transmission and Distrib	-	-	-	-	-	-
380 Treatment and Disposal Equipment*	6,056,280	-	-	-	-	6,056,280
381 Plant Sewers	-	-	-	-	-	-
382 Outfall Sewer Lines	-	-	-	-	-	-
389 Other Plant and Miscellaneous	-	-	-	-	-	-
390 Office Furniture and Equipment	-	-	-	-	-	-
391 Transportation Equipment	30,000	-	-	-	-	30,000
392 Stores Equipment	5,000	5,000	5,000	5,000	5,000	25,000
393 Tools, Shop and Garage Equipme	-	-	-	-	-	-
394 Laboratory Equipment	-	-	-	-	-	-
395 Power Operated Equipment	-	-	-	-	-	-
396 Communication Equipment	-	-	-	-	-	-
397 Miscellaneous Equipment	-	-	-	-	-	-
398 Other Tangible Plant	-	-	-	-	-	-
Totals	8,811,280	1,207,500	2,234,500	1,207,500	1,207,500	14,668,280

Woodruff Utility Company.
Plant
Projected Years

Exhibit
Schedule 1a
Page 1
Witness: Kozoman

Line No.	Account	Description	CIAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Year 1 Additions	Depreciation*	Balance	A/D Balance	
1		With Treatment Plant Depreciation computed on Percent of Capacity										
2	351	Organization		0.00%	25,000		25,000	25,000	-	25,000	-	
3	352	Franchises		0.00%								
4	353	Land and Land Rights		0.00%	1,225,000		1,225,000	1,225,000	-	1,225,000	-	
5	354	Structures and Improvements		3.33%								
6	355	Power Generation Equipment		5.00%	75,000		75,000	75,000	1,875	75,000	1,875	
7	356	Collection sewers - Force		2.00%	500,000		500,000	500,000	5,000	500,000	5,000	
8	357	Collection Sewers - Gravity (AIAC)		2.00%								
9	358	Special Collecting Structures		2.00%								
10	359	Services to customers - Residential	100.00%	2.00%	150,000		150,000	150,000	1,500	150,000	1,500	
11	360	Services to customers - Non-Residential	100.00%	2.00%								
12	361	Flow measuring Devices		10.00%								
13	362	Flow measuring Installations		10.00%								
14	363	Reuse Services		2.00%	150,000		150,000	150,000	1,500	150,000	1,500	
15	364	Reuse Meters and Meter Install		8.33%								
16	365	Receiving Wells		3.33%								
17	366	Pumping Equipment		12.50%	595,000		595,000	595,000	37,188	595,000	37,188	
18	367	Reuse Distribution Reservoirs		2.50%								
19	368	Reuse Transmission and Distrib		2.50%								
20	369	Treatment and Disposal Equipment*		5.00%	6,056,280		6,056,280	6,056,280	16,743	6,056,280	16,743	
21	370	Plant Sewers		5.00%								
22	371	Outfall Sewer Lines		3.33%								
23	372	Other Plant and Miscellaneous		6.67%								
24	373	Office Furniture and Equipment		6.67%								
25	374	Transportation Equipment		20.00%	30,000		30,000	30,000	3,000	30,000	3,000	
26	375	Stores Equipment		4.00%	5,000		5,000	5,000	100	5,000	100	
27	376	Tools, Shop and Garage Equipme		5.00%								
28	377	Laboratory Equipment		10.00%								
29	378	Power Operated Equipment		5.00%								
30	379	Communication Equipment		10.00%								
31	380	Miscellaneous Equipment		10.00%								
32	381	Other Tangible Plant		5.00%								
33												
34												
35												
36												
37												
38												
39												
40												
41												
42												
43												
44												
45												
46												
47												
48												
49												
50												
51												
52												
53												

Totals \$ 8,811,280 \$ - \$ 8,811,280 \$ 8,811,280 \$ 66,905 \$ 8,811,280 \$ 66,905

Composite Rate with 1/2 yr convention 0.88%

Licenses, Taxes, Permits
Engineering and Contingency
Total \$ - \$ - \$ -

*Capacity Adjustment to Depreciation Expense -
380 Treatment Plant (Requires an Accounting Order) 301
Customer connections 2,722
Capacity (in customer connections) 0.1106
Capacity Factor 0.0000

Woodruff Utility Company
Plant
Projected Years

Exhibit
Schedule 1a
Page 2
Witness: Kozoman

Line No.	Account	Description	CIAC Spread	Depreciation Rate	Year					A/D Balance
					Estimate	Gross Amt	Additions	Depreciation*	Balance	
1	351	Organization	0.00%							
2	352	Franchises	0.00%							
3	353	Land and Land Rights	0.00%							
4	354	Structures and Improvements	3.33%					1,225,000		
5	355	Power Generation Equipment	5.00%				3,750	75,000		5,625
6	360	Collection sewers -Force	2.00%		900,000	900,000	19,000	1,400,000		24,000
7	361	Collection Sewers - Gravity (AIAC)	2.00%							
8	362	Special Collecting Structures	2.00%							
9	363	Services to customers - Residential	100.00%		300,000	300,000	6,000	450,000		7,500
10	363	Services to customers - None Residential	100.00%		2,500	2,500	25	2,500		25
11	364	Flow measuring Devices	10.00%							
12	365	Flow measuring Installations	10.00%							
13	366	Reuse Services	2.00%				3,000	150,000		4,500
14	367	Reuse Meters and Meter Install	8.33%							
15	370	Receiving Wells	3.33%							
16	371	Pumping Equipment	12.50%				74,375	595,000		111,563
17	374	Reuse Distribution Reservoirs	2.50%							
18	375	Reuse Transmission and Distrib	2.50%							
19	380	Treatment and Disposal Equipment*	5.00%				100,790	6,056,280		117,532
20	381	Plant Sewers	5.00%							
21	382	Outfall Sewer Lines	3.33%							
22	389	Other Plant and Miscellaneous	6.67%							
23	390	Office Furniture and Equipment	6.67%							
24	391	Transportation Equipment	20.00%				6,000	30,000		9,000
25	392	Stores Equipment	4.00%		5,000	5,000	300	10,000		400
26	393	Tools, Shop and Garage Equipme	5.00%							
27	394	Laboratory Equipment	10.00%							
28	395	Power Operated Equipment	5.00%							
29	396	Communication Equipment	10.00%							
30	397	Miscellaneous Equipment	10.00%							
31	398	Other Tangible Plant	5.00%							
32										
33										
34										
35										
36										
37										
38										
39										
40										
41		Totals			\$ 1,207,500	\$ 1,207,500	\$ 213,240	\$ 10,018,780	\$ 280,145	
42		Composite Rate with 1/2 yr convention								2.43%
43										
44										
45		Licenses, Taxes, Permits								
46		Engineering and Contingency								
47		Total								
48										
49		*Capacity Adjustment to Depreciation Expense -								
50		380 Treatment Plant (Requires an Accounting Order)						906		
51		Customer connections						2,722		
52		Capacity (in customer connections)						0.3328		
53		Capacity Factor								

\$ 1,207,500 \$ - \$ 1,207,500 \$ 1,207,500 \$ 213,240 \$ 10,018,780 \$ 280,145

2.43%

\$ -
\$ -
\$ -

*Capacity Adjustment to Depreciation Expense -
380 Treatment Plant (Requires an Accounting Order)
Customer connections
Capacity (in customer connections)
Capacity Factor

Woodruff Utility Company
Plant
Projected Years

Exhibit
Schedule 1a
Page 3
Witness: Kozoman

Line No.	Account	Description	CIAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Additions	Depreciation*	Balance	A/D Balance
With Treatment Plant Depreciation computed on Percent of Capacity											
1	351	Organization		0.00%							
2	352	Franchises		0.00%							
3	353	Land and Land Rights		0.00%						25,000	
4	354	Structures and Improvements		3.33%						1,225,000	
5	355	Power Generation Equipment		5.00%					3,750	75,000	9,375
6	360	Collection sewers -Force		2.00%	900,000		900,000		37,000	2,300,000	61,000
7	361	Collection Sewers - Gravity (AIAC)		2.00%							
8	362	Special Collecting Structures		2.00%							
9	363	Services to customers - Residential	100.00%	2.00%	300,000		300,000	300,000	12,000	750,000	19,500
10	363	Services to customers - None Residential	100.00%	2.00%	4,500		4,500	4,500	95	7,000	120
11	364	Flow measuring Devices		10.00%							
12	365	Flow measuring Installations		10.00%							
13	366	Reuse Services		2.00%					3,000	150,000	7,500
14	367	Reuse Meters and Meter Install		8.33%							
15	370	Receiving Wells		3.33%	725,000		725,000	725,000	12,071	725,000	12,071
16	371	Pumping Equipment		12.50%	300,000		300,000	300,000	93,125	895,000	204,688
17	374	Reuse Distribution Reservoirs		2.50%							
18	375	Reuse Transmission and Distrib		2.50%							
19	380	Treatment and Disposal Equipment*		5.00%					168,205	6,056,280	285,738
20	381	Plant Sewers		5.00%							
21	382	Outfall Sewer Lines		3.33%							
22	389	Other Plant and Miscellaneous		6.67%							
23	390	Office Furniture and Equipment		6.67%							
24	391	Transportation Equipment		20.00%					6,000	30,000	15,000
25	392	Stores Equipment		4.00%	5,000		5,000	5,000	500	15,000	900
26	393	Tools, Shop and Garage Equipme		5.00%							
27	394	Laboratory Equipment		10.00%							
28	395	Power Operated Equipment		5.00%							
29	396	Communication Equipment		10.00%							
30	397	Miscellaneous Equipment		10.00%							
31	398	Other Tangible Plant		5.00%							
32											
33											
34											
35											
36											
37											
38											
39											
40											
41											
42											
43											
44											
45											
46											
47											
48											
49											
50											
51											
52											
53											

Totals	\$ 2,234,500	\$ -	\$ 2,234,500	\$ 2,234,500	\$ 335,747	\$ 12,253,280	\$ 615,891
--------	--------------	------	--------------	--------------	------------	---------------	------------

Composite Rate with 1/2 yr convention 3.05%

\$	-
\$	-

*Capacity Adjustment to Depreciation Expense -
380 Treatment Plant (Requires an Accounting Order)
Customer connections 1,512
Capacity (in customer connections) 2,722
Capacity Factor 0.5555

Woodruff Utility Company
Plant
Projected Years

Exhibit
Schedule 1a
Page 4
Witness: Kozoman

Line No.	Account	Description	C/AC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Additions	Depreciation*	Balance	A/D Balance
With Treatment Plant Depreciation computed on Percent of Capacity											
1	351	Organization		0.00%						25,000	
2	352	Franchises		0.00%							
3	353	Land and Land Rights		0.00%						1,225,000	
4	354	Structures and Improvements		3.33%							
5	355	Power Generation Equipment		5.00%					3,750	75,000	13,125
6	360	Collection sewers -Force		2.00%	900,000		900,000		55,000	3,200,000	116,000
7	361	Collection Sewers - Gravity (AIAC)		2.00%							
8	362	Special Collecting Structures		2.00%							
9	363	Services to customers - Residential	100.00%	2.00%	300,000		300,000		18,000	1,050,000	37,500
10	363	Services to customers - None Residential	100.00%	2.00%	2,500		2,500		165	9,500	285
11	364	Flow measuring Devices		10.00%							
12	365	Flow measuring Installations		10.00%							
13	366	Reuse Services		2.00%					3,000	150,000	10,500
14	367	Reuse Meters and Meter Install		8.33%							
15	370	Receiving Wells		3.33%							
16	371	Pumping Equipment		12.50%					24,143	725,000	36,214
17	374	Reuse Distribution Reservoirs		2.50%					111,875	895,000	316,563
18	375	Reuse Transmission and Distrib		2.50%							
19	380	Treatment and Disposal Equipment*		5.00%					235,510	6,056,280	521,247
20	381	Plant Sewers		5.00%							
21	382	Outfall Sewer Lines		3.33%							
22	389	Other Plant and Miscellaneous		6.67%							
23	390	Office Furniture and Equipment		6.67%							
24	391	Transportation Equipment		20.00%					6,000	30,000	21,000
25	392	Stores Equipment		4.00%	5,000		5,000		700	20,000	1,600
26	393	Tools, Shop and Garage Equipme		5.00%							
27	394	Laboratory Equipment		10.00%							
28	395	Power Operated Equipment		5.00%							
29	396	Communication Equipment		10.00%							
30	397	Miscellaneous Equipment		10.00%							
31	398	Other Tangible Plant		5.00%							
32											
33											
34											
35											
36											
37											
38											
39											
40											
41		Totals					\$ 1,207,500	\$ 1,207,500	\$ 458,142	\$ 13,460,780	\$ 1,074,033
42		Composite Rate with 1/2 yr convention									3.75%
43											
44											
45		Licenses, Taxes, Permits									
46		Engineering and Contingency									
47		Total									
48											
49		*Capacity Adjustment to Depreciation Expense -									
50		380 Treatment Plant (Requires an Accounting Order)									2,117
51		Customer connections									2,722
52		Capacity (in customer connections)									0.7777
53		Capacity Factor									

\$ -
\$ -
\$ -

2,117
2,722
0.7777

Woodruff Utility Company
 Projected Capital Financing
 Projected Years Ended

Exhibit
 Schedule 1b
 Page 1

Witness: Kozoman

	Year					Totals
	0	1	2	3	4	5
Plant to be Constructed	\$ -	\$ 8,811,280	\$ 1,207,500	\$ 2,234,500	\$ 1,207,500	\$ 14,668,280
Financing:						
Sewer Lines Advanced	\$	\$ 500,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,100,000
Contributions-in-aid of Construction (Hook-up Fees)						
Common Equity Issued for Plant Construction		150,000	302,500	304,500	302,500	1,362,000
Common Equity Issued For Working Capital		8,161,280	-	500,000	-	8,661,280
Debt Financing Issued for Plant Construction	25,000	75,000	-	-	-	100,000
Internal Cash Used for Plant Additions						
Total Financing	\$ 25,000	\$ 8,886,280	\$ 1,202,500	\$ 1,704,500	\$ 1,202,500	\$ 14,223,280

Woodruff Utility Company
Schedule of Developer Advances and Refunds
Projected Years

Exhibit
 Schedule 1c
 Page 1

Witness: Kozoman

Line No.	Year					
	0	1	2	3	4	5
	\$ -	\$ 500,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
Developer Advances Collected						
Internal Parcel Infrastructure						
Total Collected	\$ -	\$ 500,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
Cummulative Collected	\$ -	\$ 500,000	\$ 1,400,000	\$ 2,300,000	\$ 3,200,000	\$ 4,100,000
Developer Advances Refunded (a)						
Advances Refunds at 10% of None Effluent Revenues			11,257	43,556	86,206	128,849
Total Refunds	\$ -	\$ -	\$ 11,257	\$ 43,556	\$ 86,206	\$ 128,849
Cummulative Refunds	\$ -	\$ -	\$ 11,257	\$ 54,814	\$ 141,019	\$ 269,868
Cummulative Balance	\$ -	\$ 500,000	\$ 1,388,743	\$ 2,245,186	\$ 3,058,981	\$ 3,830,132
(a) Refund Rate per Year			10% of Revenue from Customers served by line extension			

Woodruff Utility Company
Schedule of Meter Deposits and Refunds
Projected Years

Exhibit
 Schedule 1d
 Page 1

Witness: Kozoman

Schedule not used

Line

No.

1

2

3

4

5

6

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16

17

18

19

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21

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24

25

26

27

28

29

30

Year

0

1

2

3

4

5

Service Line Installations

Residential

Commercial

School

Total Collected

Cumulative Collected

Service Line Installations Refunded (a)

Meter Deposits from Year

Total Refunds

Cumulative Refunds

Cumulative Balance

(a) Refund Rate per Year

10%

\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Woodruff Utility Company
Schedule of Contributions-in-Aid of Construction
Projected Years

Exhibit
 Schedule 1e
 Page 1
 Witness: Kozoman

Line No.	Year					
	0	1	2	3	4	5
Contributions (Service Lines)						
1	\$ -	\$ 150,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
2						
3						
4						
5						
6						
7						
8						
9						
10						
11	\$ -	\$ 150,000	\$ 302,500	\$ 304,500	\$ 302,500	\$ 302,500
12						
13	\$ -	\$ 150,000	\$ 452,500	\$ 757,000	\$ 1,059,500	\$ 1,362,000
14						
15						
16	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%
17						
18	\$ -	\$ 1,500	\$ 6,025	\$ 12,095	\$ 18,165	\$ 24,215
19						
20	\$ -	\$ 1,500	\$ 7,525	\$ 19,620	\$ 37,785	\$ 62,000
21						
22	\$ -	\$ 148,500	\$ 444,975	\$ 737,380	\$ 1,021,715	\$ 1,300,000
23						
24						
25						
26						
27						
28						
						3,000.00

Woodruff Utility Company
Projected Statements of Income
For the 12 Months Ended

Exhibit
Schedule 2
Page 1

Witness: Kozoman

Line No.	Year	Year					
		1	2	3	4	5	
1		\$ 121,603	\$ 453,713	\$ 880,237	\$ 1,306,640	\$ 1,727,293	
2							
3		Total estimated Revenues					
4		Expenses					
5	1.20	Pumping Power - All	12,906	52,714	108,670	164,626	218,431
6		Wages	50,000	51,500	53,045	54,636	56,275
7		Payroll Burden	16,500	16,995	17,505	18,030	18,571
8		Permits (Not Capitalized to Plant)	5,000	5,000	5,000	5,000	5,000
9		Licenses (Not Capitalized to Plant)	2,000	2,060	2,122	2,185	2,251
10		Engineering (Not Capitalized to Plant)	2,000	2,060	2,122	2,185	2,251
11		Chemicals	6,000	9,000	12,000	15,000	18,000
12		Supplies	4,000	5,000	6,000	7,000	8,000
13		Repairs	2,000	6,000	9,000	12,000	15,000
14		Insurance (b)	4,000	4,120	4,244	4,371	4,502
15		Office Expense	1,000	3,000	5,000	7,000	9,000
16	1.50	Billing, Postage, Operations (a)(b)	2,709	10,863	21,762	32,661	43,551
17		Contract Labor	2,000	2,060	2,122	2,185	2,251
18		Rentals	3,000	3,090	3,183	3,278	3,377
19		Administrative Services	40,000	41,200	42,436	43,709	45,020
20		Solids Handling	3,000	3,090	3,183	3,278	3,377
21		Rentals	3,000	3,090	3,183	3,278	3,377
22		Recharge Site Maintenance				18,000	18,000
23		Depreciation net of Amortization of CIAC from schedules 1a and 1e	65,405	207,215	323,652	439,977	525,482
24		Vehicles (b)	3,500	3,605	3,713	3,825	3,939
25		Legal & Accounting (b)	10,000	10,300	10,609	10,927	11,255
26		Miscellaneous Expenses (b) (e)	4,800	4,944	5,092	5,245	5,402
27		Testing (d)	4,000	4,120	4,244	4,371	4,502
28		Income Taxes	50	50	17,364	161,090	255,078
29		Property Taxes (f)	2,881	6,434	14,317	26,528	39,637
30							
31		Total Operating Expenses	\$ 249,751	\$ 457,510	\$ 679,566	\$ 1,050,387	\$ 1,321,529
32		Operating income (loss)	\$ (128,148)	\$ (3,797)	\$ 200,670	\$ 256,253	\$ 405,765
33		Less:					
34		Interest (Expense) Income on Work. Cap. (c)	375	939	3,950	6,093	14,580
35		Interest Expense Long-term Debt (c)	-	-	-	-	-
36		Net Income	\$ (127,773)	\$ (2,858)	\$ 204,621	\$ 262,346	\$ 420,345
37		Loss Carryforward Utilized in years in which income tax is \$50 (State of Arizona Filing Fee)				\$	\$ 423,436
38		(a) Per customer per month					\$ 675,422
39		(b) Annual Inflation of:					
40		(c) If Applicable					3.00%
41		(d) Based on Testing Cost of \$5.00 Per Year Per Customer					
42		(e) Miscellaneous Expenses of \$200 per month					
43		(f) See Property Tax Calculation					

Woodruff Utility Company
Schedule of Projected Revenues
For the Years Ended

Exhibit
 Schedule 2a
 Page 1

Witness: Kozoman

Line No.	Year				
	1	2	3	4	5
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
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20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					

Residential					
5/8 Inch	\$ 102,600	\$ 392,400	\$ 766,800	\$ 1,141,200	\$ 1,515,600
Establishment Fees	9,000	18,000	18,000	18,000	18,000
Total Residential Revenues	111,600	410,400	784,800	1,159,200	1,533,600
Commercial					
5/8 Inch	-	1,710	4,830	7,950	11,070
Establishment Fees	-	150	150	150	150
Total Commercial Revenues	-	1,860	4,980	8,100	11,220
<u>Effluent Revenues</u>	9,973	41,453	87,901	134,348	177,481
Establishment Fees	30				
Total Effluent Revenues	10,003	41,453	87,901	134,348	177,481
<u>School</u>	-	-	2,526	4,992	4,992
Establishment Fees	-	-	30	-	-
Total Revenues from School	-	-	2,556	4,992	4,992
Total	\$ 121,603	\$ 453,713	\$ 880,237	\$ 1,306,640	\$ 1,727,293

**Woodruff Utility Company
Customer Counts
For Projected Years Ended**

Exhibit
Schedule 2a
Page 2
Witness: Kozoman

Line No.	Year Ended	Year				
		1	2	3	4	5
1	Residential					
2	5/8 Inch	300	900	1,500	2,100	2,700
3	Commercial					
4	5/8 Inch	-	5	10	15	20
5	1 Inch	-	-	-	-	-
6	2 Inch	-	-	-	-	-
7	Irrigation	1	1	1	1	1
8	School 2 Inch	-	-	1	1	1
9						
10						
11						
12						
13						
14						
15						
16						
17	Total	301	906	1,512	2,117	2,722
18						
19						
20	1/2 Year Convention					
21	Year Ended					
22	Residential					
23	5/8 Inch	150.00	600.00	1,200.00	1,800.00	2,400.00
24	Commercial					
25	5/8 Inch	-	2.50	7.50	12.50	17.50
26	1 Inch	-	-	-	-	-
27	2 Inch	-	-	-	-	-
28	Irrigation	0.50	1	1	1	1
29	School 2 Inch	-	-	0.50	1.00	1.00
30						
31						
32						
33						
34						
35						
36	Total	150.50	603.50	1,209.00	1,814.50	2,419.50

**Woodruff Utility Company
Gallons Treated (1,000's)
For Projected Years Ended**

Exhibit
Schedule 2a
Page 3

Witness: Kozoman

Line No.	Year Ended	Year				
		1	2	3	4	5
1						
2	<u>Residential</u>					
3	5/8 Inch	10,800	43,200	86,400	129,600	172,800
4						
5						
6	<u>Commercial</u>					
7	5/8 Inch	-	913	2,738	4,563	6,388
8	1 Inch	-	-	-	-	-
9	2 Inch	-	-	-	-	-
10						
11	<u>Irrigation</u>					
12						
13	<u>School 2 Inch</u>	-	-	1,800	3,600	3,600
14						
15						
16						
17	Total	10,800	44,113	90,938	137,763	182,788
18						
19	Commercial & School	-	913	4,538	8,163	9,988
20						
21						
22						

**Woodruff Utility Company
Schedule of Projected Revenues
For the Years Ended**

Exhibit
Schedule 2a
Page 4
Witness: Kozoman

Line No.		Year				
		1	2	3	4	5
2	<u>Projected Customers / Residential 5/8 Inch Meter</u>					
6	Estimated connections installed by year end (Cumulative)					
7		300	900	1,500	2,100	2,700
8	Estimated connection installed during the year	300	600	600	600	600
10	1/2 Year Convention for Revenue	150.00	600.00	1,200.00	1,800.00	2,400.00
12	<u>Projected Revenue</u>					
14	Annual gallonage delivered (in 1,000's)*	10,800	43,200	86,400	129,600	172,800
15	Assuming average usage per month of: 6,000					
16	Daily Gallons	18,000	72,000	144,000	216,000	288,000
17	Residential:					
18	Monthly Mins. \$ 52.00 Minimum Charge	\$ 93,600	\$ 374,400	\$ 748,800	\$ 1,123,200	\$ 1,497,600
25	Establishment Fees at \$ 30.00	\$ 9,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
26	Total Revenue	\$ 102,600	\$ 392,400	\$ 766,800	\$ 1,141,200	\$ 1,515,600
27	328.77 = Gallons per Household per day					
28	30.42 = Days in Average Month					
29	*Flow through factor 60% = Wastewater Recovery Rate					

Woodruff Utility Company
Schedule of Projected Revenues
For the Years Ended

Exhibit
 Schedule 2a
 Page 5
 Witness: Kozoman

Line No.	Year	1	2	3	4	5
<u>Projected Customers / School 2 Inch Meter:</u>						
6	Estimated connections installed by year end (Cumulative)			1	1	1
8	Estimated connection installed during the year			1	0	0
10	1/2 Year Convention for Revenue	-	-	0.50	1.00	1.00
<u>Projected Revenue</u>						
14	Annual gallonage delivered (in 1,000's)*	1	-	1,800	3,600	3,600
15	Assuming average usage per month of:					
16	Daily Gallons			5,000	10,000	10,000
17	School:					
18	Monthly Mins. 2 Inch Meter	\$	-	\$	4,992	\$
18	Minimum Charge	-	-	2,496	\$	4,992
25	Establishment Fees at	\$	-	\$	-	\$
25				30	\$	-
26	Total Revenue	\$	-	\$	4,992	\$
27	Based on 750 students at 20 gpd flow, year round classes	\$	-	\$	4,992	\$
29	*Flow through factor			2,526	\$	4,992
29				30	\$	-
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
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29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$	-	\$	4,992	\$
29		-	-	2,526	\$	4,992
29		\$				

**Woodruff Utility Company
Schedule of Projected Revenues
For the Years Ended**

Exhibit
Schedule 2a
Page 6
Witness: Kozoman

Line No.	Description	Year				
		1	2	3	4	5
1	<u>Projected Customers / Commercial 5/8 Inch Meter</u>					
6	Estimated connections installed by year end (Cumulative)	0	5	10	15	20
8	Estimated connection installed during the year	0	5	5	5	5
10	1/2 Year Convention for Revenue	-	2.50	7.50	12.50	17.50
12	<u>Projected Revenue</u>					
14	Annual gallonage delivered (in 1,000's)*	1	913	2,738	4,563	6,388
15	Assuming average usage per month of:					
16	Daily Gallons	-	2,535	7,604	12,674	17,743
17	Commercial					
18	Monthly Mins. 5/8 Inch Meter	\$ -	\$ 1,560	\$ 4,680	\$ 7,800	\$ 10,920
25	Establishment Fees at	\$ -	\$ 150	\$ 150	\$ 150	\$ 150
26	Total Revenue	\$ -	\$ 1,710	\$ 4,830	\$ 7,950	\$ 11,070
27	1,000 = Gallons per Business per day					
28	30.42 = Days in Average Month					
29	*Flow through factor					
30	100% = Wastewater Recovery Rate					

Woodruff Utility Company
Schedule of Projected Revenues
For the Years Ended

Exhibit
 Schedule 2a
 Page 7

Witness: Kozoman

Line No.		1	2	3	4	5
	<u>Projected Customers / Commercial 1 Inch Meter</u>					
6	Estimated connections installed by year end (Cumulative)					
8	Estimated connection installed during the year					
10	1/2 Year Convention for Revenue	-	-	-	-	-
12	Projected Revenue					
14	Annual gallorage delivered (in 1,000's)*	-	-	-	-	-
15	Assuming average usage per month of: 12,000					
16	Daily Gallons	-	-	-	-	-
17	Commercial					
18	Monthly Mins. 1 Inch Meter \$ 130.00	-	-	-	-	-
19	Minimum Charge	\$	-	-	-	-
25	Establishment Fees at	\$	-	-	-	-
26	Total Revenue	\$	-	-	-	-
29	*Flow through factor 0.6					
30	** Not collected if sewer customer is also taking water service.					

Woodruff Utility Company
Schedule of Projected Revenues
For the Years Ended

Exhibit
 Schedule 2a
 Page 8
 Witness: Kozoman

Line No.	Year	1	2	3	4	5
<u>Projected Customers / Commercial 2 Inch Meter</u>						
6	Estimated connections installed by year end (Cumulative)	-	-	-	-	-
8	Estimated connection installed during the year	-	-	-	-	-
10	1/2 Year Convention for Revenue	-	-	-	-	-
12	<u>Projected Revenue</u>					
14	Annual gallorage delivered (in 1,000's)*	-	-	-	-	-
15	Assuming average usage per month of:					
16	Daily Gallons	-	-	-	-	-
17	Commercial					
18	Monthly Mins. 2 Inch Meter	\$	\$	\$	\$	\$
19	Minimum Charge					
25	Establishment Fees at	\$	\$	\$	\$	\$
26	Total Revenue	\$	\$	\$	\$	\$
29	*Flow through factor					
30	** Not collected if sewer customer is also taking water service.					

Woodruff Utility Company
Schedule of Projected Revenues / Effluent
For the Years Ended

Exhibit
 Schedule 2a
 Page 9
 Witness: Kozoman

Line No.	Description	Year				
		1	2	3	4	5
7	Projected Revenue					
8	Customers / Residential					
9	Annual gallonage delivered (in 1,000's)*	10,800	44,113	90,938	137,763	182,788
10	Annual gallonage delivered (in Acre Feet)*	33.14	135.38	279.08	422.78	560.95
11	Customers / Commercial					
12	Annual gallonage delivered (in 1,000's)*	-	912.50	2,737.50	4,562.50	6,387.50
13	Annual gallonage delivered (in Acre Feet)*		2.80	8.40	14.00	19.60
14	Customers / School					
15	Annual gallonage delivered (in 1,000's)*			1,800.00	3,600.00	3,600.00
16	Annual gallonage delivered (in Acre Feet)*			5.52	11.05	11.05
17	Totals					
18	Annual gallonage delivered (in 1,000's)*	10,800.00	45,025.00	95,475.00	145,925.00	192,775.00
19	Annual gallonage delivered (in Acre Feet)*	33.14	138.18	293.00	447.83	591.60
20						
21	Charge per Acre Foot	\$ 9,943	\$ 41,453	\$ 87,901	\$ 134,348	\$ 177,481
22						
23						
24	Price per 1,000 gallons =	\$	\$	0.92		
25						
26	Establishment Fee	30				
27						
28						
29	Total Effluent Revenue	\$ 9,973	\$ 41,453	\$ 87,901	\$ 134,348	\$ 177,481
30	Customers	1	1	1	1	1
31						
32	*Flow through factor					N/A
33						
34						
35						

Woodruff Utility Company
Schedule for the Computation of Projected
Property Taxes for the Years Ended

Exhibit
 Schedule 2b
 Page 1
 Witness: Kozoman

Line No.		Year				
		1	2	3	4	5
1	Revenue Component 1	\$ 121,603	\$ 121,603	\$ 121,603	\$ 453,713	\$ 880,237
2	Revenue Component 2	121,603	121,603	453,713	880,237	1,306,640
3	Revenue Component 3	121,603	453,713	880,237	1,306,640	1,727,293
4	Average 3 years of revenue	\$ 121,603	\$ 232,306	\$ 485,184	\$ 880,197	\$ 1,304,723
5	Add:					
6	Construction Work in Progress at 10%	0	0	0	0	0
7	Deduct:					
8	Book Value of Transportation Equipment	27,000	21,000	15,000	9,000	3,000
9	Full Cash Value	\$ 94,603	\$ 211,306	\$ 470,184	\$ 871,197	\$ 1,301,723
10	Times Assessment Ratio	25.00%	25.00%	25.00%	25.00%	25.00%
11	Assessed Value	\$ 23,651	\$ 52,827	\$ 117,546	\$ 217,799	\$ 325,431
12	Property Tax Rate (State Wide Rate Used)	12.18%	12.18%	12.18%	12.18%	12.18%
13	Computed Property Tax	\$ 2,881	\$ 6,434	\$ 14,317	\$ 26,528	\$ 39,637
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						

Woodruff Utility Company
 Projected Cash Flows
 For the Years Ended

Exhibit
 Schedule 3
 Page 1
 Witness: Kozoman

Line No.	Year					
	0	1	2	3	4	5
3	Cash from Operations					
4	\$ -	\$ 25,000	\$ 37,633	\$ 225,732	\$ 180,448	\$ 791,565
5						
6		(127,773)	(2,858)	204,621	262,346	420,345
7		65,405	207,215	323,652	439,977	525,482
8						
9	\$ -	\$ (62,367)	\$ 204,357	\$ 528,272	\$ 702,323	\$ 945,826
10	Cash from Financing					
11						
12						
13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14						
15	25,000	8,236,280	-	500,000	-	-
16	-	500,000	900,000	900,000	900,000	900,000
17	-	150,000	302,500	304,500	302,500	302,500
18						
19						
20						
21	\$ 25,000	\$ 8,886,280	\$ 1,202,500	\$ 1,704,500	\$ 1,202,500	\$ 1,202,500
22						
23						
24						
25	Uses of Cash:					
26						
27						
28						
29	\$ -	\$ -	\$ 11,257	\$ 43,556	\$ 86,206	\$ 128,849
30						
31						
32		8,811,280	1,207,500	2,234,500	1,207,500	1,207,500
33						
34	\$ -	\$ 8,811,280	\$ 1,218,757	\$ 2,278,056	\$ 1,293,706	\$ 1,336,349
35						
36	\$ 25,000	\$ 37,633	\$ 225,732	\$ 180,448	\$ 791,565	\$ 1,603,543
37						
38						
39	Interest Income: Assuming Earning Equal to Inflation Factor on Average Cash Balance					
40	\$ 12,500	\$ 31,316	\$ 131,682	\$ 203,090	\$ 486,007	\$ 1,197,554
41	\$ 375	\$ 939	\$ 3,950	\$ 6,093	\$ 14,580	\$ 35,927

**Woodruff Utility Company
REPRESENTATIVE RATE SCHEDULE**

Exhibit
Schedule 4
Page 1
Witness: Kozoman

<u>LINE NO.</u>		<u>PROPOSED RATES</u>
	<u>METER SIZE</u>	<u>MONTHLY CHARGE</u>
1		
2		
3	MONTHLY MINIMUMS:	
4	5/8 x 3/4 And	\$ 52.00
5	3/4	\$ 52.00
6	1	\$ 130.00
7	1 1/2	\$ 260.00
8	2	\$ 416.00
9	3	\$ 832.00
10	4	\$ 1,300.00
11	6	\$ 2,600.00
12		
13	Treated Effluent per Acre Foot (For General Irrigation)	\$ 300.00
14	Treated Effluent per 1,000 Gallons (For General Irrigation)	\$ 0.92
15		
16	Treated Effluent per Acre Foot (For Agricultural Irrigation)	\$ 32.59
17	Treated Effluent per 1,000 Gallons (For Agricultural Irrigation)	\$ 0.10
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		

**Woodruff Utility Company
REPRESENTATIVE RATE SCHEDULES
STATEMENT OF CHARGES**

Exhibit
Schedule 5
Page 1
Witness: Kozoman

LINE
NO.

		Proposed
1	A. Establishment of Service	\$ 30.00
2	Establishment of Service, after hours	\$ 50.00
3	(Collected only if customer is sewer customer only)	
4	B. Re-establishment of Service	see (a)
5		
6	C. Reconnection of service	\$ 30.00
7		
8	D. After hours service charge, per hour	\$ 50.00
9		
10	E. Minimum Deposit	Two Times Monthly Bill
11		
12	F. Charge for NSF Check	\$ 35.00
13		
14	G. Late payment charge for delinquent bills	
15		
16	H. Deferred Payment Finance Charge	1.50%
17		
18	I. Main Extension and additional facilities agreements,	@ COST (b)
19		
20		
21	J. All Revenue related taxes will be charged customers.	
22		
23	K. Deferred Payment	1.50% Per Month
24	L. Late Payment	1.50% Per Month
25		
26		

RULES AND REGULATIONS

* The Company has adopted the Rules and Regulation established by the Commission as the basis for its operating procedures. Arizona Corporation Commission Rules will be controlling of Company procedures, unless specific Commission Orders provide otherwise.

(a) Monthly minimum times months off the system

(b) Cost to include parts, labor, overhead, and all applicable taxes, including income tax.

35
36
37
38

E

ATTACHMENT - E

Public Notices

Woodruff Utility Company
2555 E. Camelback Road, Suite 700
Phoenix, AZ 85016

May 28, 2004

Mr. & Mrs. Howard Wuertz
3227 W. Bechtel Road
Coolidge AZ 85228

Dear Mr. & Mrs. Wuertz:

We are in the process of filing the necessary forms and documentation for establishing the sewer service provider, Woodruff Utility Company, for the planned community Sandia.

The process of formation requires that we obtain a certificate of convenience and necessity, (CCN) and notify the land owners within the area that Woodruff Utility Company will commit to provide sewer service to.

The attached letter is the formal notification to you, the property owner, that Woodruff Utility Company is requesting a CCN.

Please contact either me or Russ Shasky at 602-956-7200, if you have any questions or concerns regarding this application.

Sincerely,



Karl Polen
Vice President

Woodruff Utility Company
2555 E. Camelback Road, Suite 700
Phoenix, AZ 85016

May 28, 2004

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3227 W. Bechtel Road
Coolidge AZ 85228

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The Arizona Corporation Commission will hold a hearing on this matter. As a property owner, you may have the right to intervene in the proceeding. If you do not wish to intervene, you may appear at the hearing and make a statement on your own behalf. You may contact the commission at the address and telephone number listed below for the date and time of the hearing and for more information on intervention. You may not receive any further notice of the proceeding unless requested by you.

If you have any questions or concerns about this application, have any objections to its approval, or wish to make a statement in support of it, you may contact the consumer services section of the Arizona Corporation Commission at 1200 W. Washington Street, Phoenix, Arizona, 85007, or call 1-800-222-7000.

Sincerely,



Karl Polen
Vice President

Woodruff Utility Company
2555 E. Camelback Road, Suite 700
Phoenix, AZ 85016

May 28, 2004

Ms. Sarah Lynn Wuertz
3227 W. Bechtel Road
Coolidge AZ 85228

Dear Ms. Wuertz:

Woodruff Utility Company has filed with the Arizona Corporation Commission an application for authority to provide sewer service to an area in which records indicate that you are a property owner. If the application is granted, Woodruff Utility Company will be the exclusive provider of sewer service to the proposed area. Woodruff Utility Company will be required by the Arizona Corporation Commission to provide this service under the rate, charges, terms, and conditions established by the commission. The granting of the application would not necessarily prohibit an individual from providing service to themselves from individually owned facilities on their property. The application is available for inspection during regular business hours at the offices of the Arizona Corporation Commission, 1200 W. Washington Street, Phoenix, Arizona 85007 and at Woodruff Utility Company, 2555 E. Camelback Road, Suite 700, Phoenix, Arizona 85016.

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Phoenix, AZ 85016

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Coolidge AZ 85228

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Sincerely,



Karl Polen
Vice President

Woodruff Utility Company
2555 E. Camelback Road, Suite 700
Phoenix, AZ 85016

May 28, 2004

Mr. Gregory Wuertz
3422 N. Vail
Coolidge AZ 85228

Dear Mr. Wuertz:

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Sincerely,



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Phoenix, AZ 85016

May 28, 2004

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Coolidge AZ 85228

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Sincerely,

A handwritten signature in black ink, appearing to read 'K. Polen', with a long horizontal flourish extending to the right.

Karl Polen
Vice President

Woodruff Utility Company
2555 E. Camelback Road, Suite 700
Phoenix, AZ 85016

May 28, 2004

Ms. Carol Wuertz-Behrens
3227 W. Bechtel Road
Coolidge AZ 85228

Dear Ms. Wuertz-Behrens:

Woodruff Utility Company has filed with the Arizona Corporation Commission an application for authority to provide sewer service to an area in which records indicate that you are a property owner. If the application is granted, Woodruff Utility Company will be the exclusive provider of sewer service to the proposed area. Woodruff Utility Company will be required by the Arizona Corporation Commission to provide this service under the rate, charges, terms, and conditions established by the commission. The granting of the application would not necessarily prohibit an individual from providing service to themselves from individually owned facilities on their property. The application is available for inspection during regular business hours at the offices of the Arizona Corporation Commission, 1200 W. Washington Street, Phoenix, Arizona 85007 and at Woodruff Utility Company, 2555 E. Camelback Road, Suite 700, Phoenix, Arizona 85016.

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Vice President

Woodruff Utility Company
2555 E. Camelback Road, Suite 700
Phoenix, AZ 85016

May 28, 2004

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3227 W. Bechtel Road
Coolidge AZ 85228

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Sincerely,



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Vice President

Woodruff Utility Company
2555 E. Camelback Road, Suite 700
Phoenix, AZ 85016

May 28, 2004

Mr. David A. Wuertz
3906 N. Sunshine Blvd.
Casa Grande AZ 85222

Dear Mr. Wuertz:

Woodruff Utility Company has filed with the Arizona Corporation Commission an application for authority to provide sewer service to an area in which records indicate that you are a property owner. If the application is granted, Woodruff Utility Company will be the exclusive provider of sewer service to the proposed area. Woodruff Utility Company will be required by the Arizona Corporation Commission to provide this service under the rate, charges, terms, and conditions established by the commission. The granting of the application would not necessarily prohibit an individual from providing service to themselves from individually owned facilities on their property. The application is available for inspection during regular business hours at the offices of the Arizona Corporation Commission, 1200 W. Washington Street, Phoenix, Arizona 85007 and at Woodruff Utility Company, 2555 E. Camelback Road, Suite 700, Phoenix, Arizona 85016.

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Sincerely,



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Vice President

Woodruff Utility Company
2555 E. Camelback Road, Suite 700
Phoenix, AZ 85016

May 28, 2004

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Casa Grande AZ 85222

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Sincerely,



Karl Polen
Vice President

F

ATTACHMENT – F

Certificate of Good Standing

STATE OF ARIZONA



Office of the CORPORATION COMMISSION

CERTIFICATE OF GOOD STANDING

To all to whom these presents shall come, greeting:

I, Brian C. McNeil, Executive Secretary of the Arizona Corporation Commission, do hereby certify that

*****WOODRUFF UTILITY COMPANY*****

a domestic corporation organized under the laws of the State of Arizona, did incorporate on March 31, 2004.

I further certify that according to the records of the Arizona Corporation Commission, as of the date set forth hereunder, the said corporation is not administratively dissolved for failure to comply with the provisions of the Arizona Business Corporation Act; that its most recent Annual Report, subject to the provisions of A.R.S. sections 10-122, 10-123, 10-125 & 10-1622, has been delivered to the Arizona Corporation Commission for filing; and that the said corporation has not filed Articles of Dissolution as of the date of this certificate.

This certificate relates only to the legal existence of the above named entity as of the date issued. This certificate is not to be construed as an endorsement, recommendation, or notice of approval of the entity's condition or business activities and practices.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Arizona Corporation Commission. Done at Phoenix, the Capital, this 13th Day of May, 2004, A. D.



[Signature]
Executive Secretary

By *[Signature]*

TIME IN:

cc: ROSS Shearby

MARISCAL, WEEKS, MCINTYRE & FRIEDLANDER, P.A.

MAY 13 PM 4:41

2901 North Central, Suite 200
Phoenix, Arizona 85012-2705
Phone: (602) 285-5000
Fax: (602) 285-5100

PLEASE DELIVER THE FOLLOWING MATERIAL AS SOON AS POSSIBLE

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED BELOW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

RECEIVING PARTY	FIRM NAME	FAX NUMBER
Richard K. Garner, Controller	The Pivotal Group	(602) 956-2313

CONFIRM NO.: (602) 956-7200

FROM: MARK A. SHELTON 602-285-5067

NUMBER OF PAGES: 2 - INCLUDING COVER PAGE

RE: WOODRUFF UTILITY COMPANY

Attached is a copy of Certificate of Good Standing for this corporation from the Arizona Corporation Commission, dated May 13, 2004.

I will mail the original certificate to you upon receipt.

If you have any questions, please call me. Thank you.

CLIENT NAME: Pivotal
DATE: May 13, 2004
REQUESTER/ATTORNEY: MAS

CLIENT NO: 10552-119
USER NO: 5067

cc: David L. Lansky, Esq.

G

ATTACHMENT – G

Articles of Incorporation

RECORDED COPY
TO BE LATE FILED

**ARTICLES OF INCORPORATION
OF
WOODRUFF UTILITY COMPANY**

ARTICLE I - NAME

The name of the corporation is Woodruff Utility Company.

ARTICLE II - PURPOSE

The purpose for which the corporation is organized is the transaction of any and all lawful business for which corporations may be incorporated under the laws of the State of Arizona as they may be amended from time to time.

ARTICLE III - INITIAL BUSINESS

The corporation initially intends to engage in the business of providing sewer services.

ARTICLE IV - PLACE OF BUSINESS

The initial place of business of the corporation is 2555 East Camelback Road, Suite 700, Phoenix, Arizona 85016.

ARTICLE V - AUTHORIZED CAPITAL

The corporation shall have authority to issue 100,000 shares of common stock, each share having a par value of one cent (\$.01).

ARTICLE VI - STATUTORY AGENT

The name and address of the initial statutory agent of the corporation is David L. Lansky, Esq., Mariscal, Weeks, McIntyre & Friedlander, P.A., 2901 North Central Avenue, Suite 200, Phoenix, Arizona, 85012.

breach of fiduciary duty, all to the greatest extent permitted by law. If subsequent legislation permits the corporation to indemnify, exculpate or limit the liability of its present and former officers and directors to a greater extent than is currently permitted under existing law, then the corporation shall indemnify, exculpate and limit the liability of its present and former officers and directors to the extent permitted by such subsequent legislation. The power of indemnification, the right of exculpation and the limitation of liability set forth above under the Arizona Revised Statutes shall not be denied or limited by the Bylaws.

ARTICLE XII - EXCULPATION

To the fullest extent permitted by Title 10 of the Arizona Revised Statutes as the same exists or may hereafter be amended, no director shall be liable to this Corporation or its stockholders for monetary damages for breach of fiduciary duty as a director.

No repeal or modification of the foregoing paragraph by the stockholders of this Corporation shall adversely affect any right or protection of a director existing at the time of such repeal or modification.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation this _____ day of _____, 2003.

[Handwritten signature]
2004

"INCORPORATOR"

Karl Polen

APPOINTMENT OF STATUTORY AGENT

1. The undersigned has been named as the statutory agent in the Articles of Incorporation of Woodruff Utility Company (the "Corporation"), which has been delivered for filing with the Arizona Corporation Commission.

2. The undersigned has been notified of its appointment as agent of the Corporation and hereby accepts its appointment as statutory agent of the Corporation.

David L. Lansky, Esq.

H

ATTACHMENT – H

By-Laws

To Be Late Filed in July 2004

I

ATTACHMENT – I

Sewer Franchise

Woodruff Utility Company
2555 E. Camelback Road, Suite 700
Phoenix, AZ 85016

May 14, 2004

Pinal County
Special Services
Mr. Gary Medina
31 N. Pinal Street, Building A
Florence, AZ 85232

RE: Sewer Franchise

Dear Mr. Medina:

Woodruff Utility Company seeks a sewer franchise for an area located in Pinal County for the purpose of constructing, operating, and maintaining sewer lines in associated facilities in the area and along public streets, alleys, and highways.

The area that Woodruff Utility Company seeks a sewer franchise is Township 5 South, Range 7 East, all of Section 14 except a portion of the Northeast corner, all of Section 13 except portions of the North half, a portion of the North half of Section 23, all of Section 24 except a portion of the West half, all of Section 25, except a portion of the West half. Please see the attached legal description and Exhibits for a detailed description of the area.

A check in the amount of \$200 is enclosed for the application fee. Please issue a sewer franchise to the Woodruff Utility Company and send it to my attention at the address above. Please call Russ Shasky at (602) 956-7200 if you have any questions or need anything else to support this request.

Sincerely,



Karl Polen
Vice President

Cc:

Pinal County Board of Supervisors
ATTN: Jimmie B. Kerr
P.O. Box 827
Florence, Arizona 85232

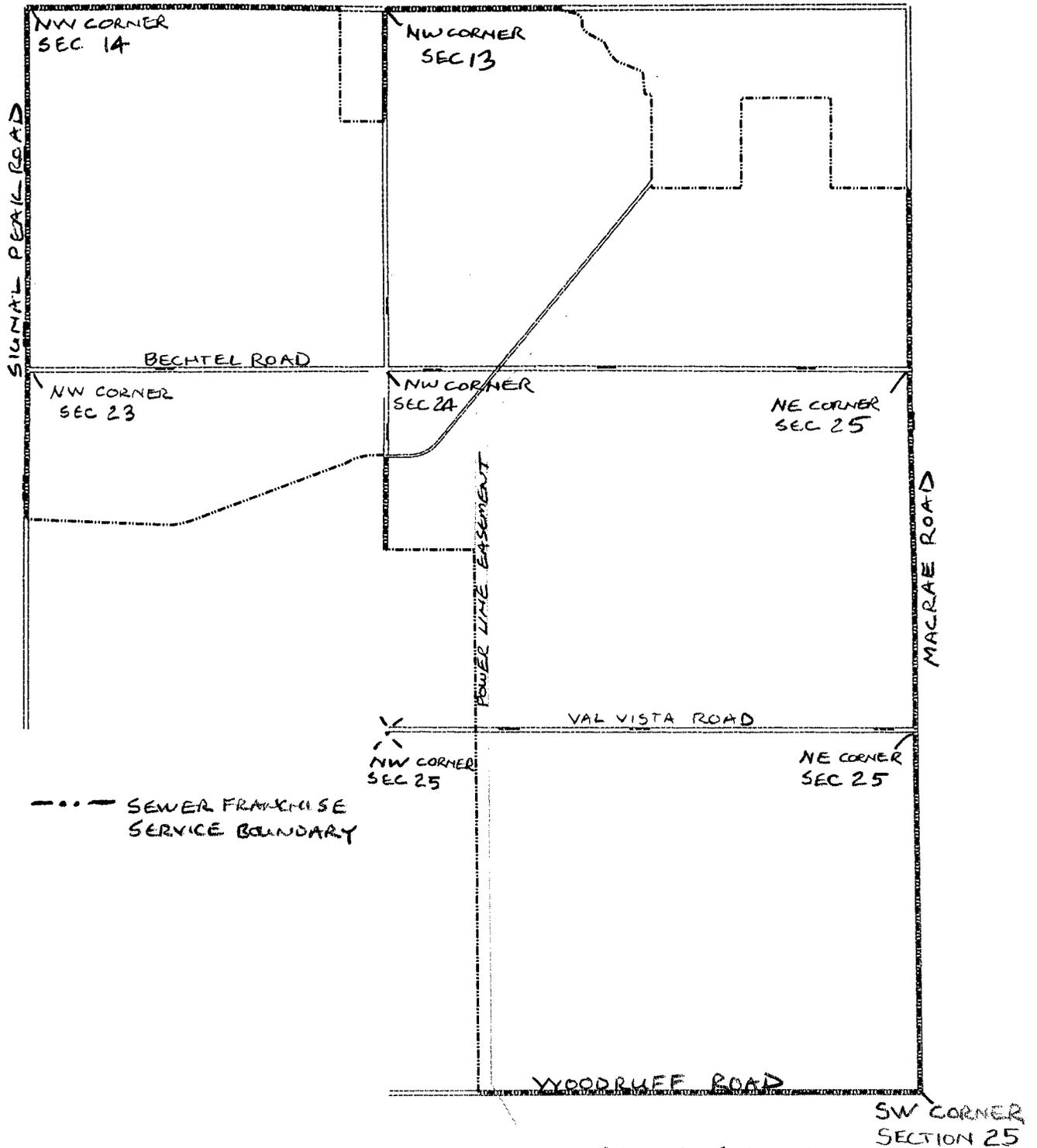
Robert F. Flatley, City Manager
City of Coolidge
130 W. Central Avenue
Coolidge, AZ 85228

Enclosures

WOODRUFF UTILITY CO.
ATTACHMENT A

PINAL COUNTY
WEST OF COOLIDGE

SECTIONS 13, 14, 23, 24, 25
TOWNSHIP 5 SOUTH
RANGE 7 EAST



--- SEWER FRANCHISE
SERVICE BOUNDARY

WOODRUFF UTILITY COMPANY - SEWER SERVICE
FRANCHISE AREA

CS-5
WOODRUFF UTILITY CO.
ATTACHMENT "B"

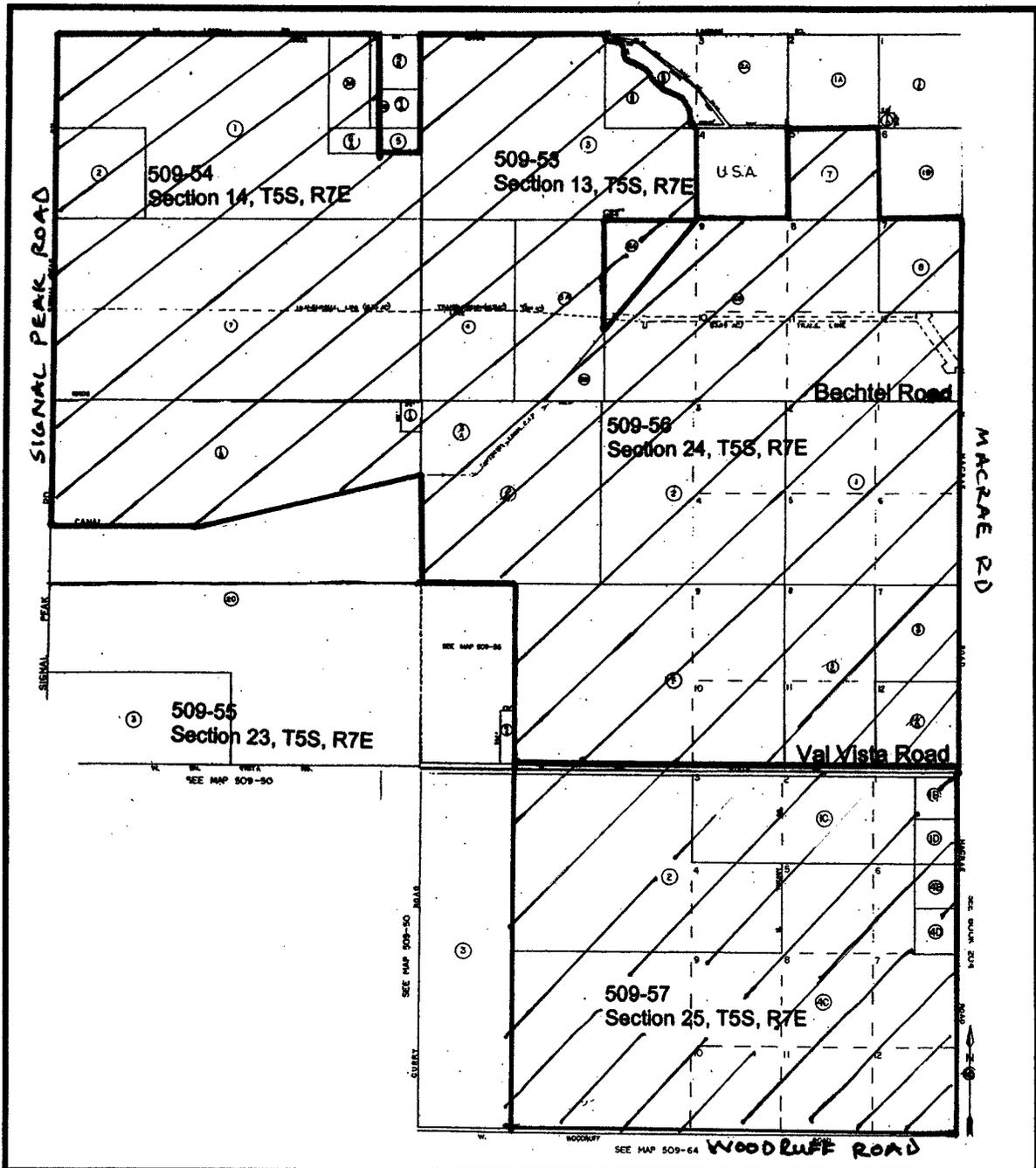
Pinal County West of Coolidge	Sections 13, 14, 23, 24, 25	Township 5 South	Range 7 East
COUNTY	SECTION	TOWNSHIP	RANGE

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Type or Print Description Here:

Woodruff Utility Company - Sewer Service Franchise Area -

ATTACHMENT
C
WOODRUFF UTILITY CO.



J

ATTACHMENT – J

**Approval to Construct
To Be Late Filed**

K

ATTACHMENT – K

Property Taxes

Woodruff Utility Company
Schedule for the Computation of Projected
Property Taxes for the Years Ended

Exhibit
 Schedule 2b
 Page 1
 Witness: **Kozoman**

Line No.	Year				
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
Revenue Component 1	\$ 121,603	\$ 121,603	\$ 121,603	\$ 453,713	\$ 880,237
Revenue Component 2	121,603	121,603	453,713	880,237	1,306,640
Revenue Component 3	121,603	453,713	880,237	1,306,640	1,727,293
Average 3 years of revenue	\$ 121,603	\$ 232,306	\$ 485,184	\$ 880,197	\$ 1,304,723
Add:					
Construction Work in Progress at 10%	0	0	0	0	0
Deduct:					
Book Value of Transportation Equipment	27,000	21,000	15,000	9,000	3,000
Full Cash Value	\$ 94,603	\$ 211,306	\$ 470,184	\$ 871,197	\$ 1,301,723
Times Assessment Ratio	25.00%	25.00%	25.00%	25.00%	25.00%
Assessed Value	\$ 23,651	\$ 52,827	\$ 117,546	\$ 217,799	\$ 325,431
Property Tax Rate (State Wide Rate Used)	12.18%	12.18%	12.18%	12.18%	12.18%
Computed Property Tax	\$ 2,881	\$ 6,434	\$ 14,317	\$ 26,528	\$ 39,637

Woodruff Utility Company

Summary Listing of Plant Additions by Year

Exhibit
Schedule 1a
Summary Page

Witness: Kozoman

Acct. No	Year 1	Year 2	Year 3	Year 4	Year 5	Totals
351 Organization	25,000	-	-	-	-	25,000
352 Franchises	-	-	-	-	-	-
353 Land and Land Rights	1,225,000	-	-	-	-	1,225,000
354 Structures and Improvements	-	-	-	-	-	-
355 Power Generation Equipment	75,000	-	-	-	-	75,000
360 Collection sewers -Force	500,000	900,000	900,000	900,000	900,000	4,100,000
361 Collection Sewers - Gravity (AIAC)	-	-	-	-	-	-
362 Special Collecting Structures	-	-	-	-	-	-
363 Services to customers / Residential	150,000	300,000	300,000	300,000	300,000	1,350,000
363 Services to customers - None Residential	-	2,500	4,500	2,500	2,500	12,000
364 Flow measuring Devices	-	-	-	-	-	-
365 Flow measuring Installations	-	-	-	-	-	-
366 Reuse Services	150,000	-	-	-	-	150,000
367 Reuse Meters and Meter Install	-	-	-	-	-	-
370 Receiving Wells	-	-	725,000	-	-	725,000
371 Pumping Equipment	595,000	-	300,000	-	-	895,000
374 Reuse Distribution Reservoirs	-	-	-	-	-	-
375 Reuse Transmission and Distrib	-	-	-	-	-	-
380 Treatment and Disposal Equipment*	6,056,280	-	-	-	-	6,056,280
381 Plant Sewers	-	-	-	-	-	-
382 Outfall Sewer Lines	-	-	-	-	-	-
389 Other Plant and Miscellaneous	-	-	-	-	-	-
390 Office Furniture and Equipment	-	-	-	-	-	-
391 Transportation Equipment	30,000	-	-	-	-	30,000
392 Stores Equipment	5,000	5,000	5,000	5,000	5,000	25,000
393 Tools, Shop and Garage Equipme	-	-	-	-	-	-
394 Laboratory Equipment	-	-	-	-	-	-
395 Power Operated Equipment	-	-	-	-	-	-
396 Communication Equipment	-	-	-	-	-	-
397 Miscellaneous Equipment	-	-	-	-	-	-
398 Other Tangible Plant	-	-	-	-	-	-
Totals	8,811,280	1,207,500	2,234,500	1,207,500	1,207,500	14,668,280

Woodruff Utility Company
Plant
Projected Years

Exhibit
Schedule 1a
Page 1
Witness: Kozoman

Line No.	Account	Description	CIAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Year			A/D Balance
							Gross Amt	Additions	Depreciation*	
1	351	Organization	0.00%	0.00%	\$ 25,000		\$ 25,000	\$ -	\$ 25,000	\$ -
2	352	Franchises	0.00%	0.00%						
3	353	Land and Land Rights	0.00%	0.00%	1,225,000		1,225,000	1,225,000	1,225,000	
4	354	Structures and Improvements	3.33%	3.33%						
5	355	Power Generation Equipment	5.00%	5.00%	75,000		75,000	1,875	75,000	1,875
6	360	Collection sewers - Force	2.00%	2.00%	500,000		500,000	5,000	500,000	5,000
7	361	Collection Sewers - Gravity (AIAC)	2.00%	2.00%						
8	362	Special Collecting Structures	2.00%	2.00%						
9	363	Services to customers - Residential	100.00%	2.00%	150,000		150,000	1,500	150,000	1,500
10	363	Services to customers - None Residential	100.00%	2.00%						
11	364	Flow measuring Devices		10.00%						
12	365	Flow measuring Installations		10.00%						
13	366	Reuse Services		2.00%	150,000		150,000	1,500	150,000	1,500
14	366	Reuse Meters and Meter Install		8.33%						
15	367	Receiving Wells		3.33%						
16	371	Pumping Equipment		12.50%	595,000		595,000	37,188	595,000	37,188
17	374	Reuse Distribution Reservoirs		2.50%						
18	375	Reuse Transmission and Distrib		2.50%						
19	380	Treatment and Disposal Equipment*		5.00%	6,056,280		6,056,280	16,743	6,056,280	16,743
20	381	Plant Sewers		5.00%						
21	382	Outfall Sewer Lines		3.33%						
22	389	Other Plant and Miscellaneous		6.67%						
23	390	Office Furniture and Equipment		6.67%						
24	391	Transportation Equipment		20.00%	30,000		30,000	3,000	30,000	3,000
25	392	Stores Equipment		4.00%	5,000		5,000	100	5,000	100
26	393	Tools, Shop and Garage Equipme		5.00%						
27	394	Laboratory Equipment		10.00%						
28	395	Power Operated Equipment		5.00%						
29	396	Communication Equipment		10.00%						
30	397	Miscellaneous Equipment		10.00%						
31	398	Other Tangible Plant		5.00%						
32										
33										
34										
35										
36										
37										
38										
39										
40										
41										
42										
43										
44										
45										
46										
47										
48										
49										
50										
51										
52										
53										

Totals \$ 8,811,280 \$ - \$ 8,811,280 \$ 8,811,280 \$ 66,905 \$ 8,811,280 \$ 66,905

Composite Rate with 1/2 yr convention 0.88%

Licenses, Taxes, Permits
Engineering and Contingency
Total
301
2,722
0.1106
0.0000

*Capacity Adjustment to Depreciation Expense -
380 Treatment Plant (Requires an Accounting Order)
Customer connections
Capacity (in customer connections)
Capacity Factor

Woodruff Utility Company
Plant
Projected Years

Exhibit
Schedule 1a
Page 2
Witness: Kozoman

Line No.	Description	CIAC Spread	Depreciation Rate	Year					A/D Balance
				Estimate	Gross Amt	Additions	Depreciation*	Balance	
1	Organization		0.00%						
2	Franchises		0.00%						
3	Land and Land Rights		0.00%					25,000	
4	Structures and Improvements		3.33%					1,225,000	
5	Power Generation Equipment		5.00%				3,750	75,000	5,625
6	Collection sewers - Force		2.00%	900,000	900,000		19,000	1,400,000	24,000
7	Collection Sewers - Gravity (AIAC)		2.00%						
8	Special Collecting Structures		2.00%						
9	Services to customers - Residential	100.00%	2.00%	300,000	300,000		6,000	450,000	7,500
10	Services to customers - None Residential	100.00%	2.00%	2,500	2,500		25	2,500	25
11	Flow measuring Devices		10.00%						
12	Flow measuring Installations		10.00%						
13	Reuse Services		2.00%				3,000	150,000	4,500
14	Reuse Meters and Meter Install		8.33%						
15	Receiving Wells		3.33%						
16	Pumping Equipment		12.50%				74,375	595,000	111,563
17	Reuse Distribution Reservoirs		2.50%						
18	Reuse Transmission and Distrib		2.50%						
19	Treatment and Disposal Equipment*		5.00%				100,790	6,056,280	117,532
20	Plant Sewers		5.00%						
21	Outfall Sewer Lines		3.33%						
22	Other Plant and Miscellaneous		6.67%						
23	Office Furniture and Equipment		6.67%						
24	Transportation Equipment		20.00%				6,000	30,000	9,000
25	Stores Equipment		4.00%	5,000	5,000		300	10,000	400
26	Tools, Shop and Garage Equipme		5.00%						
27	Laboratory Equipment		10.00%						
28	Power Operated Equipment		5.00%						
29	Communication Equipment		10.00%						
30	Miscellaneous Equipment		10.00%						
31	Other Tangible Plant		5.00%						
32									
33									
34									
35									
36									
37									
38									
39									
40	Totals			\$ 1,207,500	\$ 1,207,500	\$ 1,207,500	\$ 213,240	\$ 10,018,780	\$ 280,145
41	Composite Rate with 1/2 yr convention								2.43%
42									
43									
44									
45	Licenses, Taxes, Permits								
46	Engineering and Contingency								
47	Total								
48									
49	*Capacity Adjustment to Depreciation Expense -								
50	380 Treatment Plant (Requires an Accounting Order)							906	
51	Customer connections							2,722	
52	Capacity (in customer connections)							0.3328	
53	Capacity Factor								

\$ 1,207,500 \$ - \$ 1,207,500 \$ 1,207,500 \$ 213,240 \$ 10,018,780 \$ 280,145

2.43%

\$ -
\$ -

906
2,722
0.3328

Woodruff Utility Company
Plant
Projected Years

Exhibit
Schedule 1a
Page 3
Witness: Kozoman

Line No.	Account	Description	CIAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Additions	Depreciation*	Balance	A/D Balance
With Treatment Plant Depreciation computed on Percent of Capacity											
1	351	Organization		0.00%						25,000	
2	352	Franchises		0.00%							
3	353	Land and Land Rights		0.00%						1,225,000	
4	354	Structures and Improvements		3.33%							
5	355	Power Generation Equipment		5.00%					3,750	75,000	9,375
6	360	Collection sewers -Force		2.00%	900,000		900,000	900,000	37,000	2,300,000	61,000
7	361	Collection Sewers - Gravity (AIAC)		2.00%							
8	362	Special Collecting Structures		2.00%							
9	363	Services to customers - Residential	100.00%	2.00%	300,000		300,000	300,000	12,000	750,000	19,500
10	363	Services to customers - None Residential	100.00%	2.00%	4,500		4,500	4,500	95	7,000	120
11	364	Flow measuring Devices		10.00%							
12	365	Flow measuring Installations		10.00%							
13	366	Reuse Services		2.00%					3,000	150,000	7,500
14	367	Reuse Meters and Meter Install		8.33%							
15	370	Receiving Wells		3.33%	725,000		725,000	725,000	12,071	725,000	12,071
16	371	Pumping Equipment		12.50%	300,000		300,000	300,000	93,125	895,000	204,688
17	374	Reuse Distribution Reservoirs		2.50%							
18	375	Reuse Transmission and Distrib		2.50%							
19	380	Treatment and Disposal Equipment*		5.00%					168,205	6,056,280	285,738
20	381	Plant Sewers		5.00%							
21	382	Outfall Sewer Lines		3.33%							
22	389	Other Plant and Miscellaneous		6.67%							
23	390	Office Furniture and Equipment		6.67%							
24	391	Transportation Equipment		20.00%					6,000	30,000	15,000
25	392	Stores Equipment		4.00%	5,000		5,000	5,000	500	15,000	900
26	393	Tools, Shop and Garage Equipme		5.00%							
27	394	Laboratory Equipment		10.00%							
28	395	Power Operated Equipment		5.00%							
29	396	Communication Equipment		10.00%							
30	397	Miscellaneous Equipment		10.00%							
31	398	Other Tangible Plant		5.00%							
Totals											
					\$ 2,234,500	\$ -	\$ 2,234,500	\$ 2,234,500	\$ 335,747	\$ 12,253,280	\$ 615,891
Composite Rate with 1/2 yr convention											
Licenses, Taxes, Permits											
Engineering and Contingency											
Total											
3.05%											

\$ -
\$ -
\$ -
1,512
2,722
0.5555

*Capacity Adjustment to Depreciation Expense -
380 Treatment Plant (Requires an Accounting Order)
Customer connections
Capacity (in customer connections)
Capacity Factor

Woodruff Utility Company
Plant
Projected Years

Exhibit
Schedule 1a
Page 4
Witness: Kozoman

Line No.	Description	CIAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Additions	Depreciation*	Balance	A/D Balance	Year
											4
1	Organization		0.00%						\$ 25,000	\$ -	
2	Franchises		0.00%								
3	Land and Land Rights		0.00%						1,225,000		
4	Structures and Improvements		3.33%								
5	Power Generation Equipment		5.00%					3,750	75,000	13,125	
6	Collection sewers - Force		2.00%	900,000		900,000	900,000	55,000	3,200,000	116,000	
7	Collection Sewers - Gravity (AIAC)		2.00%								
8	Special Collecting Structures		2.00%								
9	Services to customers - Residential	100.00%	2.00%	300,000		300,000	300,000	18,000	1,050,000	37,500	
10	Services to customers - None Residential	100.00%	2.00%	2,500		2,500	2,500	165	9,500	285	
11	Flow measuring Devices		10.00%								
12	Flow measuring Installations		10.00%								
13	Reuse Services		2.00%					3,000	150,000	10,500	
14	Reuse Meters and Meter Install		8.33%								
15	Receiving Wells		3.33%								
16	Pumping Equipment		12.50%						24,143	36,214	
17	Reuse Distribution Reservoirs		2.50%						111,875	316,563	
18	Reuse Transmission and Distrib		2.50%								
19	Treatment and Disposal Equipment*		5.00%					235,510	6,056,280	521,247	
20	Plant Sewers		5.00%								
21	Outfall Sewer Lines		3.33%								
22	Other Plant and Miscellaneous		6.67%								
23	Office Furniture and Equipment		6.67%								
24	Transportation Equipment		20.00%					6,000	30,000	21,000	
25	Stores Equipment		4.00%	5,000		5,000	5,000	700	20,000	1,600	
26	Tools, Shop and Garage Equipme		5.00%								
27	Laboratory Equipment		10.00%								
28	Power Operated Equipment		5.00%								
29	Communication Equipment		10.00%								
30	Miscellaneous Equipment		10.00%								
31	Other Tangible Plant		5.00%								
32											
33											
34											
35											
36											
37											
38											
39											
40	Totals			\$ 1,207,500		\$ 1,207,500	\$ 1,207,500	\$ 458,142	\$ 13,480,780	\$ 1,074,033	
41	Composite Rate with 1/2 yr convention										3.75%
42											
43											
44	Licenses, Taxes, Permits			\$ -							
45	Engineering and Contingency			\$ -							
46	Total			\$ -							
47											
48	*Capacity Adjustment to Depreciation Expense -										
49	380 Treatment Plant (Requires an Accounting Order)							2,117			
50	Customer connections							2,722			
51	Capacity (in customer connections)							0.7777			
52	Capacity Factor										
53											

\$ 1,207,500 \$ - \$ 1,207,500 \$ 1,207,500 \$ 458,142 \$ 13,480,780 \$ 1,074,033

3.75%

\$ -
\$ -
\$ -
2,117
2,722
0.7777

*Capacity Adjustment to Depreciation Expense -
380 Treatment Plant (Requires an Accounting Order)
Customer connections
Capacity (in customer connections)
Capacity Factor

Woodruff Utility Company
Plant
Projected Years

Exhibit
Schedule 1a
Page 5
Witness: Kozoman

Line No.	Account	Description	C/AC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Additions	Depreciation*	Balance	A/D Balance	
		With Treatment Plant Depreciation computed on Percent of Capacity										
1	351	Organization		0.00%						25,000		
2	352	Franchises		0.00%								
3	353	Land and Land Rights		0.00%						1,225,000		
4	354	Structures and Improvements		3.33%								
5	355	Power Generation Equipment		5.00%					3,750	75,000	16,875	
6	360	Collection sewers -Force		2.00%	900,000		900,000	900,000	73,000	4,100,000	189,000	
7	361	Collection Sewers - Gravity (AIAC)		2.00%								
8	362	Special Collecting Structures		2.00%								
9	363	Services to customers - Residential	100.00%	2.00%	300,000		300,000	300,000	24,000	1,350,000	61,500	
10	363	Services to customers - None Residential	100.00%	2.00%	2,500		2,500	2,500	215	12,000	500	
11	364	Flow measuring Devices		10.00%								
12	365	Flow measuring Installations		10.00%								
13	366	Reuse Services *		2.00%					3,000	150,000	13,500	
14	367	Reuse Meters and Meter Install		8.33%								
15	370	Receiving Wells		3.33%					24,143	725,000	60,356	
16	371	Pumping Equipment		12.50%					111,875	895,000	428,438	
17	374	Reuse Distribution Reservoirs		2.50%								
18	375	Reuse Transmission and Distrib		2.50%								
19	380	Treatment and Disposal Equipment*		5.00%					302,814	6,056,280	824,061	
20	381	Plant Sewers		5.00%								
21	382	Outfall Sewer Lines		3.33%								
22	389	Other Plant and Miscellaneous		6.67%								
23	390	Office Furniture and Equipment		6.67%								
24	391	Transportation Equipment		20.00%					6,000	30,000	27,000	
25	392	Stores Equipment		4.00%	5,000		5,000	5,000	900	25,000	2,500	
26	393	Tools, Shop and Garage Equipme		5.00%								
27	394	Laboratory Equipment		10.00%								
28	395	Power Operated Equipment		5.00%								
29	396	Communication Equipment		10.00%								
30	397	Miscellaneous Equipment		10.00%								
31	398	Other Tangible Plant		5.00%								
32												
33												
34												
35												
36												
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49												
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53												

Totals	\$ 1,207,500	\$ -	\$ 1,207,500	\$ 1,207,500	\$ 549,697	\$ 14,668,280	\$ 1,623,730
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4.10%

\$	-
\$	-

2,722
2,722
1,0000

*Capacity Adjustment to Depreciation Expense -
380 Treatment Plant (Requires an Accounting Order)
Customer connections
Capacity (in customer connections)
Capacity Factor

L

ATTACHMENT – L

The CAAG 208 Amendment is being prepared by Lisa Farrington Engineers, Inc., 4005 East Gable Circle, Mesa, AZ 85206. Telephone: 480-218-5559.

The CAAG 208 Amendment is expected to be submitted by June 30, 2004. A copy of the Amendment will be Late Filed.