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AZ CORP COMMISSION
DOCKET CONTROL

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Attorney for Turner Ranches Water and Sanitation Company

BEFORE THE ARIZONA CORPORATION COMMISSION

8 IN THE MATTER OF THE APPLICATION
9 OF TURNER RANCHES WATER AND
10 SANITATION COMPANY FOR
11 AUTHORITY TO (1) ISSUE EVIDENCE OF
12 INDEBTEDNESS IN AN AMOUNT NOT TO
13 EXCEED \$450,000 IN CONNECTION WITH
14 CAPITAL IMPROVEMENTS; AND (2)
15 ENCUMBER ITS REAL PROPERTY AND
16 PLANT AS SECURITY FOR SUCH
17 INDEBTEDNESS.

DOCKET NO: W-01677A-16-0074

14 IN THE MATTER OF THE APPLICATION
15 OF TURNER RANCHES WATER AND
16 SANITATION COMPANY, AN ARIZONA
17 CORPORATION, FOR A
18 DETERMINATION OF THE FAIR VALUE
19 OF ITS UTILITY PLANTS AND
20 PROPERTY AND FOR INCREASES IN ITS
21 WATER RATES AND CHARGES FOR
22 UTILITY SERVICE BASED THEREON.

DOCKET NO: W-01677A-16-0076

**NOTICE OF FILING PROOF OF
PUBLICATION AND MAILING**

20 Turner Ranches Water and Sanitation Company ("Turner Ranches" or "Company")
21 hereby submits this Notice of Filing Proof of Publication and Mailing in the above-
22 referenced consolidated docket numbers.

23 ...
24 ...
25 ...

Arizona Corporation Commission

DOCKETED

MAY 16 2016

DOCKETED BY *JE*

1 **COPY** of the foregoing was emailed & hand-delivered
2 this 16th day of May, 2016, to:

3 Charles Hains
4 Matthew Laudone
5 Legal Division
6 Arizona Corporation Commission
7 1200 W. Washington Street
8 Phoenix, AZ 85007
9 chains@azcc.gov
10 mlaudone@azcc.gov

11
12 By: Whitney Birk
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EXHIBIT A

**PUBLIC NOTICE OF
TURNER RANCHES
WATER AND
SANITATION
COMPANY'S FINANCING
APPLICATION**

**Docket No.
W-01677A-16-0074**
On March 2, 2016, Turner Ranches Water and Sanitation Company ("Company" or "Applicant") filed an application with the Arizona Corporation Commission ("Commission") for an order authorizing Applicant to issue evidence indebtedness in an amount not exceed \$450,000. The purpose of the financing is to repay its Manager, First National Management, for funding used to upgrade and perform needed maintenance on existing equipment located at water wells, pump stations, and distribution system operated by the Company. The Commission may approve, disapprove, or approve the financing request with modifications. The Commission may act on the financing request with or without a hearing. How You Can View the Application and Other Filings

Copies of the application are available from Turner Ranches Water and Sanitation Company at 3880 S. De Niza Road, Apache Junction, AZ 85119, or by calling 480-677-6080; and they are available for inspection during regular business hours at the Commission's Docket Control Center at 1200 West Washington Street, Phoenix, AZ, 85007. All filings in this matter are also available via the Commission's website (www.azcc.gov) using the e-Docket function and Docket No. W-01677A-16-0074.

How Interested Persons May Participate

An interested person may participate in this matter by (1) providing written public comment, or (2) filing for intervention and becoming a formal party to the proceeding. Written public comments must refer to Docket No. W-01677A-16-0074 and may be submitted at any time as follows:

By Mail: Arizona Corporation Commission Consumer Services Section
1200 West Washington Street
Phoenix, AZ 85007

On the Website: www.azcc.gov using the link "Submit a Public Comment." Anyone requiring assistance may contact the Consumer Services Section at 1-800-222-7000 or 602-542-4251.

About Intervention

Any person or entity entitled by law to intervene and having a direct and substantial interest in the matter will be permitted to intervene. Intervention entitles a person to participate as a party and, if a hearing is held, to present sworn testimony and evidence and cross-examine witnesses. Persons who do not intervene will receive no further notice of the proceedings in this docket. The granting of motions to intervene shall be governed by A.A.C. R14-3-105, excepting that the person requesting intervention must file an original and 13 copies of a written motion to intervene with the Commission's Docket Control Center on or before Monday, April 11, 2016, and must send a copy of the motion to Turner Ranches Water and Sanitation Company or its counsel. Contact information for the Applicant and other parties is available using the eDocket function and Docket No. W-01677A-16-0074.

Each motion to intervene must include the Docket Number and contain the following:

1. The name, address, and telephone number of the person requesting intervention and of any person upon whom service of documents is to be made, if not the same person;
2. A short statement of the proposed intervenor's interest in the proceeding (e.g., a customer of the Applicant, a member or shareholder of the Applicant, etc.);
3. Whether the proposed intervenor desires a formal evidentiary hearing on the application and the reasons for such a hearing;

AFFIDAVIT OF PUBLICATION
PUBLIC NOTICE OF TURNER RANCHES
WATER AND SANITATION COMPANY'S
FINANCING APPLICATION Docket No.
W-01677A-16-0074 On March 2, 2016, Turner
Ranches Water an

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Arizona Business Gazette

The business resource

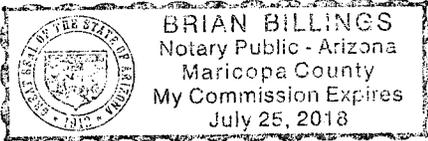
PO BOX 194
Phoenix, Arizona 85001-0194
(602) 444-7315 FAX (602) 444-5901

STATE OF ARIZONA } SS.
COUNTY OF MARICOPA }

Manny Vargas, being first duly sworn, upon oath deposes and says: That he is the Legal Ad Rep of the Arizona Business Gazette, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates indicated.

3/17/2016

Sworn to before me this
17TH day of
MARCH 2016



Notary Public

4. A statement certifying that a copy of the motion to intervene has been mailed to the Applicant or its counsel and to all parties of record in the case, and

5. Information and any appropriate documentation demonstrating compliance with Arizona Supreme Court Rules 31, 38, and 42, as applicable, unless the proposed intervenor is an individual representing himself or herself, or is represented by an attorney who is an active member of the Arizona State Bar.

A sample intervention request form is available at:

<http://www.azcc.gov/divisions/utilities/forms/interven.pdf>.

ADA/Equal Access Information

The Commission does not discriminate on the basis of disability in admission to its proceedings. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, and may request this document in an alternative format, by contacting ADA Coordinator Shaylin Bernal, at SBernal@azcc.gov, voice phone number 602-542-3931. Requests should be made as early as possible to allow time to arrange the accommodation.
Pub. March 17, 2016

EXHIBIT B

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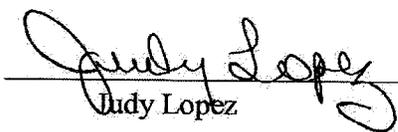
AFFIDAVIT OF JUDY A. LOPEZ

Judy A. Lopez, being duly sworn, deposes and says:

1. I am a resident of Maricopa County, over 18 years of age, and make this affidavit based on my own personal knowledge.

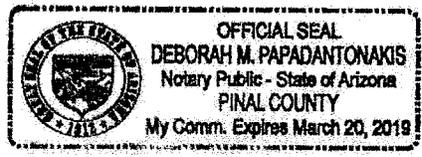
2. I am President and General Manager of First National Management, Inc., which manages Turner Ranches Water and Sanitation Company ("Turner Ranches" or "Company").

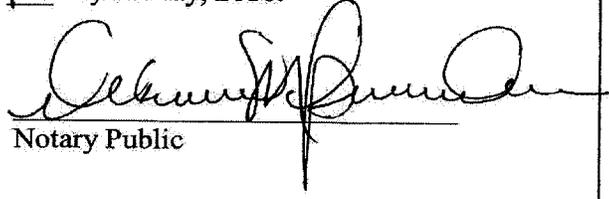
3. Pursuant to A.A.C. R14-2-105, and in accordance with the General Instructions for Rate Application for Water Companies with Annual Gross Operating Revenues (Including Requested Rate Relief) of Less than 1,000,000, on April 5, 2016 Turner Ranches mailed to its customers, CF Superstition Springs Arcis LLC c/o Superstition Springs Golf Club, Leisure World Community Association (Attn. Accounting Finance), Mariposa Gardens/0236, Mariposa Gardens Memorial Park, Superstition Springs – Community Master Association, and Superstition Springs Corporate Office,¹ the notice regarding Turner Ranches' rate application, and Turner Ranches' request for a debt surcharge recovery mechanism in connection with the Company's financing application. The notice, which was approved by Staff, is attached as **Exhibit 1.**



Judy Lopez

SUBSCRIBED and sworn to before me this 13th day of May, 2016.





Notary Public

My Commission Expires:
MARCH 20 2019

¹ The addressees are those entities billed by Turner Ranches. The majority of the Company's service connections are in Leisure World. It was the preference of the Leisure World finance department that distribution of the notice within Leisure World be handled internally.

EXHIBIT 1

CUSTOMER NOTIFICATION

Turner Ranches Water and Sanitation Company ("Company") has applied to the Arizona Corporation Commission for an adjustment in rates. The current rates have been in effect since March 2000. An increase in rates is necessary at this time due to revenues not keeping pace with increased operating costs. Based on the Company's unaudited Test Year results, the Company realized an operating income/loss of \$(53,936). The Company is requesting a revenue increase of \$134,750 or 19.33% of total revenues. Please see the attached pages 9 and 11 of the Company's application for the current and proposed rates.

The Company has also filed a financing application, and in this proceeding seeks approval of a debt surcharge recovery mechanism to provide the funds necessary to repay the debt service on a loan of \$450,000. This would result in an additional increase of \$65,859, which is approximately \$5.70 per customer per month based upon a customer base of 963.

The Application is available for inspection during regular business hours at the offices of the Commission in Phoenix at 1200 West Washington Street (for Tucson, call 800-535-0148 if located outside the Tucson local calling area or 520-628-6555 if inside the Tucson local calling area) and at Turner Ranches Water and Sanitation Company, 3880 S. De Niza Road, Apache Junction, Arizona 85119. Please be advised that the rates and charges ultimately approved by the Commission may be higher or lower than the rates and charges requested in the Application.

Customer input is an important part of the Commission's analysis of the requested adjustment and is a factor in determining whether a hearing will be conducted. Customers should bring to the Commission's attention any questions or concerns related to the Company's Application, including service, billing procedures or other factors important in determining the reasonableness of charges. Customers may have the right to intervene in this matter. Customers wishing to communicate with the Commission, or request information on intervention in the proceeding, should contact the Commission's Consumer Services Section at 800-222-7000 (if located outside the Phoenix local calling area) or 602-542-4251 in the Phoenix local calling area. Customers may also contact the Tucson Commission office by calling 800-535-0148 (if located outside the Tucson local calling area) or 520-628-6555 in the Tucson local calling area.

Customers are advised that the Commission may act upon the Application without a hearing. Regardless of whether a formal hearing is held, customer comments submitted in writing will be placed in the office file, which the Commission reviews prior to making its final decision on the Application. It is important that customers contact the Commission within 15 days of the receipt of this notice so that the Commission's Staff can consider customer comments and concerns in developing its recommendations to the Commission.

Company Name: Turner Ranches Water and Sanitation Company	Test Year Ended: December 31, 2015
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CURRENT AND PROPOSED RATES AND CHARGES

CUSTOMER CLASS: Residential Commercial Industrial
 Irrigation All Other, specify Metered Irrigation

CURRENT RATES

PROPOSED RATES

MINIMUM OR SERVICE CHARGES
5/8" x 3/4" Meter
3/4" Meter
1" Meter
1-1/2" Meter
2" Meter
3" Meter
4" Meter
6" Meter
8" Meter
10" Meter
12" Meter

\$	GALLONS
for	-
for	-
for	-
\$ 111.06	for -
\$ 111.06	for -
\$ 111.06	for -
\$ 111.06	for -
\$ 111.06	for -
\$ 111.06	for -
\$ 111.06	for -
\$ 111.06	for -
for	-

\$	GALLONS
for	-
for	-
for	-
\$ 130.94	for -
\$ 130.94	for -
\$ 130.94	for -
\$ 130.94	for -
\$ 130.94	for -
\$ 130.94	for -
\$ 130.94	for -
\$ 130.94	for -
for	-

COMMODITY CHARGE (EXCESS OF MINIMUM)
All Meter Sizes Over 1 gallon

\$ Per 1,000 Gallons	0.80

\$ Per 1,000 Gallons	0.96

CONTINUED ON NEXT PAGE

Note: If rates and charges vary across customer classes, duplicate the form and complete one for each rate class. (e.g., residential, commercial) unless "ALL" is checked.

Revised 10/28/2003

Company Name: Turner Ranches Water and Sanitation Company	Test Year Ended: December 31, 2015
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CURRENT AND PROPOSED RATES AND CHARGES

CUSTOMER CLASS: Residential Commercial Industrial
 Irrigation All Other, specify Construction Water

CURRENT RATES

PROPOSED RATES

MINIMUM OR SERVICE CHARGES
5/8" x 3/4" Meter
3/4" Meter
1" Meter
1-1/2" Meter
2" Meter
3" Meter
4" Meter
6" Meter
8" Meter
10" Meter
12" Meter

\$	GALLONS
for	-
for	-
\$ 33.04 for	-
for	-
\$ 96.31 for	-
for	-
for	-
for	-
for	-
for	-
for	-
for	-

\$	GALLONS
for	-
for	-
\$ 38.95 for	-
for	-
\$ 113.55 for	-
for	-
for	-
for	-
for	-
for	-
for	-
for	-

COMMODITY CHARGE (EXCESS OF MINIMUM)
All Meter Sizes Over 1 gallon

\$ Per 1,000 Gallons	\$	1.66

\$ Per 1,000 Gallons	\$	2.00

CONTINUED ON NEXT PAGE

Note: If rates and charges vary across customer classes, duplicate the form and complete one for each rate class. (e.g., residential, commercial) unless "ALL" is checked.

Revised 10/28/2003

Company Name: Turner Ranches Water and Sanitation Company	Test Year Ended: December 31, 2015
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CURRENT AND PROPOSED SERVICE CHARGES

CUSTOMER CLASS: Residential Commercial Industrial
 Irrigation All Other, specify _____

SERVICE LINE AND METER INSTALLATION CHARGES	CURRENT RATES	PROPOSED RATES
	Service Line and Meter Installation Charges	Service Line and Meter Installation Charges
5/8" x 3/4" Meter	\$ 400	Cost
3/4" Meter	\$ 440	Cost
1" Meter	\$ 500	Cost
1-1/2" Meter	\$ 715	Cost
2" Meter Turbo	\$ 715	Cost
2" Meter Compound	\$ 1,700	Cost
3" Meter Turbo	\$ 1,585	Cost
3" Meter Compound	\$ 2,190	Cost
4" Meter Turbo	\$ 2,540	Cost
4" Meter Compound	\$ 3,215	Cost
6" Meter Turbo	\$ 4,915	Cost
6" Meter Compound	\$ 6,270	Cost
8" Meter & Larger		Cost

Private Fire Protection:

Flate Rate per Inch Diameter of Service	\$ 18.50	\$ 21.81
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Miscellaneous Service Charges:

Establishment	\$ 20.00	\$ 20.00
Establishment (After Hours)	\$ 30.00	remove
Reconnection (Delinquent)	\$ 20.00	\$ 20.00
Meter Test (if correct)	\$ 25.00	\$ 25.00
Meter Re-read (if correct)	\$ 15.00	\$ 15.00
Deposit	*	*
Deposit Interest	*	*
Re-establishment (Within 12 Months)	**	**
NSF Check	\$ 15.00	\$ 15.00
Deferred Payment - per month	***	***
Late Payment Penalty	1.50%	1.50%
Moving Customer Meter (Customer Request)	NT	Cost
After Hours Service Charge****	NT	\$ 50.00

Note: If rates and charges vary across customer classes, duplicate the form and complete one for each rate class. (e.g., residential, commercial) unless "ALL" is checked.

* Per Commission rule AAC R14-2-403.B

** Number of months off system times the monthly minimum per Commission rule AAC R14-2-403(D).

*** Per Commission rule R14-2-405

**** Applies to all services performed after hours and at customer request.

Revised 10/28/2003