

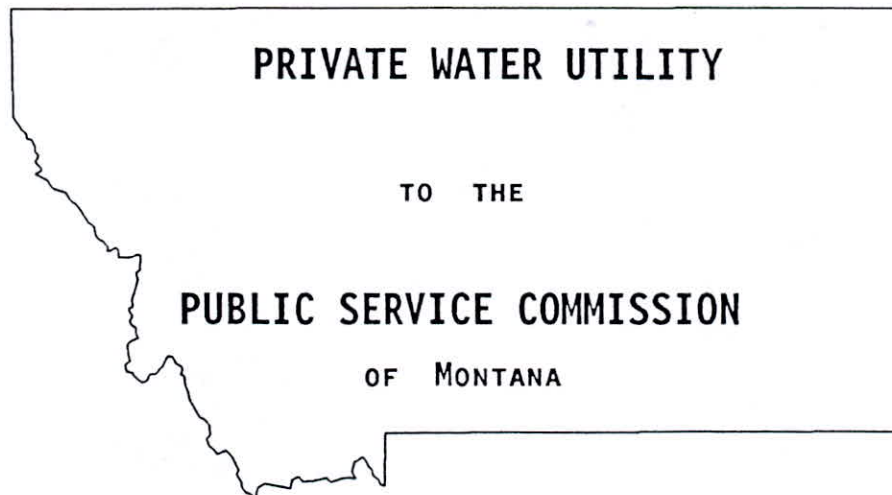
YEAR 2019

**ANNUAL REPORT**

OF THE

**NAME** JL Real Estate Development LLC dba Valley Water System

**LOCATION** 2425 West Central, Suite 201 Missoula, MT 59801-6402



**FOR THE YEAR ENDING** 12/31/2019

## **GENERAL INSTRUCTIONS**

1. Prepare this report in conformity with the 1984 National Association of Utility Regulatory Commissioners Uniform System of Accounts for Water Utilities.
2. Interpret all accounting words or phrases in accordance with the USOA.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section or page which is not applicable to the respondent enter the words "Not Applicable or NA". Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. Complete this report by means which result in a permanent record.
7. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule with not enough room. Such a schedule should reference the appropriate schedules, state the name of the utility, and state the year of the report.
8. This report should be filled out in duplicate and one copy returned within 2 1/2 months after the close of the reporting period. The report should be returned to:

Montana Public Service Commission  
Utility Division  
2701 Prospect Avenue  
Helena, Montana 59620

## TABLE OF CONTENTS

SCHEDULE	PAGE	
Identification	2	
Income Statement	3	
Balance Sheet	4	
Contributions in Aid of Construction	5	
Accumulated Depreciation & Amortization of Utility Plant	5	
Capital Stock	6	
Retained Earnings	6	
Proprietary Capital	6	
Long Term Debt	6	
Water Utility Plant Accounts	7	
Analysis of Accumulated Depreciation by Primary Account	8	
Payments For Services Rendered By Other Than Employees	9	
Water Operation and Maintenance Expense	9	
Water Customers	10	
Operating Statistics	10	



# REPORT OF

## Valley Water System Ownership

(Exact Name of Utility)

2425 West Central, Suite 201

Missoula, MT 59801-6402

(Address)

(City, State, Zip Code)

For Year Ended 2019

Date Utility First Organized 08/29/2008

Telephone Number 406-251-7916

Location where books and records are located 2425 West Central Suite 201  
Missoula MT 59801

Contracts:			
Name	Title	Principal Business Address	Salary
Person to send correspondence:	Jared A Langley Owner	2425 West Central Suite 201 Missoula MT 59801	XXXXXXXX
Person who prepared this report:	Aileena Williams Office Manager	2425 West Central Suite 201 Missoula MT 59801	XXXXXXXX
Officers & Managers:			\$
			\$
			\$
			\$
			\$
			\$

Report every corporation or person owning interest or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Precent Ownership in Utility	Principal Business Address	Salary Charged Utility
Jared A Langley	100%	2425 West Central Suite 201 Missoula MT 59801	\$ 0
			\$
			\$

## INCOME STATEMENT

Account Name	Current Year	Previous Year
<b>GROSS REVENUE:</b>		
<b>Metered</b>		
Residential		
Commercial		
Industrial		
Other		
<b>Unmetered</b>		
Residential	29,730.00	30,150.00
Commerical		
Industrial		
Fire Protection		
Bulk Sales		
Sale of Materials		
Other		
<b>TOTAL GROSS REVENUE</b>	29,730.00	30,150.00
<b>Operation and Maintenance Expense</b>	5,900.00	12,328.00
<b>Depreciation Expense</b>	10,000.00	10,000.00
<b>Taxes Other Than Income</b>	5,882.00	4,310.00
<b>Income Taxes</b>		
<b>Deferred Federal Income Taxes</b>		
<b>Deferred State Income Taxes</b>		
<b>TOTAL OPERATING EXPENSE</b>	21,782.00	26,638.00
<b>NET OPERATING INCOME (LOSS)</b>	7,948.00	3,512.00
<b>Other Income:</b>		
Non-Utility Income		
<b>Other Deductions:</b>		
Non-Utility Expenses		
Interest Expense		
<b>NET INCOME (LOSS)</b>	7,948.00	3,512.00

## COMPARATIVE BALANCE SHEET

ACCOUNT NAME	CURRENT YEAR	PREVIOUS YEAR
<b>Assets:</b>		
Utility Plant In Service	250,000.00	250,000.00
Accumulated Depreciation and Amortization	130,000.00	120,000.00
<b>Net Utility Plant</b>		
Cash	120,000.00	130,000.00
Customer Account Receivable	Cash 111,801.00	Cash 92,824.00
Other Assets (Specify)		
<b>Total Assets</b>	231,801.00	222,824.00
<b>Liabilities an Capital:</b>		
Common Stock Issued		
Preferred Stock Issued		
Other Paid In Capital	35,000.00	35,000.00
Retained Earnings	187,501.00	179,553.00
Proprietary Capital		
<b>Total Capital</b>	222,501.00	214,553.00
Long Term Debt		
Accounts Payable		
Notes Payable	9,301.00	8271.00
Customer Deposits		
Accrued Taxes		
Other Liabilities (Specify)		
Advances for Construction		
Contributions In Aid Of Construction		
<b>Total Liabilities and Capital</b>	231,801.00	222,824.00



### Accumulated Depreciation and Amortization of Utility Plant

Account 108	Current Year	Previous Year
Balance First of Year	250,000.00	250,000.00
Credits During Year	130,000.00	120,000.00
Accruals Charged to Depreciation Account		
Salvage		
Other Credits (Specify)		
Total Credits	380,000.00	370,000.00
Debits During Year:		
Book Cost of Plant Retired		
Cost of Removal		
Other Debits (Specify)		
Balance End of Year	380,000.00	370,000.00

### CONTRIBUTIONS IN AID OF CONSTRUCTION

Report below all contractor and developer agreements and line extension agreements from which cash or property was received during the year	Indicate "Cash or Property"	Amount
Total During Year		

### ACCUMULATED DEFERRED INCOME TAXES

Description	Total
Accumulated Deferred Income Taxes:	
Federal	
State	
Total Accumulated Deferred Income Taxes	

### CAPITAL STOCK

	Common Stock	Preferred Stock
Par or stated value per share		
Shares authorized		
Shares issued and outstanding		
Total par value of stock issued		
Dividends declared per share for year		

### RETAINED EARNINGS

	Appropriated	Unappropriated
Balance first of year		179,553.00
Changes during year (Specify):		7,948.00
Balance end of year		187,501.00

### PROPRIETARY CAPITAL

	Proprietor or Partner	Partner
Balance first of year		
Changes during year (specify):		
Balance end of year		

### LONG TERM DEBT

Description of Obligation	Interest		Principal Per Balance Sheet Date
	Rate	Pymts	
JLEI			8271.00
Total			8271.00



## WATER UTILITY PLANT ACCOUNTS

Acct No.	Account Name	Previous Year	Additions	Retirements	Current Year
301	Organization				
302	Franchises				
303	Land & Land Rights				
304	Structures and Improvements				
305	Collecting and Impounding Reservoirs				
306	Lake River and Other Intakes				
307	Wells and Springs				
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment	250,000.00			250,000.00
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Mains				
333	Services				
334	Meters and Meter Installations				
335	Hydrants				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop & Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	<b>Total Water Plant</b>	250,000.00			250,000.00

## ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT

ACCT. NO.	ACCOUNT	AVERAGE SERVICE LIFE IN YEARS	AVERAGE SALVAGE IN PERCENT	DEPR. RATE APPLIED	ACCUMULATED DEPRECIATION BALANCE PREVIOUS YEAR	DEBITS	CREDITS	ACCUMULATED DEPRECIATION BALANCE END OF YEAR
304	Structures & Improvements		%	%				
305	Collecting & Impounding Reservoirs		%	%				
306	Lake River & Other Intakes		%	%				
307	Wells and Springs		%	%				
308	Infiltrations Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equip.		%	%				
311	Pumping Equipment	25	0	s/l	120,000.00		10,000.00	130,000.00
320	Water Treatment Equip.		%	%				
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains		%	%				
333	Services		%	%				
334	Meter & Meter Installation		%	%				
335	Hydrants		%	%				
339	Other Plant & Misc. Equip.		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equip.		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop & Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				120,000.00		10,000.00	130,000.00

## WATER OPERATION AND MAINTENANCE EXPENSE

ACCOUNT NAME	AMOUNT
Salaries and Wages - Employees	
Salaries and Wages - Officers, Directors and Majority Stockholders	
Employee Pensions and Benefits	
Purchased Water	
Purchased Power	2023.00
Fuel For Power Production	
Chemicals	
Materials and Supplies	
Contractual Services	8815.00
Rents	
Transportation Expense	
Insurance Expense	853.00
Regulatory Commission Expense	91.00
Bad Debt Expense	
Miscellaneous Expense	
<b>Total</b>	11782.00

## PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning rate, management, construction, advertising, labor relations, public relations, or other similar services rendered the respondent for which the aggregate payments during the year to any corporation, partnership, individual or organization of any kind whatever, amounting to \$500. or more. Utilities having revenue in excess of \$100,000 should report amounts of \$5,000 or more.

[illegible]



## SOURCES OF WATER SUPPLY

Surface Water: River \_\_\_\_\_ Lake \_\_\_\_\_ Stream \_\_\_\_\_ Impounding Res. \_\_\_\_\_  
 Ground Water: Springs No. \_\_\_\_\_ Shallow Wells No. \_\_\_\_\_ Deep Wells No. 2

## SUPPLY, TRANSMISSION & DISTRIBUTION MAINS (FEET)

Size Inches	First of Year	Laid During Year	Total	Abandoned During Yr.	Taken Up During Yr.	Total	Close of Year
8	972	0	972	0	0	0	972
1	1366	0	1366	0	0	0	1366
1.5	45	0	45	0	0	0	45
2.0	45	0	45	0	0	0	45
Total	2428	0	2428	0	0	0	2428

## RESERVOIRS, STANDPIPES AND PURIFICATION SYSTEM

Number of Reservoirs 0 Capacity in Gallons 0  
 Number of Standpipes 0 Capacity in Gallons 0  
 Method of Purification NONE

## SERVICES AND METERS

Services	5/8 in.	1 in.	1 1/2 in.	2 in.	3 in.	4 in.	6 in.		
1/2 in.		<u>35</u>	<u>13</u>				<u>0</u>		
Meters		<u>0</u>	<u>0</u>				<u>2</u>		

## NUMBER AND CLASSIFICATION OF CONSUMERS

-Beginning of Year-

-Close of Year-


Classification	Metered	Unmetered	Total	Metered	Unmetered	Total	Increase or Decrease
Residential	0	48	48	0	48	48	0
Commercial	0	0	0	0	0	0	
Industrial	0	0	0	0	0	0	
Fire Hydrants	0	0	0	0	0	0	
Governmental	0	0	0	0	0	0	
All Other	0	0	0	0	0	0	
Total	0	48	48	0	48	48	0

## TOTAL PUMPING STATION STATISTICS

Total Amount of Water Obtained by all methods during the Year 4,968,455 gals.  
 Maximum Water obtained all methods during any one day 28,694 gals.  
 Minimum Amount of Water obtained all methods during one day 6531 gals.  
 Total Amount of Water passed through customers meters during year 5969 gals.  
 Range of ordinary pressure on mains 65 lbs. to 72 lbs.  
 Range of fire pressure in mains 65 lbs. to 72 lbs.

STATE OF MONTANA )  
County of Missoula )

We, the undersigned, on our oath do severally say that the foregoing return the JL Real Estate Development LLC DBA Valley Water System water utility, has been prepared under our direction from the original books, papers and records of said utility and declare the same to be a full, true and correct statement embracing all the financial transactions of said utility during the period for which the return is made.

 president J.L. Real Estate Development LLC  
Aileen Williams Office Manager Aileen Williams

Subscribed and sworn to before me this 24th day of April, 2020.

Rachael Heydon  
\_\_\_\_\_

