



ANNUAL RESULTS OF OPERATIONS REPORT

SELECT COMPANY SIZE (based on Annual Revenue)

Class C Water Utility
(Annual Gross Revenue less than \$199,999)

FOR THE CALENDAR YEAR

2013

COMPANY NAME

Metolius Meadows Property Owners Association

OREGON PUBLIC UTILITY COMMISSION
PO BOX 2148
SALEM OR 97308-2148

Instructions

Metolius Meadows Property Owners Association

The Annual Results of Operations Report, required by the Public Utility Commission (PUC or Commission) under the authority of the Oregon Revised Statutes (ORS) 757.125 and 757.135, is based on the utility's operations for a calendar or fiscal year and is a convenient method for the Commission's staff to monitor the utility's results of operations. It must be filed electronically with the PUC on or before April 1st of the year following that for which the report is made. Attach the completed report and any supplementary pages to an email addressed to the following address: puc.filingcenter@state.or.us.

- Interpret all accounting words and phrases in accordance with the USOA.
- Special or unusual entries and all discrepancies should be fully explained. If necessary, describe fully any unusual entries and discrepancies in a narrative explanation in the tab titled "Notes."
- If the utility has filed, or intends to file, a separate rate schedule in its tariff for non-contiguous portions of its water system, separate accounting for Operating Revenues, Operating Expense, Plant Investments, and related Reserve for Depreciation must be maintained by the utility for each portion of the water system relating to each separate rate schedule. This annual report, however, should include the combined financial data for the utility.
- Each incorporated utility is requested to file with this report a copy of its most recent annual report to stockholders, if one is prepared.
- All schedules that call for the balance at the beginning of the year should reflect the same end of year balance **exactly** as shown in the prior year's annual report. Any adjustments to the ending balances shown in the report for the previous year should be reflected in the current year's activity and reported along with an explanation in the annual report.

FOR QUESTIONS ON EXCEL PROGRAM, ACCOUNTS, OR REPORTING, CONTACT GREG MILLER AT 503-373-7867 OR EMAIL AT GREG.MILLER@STATE.OR.US

Oath

Metolius Meadows Property Owners Association

Complete Address of Reporting Utility

Line 1:	3300 SW Forest Service Road 1419
Line 2:	PO Box 120
City:	Camp Sherman
State:	Oregon
Zip:	97730
phone:	541-595-2101
email:	admin@mmpoa.org
fax:	n/a
website:	mmpoa.org

Name and title of person responsible for report

Name:	Peggy Anderson
Title:	President
Phone:	360-433-9565
Email:	peggy608@comcast.net

Oath & Signature

THIS REPORT, INCLUDING ANY ACCOMPANYING SCHEDULES AND STATEMENTS, HAS BEEN EXAMINED BY ME, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS TRUE, CORRECT AND COMPLETE.

<input checked="" type="checkbox"/> By clicking this box I affirm the above statement.
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Information

Metolius Meadows Property Owners Association

Provide the following information for the contact person regarding this report

Name:	Tony Cunha, Capstone Certified Public Accountants LLC
Address:	908 NE 4th St. Suite 201
Phone:	541-382-5099
Email:	tony@capstonecpas.com

Provide the following information for where the utility's books and records are located

Name:	Jeanne Nolander, Admin. Mgr., Metolius Meadows Property Owners Association
Address:	PO Box 120, Camp Sherman, OR 97730
Phone:	541-595-2101
Email:	admin@mmpoa.org

Provide the following information of any audit group reviewing records and/or operations

Name:	Currie & McLain, PS, Certified Public Accountants
Address:	1111 Main St., Suite 400, Vancouver, WA 98660
Phone:	360-695-1120
Email:	cpa@currie-mclain.com

Date of original organization of the utility (month, day, year):

Provide the following information for all utility officers and directors

Name	Title	Phone #	Email
Peggy Anderson	President	360-433-9565	peggy608@comcast.net
Dave Opsahl	Vice President	541-595-2101	opsahld@hotmail.com
Gary Marshall	Director	541-595-2101	c/o admin@mmpoa.org
Rod Bourdage	Director	541-595-2101	c/o admin@mmpoa.org
John Soutter	Director	541-595-2101	c/o admin@mmpoa.org

Provide the following information for legal counsel, accountants, and others not on utility's general payroll

Name	Title	Phone #	Email
Capstone Certified Public Accountants LLC	Bookkeepers	541-549-1237	lance@capstonecpas.com
Vial Fotheringham	Attorney		kvh@VF-law.com

Organization

Metolius Meadows Property Owners Association

Select business type

Association

Select ownership type

Corporation

Select accounting method

accrual

INSTRUCTIONS: IF THE UTILITY IS A SOLE PROPRIETORSHIP OR PARTNERSHIP, COMPLETE PART A AND PROVIDE THE NAMES AND ADDRESSES OF ALL PERSONS HAVING ANY INTEREST OR EQUITY IN THE UTILITY AND THE AMOUNT OF SUCH EQUITY. IF THE UTILITY IS A CORPORATION, COMPLETE PARTS B AND C, AND PROVIDE THE NAMES AND ADDRESSES OF THE THREE LARGEST STOCKHOLDERS AND ALL OFFICERS AND DIRECTORS. STATE THE NUMBER OF SHARES HELD BY EACH.

Part A: Sole Proprietorship or Partnership

1	Name of owner or partner	Not Applicable	
	Address		
	% interest or equity		
	Principal duty (if employed by company)		
2	Name of owner or partner		
	Address		
	% interest or equity		
	Principal duty (if employed by company)		
3	Name of owner or partner		
	Address		
	% interest or equity		
	Principal duty (if employed by company)		
4	Name of owner or partner		
	Address		
	% interest or equity		
	Principal duty (if employed by company)		

Part B: Corporation

1	Name of stockholder/director/officer	Not Applicable	
	Title		
	Address		
	# shares owned		
2	Name of stockholder/director/officer		
	Title		
	Address		
	# shares owned		
3	Name of stockholder/director/officer		
	Title		
	Address		
	# shares owned		
4	Name of stockholder/director/officer		
	Title		
	Address		
	# shares owned		

Part C: Corporation - Shares Outstanding

	Common Stock	Preferred Stock
# shares authorized		
# shares issued at year end		
Par or stated value per share:		
Dividends declared per share during the year:		

Affiliates

Metolius Meadows Property Owners Association

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any one year, entered into between the company and an affiliated business or financial organization, firm, partnership, or individual. For a definition of affiliated, see ORS 757.015.

Products or Services SOLD to Affiliated Interests

Name of Affiliate	Description of product or service	Contract or Agreement effective date	Revenue
None			
			\$ -

Products or Services PURCHASED from Affiliated Interests

Name of Affiliate	Description of product or service	Contract or Agreement effective date	Cost
None			
			\$ -

TOTAL \$ -

Explanations or Notes

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Revenues

Metolius Meadows Property Owners Association

gal or cf

cf

Consumption and Revenue

	Act #	# customers at year beginning	# customers at year end	Total Quantity water sold	revenues
Unmetered (flat rate) water sales	460	153	153	534,716	\$ 42,598
Metered sales to RESIDENTIAL customers	461.1	153	153	1,474,936	\$ 26,259
Metered sales to COMMERCIAL customers	461.2				
Metered sales to INDUSTRIAL customers	461.3				
Other metered sales to public authorities	461.4				
Metered sales to multiple family dwellings	461.5				
Public fire protection revenue	462.1				
Private fire protection revenue	462.2				
Other Sales to public authorities	464				
Sales to irrigation customers	465				
Sales for resale	466				
Water Sales to golf course/recreation revenue	467				
Special contract/agreement revenue	468				
TOTAL		306	306	2,009,652	\$ 68,857

Revenue other than water sales

	Act #	revenues
Forfeited discounts	470	
Miscellaneous service revenues	471	\$ 450
Rents from water property	472	
Interdepartmental rents	473	
Other	474	
Cross Connection sales & services revenues	475	
Total		\$ 450

Total Operating Revenue

\$ 69,307

Average Monthly Consumption and Bill

	Act #	Average Monthly Consumption per customer	Average Monthly Revenue per customer
Unmetered (flat rate) water sales	460	291.2396514	23.20136166
Metered sales to RESIDENTIAL customers	461.1	803.3420479	14.30234749
Metered sales to COMMERCIAL customers	461.2		
Metered sales to INDUSTRIAL customers	461.3		
Other metered sales to public authorities	461.4		
Metered sales to multiple family dwellings	461.5		
Public fire protection revenue	462.1		
Private fire protection revenue	462.2		
Other Sales to public authorities	464		
Sales to irrigation customers	465		
Sales for resale	466		
Water Sales to golf course/recreation revenue	467		
Special contract/agreement revenue	468		

Expenses

Metolius Meadows Property Owners Association

Act #		Expense amount
601	Salaries and Wages - employees	\$ 15,688
603	Salaries and Wages – officers, directors, and majority stockholders	
604	Employee Pensions & Benefits	\$ 3,366
610	Purchased Water	
611	Telephone/Communications	\$ 1,934
615	Purchased Power	\$ 5,144
616	Fuel for Power Production	
617	Utilities - Other (garbage, natural gas)	\$ 1,114
618	Chemicals & testing	\$ 2,605
619	Office Supplies (excluding postage)	\$ 591
619.1	Postage	
620	Materials & Supplies (O&M)	\$ 41
621	Repairs of Water Plant	\$ 4,988
631	Contractual Services - engineering	
632	Contractual Services - accounting	\$ 4,092
633	Contractual Services - legal	\$ 11,295
634	Contractual Services - management	
635	Contractual Services – testing / sampling	
636	Contractual Services – labor	
637	Contractual Services - billing/collections	
638	Contractual Services - meter reading	
639	Contractual Services - other	\$ 2,343
641	Rental of Building / Real Property	
642	Rental of Equipment	\$ 40
643	Small Tools	\$ 7
648	Computer and electronic Expenses	
650	Transportation Expenses	\$ 2,004
656	Insurance - Vehicle	\$ 252
657	Insurance – General Liability	\$ 3,230
658	Insurance – Workman’s Compensation	\$ 654
659	Insurance – Other	
660	Public Relation / Advertising Expense	
666	Amortization of Rate Case Expense	
667	Regulatory Commission Fee (Gross Rev Fee)	
668	Conservation Expense	
670	Bad Debt Expense	
671.1	Cross Connection Control Program Expense	
671.2	Cross Connection Testing & Maintenance Services	
673	Training & Certification Expense	\$ 2,475
674	Consumer Confidence Report	\$ 204
675	Miscellaneous Expense	\$ 1,660
	TOTAL	\$ 63,727

Plant

Metolius Meadows Property Owners Association

NOTE: Do **NOT** include any donated capital or contributions in aid of construction (CIAC) on this page.

<u>Act #</u>		<u>Beg Year Balance</u>	<u>Added during year</u>	<u>Retired during year</u>	<u>Adjustments</u>	<u>End of year balance</u>
301	Organization					\$ -
302	Franchises					\$ -
303	Land & land rights					\$ -
304	Structures & improvements					\$ -
305	Collecting & impounding reservoirs					\$ -
306	Lake, river & other intakes					\$ -
307	Wells & springs					\$ -
308	Infiltration galleries & tunnels					\$ -
309	Supply mains					\$ -
310	Power generation equipment					\$ -
311	Pumping equipment					\$ -
320	Water treatment equipment					\$ -
330	Distribution reservoirs & standpipes					\$ -
331	Transmission & distribution mains					\$ -
333	Services					\$ -
334	Meters & meter installations					\$ -
335	Hydrants					\$ -
336	Backflow prevention devices (utility owned)					\$ -
339	Other plant & miscellaneous equipment	\$ 163,341				\$ 163,341
340	Office furniture & equipment					\$ -
341	Transportation equipment					\$ -
343	Tools, shop & garage equipment					\$ -
344	Laboratory equipment					\$ -
345	Power operated equipment					\$ -
346	Communication equipment					\$ -
347	Electronic & computer equipment					\$ -
348	Miscellaneous equipment					\$ -
	TOTAL	\$ 163,341	\$ -	\$ -	\$ -	\$ 163,341

Explanation of unusual changes in utility plant during the year:

Metolius Meadows Property Owners Association

Advances for Construction

Beg of year balance	
Additions during year	
Subtractions during year	
End of year balance	\$ -

Contributions in Aid of Construction

Beg of year balance	
Added during the year:	
Capacity charge	
Main line extension charges	
Customer connection charges	
Developer's property	
Other	
Retired during the year	
End of year balance	\$ -

Accumulated Amortization of CIAC

Beg of year balance	
Add CIAC amortized during year	
Subtract effects of CIAC disposals	
+/- other adjustments*	
Change in Accumulated Amortization during the year	\$ -
End of year balance	\$ -

* Explain any adjustments:

Depreciation

Metolius Meadows Property Owners Association

NOTE: Do **NOT** include any contributions in aid of construction (CIAC) on this page.

<u>Act #</u>	<u>annual depreciation expense</u>	<u>acc dep balance beg of year</u>	<u>accruals booked to acc dep</u>	<u>plant retired charged to acc dep</u>	<u>Adjustments*</u>	<u>acc dep balance end of year</u>
301	Organization					
302	Franchises					
303	Land & land rights					
304	Structures & improvements		\$ -			\$ -
305	Collecting & impounding reservoirs		\$ -			\$ -
306	Lake, river & other intakes		\$ -			\$ -
307	Wells & springs		\$ -			\$ -
308	Infiltration galleries & tunnels		\$ -			\$ -
309	Supply mains		\$ -			\$ -
310	Power generation equipment		\$ -			\$ -
311	Pumping equipment		\$ -			\$ -
320	Water treatment equipment		\$ -			\$ -
330	Distribution reservoirs & standpipes		\$ -			\$ -
331	Transmission & distribution mains		\$ -			\$ -
333	Services		\$ -			\$ -
334	Meters & meter installations		\$ -			\$ -
335	Hydrants		\$ -			\$ -
336	Backflow prevention devices (utility owned)		\$ -			\$ -
339	Other plant & miscellaneous equipment	\$ 9,259	\$ 146,908	\$ 9,259		\$ 156,167
340	Office furniture & equipment		\$ -			\$ -
341	Transportation equipment		\$ -			\$ -
343	Tools, shop & garage equipment		\$ -			\$ -
344	Laboratory equipment		\$ -			\$ -
345	Power operated equipment		\$ -			\$ -
346	Communication equip		\$ -			\$ -
347	Electronic & computer Equipment		\$ -			\$ -
348	Miscellaneous Equipment		\$ -			\$ -
	TOTAL	\$ 9,259	\$ 146,908	\$ 9,259	\$ -	\$ 156,167

*Explanation of any adjustments made:

Retained Earnings

Metolius Meadows Property Owners Association

215	Unappropriated Retained Earnings (beginning of year balance)	
435	Balance transferred from income	\$ 6,624
436	Appropriations of Retained Earnings	\$ -
437	Preferred Stock dividends declared	\$ -
438	Common Stock dividends declared	\$ -
439	Adjustments to Retained Earnings*	
215	Unappropriated Retained Earnings (as of year end)	\$ 6,624

Explanation of any adjustments made to Retained Earnings

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Other Accounts

Metolius Meadows Property Owners Association

For account information not already entered, please enter amounts below, if applicable.

Category Act # Act Name
ASSETS AND OTHER DEBITS (101-190)

Utility Plant		
101	Utility Plant in Service	\$ 163,341
102	Utility Plant Leased to Others	
103	Property Held for Future Use	
104	Utility Plant Purchased or Sold	
105	Construction Work in Progress - Commission Approved	
108	Accumulated Depreciation of Utility Plant in Service	\$ 156,167
110	Accumulated Amortization of Utility Plant in Service	
114	Utility Plant Acquisition Adjustments	
115	Accumulated Amortization of Utility Plant Acquisition Adjustments	
Other Property & Investments		
121	Nonutility Property	\$ 476,470
122	Accumulated Depreciation and Amortization of Nonutility Property	\$ 420,245
123	Investment in Associated Companies	
124	Utility Investments	
125	Other Investments	
127	Other Special Funds	
Current & Accrued Assets		
131	Cash	\$ 293,162
132	Special Deposits	
134	Working Funds	
135	Temporary Cash Investments	
141	Customer Accounts Receivable	\$ 4,590
142	Other Accounts Receivable	
143	Allowance for Uncollectible Accounts (Enter positive)	
144	Notes Receivable	
145	Accounts Receivable from Associated Companies	
146	Notes Receivable from Associated Companies	
151	Plant Materials and Supplies	
162	Prepayments	\$ 7,014
171	Accrued Interest Receivable	
174	Miscellaneous Current and Accrued Assets	
Deferred Debits		
181	Unamortized Debt Discount and Expense	
182	Extraordinary Property Losses	
186	Miscellaneous Deferred Debits	\$ 56,225
190	Accumulated Deferred Income Taxes	
EQUITY, LIABILITIES, AND OTHER CREDITS (201-283)		
Equity		
201	Common Stock Issued	\$ -
204	Preferred Stock Issued	\$ -
207	Premium on Capital Stock	
211	Paid in Capital	
212	Discount on Capital Stock	
213	Capital Stock Expense	
214	Appropriated Retained Earnings	\$ 273,135
215	Unappropriated Retained Earnings	\$ 6,624
216	Reacquired Capital Stock	
218	Proprietary Capital	
Long Term Debt		
221	Bonds	
223	Advances from Associated Companies	
224	Other Long-Term Debt	\$ 7,494
Current and Accrued Liabilities		
231	Accounts Payable	\$ 6,198
232	Notes Payable	
233	Accounts Payable to Associated Companies	
234	Notes Payable to Associated Companies	
235	Customer Deposits	
236	Accrued Taxes	
237	Accrued Interest	
238	Accrued Dividends	
239	Matured Long-Term Debt	
240	Matured Interest	
241	Miscellaneous Current and Accrued Liabilities	\$ 87,963
Deferred Credits		
251	Unamortized Premium on Debt	
252	Advances for Construction	\$ -
253	Other Deferred Credits	
Operating Reserves		
261	Property Insurance Reserve	
262	Injuries and Damages Reserve	
263	Pensions and Benefits Reserve	
265	Miscellaneous Operating Reserves	
Contributions in Aid of Construction		
271	Contributions in Aid of Construction	\$ -
272	Accumulated Amortization of CIAC	\$ -
Accumulated Deferred Income Taxes		
281	Accumulated Deferred Income Taxes - Accelerated Depreciation	
282	Accumulated Deferred Income Taxes - Liberalized Depreciation	
283	Accumulated Deferred Income Taxes - Other	
WATER UTILITY PLANT ACCOUNTS (301-348)		
301	Organization	\$ -
302	Franchises	\$ -
303	Land and Land Rights	\$ -
304	Structures and Improvements	\$ -
305	Collecting and Impounding Reservoirs	\$ -
306	Lakes, River and Other Intakes	\$ -
307	Wells and Springs	\$ -
308	Infiltration Galleries and Tunnels	\$ -
309	Supply Mains	\$ -
310	Power Generation Equipment	\$ -
311	Pumping Equipment	\$ -
320	Water Treatment Equipment	\$ -
330	Distribution Reservoirs and Standpipes	\$ -
331	Transmission and Distribution Mains	\$ -
333	Services	\$ -
334	Meters and Meter Installations	\$ -
335	Hydrants	\$ -
336	Backflow Prevention Devices	\$ -
339	Other Plant and Miscellaneous Equipment	\$ 163,341
340	Office Furniture and Equipment	\$ -
341	Transportation Equipment	\$ -
343	Tools, Shop and Garage Equipment	\$ -
344	Laboratory Equipment	\$ -

INCOME ACCOUNTS (404-434)		
Utility Operating Income		
400	Operating Revenue	\$ 69,307
401	Operating Expenses	\$ 63,727
403	Depreciation Expense	\$ 9,259
406	Amortization of Utility Plant Acquisition Adjustment	
407	Amortization Expense (no CIAC)	
408	Taxes Other than Income	\$ 2,563
409	Income Taxes	\$ -
410	Provision for Deferred Income Taxes - Debit	\$ -
411	Provision for Deferred Income Taxes - Credit	\$ -
412	Investment Tax Credit	
413	Income from Utility Plant Leased to Others	
414	Gain/Loss from Utility Property Sales	\$ -
415	Revenues from Merchandising, Jobbing, and Contract Work	
416	Cost and Expenses of Merchandising, Jobbing, and Contract Work	
419	Interest and Dividend Income	
421	Nonutility Income	
426	Nonutility Expenses	
433	Extraordinary Income	
434	Extraordinary Deductions	
Taxes Applicable to Nonutility Income and Deductions		
408.2	Taxes Other than Income - Nonutility	\$ -
409.2	Income Taxes - Nonutility	\$ -
410.2	Provision for Deferred Income Taxes - Debit - Nonutility	\$ -
411.2	Provision for Deferred Income Taxes - Credit - Nonutility	\$ -
Interest Expense		
427	Interest Expense	\$ 382
428	Amortization of Debt Discount and Expense	
429	Amortization of Premium on Debt	
Retained Earnings Account (435-439)		
435	Balance Transferred from Income	\$ (6,624)
436	Appropriations of Retained Earnings	
437	Preferred Stock Dividends Declared	\$ -
438	Common Stock Dividends Declared	\$ -
439	Adjustment to Retained Earnings	\$ -
OPERATING REVENUE ACCOUNTS (460-475)		
460	Unmetered Water Revenue	\$ 42,598
461.1	Metered Sales to Residential Customers	\$ 26,259
461.2	Metered Sales to Commercial Customers	\$ -
461.3	Metered Sales to Industrial Customers	\$ -
461.4	Metered Sales to Public Authorities	\$ -
461.5	Metered Sales to Multiple Family Dwellings	\$ -
462.1	Public Fire Protection	\$ -
462.2	Private Fire Protection	\$ -
464	Other Sales to Public Authorities	\$ -
465	Sales to Irrigation Customers	\$ -
466	Sales for Resale	\$ -
467	Interdepartmental Sales	\$ -
468	Special Contract/Agreement Revenue	\$ -
470	Forfeited Discounts	\$ -
471	Miscellaneous Service Revenues	\$ 450
472	Rents From Water Property	\$ -
473	Interdepartmental Rents	\$ -
474	Other Water Revenues	\$ -
475	Cross Connection Sales & Services Revenues	\$ -
OPERATION AND MAINTENANCE EXPENSE ACCOUNTS (601-675)		
Source of Supply and Expenses		
601	Salaries and Wages - Employees	\$ 15,688
603	Salaries and Wages - Officers, Directors and Majority Stockholders	\$ -
604	Employee Pensions and Benefits	\$ 3,366
610	Purchased Water	\$ -
611	Telephone/Communications	\$ 1,934
615	Purchased Power	\$ 5,144
616	Fuel for Power Production	\$ -
617	Utilities - Other	\$ 1,114
618	Chemicals & testing	\$ 2,605
619	Office Supplies (excluding postage)	\$ 591
619.1	Postage	\$ -
620	Materials and Supplies	\$ 41
621	Repairs to Water Plant	\$ 4,988
631	Contractual Services - Engineering	\$ -
632	Contractual Services - Accounting	\$ 4,092
633	Contractual Services - Legal	\$ 11,295
634	Contractual Services - Management Fees	\$ -
635	Contractual Services - Testing/Sampling	\$ -
636	Contractual Services - Other	\$ -
637	Contractual Services - Billing/Collections	\$ -
638	Contractual Services - Meter Reading	\$ -
639	Contractual Services - Other	\$ 2,343
641	Rental of Building/Real Property	\$ -
642	Rental of Equipment	\$ 40
643	Small Tools	\$ 7
648	Computer & Electronic Expenses	\$ -
650	Transportation Expenses	\$ 2,004
656	Insurance - Vehicle	\$ 252
657	Insurance - General Liability	\$ 3,230
658	Insurance - Workman's Compensation	\$ 654
659	Insurance - Other	\$ -
660	Public Relations / Advertising Expense	\$ -
666	Regulatory Commission Expense - Amortization of Rate Case Expense	\$ -
667	Regulatory Commission Expense - Other	\$ -
668	Water Resource Conservation Expense	\$ -
670	Bad Debt Expense	\$ -
671.1	Cross Connection Control Program Expense	\$ -
671.2	Cross Connection Testin & Maintenance Services	\$ -
672	System Capacity Development Program Expense	\$ -
673	Training & Certification Expense	\$ 2,475
674	Consumer Confidence Report	\$ 204
675	Miscellaneous Expenses	\$ 1,660

Notes

Metolius Meadows Property Owners Association

Notes and explanations:

Metolius Meadows Property Owners Association (MMPOA), a domestic nonprofit corporation (mutual benefit with members) organized in 1980, is the homeowners association for the community of homes and landowners in the Metolius Meadows development in Camp Sherman, Oregon. The present report covers the year ending December 31, 2013.

MMPOA operates a water utility for the benefit of its 141 lot owners. It also provides water service to 12 neighboring property owners outside of the community. The water utility operates two wells and 157 water meters - 141 meters for lot owner members (including 22 vacant lots with no water charges), 4 meters for common use association facilities (which are not charged for water service), and 12 meters for neighboring lots serviced by the association. The 133 accounts that were charged for water in the 2013 fiscal year paid annual membership dues of \$304.80, a base rate of up to \$46.80 for the first 5,000 cubic feet of usage, and a variable rate of \$1.526/100 cf for additional usage. Meters are read once per year on or about June 30, and invoicing also takes place once a year on or about July 31, with occasional mid-year invoicing if a property is transferred. Water revenues in the 2013 fiscal year are therefore largely based upon consumption in the July 1, 2012 to June 30, 2013 period.

As a homeowners association, MMPOA performs several other activities, including maintenance of common areas, operation of recreational facilities, and other owner services. Based upon the financial reporting structure of the organization, the income statement information reflects the financial results of the water utility operated by Metolius Meadows Property Owners Association only. The balance sheet information reflects the total financial position of MMPOA, including all its operations. MMPOA files its annual tax return on form 1120-H.

Income Statement

Metolius Meadows Property Owners Association

400 Operating Revenue	\$ 69,307
401 Operating Expenses	\$ 63,727
403 Depreciation Expense	\$ 9,259
406 Amortization of Utility Plant Acquisition Adjustment	\$ -
407 Amortization Expense	\$ -
408 Taxes Other Than Income Taxes (total)	\$ 2,563
409 Income Taxes	\$ -
410.1 Provision for Deferred Income Taxes - debit	\$ -
411.1 Provision for Deferred Income Taxes - credit	\$ -
412 Investment Tax Credit	\$ -
413 Income From Utility Plant Leased to Others	\$ -
419 Interest & Dividend Income	\$ -
427 Interest Expense	\$ 382
428-429 Amortization of Premium/Discount on Debt	\$ -
414 Gains/Losses From Utility Property Disposition (net)	\$ -
433-434 Extraordinary Income/deductions (net)	\$ -
NET UTILITY OPERATING INCOME	\$ (6,624)
421 Nonutility Income	\$ -
415 Revenue From Merchandising, Jobbing, & Contracts	\$ -
426 Nonutility Expense	\$ -
408.2 Nonutility Taxes Other Than Income Tax	\$ -
409.2 Nonutility Income Taxes	\$ -
410.2 Nonutility Deferred Income Taxes	\$ -
411.2 Nonutility Provision for Deferred Income Taxes Credit	\$ -
416 Cost & Expense of Merchandising, Jobbing, Contracts	\$ -
Net Income	\$ (6,624)

Balance Sheet

Metolius Meadows Property Owners Association

101 Utility Plant in Service (excluding CIAC)	\$	163,341
108-110 Accumulated Depreciation & Amortization	\$	156,167
Subtotal	\$	7,174
102-104 Other Utility Plant	\$	-
105 Commission Approved Construction Work in Progress (CWIP)	\$	-
114 Commission Approved Utility Plant Acquisition Adjustments	\$	-
115 Accumulated Amortization of Commission Approved Acquisition Adjustments	\$	-
190 Accumulated Deferred Income Taxes (asset)	\$	-
Subtotal	\$	-
Net Utility Plant	\$	7,174
131 Cash	\$	293,162
132 Special Deposits	\$	-
141-142 Accounts Receivable	\$	4,590
143 Accumulated Provision for Uncollectible Accounts	\$	-
144 Notes Receivable	\$	-
145-146 Accounts & Notes Receivable from Associated Companies	\$	-
151 Materials & Supplies Inventory	\$	-
133-135 & 162-174 Miscellaneous Current & Accrued Assets & Prepayments	\$	7,014
Net Current & Accrued Assets	\$	304,766
181-186 Deferred Debits NONUTILITY PLANT & INVESTMENT	\$	56,225
Total Assets	\$	368,165
252 Advances for Construction	\$	-
271 CIAC	\$	-
272 Accumulated Amortization of CIAC	\$	-
Net CIAC & Advances for Construction	\$	-
121 Nonutility Property	\$	476,470
122 Accumulated Depreciation & Amortization (Nonutility)	\$	420,245
123-127 Miscellaneous Nonutility Investments	\$	-
Nonutility Plant & Investment	\$	56,225
221-224 Long-Term Debt	\$	7,494
231 Accounts Payable	\$	6,198
232 Notes Payable	\$	-
233 Accounts Payable to Affiliated Companies	\$	-
234 Notes Payable to Affiliated companies	\$	-
235 Customer Deposits	\$	-
236 Accrued Taxes	\$	-
237 Accrued Interest	\$	-
238-241 Miscellaneous Current and Accrued Liabilities	\$	87,963
Liabilities	\$	101,655
251 Premium on Unamortized Debt	\$	-
253 Other Deferred Credit	\$	-
261-265 Reserves	\$	-
Other	\$	-
281 Accumulated Deferred Income Taxes-Accelerated Amortization	\$	-
282 Accumulated Deferred Income Taxes-Liberalized Depreciation	\$	-
283 Accumulated Deferred Income Taxes-Other	\$	-
Total Liabilities	\$	101,655
201 Common Stock Issued	\$	-
204 Preferred Stock Issued	\$	-
207 Premium on Capital Stock	\$	-
211 Other Paid in Capital	\$	-
212 Discount on Capital Stock	\$	-
213 Capital Stock Expense	\$	-
214 Appropriated Retained Earnings	\$	273,135
215 Unappropriated Retained Earnings	\$	(6,624)
216 Reacquired Capital Stock	\$	-
218 Proprietary Capital (Proprietorships & Partnerships Only)	\$	-
Total Equity	\$	266,511
Total Liabilities and Equity	\$	368,165

Stats

Metolius Meadows Property Owners Association

Operating Revenues

Flat Rate	\$	42,598
Metered - Residential	\$	26,259
Metered - Commercial	\$	-
Irrigation (including golf courses)	\$	-
Fire Protection	\$	-
Other Sales of Water	\$	-
Other Operating Revenue	\$	450
Total Operating Revenues	\$	69,307

Operating Expenses

Purchased Water	\$	-
Purchased Power	\$	5,144
Water Treatment	\$	2,605
Supplies and Expenses	\$	14,206
Repairs of Plant	\$	4,988
Administrative & General	\$	36,784
Total Operating Expenses	\$	63,727

Other Revenue Deductions

Depreciation & Amortization	\$	9,259
Operating Income Taxes	\$	-
Other Operating Taxes	\$	2,563
Uncollectible Revenue/Bad Debt Expense	\$	-
Total Revenue Deductions	\$	11,822

Total Expenses and Deductions

Total Expenses and Deductions	\$	75,548
Other Income	\$	-
Interest on Long-Term Debt		
Other Interest Charges	\$	382
Other Income Deductions	\$	-
Net Operating Income (or Loss)	\$	(6,624)

Assets & Other Debits

Utility Plant	\$	163,341
Less: Depreciation & Amortization Reserve	\$	156,167
Other Property & Investments	\$	293,162
Materials and Supplies	\$	-
Other Current & Accrued Assets	\$	11,604
Deferred Debits Non-Utility Plant & Invest.	\$	56,225
Total Assets & Other Debits	\$	368,165

Liabilities & Other Credits

Capital/Common Stock	\$	-
Retained Earnings	\$	266,511
Long-Term Debt	\$	7,494
Customer Deposits	\$	-
Other Current & Accrued Liabilities	\$	94,161
Advances for Construction	\$	-
Other Deferred Credits	\$	-
Contributions in Aid of Construction	\$	-
Accumulated Deferred Income Taxes	\$	-
Total Liabilities & Other Credits	\$	368,165

Average Number of Customers

Flat Rate	153
Metered - Residential (SAME)	153
Metered - Commercial	-
Irrigation (including golf courses)	-
Fire Protection	-
Other	-
Total Customers	306