



e-FILING REPORT COVER SHEET

Send completed Cover Sheet and the Report in an email addressed to:
PUC.FilingCenter@state.or.us

REPORT NAME: ANNUAL REPORT FORM C

COMPANY NAME: ALSEA PROPERTIES INC

DOES REPORT CONTAIN CONFIDENTIAL INFORMATION? No Yes

If yes, please submit only the cover letter electronically. Submit confidential information as directed in OAR 860-001-0070 or the terms of an applicable protective order.

If known, please select designation: RE (Electric) RG (Gas) RW (Water) RO (Other)

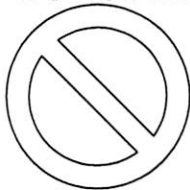
Report is required by: OAR Enter rule number
Statute Enter statute number
Order Enter order number 12-451
Other Enter reason

Is this report associated with a specific docket/case? No Yes

If yes, enter docket number: Enter Docket number UM 779/Advice No. 12-9

List applicable Key Words for this report to facilitate electronic search:
Enter Key Words Alsea Properties Inc

DO NOT electronically file with the PUC Filing Center:



- Annual Fee Statement form and payment remittance or
- OUS or RSPF Surcharge form or surcharge remittance or
- Any other Telecommunications Reporting or
- Any daily safety or safety incident reports or
- Accident reports required by ORS 654.715

Please file the above reports according to their individual instructions.

FOR THE YEAR ENDING JANUARY 31, 2013

RESULTS OF OPERATIONS

**FOR WATER UTILITIES REPORTING GROSS REVENUES OF
UP TO \$199,999**

ANNUAL REPORT FORM C

ALSEA PROPERTIES INC

PO BOX 1930
NEWPORT, OR 97365
(541)265-5411

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

**ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013**

1. Provide the following information for the contact person regarding this report.

Name: Signe Grimstad
Address: PO Box 1930, Newport, OR 97365
Telephone: 541-265-5411
Email Address: sgrimstad@grimstad-assoc.com
Fax Number: 541-265-9255

2. List below the address where the utility's books and records are located:

Name: Grimstad & Associates
Address: 530 NW 3rd Street Ste. E, Newport, OR 97365
Telephone: 541-265-5411
Email Address: plandsiedel@grimstad-assoc.com
Fax Number: 541-265-9255

3. List below any audit group reviewing records and operations:

Name:
Address:
Telephone:
Email Address:
Fax Number:

4. Date of original organization of the utility (month, day, year): 2/1/1965

5. List the names, titles, addresses, and telephone numbers of all Company officers and directors:

NAME	TITLE	ADDRESS	PHONE #	E MAIL
see organization				
page 1				

6. List legal counsel, accountants, and others not on general payroll:

NAME	TITLE	ADDRESS	PHONE #	E MAIL
Grimstad & Assoc.	See above #2			

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

ACCOUNTING METHOD: ACCRUAL CASH (please circle or bold one accounting method)			
ORGANIZATION			
NAME OF COMPANY: Alsea Properties, Inc.		STREET ADDRESS: PO Box 1930	
CITY: Newport	STATE OR	ZIP CODE 97365	TELEPHONE NUMBER 541-265-5411
TYPE OF ORGANIZATION			
<p>CIRCLE (OR BOLD) ONE: SOLE PROPRIETORSHIP PARTNERSHIP CORPORATION</p> <p>CIRCLE (OR BOLD) ONE: PRIVATE/INVESTOR OWNED ASSOCIATION MOBILE HOME PARK</p>			
INSTRUCTIONS: IF THE COMPANY IS A SOLE PROPRIETORSHIP OR PARTNERSHIP, COMPLETE PART A AND GIVE THE NAMES AND ADDRESSES OF ALL PERSONS HAVING ANY INTEREST OR EQUITY IN THE BUSINESS AND THE AMOUNT OF SUCH EQUITY. IF THE COMPANY IS A CORPORATION, COMPLETE			
PART A: SOLE PROPRIETORSHIP OR PARTNERSHIP			
1	NAME OF OWNER OR PARTNER		ADDRESS, CITY, STATE, ZIP CODE
	PERCENT INTEREST OR EQUITY		PRINCIPAL DUTY IF EMPLOYED BY COMPANY
2	NAME OF OWNER OR PARTNER		ADDRESS, CITY, STATE, ZIP CODE
	PERCENT INTEREST OR EQUITY		PRINCIPAL DUTY IF EMPLOYED BY COMPANY
3	NAME OF OWNER OR PARTNER		ADDRESS, CITY, STATE, ZIP CODE
	PERCENT INTEREST OR EQUITY		PRINCIPAL DUTY IF EMPLOYED BY COMPANY
4	NAME OF OWNER OR PARTNER		ADDRESS, CITY, STATE, ZIP CODE
	PERCENT INTEREST OR EQUITY		PRINCIPAL DUTY IF EMPLOYED BY COMPANY
PART B: CORPORATION			
1	NAME OF STOCKHOLDER, DIRECTOR, OFFICER Signe Grimstad		ADDRESS, CITY, STATE, ZIP CODE 7135 Yaquina Bay Rd., Newport, OR 97365
	NUMBER OF SHARES OWNED: 7.5	TITLE President	
2	NAME OF STOCKHOLDER, DIRECTOR, OFFICER Doina High		ADDRESS, CITY, STATE, ZIP CODE 1516 NW James Frank Ave., Siletz, OR 97380
	NUMBER OF SHARES OWNED: 10	TITLE Vice-President	
3	NAME OF STOCKHOLDER, DIRECTOR, OFFICER Richard Grimstad		ADDRESS, CITY, STATE, ZIP CODE 252 SE Yaquina View Dr., Newport, OR 97365
	NUMBER OF SHARES OWNED: 7.5	TITLE Director	
4	NAME OF STOCKHOLDER, DIRECTOR, OFFICER Neil Grimstad		ADDRESS, CITY, STATE, ZIP CODE 4043 E Alsea Hwy., Waldport, OR 97394
	NUMBER OF SHARES OWNED: 2.5	TITLE Director	
NUMBER OF SHARES OUTSTANDING AT THE END OF YEAR		<u>COMMON STOCK</u>	<u>PREFERRED STOCK</u>
PAR OR STATED VALUE PER SHARE		No PAR	None
DIVIDENDS PER SHARE DECLARED DURING THE YEAR		None	None

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

ACCOUNTING METHOD: ACCRUAL CASH (please circle or bold one accounting method)		
ORGANIZATION		
NAME OF COMPANY: Alsea Properties, Inc.		STREET ADDRESS: PO Box 1930
CITY: Newport	STATE OR	ZIP CODE 97365 TELEPHONE NUMBER 541-265-5411
TYPE OF ORGANIZATION		
<p>CIRCLE (OR BOLD) ONE: SOLE PROPRIETORSHIP PARTNERSHIP CORPORATION</p> <p>CIRCLE (OR BOLD) ONE: PRIVATE/INVESTOR OWNED ASSOCIATION MOBILE HOME PARK</p>		
<p>INSTRUCTIONS: IF THE COMPANY IS A SOLE PROPRIETORSHIP OR PARTNERSHIP, COMPLETE PART A AND GIVE THE NAMES AND ADDRESSES OF ALL PERSONS HAVING ANY INTEREST OR EQUITY IN THE BUSINESS AND THE AMOUNT OF SUCH EQUITY. IF THE COMPANY IS A CORPORATION, COMPLETE PART B AND GIVE THE NAMES AND ADDRESSES OF THE THREE LARGEST STOCKHOLDERS AND ALL OFFICERS AND DIRECTORS. STATE THE NUMBER OF SHARES HELD BY EACH.</p>		
PART A: SOLE PROPRIETORSHIP OR PARTNERSHIP		
1	NAME OF OWNER OR PARTNER	ADDRESS, CITY, STATE, ZIP CODE
	PERCENT INTEREST OR EQUITY	PRINCIPAL DUTY IF EMPLOYED BY COMPANY
2	NAME OF OWNER OR PARTNER	ADDRESS, CITY, STATE, ZIP CODE
	PERCENT INTEREST OR EQUITY	PRINCIPAL DUTY IF EMPLOYED BY COMPANY
3	NAME OF OWNER OR PARTNER	ADDRESS, CITY, STATE, ZIP CODE
	PERCENT INTEREST OR EQUITY	PRINCIPAL DUTY IF EMPLOYED BY COMPANY
4	NAME OF OWNER OR PARTNER	ADDRESS, CITY, STATE, ZIP CODE
	PERCENT INTEREST OR EQUITY	PRINCIPAL DUTY IF EMPLOYED BY COMPANY
PART B: CORPORATION		
1	NAME OF STOCKHOLDER, DIRECTOR, OFFICER Sonja Scanlon	ADDRESS, CITY, STATE, ZIP CODE PO Box 23105, Eugene, OR 97402
	NUMBER OF SHARES OWNED: 2.5 TITLE Director	
2	NAME OF STOCKHOLDER, DIRECTOR, OFFICER Scott Nichol Family	ADDRESS, CITY, STATE, ZIP CODE 1541 SE Elliott, Gresham, OR 97080
	NUMBER OF SHARES OWNED: 50 TITLE Director	
3	NAME OF STOCKHOLDER, DIRECTOR, OFFICER John MacKimmie	ADDRESS, CITY, STATE, ZIP CODE 1320 NW Lancashire Ct., Beaverton, OR 97006
	NUMBER OF SHARES OWNED: 10 TITLE Director	
4	NAME OF STOCKHOLDER, DIRECTOR, OFFICER Cottage Grove Medical Center	ADDRESS, CITY, STATE, ZIP CODE PO Box 134, Cottage Grove, OR 97424
	NUMBER OF SHARES OWNED: 10 TITLE Director	
NUMBER OF SHARES OUTSTANDING AT THE END OF YEAR		
PAR OR STATED VALUE PER SHARE		
DIVIDENDS PER SHARE DECLARED DURING THE YEAR		
		<u>COMMON STOCK</u>
		<u>PREFERRED STOCK</u>
		No PAR
		None
		None
		None

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

OFFICERS AND EMPLOYEES			
NAME OF PERSON	NUMBER OF HOURS WORKED PER MONTH	WAGE PER HOUR OR SALARY	TOTAL OFFICER AND EMPLOYEE SALARY AND WAGES
Officer:			
Officer:			
Officer:			
Officer:			
Operator:			
Manager:			
Employee: Ralph Bond	40	\$20/hour	\$ 9,765.00
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
Employee:			
TOTAL	40		\$ 9,765.00

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

Pg. 3

SCHEDULE 1						
ANNUAL WATER OPERATING REVENUE (WATER SALES ONLY)						
(include all revenue received from the sale of water, including base and usage rates revenue)						
	Account	Account Name (Water Sales Only)	Customer Count		Amount of Water Sold Indicate cubic feet (cf) or gallons (g)	Revenues
			Year Beginning	Year Ending		
		Flat Rate Customers				
1	460	Flat Rate Residential Revenues (separated)				
2	460	Flat Rate Other Revenues (separated)				
3		Metered Customers				
4	461.1	Metered Sales - Residential Customers	80	79		\$ 20,839.00
5	461.2	Metered Sales - Commercial Customers				
6	461.3	Metered Sales - Industrial Customers				
7	461.4	Metered Sales - Public Authorities				
8	461.5	Metered Sales - Multiple Family Units				
9	461.6	Metered Sales - Multiple Commercial Units				
10	465.1	Sales to Irrigation Customers				
11	465.2	Sales to Golf Courses - Irrigation				
12		TOTAL (add lines 1,2,4,5,6,7,8,9,10,11)	80	79	0	\$ 20,839.00
13		Fire Protection				
14	462.1	Public Fire Protection				
15	462.2	Private Fire Protection				
16		TOTAL FIRE PROTECTION (add lines 14, 15)	0	0	0	\$ -
17		Other Customers				
18	464	Special Contracts to Public Authorities				
19	466	Sales for Resale				
20	467	Sales to Recreational Use				
21	468	Special Contracts - Other				
22		TOTAL OTHER CUSTOMERS (Add lines 18, 19, 20 & 21 above)	0	0	0	\$ -
23		TOTALS (Add lines 12, 16 & 22 above)	80	79	0	\$ 20,839.00

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

Pg. 4

AVERAGE MONTHLY BILL AND CONSUMPTION PER CUSTOMER				
1	FLAT RATE CUSTOMERS	CUSTOMER AVERAGE MONTHLY CONSUMPTION (Annual consumption divided by number of customers divided by 12 months)		AVERAGE CUSTOMER MONTHLY BILL (Revenue/No. of customers/12)
2	Residential Flat - Master Meter		Circle (or Bold) One: cf or gals	
3	METERED CUSTOMERS	CUSTOMER AVERAGE MONTHLY CONSUMPTION (Annual consumption divided by number of customers divided by 12 months)		AVERAGE CUSTOMER MONTHLY BILL (Revenue/No. of customers/12)
4	Metered Sales - Residential Customers	3,214	Circle (or Bold) One: cf or gals	\$ 22.00
5	Metered Sales - Commercial Customers		Circle (or Bold) One: cf or gals	
6	Metered Sales - Industrial Customers		Circle (or Bold) One: cf or gals	
7	Metered Sales - Public Authorities		Circle (or Bold) One: cf or gals	
8	Metered Sales - Multiple Family Units		Circle (or Bold) One: cf or gals	
9	Sales to Irrigation Customers		Circle (or Bold) One: cf or gals	
10	Sales to Golf Courses - Irrigation		Circle (or Bold) One: cf or gals	
11	Special Contracts to Public Authorities		Circle (or Bold) One: cf or gals	
12	Sales for Resale		Circle (or Bold) One: cf or gals	
13	Special Contracts - Recreational		Circle (or Bold) One: cf or gals	
14	Special Contracts - Other		Circle (or Bold) One: cf or gals	

SCHEDULE 2 - REVENUE OTHER THAN WATER SALES (IF ANY)			
15	470	Forfeited discounts	
16	471	Miscellaneous service revenues	
17	472	Rents from water property	
18	473	Interdepartmental rents	
19	475	Cross Connection sales & services revenues	
20		Other	\$ 214.00
21		TOTAL OTHER REVENUE	\$ 214.00

SCHEDULE 3 - TAXES - Federal, State & Utility Property			
22	TO WHOM PAID	KIND OF TAX	AMOUNT
23	FEDERAL GOVERNMENT	INCOME TAX	
24	STATE GOVERNMENT	INCOME TAX	\$150.00
25	CITY	FRANCHISE FEE	
26	COUNTY	PROPERTY TAX	\$387.00
27	DEFERRED TAXES	DEFERRED TAX	
28	OTHER - SPECIFY		
29		TOTAL	\$ 537.00

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

Pg. 6

SCHEDULE 6 - UTILITY PLANT AND DEPRECIATION DETAILS							
	CLASSES OF FIXED CAPITAL	TOTAL UTILITY PLANT IN SERVICE (1)	ADDED DURING YEAR (2)	RETIRED DURING YEAR (3)	END OF YEAR BALANCE (4)	SERVICE LIFE (5)	ANNUAL DEPRECIATION EXPENSE (6)
1	INTANGIBLE CAPITAL				\$ -		
2	SOURCE OF SUPPLY LAND				\$ -		
3	WATER RIGHTS, EASEMENTS				\$ -		
4	OTHER LAND						
5	WATER SUPPLY STRUCTURES (INC WELLS)				\$ -		
6	OTHER STRUCTURES				\$ -		
7	PUMPING EQUIP				\$ -		
8	PURIFICATION SYSTEM				\$ -		
9	RESERVOIRS & STANDPIPES				\$ -		
10	WATER MAINS & CANALS				\$ -		
11	SERVICES				\$ -		
12	CONSUMERS' METERS				\$ -		
13	HYDRANTS				\$ -		
14	TRANSPORTATION EQUIP						
15	OFFICE FURNITURE						
16	TOOLS & SHOP EQUIP						
17	ELECTRONIC EQUIP						
18	COMMUNICATION EQUIP						
19	GENERAL EQUIP				\$ -		
20	OTHER PLANT (SPECIFY)				\$ -		
21	UNDISTRIBUTED FIXED CAPITAL				\$ -		
22	PLANT ACQUISITION ADJUSTMENTS	\$ 112,443.00			\$ 112,443.00	20 yrs	\$ 1,119.00
23	TOTAL PLANT IN SERVICE (Add Lines 1 - 23)	\$ 112,443.00	\$ -	\$ -	\$ 112,443.00		\$ 1,119.00
24	UTILITY PLANT LEASED TO OTHERS						
25	ALL OTHER UTILITY PLANT INCREASE ADJUSTMENTS						
26	TOTAL PLANT (Add lines 23, 24, 25 above)	\$ 112,443.00	\$ -	\$ -	\$ 112,443.00		
EXPLANATION OF UNUSUAL CHANGES IN UTILITY PLANT DURING THE YEAR:							

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

Pg. 7

SCHEDULE 7 - DEPRECIATION RESERVE OR ACCUMULATED DEPRECIATION		
#	ITEMS	AMOUNT
1	ACCUMULATED BALANCE IN RESERVE AT BEGINNING OF YEAR	\$ 96,250.00
2	ADD : DEPRECIATION EXPENSE	\$ 1,119.00
3	AMORTIZATION EXPENSE	
4	UTILITY PLANT SALVAGE	
5	OTHER (SPECIFY)	
6	MINUS: BOOK COST OF UTILITY PLANT RETIRED	
7	COST OF REMOVING RETIRED PLANT	
8	OTHER (SPECIFY)	
9	ACCUMULATED BALANCE IN RESERVE AT END OF YEAR	\$ 97,369.00
EXPLANATION OF UNUSUAL CHANGES IN DEPRECIATION RESERVE:		

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

Pg. 8

DETAILED CALCULATION OF ACHIEVED RATE OF RETURN WORKSHEET				
Revenues				
	REVENUES AND EXPENSES (whole \$'s only)			AMOUNT (List each expense separately)
#	ACCT		SHOULD BE THE SAME AS OR EMBEDDED IN:	
		TOTAL WATER SALES ONLY REVENUE	Pg 3, Line 23	\$ 20,839.00
WATER UTILITY EXPENSE DETAIL (separate costs by account)				
1	601	Employee salaries and wages	Pg 10, Line 21	\$ 9,765.00
2	603	Officer salaries & wages	Pg 10, Line 21	
3	604	Employee pension & benefit	Pg 10, Line 21	\$ 1,024.00
4	610	Purchased water	Pg 10, Line 12	
5	611	Telephone & communications	Pg 10, Line 22	
6	615	Power purchased	Pg 10, Line 13	\$ 1,820.00
7	616	Fuel for power production	Pg 10, Line 22	
8	617	Other Utilities (garbage, natural gas)	Pg 10, Line 22	
9	618/635	Chemicals/testing & contract test services	Pg 10, Line 14	\$ 2,792.00
10	619	Offices supplies (619.1 postage)	Pg 10, Line 15	\$ 662.00
11	620	Materials & supplies (operation & maint)	Pg 10, Line 16	
12	621	Repairs of water plant	Pg 10, Line 17	\$ 5,037.00
13	631	Contract services – Engineering	Pg 10, Line 18	
14	632	Contract services – Accounting	Pg 10, Line 18	\$ 5,565.00
15	633	Contract services – Legal	Pg 10, Line 18	
16	634	Contract services – Management	Pg 10, Line 18	\$ 1,370.00
17	636	Contract services – Labor	Pg 10, Line 18	
18	637	Contract services – Billing/Collection	Pg 10, Line 18	
19	638	Contract services – Meter Reading	Pg 10, Line 18	
20	639	Contract services – Other	Pg 10, Line 18	
21	641/ 642	Rental-building (real property) & equipment	Pg 10, Line 19	
22	643	Small tools	Pg 10, Line 22	
23	648	Computer/electronic expense	Pg 10, Line 22	
24	650/ 656	Transportation expenses & vehicle insurance	Pg 10, Line 20	
25	657	Insurance - general liability	Pg 10, Line 22	
26	658	Insurance – worker's compensation	Pg 10, Line 22	\$ 538.00
27	659	Insurance - other	Pg 10, Line 22	
28	660	Public relations/advertising expense	Pg 10, Line 22	
29	666	Amortization of rate case expense	Pg 10, Line 22	
30	667	PUC Gross Revenue Fee	Pg 10, Line 22	
31	668	Water resource conservation expense	Pg 10, Line 22	
32	670	Bad debt expense	Pg 10, Line 29	
33	671.1	Cross connection control program expense	Pg 10, Line 22	
34	671.2	Cross connection testing & maint services	Pg 10, Line 22	
35	672	Other Utilities (garbage, natural gas)	Pg 10, Line 22	
36	673	Training & certification expense	Pg 10, Line 22	
37	674	Consumer confidence report expense	Pg 10, Line 22	
38	675	Miscellaneous expense	Pg 10, Line 22	\$ 183.00

39	401	TOTAL OPERATING EXPENSE	\$ 28,756.00
----	-----	--------------------------------	--------------

ALSEA PROPERTIES INC

Pg. 9

FOR THE YEAR ENDING JANUARY 31, 2013

CALCULATION OF ACHIEVED RATE OF RETURN WORKSHEET - CONTINUED			
OTHER DEDUCTIONS			
40	403	Depreciation expense	Pg 10, Line 24 \$ 1,119.00
41	407	Amortization expense	Pg 10, Line 25 \$ -
42	408	Taxes other than income expenses(1)	Pg 10, Line 26 \$ 387.00
43	409	Income Taxes (add state & federal taxes together)(1)	Pg 10, Line 27 \$ 150.00
44	410	Provision for Deferred Income Taxes (add state & federal taxes together)(1)	Pg 10, Line 28
45	411	Provision for Deferred Income Taxes - Credit (add state & federal taxes together)(1)	Pg 10, Line 28
46		Total Deductions (pg 8, line 39 plus Lines 40 through 45)	Pg 10, Line 30 \$ 30,412.00
47		UTILITY OPERATING INCOME (Revenue pg 3, line 23, minus Deductions line 46 above)	Pg 11, Line 31 \$ (9,573.00)
UTILITY PLANT			
48	101	Utility plant in service (NO CIAC)	Schedule 6, Line 26 Column 4 \$ 112,443.00
49	108/ 110	Minus accumulated depreciation and/or amortization	Schedule 7, Line 9 \$ 97,369.00
50	252	Minus advances for construction	Pg 12, Line 26, Column 2
51		Subtotal	\$ 15,074.00
52	105	Add construction work in progress (CWIP)(2)	
53	103	Add plant held for future use	
54	151	Add inventory - materials & supplies	Pg 12, Line 11, Column 2
55		Subtotal	
56	114	Add acquisition adjustments (2)	Schedule 6, Line 23, Column 2 \$ -
57	115	Minus accumulated amortization of acquisition adj. (2)	
58	190	Minus accumulated deferred income tax	
59			
60		TOTAL RATE BASE (Utility plant in service +/- adjustments)	\$ 15,074.00
61	400	UTILITY OPERATING INCOME	Line 47 Above (should match Income Statement, Pg 10, line 30, Column 2) \$ (9,573.00)
62		ACHIEVED RATE OF RETURN (percentage) (Line 47 divided by line 60)	-63.51%

(1) Estimated if not known. (2) Include only those acquisition adjustments that have been approved by the Commission

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

Pg. 10

INCOME STATEMENT			
#	OPERATING REVENUES	PREVIOUS YEAR (1)	YEAR REPORTED (2)
1	FLAT RATE (UNMETERED) RESIDENTIAL WATER REVENUE (ACCT 460, Pg 3, Line 1)		\$ -
2	FLAT RATE (UNMETERED) OTHER THAN RESIDENTIAL SALES (ACCT 460 Pg 3, Line 2)		\$ -
3	RESIDENTIAL (METERED) WATER SALES (ACCT 461.1, Pg 3, Line 4)	\$ 21,167.00	\$ 20,839.00
4	COMMERCIAL/INDUSTRIAL (METERED) WATER SALES (ACCT 461.2 & 461.3, Pg 3, Lines 5 & 6)		\$ -
5	METERED SALES TO PUBLIC AUTHORITIES (ACCT 461.4, Pg 3, Line 7)		\$ -
6	MULTIPLE FAMILY & COMMERCIAL UNITS (METERED) WATER SALES (ACCT 461.5 & 461.6, Pg 3, Lines 8 & 9)		\$ -
7	FIRE PROTECTION (PUBLIC & PRIVATE) (ACCT 462.1 & 462.2, Pg 3, Line 16)		\$ -
8	IRRIGATION WATER SALES INC GOLF COURSES (ACCT 465.1 & 465.2, Pg 3, Lines 10 & 11)		\$ -
9	OTHER WATER SALES (ACCT's 464, 466, 467 & 468, Pg 3, Line 22, sales for resale, other public authorities, or other)		\$ -
10	TOTAL OPERATING REVENUES (Add lines 1 – 9)	\$ 21,167.00	\$ 20,839.00
11	OPERATING EXPENSES AND DEDUCTIONS		
12	PURCHASED WATER (ACCT 610, Pg 8, Line 4)		\$ -
13	POWER EXPENSE (ACCT 615, Pg 8, Line 6)	\$ 2,045.00	\$ 1,820.00
14	TREATMENT, PURIFICATION, TESTING EXPENSE (ACCTS 618 & 635, Pg 8, Line 9)	\$ 3,288.00	\$ 2,792.00
15	OFFICE EXPENSE, Including POSTAGE) (ACCT 619, Pg 8, Line 10)	\$ 590.00	\$ 662.00
16	O & M – MATERIAL & SUPPLIES EXPENSE (ACCT 620, Pg 8, Line 11)		\$ -
17	REPAIRS TO PLANT (ACCT 621, Pg 8, Line 12)	\$ 1,070.00	\$ 5,037.00
18	CONTRACT SERVICES (Engineering, accounting, legal, management, labor, meter reading, billing/collection) (ACCTS 631- 634 & 636- 639, Pg 8, Lines 13 to 20)	\$ 5,522.00	\$ 6,935.00
19	RENTAL OF BUILDING OR EQUIPMENT (ACCTS 641 & 642, Pg 8, Line 21)		\$ -
20	TRANSPORTATION EXPENSES (ACCTS 650 & 656, Pg 8, Line 24)		\$ -
21	SALARIES, WAGES, & BENEFITS – EMPLOYEES & OFFICERS (ACCT 601, 603 & 604, Pg 8, Lines 1, 2 & 3)	\$ 9,490.00	\$ 10,789.00
22	TOTAL - REMAINING EXPENSES (found on Pg. 8) Line/Acct # : Line 5(611), 7(616), 8(617), 22(643), 23(648), 25(657), 26(658), 27(659), 28(660), 29(666), 30(667), 31(668), 33(671.1), 34(671.2), 35(672), 36(673), 37(674), 38(675)	\$ 961.00	\$ 721.00
23	TOTAL OPERATING & MAINTENANCE EXPENSE (Add lines 12-22)	\$ 22,966.00	\$ 28,756.00
24	DEPRECIATION EXPENSE (ACCT 403, Pg 9, Line 40)	\$ 1,210.00	\$ 1,119.00
25	AMORTIZATION EXPENSE (ACCT 407, Pg 9, Line 41)		\$ -
26	NON-INCOME TAXES (ACCT 408, Pg 9, Line 42)	\$ 388.00	\$ 387.00
27	INCOME TAXES (ACCT 409, Pg 9, Line 43)	\$ 150.00	\$ 150.00
28	DEFERRED INCOME TAX (ACCT 410 & 411, Pg 9, Lines 44 & 45)		\$ -
29	UNCOLLECTIBLE OPERATING REVENUE (BAD DEBT EXP) (ACCT 670, pg 8, line 32)		\$ -
30	TOTAL REVENUE DEDUCTIONS (Should equal pg 9, line 46) Add lines 23-29 above	\$ 24,714.00	\$ 30,412.00

**ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013**

31	OPERATING INCOME (Should equal Pg 9, Line 47) Line 10 (Revenues) minus line 30 (Revenue Deductions) above	\$ (3,547.00)	\$ (9,573.00)
32	INCOME OTHER THAN WATER SALES (TOTAL OTHER REVENUE, Pg 4, Line 21)	\$ 403.00	\$ 214.00
33	INTEREST CHARGES PAID (ACCT 427)		
34	ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION		
35	OTHER INCOME DEDUCTIONS		\$ 9.00
36	NET INCOME Add Lines 31 & 32 minus Lines 33 – 35 above	\$ (3,144.00)	\$ (9,368.00)

STATEMENT OF RETAINED EARNINGS			
DIVIDENDS SHOULD BE SHOWN FOR EACH CLASS AND SERIES OF CAPITAL STOCK. SHOW AMOUNTS OF DIVIDENDS PER SHARE. SHOW SEPARATELY THE STATE AND FEDERAL INCOME TAX EFFECT OF ITEMS SHOWN IN ACCOUNT 439.			
1	ACCT. NO.	ACCOUNT NAME	AMOUNT
2	215	UNAPPROPRIATED RETAINED EARNINGS (Balance at the beginning of year)	\$ 120.00
3		CREDITS:	
4		DEBITS:	
5	435	BALANCE TRANSFER FROM INCOME (Net Income)	\$ (9,368.00)
6	436	APPROPRIATIONS OF RETAINED EARNINGS	
7		SUBTOTAL (Add lines 2, 3 & 5 Subtract lines 4 & 6)	\$ (9,248.00)
8		DIVIDENDS DECLARED:	
9	437	PREFERRED STOCK DIVIDENDS DECLARED	
10	438	COMMON STOCK DIVIDENDS DECLARED	
11	439	CHANGES TO ACCOUNT: ADJUSTMENTS TO RETAINED EARNINGS	
12		TOTAL DIVIDENDS DECLARED (Add lines 8-11)	\$ -
13		BALANCE AT END OF YEAR (Line 7 minus Line 12)	\$ (9,248.00)

APPROPRIATED RETAINED EARNINGS			AMOUNT
14	214	STATE BALANCE & PURPOSE OF EACH APPROPRIATED AMOUNT AT YEAR END	
15			
16			
18			
19			
21			
22		TOTAL APPROPRIATED RETAINED EARNINGS	\$ -

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

Pg. 12

BALANCE SHEET			
#	ASSETS & OTHER DEBITS	BALANCE AT BEGINNING OF YEAR (Col 1)	BALANCE AT END OF YEAR (Col 2)
1	UTILITY PLANT (SCHEDULE 6, LINE 26, COLUMNS 1 & 4)	\$ 112,443.00	\$ 112,443.00
2	ACCUM DEPRECIATION & AMORTIZATION OF UTILITY PLANT (SCHEDULE 7, LINES 1 & 9)	\$ (96,250.00)	\$ (97,369.00)
3	DONATED/CONTRIBUTED (CIAC) UTILITY PLANT (SCHEDULE 4, LINE 12, COLUMNS 1 & 4)	\$ -	\$ -
4	ACCUMULATED DEPRECIATION AND AMORTIZATION OF DONATED OR CONTRIBUTED (CIAC) UTILITY PLANT (SCHEDULE 5, Lines 13 & 20)	\$ -	\$ -
5	NONUTILITY PROPERTY (ACCT 121)		
6	INVESTMENT IN ASSOCIATED COMPANIES (ACCT 123)		
7	UTILITY INVESTMENTS NONASSOCIATED COMPANIES USED IN WTR SERV (ACCT 124)		
8	OTHER INVESTMENTS NONASSOCIATED COMPANIES (ACCT 125)		
9	CASH (ACCT 131)	\$ 8,607.00	\$ 541.00
10	ACCOUNTS & NOTES RECEIVABLE (ACCTS 141 & 144)	\$ 2,059.00	\$ 1,953.00
11	MATERIALS & SUPPLIES INVENTORY (ACCT 151, Pg 5, Line 57)		
12	CURRENT & ACCRUED ASSETS & PREPAYMENTS (ACCTS 131-135, 145-146, & 162-174)		
13	DEFERRED DEBITS INC. ACCUMULATED DEFERRED INCOME TAXES (ACCTS 181 - 190)		
14	TOTAL ASSETS AND OTHER DEBITS	\$ 26,859.00	\$ 17,568.00
15	LIABILITIES AND OTHER CREDITS		
16	CAPITAL STOCK (ACCTS 201 & 204)	\$ 24,748.00	\$ 24,748.00
17	OTHER PAID-IN CAPITAL (ACCT 211)		
18	DISCOUNT & EXPENSE ON CAPITAL STOCK (ACCTS 212 & 213)		
19	RETAINED EARNINGS (ACCT 214)	\$ 120.00	\$ (9,248.00)
20	PROPRIETARY CAPITAL (ACCT 218)		
21	LONG-TERM DEBT (ACCT 224)		
22	CUSTOMER DEPOSITS (ACCT 235)		
23	ACCOUNTS & NOTES PAYABLE (ACCTS 231 & 232)	\$ 553.00	\$ 903.00
24	OTHER CURRENT & ACCRUED LIABILITIES (ACCTS 233-234, 236-238 & 241)	\$ 1,438.00	\$ 1,165.00
25	OTHER DEFERRED CREDITS INCLUDING DEFERRED TAXES (ACCT 253 & 410)		
26	ADVANCES FOR CONSTRUCTION (ACCT 252 TO BE PAID BACK IN PART OR IN FULL)		
27	ACCUMULATED CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) (ACCT 271)		
28	ACCUMULATED DEFERRED INCOME TAXES (ACCT 280)		
29	TOTAL LIABILITIES AND OTHER CREDITS	\$ 26,859.00	\$ 17,568.00

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

SERVICE & PUMPING DATA			
#	SOURCE/PUMP	# IN SERVICE AT YEAR END	COMMENTS
1	NUMBER OF WELLS		
2	NUMBER OF SPRINGS		
3	NUMBER OF SURFACE SOURCES		
4	PURCHASES		
5	OTHER SOURCES		
6	EMERGENCY SOURCES		
7	NUMBER OF PUMPS IN SERVICE		
8	TOTAL PUMPING CAPACITY (GPM)		
9	PURIFICATION? YES _____ NO _____ IF YES, WHAT TYPE?		

SERVICE CONNECTIONS							
#	CLASSIFICATION	NO. OF CONNECTIONS AT BEGINNING OF REPORTING YEAR		NO. OF NEW CONNECTIONS AT THE END OF REPORTING YEAR		NUMBER OF INACTIVE CONNECTIONS AT THE END OF THE REPORTING YEAR	
		Metered	Flat	Metered	Flat	Metered	Flat
1	RESIDENTIAL	80				1	
2	COMMERCIAL						
3	INDUSTRIAL						
4	IRRIGATION						
5	MULTI-FAMILY						
6	FIRE PROTECTION (HYDRANTS)						
7	OTHER - SPECIFY						
8							
9							
10	TOTAL	80	0	0	0	1	0

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

STORAGE FACILITIES			
#	TYPE & DESCRIPTION	HOW MANY	COMBINED CAPACITY IN GALLONS
1	RESERVOIRS/TANKS		
2	CONCRETE		
3	EARTH		
4	STEEL		
5	WOOD	1	75,000
6	PRESSURE TANKS		
7	OTHER		
8	TOTAL CAPACITY IN GALLONS		75,000

TRANSMISSION AND DISTRIBUTION PIPE (do not include customer service pipes)								
#	DESCRIPTION	3/4 TO 1 INCH LINEAR FEET	1 1/4 TO 1 1/2 INCH LINEAR FEET	2 TO 2 1/2 INCHES LINEAR FEET	3 TO 3 1/2 INCHES LINEAR FEET	4 INCHES LINEAR FEET	OTHER SIZES (SPECIFY)	TOTAL LINEAR FEET
1	CAST IRON							0
2	WELDED STEEL							0
3	STANDARD SCREW							0
4	CEMENT - ASBESTOS							0
5	PLASTIC			1,800	1,500	1,180	2,000	6,480
6	OTHER (specify)							0
7	OTHER (specify)							0
8	OTHER (specify)							0
9	OTHER (specify)							0
10	PRESSURE RANGE: MAXIMUM _____ PSI MINIMUM _____ PSI							
EXPLANATION OF UNUSUAL CHANGES IN DEPRECIATION RESERVE:								

ALSEA PROPERTIES INC
FOR THE YEAR ENDING JANUARY 31, 2013

Pg. 15

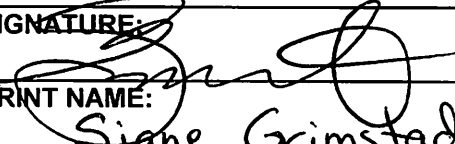
**RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR
FEDERAL INCOME TAXES**

UTILITY OPERATIONS

The reconciliation should include the same detail as furnished on Schedule M-1 of the federal tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computation of all tax accruals. If the utility is a member of a group which files a consolidated Federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignment, or sharing of the consolidated tax among the group members.

DESCRIPTION (1)	REFERENCE (2)	AMOUNT (3)
Net Income for the year		\$ (9,368.00)
Reconciling items for the year		
Taxable income not reported on books:		
Deductions recorded on books not deducted for return:		\$ 9.00
Income recorded on books not included in return:		
Federal tax refund	Sch. 2, #20	
Deduction on return not charged against book income:		
Federal tax net income:		\$ -
Computation of tax:		

VERIFICATION: I DECLARE UNDER PENALTIES OF FALSE SWEARING THAT THIS REPORT, INCLUDING ANY ACCOMPANYING SCHEDULES AND STATEMENTS, HAS BEEN EXAMINED BY ME AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS A TRUE, CORRECT AND COMPLETE REPORT OF OPERATIONS

SIGNATURE: 	TITLE: <i>President</i>
PRINT NAME: <i>Signe Grimstad</i>	DATE: <i>6-3-13</i>
FULL NAME OF REPORTING UTILITY: <i>Alsea Properties Inc.</i>	TELEPHONE NUMBER: <i>541-265-5411</i>