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BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS

JIM O'CONNOR – CHAIRMAN
LEA MÁRQUEZ PETERSON
ANNA TOVAR
KEVIN THOMPSON
NICK MYERS

IN THE MATTER OF THE APPLICATION OF
BONITA CREEK WATER COMPANY FOR
APPROVAL OF A RATE INCREASE.

DOCKET NO. W-02195B-24-0068

DECISION NO. 79488

ORDER

Arizona Corporation Commission

DOCKETED

Open Meeting
August 13, 2024
Phoenix, Arizona

AUG 15 2024

BY THE COMMISSION:

DOCKETED BY



Having considered the entire record herein and being fully advised in the premises, the Arizona Corporation Commission (“Commission”) finds, concludes, and orders that:

FINDINGS OF FACT

Procedural History

1. On March 26, 2024, Bonita Creek Water Company (“Bonita Creek” or “Company”) filed an application with the Commission for Approval of a Rate Increase (“Application”).¹
2. On March 29, 2024, Bonita Creek filed an Affidavit of Mailing Customer Notice. No customer comments were received in response to the notice.
3. On April 11, 2024, a Procedural Order regarding Consent to Email service was issued.
4. On April 25, 2024, the Commission’s Utilities Division (“Staff”) filed a Sufficiency Letter stating that the Application had met the sufficiency requirements of Arizona Administrative Code (“A.AC.”) R14-2-103, and that Bonita Creek had been classified as a Class E utility.
5. On June 26, 2024, Staff filed a Staff Report, recommending approval of the Application.
6. On July 2, 2024, a Procedural Order was issued directing Staff to address certain questions raised by the Staff Report on or before July, 22, 2024.

¹ The Application was facilitated by the Commission’s Ombudsman’s Office.

1 7. On July 22, 2024, Staff docketed a Staff Addendum to the Staff Report.

2 **Company Background**

3 8. Bonita Creek is a Class E water utility company that serves approximately 62
4 connections. The Company is located in Gila County approximately 15 miles northeast of the Town of
5 Payson and is surrounded by National Forest Service land. The Commission approved Bonita Creek's
6 current rates in Decision No. 78159 July 28, 2021. The current Application is based on a test year ending
7 December 31, 2023.

8 9. The Company's water system consists of water pumped from Bonita Creek via a pump
9 yielding 25 gallons per minute, three 10,000-gallon storage tanks, an aluminum sulfate mixing tank, a
10 500-gallon sand filter, two fine filters, an ultraviolet lamp, a turbidity meter, a chlorination meter, and
11 a distribution meter. All 62 customers are presently served using 5/8 x 3/4-inch meters.

12 10. Engineering Staff observes that during an inspection of the water system, Staff verified
13 that the proposed rate base additions were prudent. Staff concludes that Bonita Creek's Utility Plant in
14 Service is used and useful in the Company's provision of water utility service.

15 11. Staff notes that during the test year ending December 31, 2023, Bonita Creek
16 experienced a water loss of 21.1 percent, which the Company attributes backwashing and aging
17 infrastructure. The amount of the reported water loss is greater than the 10 percent maximum
18 recommended by Staff. As such, Staff recommends that Bonita Creek continue to monitor and address
19 the system's water loss, and that the Company be required, as a compliance item in this docket, to file
20 a water loss report for the water system within one year of the effective date of this Decision. Staff
21 further recommends that if the water loss report reflects that the Company's water loss still exceeds 10
22 percent, Bonita Creek should submit either a detailed Water Loss Reduction Plan or a cost-benefit
23 analysis showing the feasibility of addressing the excessive water loss.

24 12. Staff notes that according to a Compliance Status Report ("CSR") dated April 30, 2024,
25 from the Arizona Department of Environmental Quality ("ADEQ"), the water system has no major
26 deficiencies and ADEQ concluded that the Company is currently delivering water that meets quality
27 standards required by 40 CFR 141 and A.A.C., Title 18, Chapter 4.

28 13. Staff relates that according to the Arizona Department of Water Resources ("ADWR"),

1 the Company is not located with an ADWR Active Management Area. Further, according to a CSR
2 dated May 21, 2024, Bonita Creek is currently compliant with ADWR's requirements governing water
3 providers and/or community water systems.

4 14. Engineering Staff notes that the Company's proposed depreciation rates do not align
5 with Staff's typical and customary depreciation rates. Staff recommends that Bonita Creek be required
6 to adopt the depreciation rates presented in Attachment 4 to the Engineering Report.

7 15. Staff notes that a review of the Consumer Services database for Bonita Creek from
8 January 1, 2021, to May 29, 2024, reflects that no complaints against the Company and no opinions in
9 opposition to the Application have been filed.

10 16. According to Staff's review of the Commission's Compliance Database completed on
11 April 26, 2024, Staff notes that Bonita Creek is in compliance with all trackable Commission
12 requirements.

13 17. Staff states that Bonita Creek has approved Cross-Connections/Backflow Prevention,
14 Curtailment, and Emergency Water Augmentation tariffs on file with the Commission.

15 Rate Application

16 Summary

17 18. Bonita Creek proposes an Operating Revenue of \$78,337, an increase of \$26,227, or
18 50.33 percent, over test year revenue of \$52,110. The Company's proposal results in Operating Income
19 of \$3,280 an Operating Margin of 4.19 percent and a cash flow of \$8,577. Bonita Creek proposes an
20 Original Cost Rate Base ("OCRB"), which is the same as its Fair Value Rate Base ("FVRB"), of
21 (\$24,148). Under the Company's proposed rates, the typical residential monthly bill for a customer on
22 a 5/8 x 3/4-inch meter, with an average usage of 1,151 gallons per month, would experience an increase
23 of \$36.06, from \$72.11 to \$108.17, or 50.01 percent, per month.

24 19. Staff recommends Operating Revenue of \$77,037, an increase of \$24,927, or 47.84
25 percent, over test year Operating Revenue of \$52,110. Staff's recommendation results in Operating
26 Income of \$3,487, an Operating Margin of 4.53 percent and cash flow of \$6,503. Staff further
27 recommends an OCRB/FVRB of \$61,324. Under Staff's recommended rates, the typical residential
28 monthly bill for a customer on a 5/8 x 3/4-inch meter, with an average usage of 1,151 gallons per

1 month, would experience an increase of \$33.39, from \$72.11 to \$105.50, or 46.31 percent, per month.

2 **Adjustments to Rate Base**

3 20. Staff notes that its adjustment to the proposed amortization of Contributions in Aid of
4 Construction ("CIAC") reflects an increase of \$44,692, from (\$22,346) to \$22,346. Staff explains that
5 the adjustment reflects Staff's correction to the Company's calculations of the amortization of the
6 CIAC from the original incorrect classification of the CIAC as Advances in Aid of Construction.

7 21. We find that Staff's \$44,692 adjustment to CIAC is reasonable, and we adopt it.

8 22. We further find that Staff's recommended OCRB/FVRB of \$61,324 is reasonable, and
9 we adopt it.

10 **Statement of Operating Income**

11 *Test Year Operating Revenue*

12 23. Staff accepts Bonita Creek's proposed test year Operating Revenue of \$52,110.

13 *Test Year Operating Expenses*

14 24. Bonita Creek proposes total test year Operating Expenses of \$74,730. Staff's
15 adjustments to test year Operating Expenses result in a net decrease of \$1,491, from \$74,730 to
16 \$73,239.

17 25. Staff recommends an adjustment to Bonita Creek's proposed test year Depreciation
18 Expense of \$2,281, from \$5,297 to \$3,016. The decrease reflects the application of Staff's
19 recommended typical and customary depreciation rates.

20 26. Staff adjusted Bonita Creek's proposed test year Property Tax Expense by \$726, from
21 \$1,223 to \$1,949, due to a revised Assessment Ratio.

22 27. Staff adjusted the Company's proposed test year Income Taxes from (\$64) to \$0. Staff
23 states that the adjustment is necessary because the Bonita Creek Homeowner's Association is a non-
24 taxable entity.

25 28. We find that Staff's recommended adjusted test year Operating Revenue of \$52,110 and
26 Operating Expenses of \$73,239, are reasonable and we adopt them.

27 29. Accordingly, Bonita Creek's adjusted test year Operating Income is (\$21,129).

28 ...

1 **Revenue Requirement**

2 30. The Company proposes total Operating Revenue of \$78,337. Staff recommends
3 adjusted Operating Revenue of \$77,037, an increase of \$24,927, or 47.84 percent, over test year
4 Operating Revenue of \$52,110. Staff also recommends total Operating Expenses of \$73,550, for
5 Operating Income of \$3,487.

6 31. Staff's recommendation reflects a rate of return on the \$61,324 FVRB of 5.69 percent,
7 an Operating Margin of 4.31 percent, and a total net cash flow of \$6,503.

8 32. Typically, when a water company has a positive rate base, Revenue Requirement is
9 determined by the application of a cost of capital analysis. However, in instances where a company is
10 quite small, the typical rate of return analysis does not yield reasonable rates and it can be beneficial to
11 determine a reasonable Revenue Requirement through the use of an Operating Margin and/or cash flow
12 analysis. This allows a better determination of whether a small company has sufficient funds to
13 continue to provide safe and reliable water service.

14 33. We believe that, in this instance, Staff's analysis that results in an annual cash flow of
15 \$6,503 for Bonita Creek is reasonable.

16 34. Accordingly, we find that Staff's recommended Revenue Requirement of \$77,037 is
17 reasonable, and we adopt it.

18 **Rate Design**

19 35. Bonita Creek proposes a rate structure that includes a monthly minimum charge that
20 increases by meter size and inverted three-tier commodity rates with breakover points at 2,000 gallons
21 and 7,000 gallons for the 5/8 x 3/4-inch and 3/4-inch meters.

22 36. Staff recommends accepting the Company's proposed rate structure.

23 37. The rates for Bonita Creek at present, as proposed by Bonita Creek, as recommended
24 by Staff, and as adopted herein, are as follow:

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	<u>Present Rates</u>	<u>Proposed Rates</u>		<u>Adopted Rates</u>
		<u>Company</u>	<u>Staff</u>	
<u>MONTHLY MINIMUM CHARGE:</u>				
5/8" x 3/4" Meter	\$64.15	\$96.23	\$96.00	\$85.00
3/4" Meter	96.23	144.35	144.00	144.00
1" Meter	160.38	240.56	240.00	240.00
1-1/2" Meter	320.75	481.11	480.00	480.00
2" Meter	513.20	769.77	768.00	768.00
3" Meter	1,026.40	1,539.56	1,536.00	1,536.00
4" Meter	1,603.75	2,405.55	2,400.00	2,400.00
6" Meter	3,207.50	4,811.10	4,800.00	4,800.00
<u>COMMODITY RATES</u>				
All Classes				
(Per 1,000 Gallons)				
<u>5/8 x 3/4" Meter</u>				
First 2,000 Gallons	\$6.91	\$10.37	\$8.25	N/A
From 2,001 to 7,000 Gallons	10.37	15.56	13.50	N/A
Over 7,000 Gallons	12.44	18.66	15.00	N/A
First 2,000 Gallons	N/A	N/A	N/A	\$16.17
From 2,001 to 5,000 Gallons	N/A	N/A	N/A	26.46
Over 5,000 Gallons	N/A	N/A	N/A	29.40
<u>3/4" - Meter</u>				
First 2,000 Gallons	\$6.91	\$10.37	\$8.25	N/A
From 2,001 to 7,000 Gallons	10.37	15.56	13.50	N/A
Over 7,000 Gallons	12.44	18.66	15.00	N/A
First 2,000 Gallons	N/A	N/A	N/A	\$16.17
From 2,001 to 5,000 Gallons	N/A	N/A	N/A	26.46
Over 5,000 Gallons	N/A	N/A	N/A	29.40
<u>1" - Meter</u>				
First 2,000 Gallons	\$10.37	\$15.56	²	N/A
Over 2,000 Gallons	12.44	18.66	-	N/A
First 5,000 Gallons				\$26.46
Over 5,000 Gallons				29.40

² Staff did not provide rates for the 1-inch through the 6-inch Meters.

1	<u>1-1/2" – Meter</u>				
	First 25,000 Gallons	\$10.37	\$15.56	-	\$26.46
2	Over 25,000	12.44	18.66	-	29.40
3	<u>2" – Meter</u>				
	First 80,000 Gallons	\$10.37	\$15.56	-	\$26.46
4	Over 80,000 Gallons	\$12.44	\$18.66	-	29.40
5	<u>3" – Meter</u>				
	First 135,000 Gallons	\$10.37	\$15.56	-	\$26.46
6	Over 135,000 Gallons	12.44	18.66	-	29.40
7					
8	<u>4" – Meter</u>				
	First 320,000 Gallons	\$10.37	\$15.56	-	\$26.46
9	Over 320,000 Gallons	12.44	18.66	-	29.40
10	<u>6" – Meter</u>				
	First 500,000 Gallons	\$10.37	\$15.56	-	\$26.46
11	Over 500,000 Gallons	12.44	18.66	-	29.40

12 **SERVICE CHARGE:**

13	Establishment	\$50.00	\$60.00	\$60.00
14	Reconnection (Delinquent)	50.00	60.00	60.00
15	After Hours Service Charge (at customer's request)	50.00	60.00	60.00
16	Meter Test (If Correct)	40.00	48.00	48.00
17	Meter Re-Read (If Correct)	35.00	42.00	42.00
18	NSF Check	30.00	36.00	36.00
19	Deposit	*	*	*
20	Deposit Interest	**	**	**
21	Re-Establishment (Within 12 Months)	***	***	***
22	Deferred Payment	****	****	****
23	Late Payment (Per Month)	*****	*****	*****

- 21 * Per Commission rule A.A.C. R14-2-403.B.7.
- 22 ** Per Commission rule A.A.C. R14-2-403.B.3.
- 23 *** Per Commission rule A.A.C. R14-2-403.D.
- 24 **** Per Commission rule A.A.C. R14-2-403.G.
- 25 ***** 1.5% of \$3.00, whichever is greater.

26 In addition to all other rates and charges authorized herein, the Company shall collect from
 27 its customers all applicable sales, transaction, privilege, regulatory or other taxes and
 28 assessments as may apply now or in the future, Per A.A.C R14-2-409.D.5.

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SERVICE LINE AND METER INSTALLATION CHARGES:

(Refundable pursuant to A.A.C. R14-2-405)

	Present Rates			Company Proposed Rates			Staff Recommended Rates		
	Service Line	Meter Charge	Total Charge	Service Line	Meter Charge	Total Charge	Service Line	Meter Charge	Total Charge
5/8" x 3/4" Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost
3/4" Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost
1" Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost
1 1/2" Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost
2" Turbine Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost
2" Compound Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost
3" Turbine Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost
3" Compound Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost
4" Turbine Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost
4" Compound Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost
6" Turbine Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost
6" Compound Meter	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost	At Cost

38. For the typical customer on a 5/8 x 3/4-inch meter, Bonita Creek's proposed rate design would increase the monthly bill for a customer with average usage of 1,151 gallons by \$36.07, from \$72.10 to \$108.17, or 50.03 percent. This rate design would generate 95.04 percent of Bonita Creek's revenue by from the first tier commodity rates and the monthly minimum charges, 4.0 percent from the second tier, and 0.96 percent from the third tier.

39. For the typical customer on a 5/8 x 3/4-inch meter, Staff's recommended rate design would increase the monthly bill for a customer with average usage of 1,151 gallons by \$33.40, from \$72.10 to \$105.50, or 46.32 percent.

40. Staff notes that it considered the Commission's Water Policy outlined in Decision No. 75626 regarding the percentage of revenues that should gathered from each tier. Staff's recommended rate design would generate 95.65 percent of Bonita Creek's revenue from the first tier commodity rates and the monthly minimum charges, 3.56 percent from the second tier, and 0.79 percent from the third tier.

41. We note that Staff's rate design does not comply with the Commission's Water Policy. However, given the low customer count and the very low average water use, Staff's rate design resulting in the great majority of revenues coming from the first tier is reasonable. Nevertheless, we believe that some attempt to encourage some level of water conservation is needed.

1 42. The rate design we adopt is reasonable as it achieves a modicum of movement toward
2 a better conservation rate. For the typical customer on a 5/8 x 3/4-inch meter, the adopted rate design
3 would increase the monthly bill for a customer with average usage of 1,151 gallons by \$31.51, from
4 \$72.10 to \$103.61, or 43.70 percent. This rate design would generate 91.39 percent of Bonita Creek's
5 revenue from the first tier commodity rates and the monthly minimum charges, 6.23 percent from the
6 second tier, and 2.38 percent from the third tier.

7 43. Also, we find that Staff's recommended Service Charges and Service Line and Meter
8 Installation Charges are reasonable, and we adopt them.

9 **Additional Staff Recommendations**

10 44. In its Staff Report, Staff made the following additional recommendations:

11 (a) That the Company docket a schedule of its approved rates and charges within 30
12 days of the effective date of a Commission Decision in this matter.

13 (b) That the Company notify its customers of the authorized rates and charges approved
14 in this proceeding, and the effective date, in a form acceptable to Staff by means of an insert in its next
15 regularly scheduled billing, and file copies of the notice with Docket Control in this Docket within ten
16 days of the date the notice is sent to customers.

17 45. Staff's additional recommendations are reasonable, and we adopt them with the minor
18 modification that the Company shall docket the schedule of its approved rates and charges by August
19 30, 2024.

20 **CONCLUSIONS OF LAW**

21 1. Bonita Creek is a public service corporation within the meaning of Article XV of the
22 Arizona Constitution and A.R.S. §§ 40-250 and 40-251.

23 2. The Commission has jurisdiction over Bonita Creek and the subject matter of the
24 Application.

25 3. Bonita Creek provided notice of the Application in accordance with Arizona Law.

26 4. Bonita Creek has an FVRB of \$61,324.

27 5. The rates, charges, and conditions of service authorized herein are just, reasonable, and
28 in the public interest, and should be approved without a hearing.

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ORDER

IT IS THEREFORE ORDERED that Bonita Creek Water Company shall file with Docket Control, as a compliance item in this docket, revised schedules setting forth the following authorized rates and charges on or before August 30, 2024.

MONTHLY MINIMUM CHARGE:

5/8" x 3/4" Meter	\$85.00
3/4" Meter	144.00
1" Meter	240.00
1-1/2 Meter	480.00
2" Meter	768.00
3" Meter	1,536.00
4" Meter	2,400.00
6" Meter	4,800.00

COMMODITY RATES

All Classes
(Per 1,000 gallons)

5/8 x 3/4" Meter

First 2,000 Gallons	\$16.17
2,001—5,000 Gallons	26.46
Over 5,000 Gallons	29.40

3/4" – Meter

First 2,000 Gallons	\$16.17
2,001—5,000 Gallons	26.46
Over 5,000 Gallons	29.40

1" –Meter

First 5,000 Gallons	\$26.46
Over 5,000 Gallons	29.40

1-1/2"—Meter

First 25,000 Gallons	\$26.46
Over 25,000 Gallons	29.40

2" – Meter

First 80,000 Gallons	\$26.46
Over 80,000 Gallons	29.40

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1	<u>3" – Meter</u>	
	First 135,000 Gallons	\$26.46
2	Over 135,000 Gallons	29.40
3	<u>4" – Meter</u>	
	First 320,000 Gallons	\$26.46
4	Over 320,000 Gallons	29.40
5	<u>6" – Meter</u>	
	First 500,000 Gallons	\$26.46
6	Over 500,000 Gallons	29.40

SERVICE CHARGES:

9	Establishment	\$60.00
	Reconnection (Delinquent)	60.00
10	After Hours Service Charge (at customer's request)	60.00
11	Meter Test (If Correct)	48.00
	Meter Re-Read (If Correct)	42.00
12	NSF Check	36.00
13	Deposit	*
	Deposit Interest	**
14	Re-Establishment (Within 12 Months)	***
	Deferred Payment	****
15	Late Payment (Per Month)	*****

- 16 * Per Commission rule A.A.C. R14-2-403.B.7.
- 17 ** Per Commission rule A.A.C. R14-2-403.B.3.
- 18 *** Per Commission rule A.A.C. R14-2-403.D.
- 19 **** Per Commission rule A.A.C. R14-2-403.G.
- 20 ***** 1.5% of \$3.00, whichever is greater.

In addition to all other rates and charges authorized herein, the Company shall collect from its customers all applicable sales, transaction, privilege, regulatory or other taxes and assessments as may apply now or in the future, Per A.A.C R14-2-409.D.5.

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SERVICE LINE AND METER INSTALLATION CHARGES:

(Refundable pursuant to A.A.C. R14-2-405)

	Service Line	Meter Charge	Total Charge
1			
2	5/8" x 3/4" Meter	At Cost	At Cost
3	3/4" Meter	At Cost	At Cost
4	1" Meter	At Cost	At Cost
5	1-1/2" Meter	At Cost	At Cost
6	2" Turbine Meter	At Cost	At Cost
7	2" Compound Meter	At Cost	At Cost
8	3" Turbine Meter	At Cost	At Cost
9	3" Compound Meter	At Cost	At Cost
10	4" Turbine Meter	At Cost	At Cost
11	4" Compound Meter	At Cost	At Cost
12	6" Turbine Meter	At Cost	At Cost
13	6" Compound Meter	At Cost	At Cost

IT IS FURTHER ORDERED that the approved rates and charges shall be effective for all service provided on and after September 1, 2024.

IT IS FURTHER ORDERED that Bonita Creek Water Company shall notify its customers of the authorized rates and charges approved in this Decision and the effective date, in a form acceptable to Staff by means of an insert in its next regularly scheduled billing, and shall file copies of the notice with Docket Control, as a compliance item in this docket, within 10 days of the date the notice is sent to customers.

IT IS FURTHER ORDERED that Bonita Creek Water Company shall continue to utilize Staff's typical and customary depreciation rates, as delineated in Attachment A of the Staff Engineering Report.

IT IS FURTHER ORDERED that Bonita Creek Water Company shall file with Docket Control by September 30, 2025, as a compliance item in this docket, a Water Loss Report for the water system for the annual period ending August 31, 2025.

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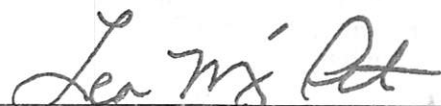
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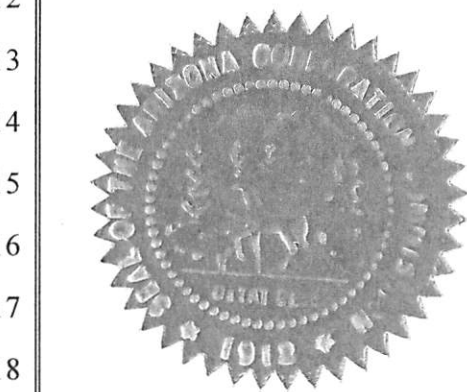
1 IT IS FURTHER ORDERED that if the results of the Water Loss Report indicate that Bonita
2 Creek Water Company's water loss continues to exceed 10 percent, Bonita Creek Water Company
3 shall docket, within 90 days of the filing of the Water Loss Report, a Water Loss Reduction Plan or,
4 alternatively, a cost-benefit analysis showing the feasibility of addressing the remaining water loss.

5 IT IS FURTHER ORDERED that this Decision shall become effective immediately.

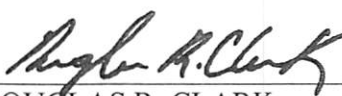
6 BY ORDER OF THE ARIZONA CORPORATION COMMISSION.

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8  
9 CHAIRMAN O'CONNOR COMMISSIONER MARQUEZ PETERSON

10   
11 COMMISSIONER TOVAR COMMISSIONER THOMPSON COMMISSIONER MYERS



13 IN WITNESS WHEREOF, I, DOUGLAS R. CLARK,
14 Executive Director of the Arizona Corporation Commission,
15 have hereunto set my hand and caused the official seal of the
16 Commission to be affixed at the Capitol, in the City of Phoenix,
17 this 15th day of August 2024.

18 
19 DOUGLAS R. CLARK
20 EXECUTIVE DIRECTOR

21 DISSENT _____

22 DISSENT _____
23 BAM(rt)gb

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SERVICE LIST FOR: BONITA CREEK WATER COMPANY

DOCKET NO.: W-02195B-24-0068

Derek Olson
BONITA CREEK WATER COMPANY
13739 E. Rancho Laredo Dr.
Scottsdale, AZ 85262

Thomas Van Flein, Director
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