

GSW-W

ANNUAL REPORT

OF

Gen State Water Co.

NAME

250 SW Taylor St. Portland OR 97204

ADDRESS

TO THE

IDAHO PUBLIC

UTILITIES COMMISSION

FOR THE

YEAR ENDED 2021

IDAHO PUBLIC
UTILITIES COMMISSION

2022 APR 18 AM 9:38

RECEIVED

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION
FOR THE YEAR ENDING 01/01/2021 - 12/31/2021

COMPANY INFORMATION

1 Give full name of utility Gem State Water Company LLC

2 Date of Organization 8/1/2019

3 Organized under the laws of the state of Idaho

4 Address of Principal Office (number & street) 250 SW Taylor St.

5 P.O. Box (if applicable) _____

6 City Portland

7 State Oregon

8 Zip Code 97204

9 Organization (proprietor, partnership, corp.) LLC

10 Towns, Counties served
Coeur D Alene Hayden Kootenai County
Rathdrum Bonner County
Athol
Spirit Lake

11 Are there any affiliated companies? (yes or no) yes NW Natural Water of Idaho LLC

If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

12 Contact Information	Name	Phone No.
Manager	<u>Justin Palfreyman</u>	<u>503-226-4211</u>
Vice President	_____	_____
Secretary	_____	_____
General Manager	<u>Leslie Abrams-Rayner</u>	<u>1.877.755.9287</u>
Complaints or Billing	<u>Lisa Waterman</u>	<u>1.877.755.9287</u>
Engineering	<u>Leslie Abrams-Rayner</u>	<u>1.877.755.9287</u>
Emergency Service	<u>Cole Rayner</u>	<u>1.877.755.9287</u>
Accounting	<u>Brandon Jones/Leslie Rayner</u>	<u>1.877.755.9287</u>

13 Were any water systems acquired during the year or any additions/deletions made to the service area during the year? yes Troy Hoffman (HFM)

If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

14 Where are the Company's books and records kept?

Street Address 250 NW BLVD

City Coeur D Alene

State Idaho

Zip 83814

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

NAME: Gem State Water Company LLC

COMPANY INFORMATION (Cont.)

For the Year Ended

01/01/2021 - 12/31/2021

15 Is the system operated or maintained under a service contract? No

16 If yes: With whom is the contract? _____
 When does the contract expire? _____
 What services and rates are included? _____

17 Is water purchased for resale through the system? No

18 If yes: Name of Organization _____
 Name of owner or operator _____
 Mailing Address _____
 City _____
 State _____
 Zip _____

	Gallons/CCF	\$Amount
19 Water Purchased	_____	_____

19 Has any system(s) been disapproved by the Idaho Department of Environmental Quality? No

If yes, attach full explanation

20 Has the Idaho Department of Environmental Quality recommended any improvements? Yes per IDEQ sanitary survey reports

If yes, attach full explanation

21 Number of Complaints received during year concerning:

Quality of Service	<u>4</u>
High Bills	<u>0</u>
Disconnection	<u>0</u>
22 Number of Customers involuntarily disconnected	<u>0</u>
23 Date customers last received a copy of the Summary of Rules required by IDAPA 31.21.01.701?	<u>1/1/2019</u>

Attach a copy of the Summary

24 Did significant additions or retirements from the Plant Accounts occur during the year? Yes

If yes, attach full explanation and an updated system map

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

NAME: Gem State Water Company LLC

REVENUE & EXPENSE DETAIL

For the Year Ended

01/01/2021 - 12/31/2021

SUB ACCT	DESCRIPTION		
400 REVENUES			
1	460 Unmetered Water Revenue		
2	461.1 Metered Sales - Residential	\$	542,811
3	461.2 Metered Sales - Commercial, Industrial		
4	462 Fire Protection Revenue		
5	464 Other Water Sales Revenue	\$	1,801
6	465 Irrigation Sales Revenue		
7	466 Sales for Resale		
8	400 Total Revenue (Add Lines 1 - 7) (also enter result on Page 4, line 1)		\$ 544,612
9	* DEQ Fees Billed separately to customers		Booked to Acct #
10	** Hookup or Connection Fees Collected	\$ 20,750	Booked to Acct #
11	***Commission Approved Surcharges Collected		
401 OPERATING EXPENSES			
12	601.1-6 Labor - Operation & Maintenance	\$	102,345
13	601.7 Labor - Customer Accounts	\$	15,058
14	601.8 Labor - Administrative & General	\$	94,991
15	603 Salaries, Officers & Directors	\$	-
16	604 Employee Pensions & Benefits	\$	49,087
17	610 Purchased Water	\$	-
18	615-16 Purchased Power & Fuel for Power	\$	88,731
19	618 Chemicals	\$	791
20	620.1-6 Materials & Supplies - Operation & Maint.	\$	15,176
21	620.7-8 Materials & Supplies - Administrative & General	\$	49,829
22	631-34 Contract Services - Professional	\$	72,849
23	635 Contract Services - Water Testing	\$	1,698
24	636 Contract Services - Other	\$	9,148
25	641-42 Rentals - Property & Equipment	\$	30,919
26	650 Transportation Expense	\$	11,718
27	656-59 Insurance	\$	14,089
28	660 Advertising	\$	-
29	666 Rate Case Expense (Amortization)	\$	-
30	667 Regulatory Comm. Exp. (Other except taxes)	\$	-
31	670 Bad Debt Expense	\$	-
32	675 Miscellaneous	\$	49,021
33	Total Operating Expenses (Add lines 12 - 32, also enter on Pg 4, line 2)		\$ 605,449

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

NAME: Gem State Water Company LLC

INCOME STATEMENT

For the Year Ended

01/01/2021 - 12/31/2021

SUB ACCT	DESCRIPTION		
1	Revenue (From Page 3, line 8)		\$ 544,612
2	Operating Expenses (From Page 3, line 33)	\$ 605,449	
3	403 Depreciation Expense	\$ 38,181	
4	406 Amortization, Utility Plant Aquisition Adj.	\$ -	
5	407 Amortization Exp. - Other	\$ -	
6	408.10 Regulatory Fees (PUC)	\$ -	
7	408.11 Property Taxes	\$ 9,589	
8	408.12 Payroll Taxes	\$ 20,931	
9A	408.13 Other Taxes (list) DEQ Fees	\$ 4,077	
9B			
9C			
9D			
10	409.10 Federal Income Taxes	\$ -	
11	409.11 State Income Taxes	\$ -	
12	410.10 Provision for Deferred Income Tax - Federal	\$ (25,546)	
13	410.11 Provision for Deferred Income Tax - State	\$ (9,057)	
14	411 Provision for Deferred Utility Income Tax Credits	\$ -	
15	412 Investment Tax Credits - Utility		
16	Total Expenses from operations before interest (add lines 2-15)	\$ 643,624	
17	413 Income From Utility Plant Leased to Others		
18	414 Gains (Losses) From Disposition of Utility Plant		
19	Net Operating Income (Add lines 1, 17 & 18 less line 16)		\$ (99,012)
20	415 Revenues, Merchandizing Jobbing and Contract Work		
21	416 Expenses, Merchandizing, Jobbing & Contracts		
22	419 Interest & Dividend Income		
23	420 Allowance for Funds used During Construction		
24	421 Miscellaneous Non-Utility Income	\$ 11,827	
25	426 Miscellaneous Non-Utility Expense	\$ (761)	
26	408.20 Other Taxes, Non-Utility Operations	\$ -	
27	409-20 Income Taxes, Non-Utility Operations	\$ -	
28	Net Non-Utility Income (Add lines 20,22,23 & 24 less lines 21,25,26, & 27)		\$ 11,066
29	Gross Income (add lines 19 & 28)		\$ (87,946)
30	427.3 Interest Exp. on Long-Term Debt		
31	427.5 Other Interest Charges		\$ 8,173
32	NET INCOME (Line 29 less lines 30 & 31), (Also Enter on Pg 9, Line 2)		\$ (96,118)

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

NAME: Gem State Water Company LLC

ACCOUNT 101 PLANT IN SERVICE DETAIL

		For the Year Ended			01/01/2021 - 12/31/202
SUB ACCT	DESCRIPTION	Balance Beginning of Year	Added During Year	Removed During Year	Balance End of Year
1	301 Organization	\$ -			\$ -
2	302 Franchises and Consents	\$ -			\$ -
3	303 Land & Land Rights	\$ 5,273	\$ 9,272		\$ 14,545
4	304 Structures and Improvements	\$ 23,968	\$ 16,470		\$ 40,438
5	305 Collecting & Impounding Reservoirs	\$ 119,552	\$ 1,120		\$ 120,672
6	306 Lake, River & Other Intakes	\$ -	\$ -		\$ -
7	307 Wells	\$ 983,308	\$ 381,996		\$ 1,365,304
8	308 Infiltration Galleries & Tunnels	\$ -	\$ -		\$ -
9	309 Supply Mains	\$ 84,319	\$ -		\$ 84,319
10	310 Power Generation Equipment	\$ 92,364	\$ 48,516		\$ 140,880
11	311 Power Pumping Equipment	\$ 294,154	\$ 116,737		\$ 410,891
12	320 Purification Systems	\$ 1,504	\$ -		\$ 1,504
13	330 Distribution Reservoirs & Standpipes	\$ 7,195	\$ -		\$ 7,195
14	331 Trans. & Distrib. Mains & Accessories	\$ 139,225	\$ 1,026		\$ 140,252
15	333 Services	\$ -	\$ -		\$ -
16	334 Meters and Meter Installations	\$ 48,169	\$ 21,162		\$ 69,331
17	335 Hydrants	\$ 1,135	\$ 3,270		\$ 4,405
18	336 Backflow Prevention Devices	\$ -	\$ -		\$ -
19	339 Other Plant & Misc. Equipment	\$ 30,476	\$ -		\$ 30,476
20	340 Office Furniture and Equipment	\$ 74,007	\$ 46,827		\$ 120,834
21	341 Transportation Equipment	\$ -	\$ -		\$ -
22	342 Stores Equipment	\$ -	\$ -		\$ -
23	343 Tools, Shop and Garage Equipment	\$ 1,616	\$ 9,907		\$ 11,523
24	344 Laboratory Equipment	\$ -	\$ -		\$ -
25	345 Power Operated Equipment	\$ 42,352	\$ -		\$ 42,352
26	346 Communications Equipment	\$ 3,903	\$ 1,825		\$ 5,728
27	347 Miscellaneous Equipment	\$ 1,136	\$ 2,032		\$ 3,168
28	348 Other Tangible Property	\$ 2,367	\$ 288		\$ 2,655
29	TOTAL PLANT IN SERVICE	\$ 1,956,023	\$ 660,448	\$ -	\$ 2,616,471

(Add lines 1 - 28) Enter beginning & end of year totals on Pg 7, Line 1

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

NAME: Gem State Water Company LLC

ACCUMULATED DEPRECIATION ACCOUNT 108.1 DETAIL

		For the Year Ended			01/01/2021 - 12/31/202
SUB ACCT	DESCRIPTION	Depreciation Rate %	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	304 Structures and Improvements		\$ 16,689	\$ 17,621	\$ 932
2	305 Collecting & Impounding Reservoirs		\$ 68,574	\$ 71,590	\$ 3,115
3	306 Lake, River & Other Intakes		\$ -	\$ -	\$ -
4	307 Wells		\$ 860,407	\$ 889,823	\$ 29,416
5	308 Infiltration Galleries & Tunnels		\$ -	\$ -	\$ -
6	309 Supply Mains		\$ 34,308	\$ 36,196	\$ 1,888
7	310 Power Generation Equipment		\$ 91,772	\$ 92,625	\$ 853
8	311 Power Pumping Equipment		\$ 141,277	\$ 150,249	\$ 8,972
9	320 Purification Systems		\$ 1,504	\$ 1,504	\$ -
10	330 Distribution Reservoirs & Standpipes		\$ 1,964	\$ 2,251	\$ 288
11	331 Trans. & Distrib. Mains & Accessories		\$ 55,628	\$ 58,596	\$ 2,967
12	333 Services		\$ -	\$ -	\$ -
13	334 Meters and Meter Installations		\$ 13,131	\$ 15,847	\$ 2,717
14	335 Hydrants		\$ 1,135	\$ 1,208	\$ 73
15	336 Backflow Prevention Devices		\$ -	\$ -	\$ -
16	339 Other Plant & Misc. Equipment		\$ 17,759	\$ 20,474	\$ 2,715
17	340 Office Furniture and Equipment		\$ 14,989	\$ 20,920	\$ 5,931
18	341 Transportation Equipment		\$ -	\$ -	\$ -
19	342 Stores Equipment		\$ -	\$ -	\$ -
20	343 Tools, Shop and Garage Equipment		\$ 55	\$ 980	\$ 1,035
21	344 Laboratory Equipment		\$ -	\$ -	\$ -
22	345 Power Operated Equipment		\$ 40,915	\$ 41,066	\$ 151
23	346 Communications Equipment		\$ 3,903	\$ 3,996	\$ 93
24	347 Miscellaneous Equipment		\$ 1,367	\$ 1,107	\$ (260)
25	348 Other Tangible Property		\$ 2,252	\$ 2,333	\$ 81
26	TOTALS (Add Lines 1 - 25)		\$ 1,367,628	\$ 1,428,485	\$ 60,967

Enter beginning & end of year totals on Pg 7, Line 7

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

NAME:
BALANCE SHEET

Gem State Water Company LLC

ASSETS		For the Year Ended		01/01/2021 - 12/31/202
		Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
SUB ACCT	DESCRIPTION			
1	101 Utility Plant in Service (From Pg 5, Line 29)	\$ 1,956,023	\$ 2,616,471	\$ 660,448
2	102 Utility Plant Leased to Others			\$ -
3	103 Plant Held for Future Use			\$ -
4	105 Construction Work in Progress	\$ 246,019	\$ 74,530	\$ (171,489)
5	114 Utility Plant Aquisition Adjustment			\$ -
6	Subtotal (Add Lines 1 - 5)	\$ 2,202,041	\$ 2,691,000	\$ 488,959
7	108.1 Accumulated Depreciation (From Pg 6, Line 26)	\$ 1,367,628	\$ 1,428,485	\$ 60,967
8	108.2 Accum. Depr. - Utility Plant Lease to Others			\$ -
9	108.3 Accum. Depr. - Property Held for Future Use			\$ -
10	110.1 Accum. Amort. - Utility Plant in Service			\$ -
11	110.2 Accum. Amort. - Utility Plant Lease to Others			\$ -
12	115 Accumulated Amortization - Aquisition Adj.			\$ -
13	Net Utility Plant (Line 6 less lines 7 - 12)	\$ 834,413	\$ 1,262,515	\$ 427,992
14	123 Investment in Subsidiaries			\$ -
15	125 Other Investments			\$ -
16	Total Investments (Add lines 14 & 15)	\$ -	\$ -	\$ -
17	131 Cash	\$ 138,721	\$ 107,923	\$ (30,798)
18	135 Short Term Investments			\$ -
19	141 Accts/Notes Receivable - Customers	\$ 38,681.82	\$ 2,764	\$ (35,918)
20	142 Other Receivables			\$ -
21	145 Receivables from Associated Companies	\$ 65,604	\$ 306,754	\$ 241,150
22	151 Materials & Supplies Inventory	\$ 2,500	\$ 27,846	\$ 25,346
23	162 Prepaid Expenses	\$ 14,862.00	\$ 19,162	\$ 4,300
24	173 Unbilled (Accrued) Utility Revenue			\$ -
25	143 Provision for Uncollectable Accounts			\$ -
26	Total Current (Add lines 17 - 24, less line 25)	\$ 260,369	\$ 464,449	\$ 204,080
27	181 Unamortized Debt Discount & Expense			\$ -
28	183 Preliminary Survey & Investigation Charges			\$ -
29	184 Deferred Rate Case Expenses			\$ -
30	186 Other Deferred Charges	\$ 122,575	\$ 87,662	\$ (34,913)
31	Total Assets (Add lines 13, 16 & 26 - 30)	\$ 1,217,356	\$ 1,814,625	\$ 597,159

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

NAME:
BALANCE SHEET

Gem State Water Company LLC

\$ (0)

For the Year Ended 01/01/2021 - 12/31/202

LIABILITIES & CAPITAL

SUB ACCT	DESCRIPTION	For the Year Ended Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	201-3 Common Stock	\$ 584,615	\$ 766,588	\$ 181,973
2	204-6 Preferred Stock			
3	207-13 Miscellaneous Capital Accounts			
4	214 Appropriated Retained Earnings			
5	215 Unappropriated Retained Earnings	\$ (115,009)	\$ (211,127)	\$ (96,118)
6	216 Reacquired Capital Stock			
7	218 Proprietary Capital			
8	Total Equity Capital (Add Lines 1-5+7 less line 6)	\$ 469,606	\$ 555,461	\$ 85,855
9	221-2 Bonds			
10	223 Advances from Associated Companies			
11	224 Other Long - Term Debt	\$ -	\$ -	\$ -
12	231 Accounts Payable	\$ 29,626.41	\$ (1,765)	\$ (31,391)
13	232 Notes Payable	\$ 191,220.85	\$ 172,682	
14	233 Accounts Payable - Associated Companies	\$ 378,592.61	\$ 946,900	\$ 568,308
15	235 Customer Deposits (Refundable)			
16	236.11 Accrued Other Taxes Payable	\$ 15,958.00	\$ -	
17	236.12 Accrued Income Taxes Payable	\$ (18,651)	\$ (7,343)	\$ 11,308
18	236.2 Accrued Taxes - Non-Utility			
19	237-40 Accrued Debt, Interest & Dividends Payable			
20	241 Misc. Current & Accrued Liabilities	\$ 107,526	\$ 114,190	\$ 6,664
21	251 Unamortized Debt Premium			
22	252 Advances for Construction			
23	253 Other Deferred Liabilities	\$ 43,477	\$ 25,192	\$ (18,285)
24	255.1 Accumulated Investment Tax Credits - Utility			
25	255.2 Accum. Investment Tax Credits - Non-Utility			
26	261-5 Operating Reserves			
27	271 Contributions in Aid of Construction		\$ 9,307.47	
28	272 Accum. Amort. of Contrib. in Aid of Const. **			
29	281-3 Accumulated Deferred Income Taxes			
30	Total Liabilities (Add lines 9 - 29)	\$ 747,749	\$ 1,259,165	\$ 536,604
31	TOTAL LIABILITIES & CAPITAL (Add lines 8 & 30)	\$ 1,217,356	\$ 1,814,625	\$ 622,459

** Only if Commission Approved

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

NAME: Gem State Water Company LLC

STATEMENT OF RETAINED EARNINGS

For the Year Ended

01/01/2021 - 12/31/2022

1	Retained Earnings Balance @ Beginning of Year	\$ (115,009)
2	Amount Added from Current Year Income (From Pg 4, Line 32)	\$ (96,118)
3	Other Credits to Account	
4	Dividends Paid or Appropriated	
5	Other Distributions of Retained Earnings	
6	Retained Earnings Balance @ End of Year	\$ (211,127)

CAPITAL STOCK DETAIL

7	Description (Class, Par Value etc.)	No. Shares	No. Shares	Dividends
		Authorized	Outstanding	Paid
				\$ -

DETAIL OF LONG-TERM DEBT

8	Description	Interest Rate	Year-end Balance	Interest Paid	Interest Accrued
	Totals		\$ -	\$ -	\$ -

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

NAME: Gem State Water Company LLC

SYSTEM ENGINEERING DATA

For the Year Ended

01/01/2021 - 12/31/202

1 Provide an updated system map if significant changes have been made to the system during the year.

2 Water Supply:

Pump Designation or location	Rated Capacity (gpm)	Type of Treatment: (None, Chlorine Fluoride Filter etc.)	Annual Production (000's Gal.)	Water Supply
				Source (Well, Spring, Surface Wtr)
SLE 9112 W Liberty Dr. WR: 95-9949, 95-9865 100 hp Franklin S	475		29,686,800	W
LYN Trinity Lane WR: 95-9451 20 hp Goulds Sub	74		2,850,800	W
BCS KC Circle "S" Trail 60 HP #2	400		20,629,300	W
BCS KC Garwood Rd 5 HP	34		10,473,300	W
BCS KC Circle "S" Trail #3	420		58,486,800	W
DB KC - Rodeo Rd 60 HP	396		17,296,400	W
DB KC - Rodeo Rd HP 60H HP	NEW		NEW	W
BR 25858 N Clagstone Rd- 6" Goulds Model 320L50, 50HP	275		24,234,000	W
BR 3533 E Brunner Rd - 25HP	125		346,000	W
HV Happy Valley Rd. 20 HP	100		188,482,000	W
HFM Anne & Hoffman Rd -30 HP Grundfos and 20HP Red Jacket	300+		0	W
TOTALS			352,485,400	

3 System Storage:

Storage Designation or Location	Total Capacity 000's Gal.	Usable Capacity 000's Gal.	Type of Reservoir	Construction
			(Elevated Pressurized Boosted)	(Wood, Steel Concrete)
SLE 9112 W Liberty Dr	200000	194200	Boosted	Concrete
BCS Garwood Reservoir	185000	120000	Boosted/Elevated	Concrete
DB KC - Rodeo Rd	57000	57000	Boosted	Concrete
DB KC - Atlas Rd	700	700	Pressurized	Concrete
BR 25858 N Clagstone 100	100000	92600	Boosted	Concrete
HFM Vessel Pressure tanks - combined	5000	5000	Pressurized	Steel

(Duplicate form and attach if necessary. Asterisk facilities added this year.)

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

NAME: Gem State Water Company LLC

SYSTEM ENGINEERING DATA Continued

For the Year Ended

01/01/2021 - 12/31/2021

4 Pump information for ALL system pumps, including wells and boosters.

Designation or Location & Type of Pump**	Rated Horse power (hp)	Rated Capacity (gpm)	Discharge Pressure (psi)	Energy used this Year (Kwh)
SLE 9112 Liberty Dr. Well pump 100 hp Franklin Sub	100	480	N/A	
SLE Booster - 10 hp Berkeley	10	250	60	
SLE Booster - 10 hp Berkeley	10	250	60	
SLE Booster - 25 hp Peerless	25	500	60	
LYN Trinity Ln. Well pump	20	74	78	
BCS KC Garood Peerless Fire Pump	150	2300	20	
BCS KC Garwood Jacuzzi Well Pump	5	36	5	
BCS KC Garwood Booster Pump	10	225	60	
BCS KC Garwood Booster Pump	10	225	60	
BCS KC Garwood Booster Pump	10	225	60	
BCS KC Garwood Booster Pump	10	225	60	
BCS KC Circle "S" Trail Well Pump	60	485	55	
BCS KC Circle "S" Trail Well Pump #3	60	520	60	
DB KC - Rodeo Rd - Submersible	60	570		
DB KC - Rodeo Rd - Submersible NEW	60	570		
DB KC - Rodeo Rd	7.5		75	
DB KC - Rodeo Rd	7.5		75	
DB KC - Rodeo Rd	30			
BR 25858 N Clagstone Rd- 6" Goulds Model 320L50, 50HP	50	275	50	
BR 3533 E Brunner Rd - 25HP	25	125	50	
BR 25858 Clagstone Rd	30	500	45-85	
BR 25858 Clagstone Rd	15	250	45-85	
BR 25858 Clagstone Rd	15	250	45-85	
HV Happy Valley Rd. 20 HP Submersible well pump	20	100		
HFM Hoffman and Anne - 30" hand dug well casing	30	300	45-72	
HFM Hoffman and Anne - 30" hand dug well casing	20	200	45-72	

** Submit pump curves unless previously provided or unavailable. Asterisk facilities added this year.

Attach additional sheets if inadequate space is available on this page.

5	If Wells are metered:			
	What was the total amount pumped this year? 000's gal.			204,083
	What was the total amount pumped during peak month? 000's gal.			40,470
	What was the total amount pumped on the peak day? gal.			N/A
6	If customers are metered, what was the total amount sold in peak month? 000's gal.			51,364
7	Was your system designed to supply fire flows?			DB, BCS, BR
	If Yes: What is current system rating?			1000, 1000, 500
8	How many times were meters read this year?			8 times
	During which months?	March April May June July August September October		
		Hoffman was not read under Gem States ownership in 2021		
9	How many additional customers could be served with no system improvements except a service line and meter?			SLE 27, BCS 7, DB 2 HV 0, LW 0, BR 44, TH
	How many of those potential additions are vacant lots?			SLE 27, BCS 7, DB 2 HV 0, LW 0, BR 44, TH
10	Are backbone plant additions anticipated during the coming year?			YES SLE NO, BCS YES, BR YE HV No, LW No, DB No
	If Yes, attach an explanation of projects and anticipated costs!			
11	In what year do you anticipate that the system capacity (supply, storage or distribution) will have to be expanded?			2022 BR, BCS 2023 SLE, Facilities plans being con

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

NAME: Gem State Water Company LLC

SYSTEM ENGINEERING DATA Continued

For the Year Ended

01/01/2021 - 12/31/202

FEET OF MAINS

1	Pipe Size		In Use Beginning Of Year	Installed During Year	Abandoned During Year	In Use End of Year
SLE	1"	Galvanized	495			495
	2"	PVC	2862			2862
	2.5"	Galvanized	8			8
	3"	PVC	3897			3897
	4"	Galvanized/PVC	16/37202			16/37202
	6"	Galvanized/PVC	8/56736			8/56736
	8"	PVC	22638			22638
	10"	PVC	2698			2698
	12"	Steel	25			25
LYN	1"	HDPE Service Connections				
	4"	PVC	7650			7650
BCS	10"	PVC	12441			12441
	8"	PVC	20312			20312
	6"	PVC	20384			20384
	4"	PVC	360			360
DB	6"	PVC	12547			12547
	4"	PVC	1033			1033
BR	6"	PVC	32000			32000
	8"	PVC	3500			3500
HV	2"	PVC	10000			10000
	4"	PVC	6500			6500
HFM	4"	Trancite	TBD			TBD
	6"	Trancite	TBD			TBD
	8"	Trancite	TBD			TBD
	6"	C-900	TBD			TBD

CUSTOMER STATISTICS		Number of Customers		Thousands of Gallons Sold	
		This Year	Last Year	This Year	Last Year
Metered:					
2	Residential	DB 57 , LWW 24 , SLE 343 , HV 23 , BCS 238 , BR 166, TH 147	DB 57, LWW 23, SLE 338, HV 23, BCS 237, BR 164	DB 29602556 / LWW 7235400 / SLE 87682 ccf / HV 12380216 / BCS R-74894673 , BCS C - 6830230 / BR 51548277 / TH N/A	SLE 13.9 MG / DB 275K
2A	IRRIGATION	DB 31	DB 30		
2B	Commercial	BCS 13	BCS 13		
2C	Industrial				
3	Flat Rate:				
3A	Residential				
3B	Commercial				
3C	Industrial				
4	Private Fire Protection	BCS 13	BCS 1		
5	Public Fire Protection				
	Street Sprinkling				

ANNUAL REPORT FOR WATER UTILITIES TO THE IDAHO PUBLIC UTILITIES COMMISSION

6
7
8

Municipal, Other
Other Water Utilities
TOTALS (Add lines 2 through 8)

	1,055	886	0
			0

CERTIFICATE

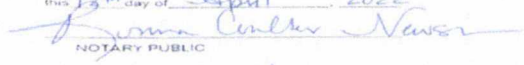
State of Oregon)
County of Multnomah) ss

WE, the undersigned Justin Palfreyman
and Brady Wilson
of the Gem State Water
utility, on our oath do severally say that the foregoing report has been prepared under our direction,
from the original books, papers and records of said utility; that we have carefully examined same, and
declare the same to be a correct statement of the business and affairs of said utility for the period
covered by the report in respect to each and every matter and thing therein set forth, to the best of our
knowledge, information and belief.


(Chief Officer)

(Officer in Charge of Accounts)

Subscribed and Sworn to Before Me

this 13th day of April, 2022

NOTARY PUBLIC



My Commission Expires 3/20/2023

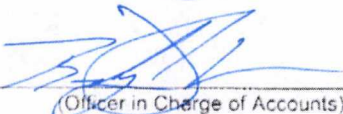
CERTIFICATE

State of Oregon)
) ss
County of Multnomah

WE, the undersigned Justin Palfreyman
and Brody Wilson
of the Gem State Water
utility, on our oath do severally say that the foregoing report has been prepared under our direction,
from the original books, papers and records of said utility; that we have carefully examined same, and
declare the same to be a correct statement of the business and affairs of said utility for the period
covered by the report in respect to each and every matter and thing therein set forth, to the best of our
knowledge, information and belief.



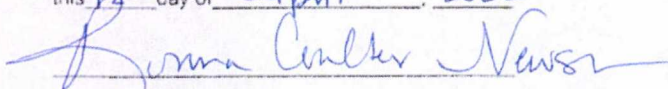
(Chief Officer)



(Officer in Charge of Accounts)

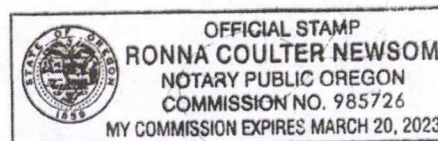
Subscribed and Sworn to Before Me

this 13th day of April, 2022



NOTARY PUBLIC

My Commission Expires 3/20/2023



gpkxvcdjnelsonanurcts.wtraannualrpt