

ANNUAL REPORT

Of

Company Name: Baca Float Water Company

6808 N Dysart Rd Ste 116

Mailing Address: Glendale AZ 85307

RECEIVED BY EMAIL

04/02/2025, 8:024 AM

**ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION**

Docket No.: WS-01678A

For the Year Ended: 12/31/24

WATER UTILITY

To

Arizona Corporation Commission

Due on April 15th

Email: Util-Compliance@azcc.gov, mail or deliver the completed Annual Report to:

Arizona Corporation Commission

Compliance Section - Utilities Division

1200 West Washington Street

Phoenix, Arizona 85007

Application Type: Original Filing

Application Date: 3/28/2025

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Baca Float Water Company
A Class ☐ Utility

For the Calendar Year Ended: 12/31/24

Primary Address:

6808 N Dysart Rd Ste 116			
City:	Glendale	State:	Arizona
Zip Code:	85307		

Telephone Number:

623-219-4740

Date of Original Organization of Utility:

12/1/1959

Person to whom correspondence should be addressed concerning this report:

Name:

Bryan Thomas

Telephone No. :

623-219-4740

Address:

6808 N Dysart Rd Ste 116			
City:	Glendale	State:	Arizona
Zip Code:	85307		

Email:

Bnthomas@hearthstonecompany.com
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On-Site Manager
Name:

Raul Amezcua

Telephone No. :

520-633-0112

Address:

2102 E Frontage Rd			
City:	Tubac	State:	Arizona
Zip Code:	85646		

Email:

ramezcua@hearthstonecompany.com
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Name:

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Telephone No. :

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Address:

City:		State:	
Zip Code:			

Email:

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Name:

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Telephone No. :

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Address:

City:		State:	
Zip Code:			

Email:

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Name:

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Telephone No. :

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Address:

City:		State:	
Zip Code:			

Email:

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Ownership:

"C" Corporation

Counties Served:

Santa Cruz

Important changes during the year
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No	For those companies not subject to the affiliated interest rules, has there been a change in ownership or direct control during the year?
	If yes, please provide specific details in the box below.

No	Has the company been notified by any other regulatory authorities during the year, that they are out of compliance?
	If yes, please provide specific details in the box below.

Utility Plant in Service (Water)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OCLD (OC less AD)
301	Organization	\$0	\$0	\$0	\$0	\$0	\$0
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	1,084	0	0	1,084	0	1,084
304	Structures and Improvements	63,790	0	0	63,790	43,911	19,879
305	Collecting & Improving Reservoirs	0	0	0	0	0	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0
307	Wells and Springs	121,345	0	0	121,345	91,745	29,600
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	0	0	0	0	0	0
310	Power Generation Equipment	76,860	0	0	76,860	62,268	14,592
311	Pumping Equipment	93,181	3,065	0	96,246	73,862	22,384
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	250,846	0	0	250,846	166,133	84,713
320.2	Solution Chemical Feeders	3,189	0	0	3,189	3,189	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0
330.1	Storage Tanks	265,998	0	0	265,998	109,080	156,918
330.2	Pressure Tanks	3,005	0	0	3,005	2,028	977
331	Transmission and Distribution Mains	609,344	811	0	610,155	223,224	386,931
333	Services	82,593	786	0	83,379	45,184	38,195
334	Meters and Meter Installations	72,928	8,543	0	81,471	57,040	24,431
335	Hydrants	81,000	0	0	81,000	28,350	52,650
336	Backflow Prevention Devices	0	0	0	0	0	0
339	Other Plant and Misc. Equipment	24,594	0	0	24,594	24,594	0
340	Office Furniture and Equipment	1,914	0	0	1,914	1,914	0
340.1	Computer & Software	446	0	0	446	446	0
341	Transportation Equipment	21,299	0	0	21,299	21,299	0
342	Stores Equipment	0	0	0	0	0	0
343	Tools, Shop and Garage Equipment	2,754	0	0	2,754	1,590	1,164
344	Laboratory Equipment	0	0	0	0	0	0
345	Power Operated Equipment	0	0	0	0	0	0
346	Communication Equipment	0	0	0	0	0	0
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$1,776,170	\$13,205	\$0	\$1,789,375	\$955,857	\$833,518

Baca Float Water Company
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/24

Depreciation Expense for the Current Year (Water)									
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Fully Depreciated/Non-depreciable Plant	Depreciable Plant	Depreciation Percentages	Depreciation Expense
301	Organization	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0
302	Franchises	0	0	0	0	0	0	0.00%	0
303	Land and Land Rights	1,084	0	0	1,084	1,084	0	0.00%	0
304	Structures and Improvements	63,790	0	0	63,790	0	63,790	3.33%	2,124
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	0.00%	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0	0.00%	0
307	Wells and Springs	121,345	0	0	121,345	0	121,345	3.33%	4,041
308	Infiltration Galleries	0	0	0	0	0	0	0.00%	0
309	Supply Mains	0	0	0	0	0	0	2.00%	0
310	Power Generation Equipment	76,860	0	0	76,860	0	76,860	5.00%	3,843
311	Pumping Equipment	93,181	3,065	0	96,246	58,454	37,792	12.50%	5,336
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	250,846	0	0	250,846	45,441	205,405	3.33%	15,153
320.2	Solution Chemical Feeders	3,189	0	0	3,189	3,189	0	20.00%	104
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	20.00%	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0	2.22%	0
330.1	Storage Tanks	265,998	0	0	265,998	0	265,998	2.22%	5,905
330.2	Pressure Tanks	3,005	0	0	3,005	0	3,005	5.00%	150
331	Transmission and Distribution Mains	609,344	811	0	610,155	0	610,155	2.00%	12,195
333	Services	82,593	786	0	83,379	0	83,379	3.33%	2,763
334	Meters and Meter Installations	72,928	8,543	0	81,471	49,944	31,527	8.33%	2,270
335	Hydrants	81,000	0	0	81,000	0	81,000	2.00%	1,620
336	Backflow Prevention Devices	0	0	0	0	0	0	0.00%	0
339	Other Plant and Misc. Equipment	24,594	0	0	24,594	24,594	0	6.67%	0
340	Office Furniture and Equipment	1,914	0	0	1,914	1,914	0	6.67%	0
340.1	Computer & Software	446	0	0	446	446	0	20.00%	0
341	Transportation Equipment	21,299	0	0	21,299	21,299	0	20.00%	588
342	Stores Equipment	0	0	0	0	0	0	0.00%	0
343	Tools, Shop and Garage Equipment	2,754	0	0	2,754	0	2,754	5.00%	138
344	Laboratory Equipment	0	0	0	0	0	0	0.00%	0
345	Power Operated Equipment	0	0	0	0	0	0	0.00%	0
346	Communication Equipment	0	0	0	0	0	0	0.00%	0
347	Miscellaneous Equipment	0	0	0	0	0	0	0.00%	0
348	Other Tangible Plant	0	0	0	0	0	0	0.00%	0
	Subtotal	\$1,776,170	\$13,205	\$0	\$1,789,375	\$206,365	\$1,583,010		\$56,231

Contribution(s) in Aid of Construction (Gross)	\$856,283
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$856,283
Times: Proposed Amortization Rate	3.12%
Amortization of CIAC	\$26,716

Less: Amortization of CIAC **\$26,716**

DEPRECIATION EXPENSE **\$29,515**

Baca Float Water Company
Annual Report
Balance Sheet Assets
12/31/24

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current and Accrued Assets			
131	Cash		\$10,540	\$58,093
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		22,928	5,770
146	Notes Receivable from Associated Companies		721	797
151	Plant Material and Supplies		0	0
162	Prepayments		4,069	7,015
174	Miscellaneous Current and Accrued Assets		103,276	103,553
	Total Current and Accrued Assets		\$141,534	\$175,227
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$1,776,170	\$1,789,375
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(899,626)	(955,857)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$876,544	\$833,518
	Total Assets		\$1,018,078	\$1,008,745

*Note these items feed automatically from AR3 UPIS Page 4

Baca Float Water Company
Annual Report
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current Liabilities			
231	Accounts Payable		\$6,706	\$2,602
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		17,193	17,192
235	Customer Deposits		0	0
236	Accrued Taxes		8,416	8,941
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		3,968	283
	Total Current Liabilities		\$36,282	\$29,018
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		25,243	24,247
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		856,283	856,283
272	Less: Amortization of Contributions		(513,798)	(540,514)
281	Accumulated Deferred Income Tax		7,250	11,548
	Total Deferred Credits		\$374,978	\$351,564
	Total Liabilites		\$411,260	\$380,582
	Capital Accounts			
201	Common Stock Issued		\$7,560	\$7,560
211	Other Paid-In Capital		822,759	822,759
215	Retained Earnings		(223,501)	(202,156)
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$606,818	\$628,163
	Total Liabilities and Capital		\$1,018,078	\$1,008,745

Note: Total liabilities and Capital must match total assets for the beginning and end of the year!

Baca Float Water Company
Annual Report
Water Comparative Income Statement
12/31/24

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2024 - 12/31/2024	Last Year 01/01/2023 - 12/31/2023
	Operating Revenue		
461	Metered Water Revenue	\$333,992	\$327,248
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	4,051	3,389
474	Other Water Revenue	0	0
	Total Revenues	\$338,043	\$330,637
	Operating Expenses		
601	Salaries and Wages	\$0	\$68,816
604	Employee Pensions and Benefits	0	4,277
610	Purchased Water	0	0
615	Purchased Power	21,770	19,974
618	Chemicals	1,701	1,591
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	9,190	10,741
620.2	Office Supplies and Expense	0	3,641
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	1,020	956
633	Contractual Services - Legal	0	664
634	Contractual Services - Management Fees	211,963	167,468
635	Contractual Services - Water Testing	2,909	9,653
636	Contractual Services - Other	0	0
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	4,176	4,259
657	Insurance - General Liability	7,418	7,866
657.1	Insurance - Health and Life	0	7,822
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	279	154
675	Miscellaneous Expense	4,463	3,121
403	Depreciation Expense (From Schedule AR4)	29,515	30,622
408	Taxes Other Than Income	0	5,035
408.11	Property Taxes	13,412	13,338
409	Income Taxes	7,487	(7,305)
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$315,303	\$352,693
	Operating Income / (Loss)	\$22,740	(\$22,056)
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	\$0	\$0
	Net Income / (Loss)	\$22,740	(\$22,056)

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President				0.0
Vice-president				0.0
Manager			unable to	0.0
Engineering Staff			determine	0.0
System Operator(s)			without	0.0
Meter reader			significant	0.0
Customer Service			analysis	0.0
Accounting				0.0
Business Office				0.0
Rates Department				0.0
Administrative Staff				0.0
Other				0.0
Total	0.0	0.0	0.0	0.0

Baca Float Water Company
Annual Report
Supplemental Financial Data (Long-Term Debt)
12/31/24

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	No Loans			
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amt. Issued				
Amount Outstanding				
Date of Maturity				
Interest Rate				
Current Year Interest				
Current Year Principal				

Meter Deposit Balance at Test Year End:	\$24,247
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Meter Deposits Refunded During the Test Year:	\$2,586
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List all bonds, notes, loans, and other types of indebtedness in which the proceeds were used in the provision of public utility service. Indebtedness incurred for personal uses by the owner of the utility should not be listed. Input 0 or none if there is nothing to report for that cell.

[illegible]

Name of system water delivered to:	
ADWR PCC Number:	
Source of water delivered to another system	

Name of system water received from:			
ADWR PCC Number:			
Source of water received			
Well registry 55# (55-XXXXXX):			

Month	Water withdrawn (gallons)1	Water sold (gallons)2	Water delivered (sold) to other systems (gallons)3	Water received (purchased) from other systems (gallons)4	Estimated authorized use (gallons)5	Purchased Power Expense ⁶	Purchased Power (kWh)
January	3,689,112.00	1,942,013.00	0.00	0.00	0.00	\$2,005	12,451
February	3,761,112.00	2,001,113.00	0.00	0.00	0.00	1,591	10,278
March	2,917,924.00	1,663,772.00	0.00	0.00	0.00	1,547	9,474
April	3,380,078.00	1,910,664.00	0.00	0.00	0.00	1,721	10,465
May	3,219,031.00	2,047,097.00	0.00	0.00	0.00	1,592	9,575
June	4,261,878.00	2,762,769.00	0.00	0.00	0.00	1,946	11,287
July	4,300,828.00	2,785,298.00	0.00	0.00	0.00	1,864	10,772
August	4,158,316.00	2,337,038.00	0.00	0.00	0.00	1,720	9,997
September	3,645,509.00	2,479,742.00	0.00	0.00	0.00	1,872	10,649
October	4,070,722.00	2,466,342.00	0.00	0.00	0.00	1,633	9,442
November	4,349,843.00	2,946,708.00	0.00	0.00	0.00	2,053	11,540
December	3,503,754.00	2,153,928.00	0.00	0.00	0.00	1,956	11,050
Totals	45,258,107.00	27,496,484.00	0.00	0.00	0.00	\$21,500	126,980

If applicable, in the space below please provide a description for all un-metered water use along with amounts:

- | | |
|---|---|
| 1 | Water withdrawn - Total gallons of water withdrawn from pumped sources. |
| 2 | Water sold - Total gallons from customer meters, and other sales such as construction water. |
| 3 | Water delivered (sold) to other systems - Total gallons of water delivered to other systems. |
| 4 | Water received (purchased) from other systems - Total gallons of water purchased/received from other systems. |
| 5 | Estimated authorized use - Total estimated gallons from authorized metered or unmetered use. Authorized uses such as flushing (mains, services and hydrants) draining/cleaning tanks, process, construction, fire fighting, etc. Non-authorized use (real losses) are service line breaks and leaks, water main breaks, meter inaccuracies and theft. |
| 6 | Enter the total purchased power costs for the power meters associated with this system. |
| 7 | Enter the total purchased kWh used by the power meters associated with this system. |

Water Utility Plant Description			
Name of the System:	BACA FLOAT WATER CO, INC		
ADEQ Public Water System Number:	AZ0412037		
ADWR PCC Number:	91-000599.0000		

MAINS		
Sizes (inches)	Material	Length (feet)
2.00	PVC	900
4.00	PVC	800
6.00	PVC	9,050
8.00	PVC	17,500
12.00	PVC	6,000

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	293	12%	88%
0.75	157	3%	91%
1	10	40%	60%
2	11	69%	77%
3	0	0%	0%

SERVICE LINES		
Material	Percent of system	Year installed
PVC	100%	Various

BOOSTER PUMPS		
Horsepower	GPM	Quantity
15	300	2
50	1,000	1

FIRE HYDRANTS	
Type	Quantity
Standard *	48
Other	

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
80,000	Steel	1	2007
40,000	Steel	2	2007

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000	Steel	1	1997
1,500	Steel	1	2016

* A standard fire hydrant has two 2.5 inch hose connection nozzles with 7.5 threads per inch, and one 4.5 inch pumper connection nozzle with 4 threads per inch.

Water Utility Plant Description (Continued)
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For the following three items, list the utility owned assets in each category for each system.

TREATMENT EQUIPMENT:	Liquid chlorination system, AdEdge arsenic treatment system
STRUCTURES:	14 x 20 foot Tuff shed, 15 x 20 foot storage shed, 16 x 24 foot arsenic treatment shed, 16 x 18 foot booster system shed and 600 lineal feet of chain link fence surrounding plant
OTHER:	250 KW gas generator, 30 backflow preventors

Provide a calculation used to determine the value of one water equivalent residential connection (ERC).

Use one of the following methods:

- (a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by
- (b) If no historical flow data are available, use:

$$ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day})$$

ERC

112

Method used:

(a)

Customer and Other Information		
Name of the System:	BACA FLOAT WATER CO, INC	
ADEQ Public Water System Number:	AZ0412037	
ADWR PCC Number:	91-000599.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	428	0	34	0	0
February	432	0	36	0	0
March	434	0	35	0	0
April	433	0	35	0	0
May	441	0	35	0	0
June	431	0	36	0	0
July	440	0	34	0	0
August	437	0	33	0	0
September	432	0	34	0	0
October	433	0	34	0	0
November	436	0	34	1	0
December	436	0	34	1	0

If the system has fire hydrants, what is the fire flow requirements? GPM for hrs.

Does the system have chlorination treatment?

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?

If yes, provide the GPCPD amount:

Is the Water Utility located in an ADWR Active Management Area (AMA)?
If yes, which AMA?

What is the present system connection capacity (in ERCs *) using existing lines?

What is the future system connection capacity (in ERCs *) upon service area buildout?

Describe any plans and estimated completion dates for any enlargements or improvements of this system.

* an ERC is based on the calculation on the bottom of AR9 page 12.

Baca Float Water Company
Annual Report
 Utility Shutoffs / Disconnects
 12/31/24

Utility Shutoffs / Disconnects	
Name of the System:	BACA FLOAT WATER CO, INC
ADEQ Public Water System Number:	AZ0412037
ADWR PCC Number:	91-000599.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.C	Other
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	0
June	0	1	0
July	0	3	0
August	0	1	0
September	0	3	0
October	0	0	0
November	0	0	0
December	0	0	0
Total	0	8	0

Other (description):

N/A

Instructions: Fill out the Grey Cells with the relevent information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2024 was
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\$13,439

If no property taxes paid, explain why.

N/A

Instructions: Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

Verification and Sworn Statement (Taxes)

Verification: State of Arizona I, the undersigned of the
(state name)

County of (county name):

Maricopa

Name (owner or official) title:

Bryan Thomas, President

Company name:

Baca Float Water Company

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

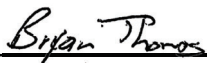
FOR THE YEAR ENDING:

12/31/24

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Sworn Statement: I HEREBY ATTEST THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

I HEREBY ATTEST THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.



signature of owner/official

623-219-4740