

ANNUAL REPORT

Of

Company Name:
PO Box 85160

Mailing Address: Tucson AZ
85754

Docket No.: W-02393A
For the Year Ended:

**RECEIVED
BY EMAIL
4/29/2021, 3:38 PM
ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION**

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:
Application Date:

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Chaparral Water Properties, Inc.
A Class Utility

For the Calendar Year Ended:

Primary Address:
City: State: Zip Code:

Telephone Number:

Date of Original Organization of Utility:

Person to whom correspondence should be addressed concerning this report:

Name:
Telephone No. :
Address:
City: State: Zip Code:
Email:

Name:
Telephone No. :
Address:
City: State: Zip Code:
Email:

Name:
Telephone No. :
Address:
City: State: Zip Code:
Email:

Name:
Telephone No. :
Address:
City: State: Zip Code:
Email:

Name:
Telephone No. :
Address:
City: State: Zip Code:
Email:

Ownership:

Counties Served:

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.
	N/A

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.
	N/A

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
302	Franchises				0		0
303	Land and Land Rights	17,000			17,000		17,000
304	Structures and Improvements	77,733			77,733	73,850	3,883
305	Collecting & Improving Reservoirs				0		0
306	Lake, River, Canal Intakes				0		0
307	Wells and Springs	36,106			36,106	36,106	0
308	Infiltration Galleries				0		0
309	Supply Mains				0		0
310	Power Generation Equipment				0		0
311	Pumping Equipment	69,808	25,736		95,544	56,534	39,010
320	Water Treatment Equipment				0		0
320.1	Water Treatment Plants	2,249	7,500		9,749	999	8,750
320.2	Solution Chemical Feeders				0		0
320.3	Point-of-Use Treatment Devices				0		0
330	Distribution Reservoirs and Standpipes				0		0
330.1	Storage Tanks	116,118			116,118	103,486	12,632
330.2	Pressure Tanks	16,753			16,753	3,769	12,984
331	Transmission and Distribution Mains	99,149			99,149	58,689	40,460
333	Services	97,912			97,912	50,418	47,494
334	Meters and Meter Installations	41,607	23,949		65,556	24,436	41,120
335	Hydrants				0		0
336	Backflow Prevention Devices				0		0
339	Other Plant and Misc. Equipment				0		0
340	Office Furniture and Equipment	467			467	296	171
340.1	Computer & Software	12,079			12,079	12,079	0
341	Transportation Equipment				0		0
342	Stores Equipment				0		0
343	Tools, Shop and Garage Equipment		1,460		1,460	37	1,423
344	Laboratory Equipment	6,550			6,550	6,550	0
345	Power Operated Equipment				0		0
346	Communication Equipment				0		0
347	Miscellaneous Equipment				0		0
348	Other Tangible Plant	59,646			59,646	8,947	50,699
	Totals	\$653,177	\$58,645	\$0	\$711,822	\$436,196	\$275,626

Chaparral Water Properties, Inc.
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/20

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
302	Franchises	0	0	0	0		0		0
303	Land and Land Rights	17,000	0	0	17,000	17,000	0		0
304	Structures and Improvements	77,733	0	0	77,733		77,733	3.33%	2,589
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	36,106	0	0	36,106	36,106	0	3.33%	0
308	Infiltration Galleries	0	0	0	0		0		0
309	Supply Mains	0	0	0	0		0		0
310	Power Generation Equipment	0	0	0	0		0		0
311	Pumping Equipment	69,808	25,736	0	95,544	48,734	46,810	12.50%	8,110
320	Water Treatment Equipment	0	0	0	0		0		0
320.1	Water Treatment Plants	2,249	7,500	0	9,749	749	9,000	3.33%	175
320.2	Solution Chemical Feeders	0	0	0	0		0		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	116,118	0	0	116,118		116,118	2.22%	2,578
330.2	Pressure Tanks	16,753	0	0	16,753		16,753	5.00%	838
331	Transmission and Distribution Mains	99,149	0	0	99,149		99,149	2.00%	1,983
333	Services	97,912	0	0	97,912	44,646	53,266	3.33%	1,774
334	Meters and Meter Installations	41,607	23,949	0	65,556	16,728	48,828	8.33%	3,070
335	Hydrants	0	0	0	0		0	2.00%	0
336	Backflow Prevention Devices	0	0	0	0		0		0
339	Other Plant and Misc. Equipment	0	0	0	0		0		0
340	Office Furniture and Equipment	467	0	0	467		467	6.67%	31
340.1	Computer & Software	12,079	0	0	12,079	12,079	0		0
341	Transportation Equipment	0	0	0	0		0		0
342	Stores Equipment	0	0	0	0		0		0
343	Tools, Shop and Garage Equipment	0	1,460	0	1,460		1,460	5.00%	37
344	Laboratory Equipment	6,550	0	0	6,550	6,550	0	10.00%	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	59,646	0	0	59,646		59,646	10.00%	5,965
	Subtotal	\$653,177	\$58,645	\$0	\$711,822	\$182,592	\$529,230		\$27,147

Contribution(s) in Aid of Construction (Gross)	\$34,800
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$34,800
Times: Proposed Amortization Rate	10.00%
Amortization of CIAC	\$3,480

Less: Amortization of CIAC **\$3,480**

DEPRECIATION EXPENSE **\$23,667**

Chaparral Water Properties, Inc.
Annual Report
Balance Sheet Assets
12/31/20

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2020)	Balance at End of Year (2020)
Account No.	Current and Accrued Assets			
131	Cash		\$58,212	\$32,709
134	Working Funds			
135	Temporary Cash Investments			
141	Customer Accounts Receivable		9,380	14,081
146	Notes Receivable from Associated Companies			
151	Plant Material and Supplies			
162	Prepayments		9,000	
174	Miscellaneous Current and Accrued Assets			
	Total Current and Accrued Assets		\$76,592	\$46,790
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$653,177	\$711,822
103	Property Held for Future Use			
105	Construction Work in Progress			
108	Accumulated Depreciation (enter as negative)*		(409,049)	(436,196)
121	Non-Utility Property			
122	Accumulated Depreciation - Non Utility			
	Total Fixed Assets		\$244,128	\$275,626
	Total Assets		\$320,720	\$322,416

*Note these items feed automatically from AR3 UPIS Page 4

Chaparral Water Properties, Inc.
Annual Report
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2020)	Balance at End of Year (2020)
Account No.	Current Liabilities			
231	Accounts Payable		\$5,907	\$5,996
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies			
235	Customer Deposits		14,009	14,589
236	Accrued Taxes		743	935
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities			
	Total Current Liabilities		\$20,659	\$21,520
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$0	
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		5,292	8,792
255	Accumulated Deferred Investment Tax Credits			
271	Contributions in Aid of Construction		34,800	34,800
272	Less: Amortization of Contributions		(1,740)	(5,220)
281	Accumulated Deferred Income Tax			
	Total Deferred Credits		\$38,352	\$38,372
	Total Liabilites		\$59,011	\$59,892
	Capital Accounts			
201	Common Stock Issued		\$54,750	\$54,750
211	Other Paid-In Capital		62,494	62,494
215	Retained Earnings		144,465	145,280
218	Proprietary Capital (Sole Props and Partnerships)			
	Total Capital		\$261,709	\$262,524
	Total Liabilities and Capital		\$320,720	\$322,416

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

Chaparral Water Properties, Inc.
Annual Report
Water Comparative Income Statement
12/31/20

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2020 - 12/31/2020	Last Year 01/01/2019 - 12/31/2019
	Operating Revenue		
461	Metered Water Revenue	\$200,998	\$184,222
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue	2,317	3,171
	Total Revenues	\$203,315	\$187,393
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits		
610	Purchased Water		975
615	Purchased Power	28,419	24,020
618	Chemicals	3,544	1,368
620	Materials and Supplies		
620.1	Repairs and Maintenance	9,246	10,770
620.2	Office Supplies and Expense	4,484	2,700
630	Contractual Services	62,732	
631	Contractual Services - Engineering		
632	Contractual Services - Accounting	1,000	2,210
633	Contractual Services - Legal	699	1,103
634	Contractual Services - Management Fees	38,407	64,173
635	Contractual Services - Water Testing	1,929	1,510
636	Contractual Services - Other	579	5,518
640	Rents		
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expenses		266
657	Insurance - General Liability	3,129	2,680
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense		1,360
675	Miscellaneous Expense	1,658	2,207
403	Depreciation Expense (From Schedule AR4)	23,667	19,018
408	Taxes Other Than Income		
408.11	Property Taxes	8,403	7,382
409	Income Taxes	14,444	1,678
427.1	Customer Security Deposit Interest	293	117
	Total Operating Expenses	\$202,633	\$149,055
	Operating Income / (Loss)	\$682	\$38,338
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	134	121
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)		
	Total Other Income / (Expense)	\$134	\$121
	Net Income / (Loss)	\$816	\$38,459

Chaparral Water Properties, Inc.
 Annual Report
 Full time equivalent employees
 12/31/20

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President				0.0
Vice-president				0.0
Manager				0.0
Engineering Staff				0.0
System Operator(s)			difficult to	0.0
Meter reader			determine	0.0
Customer Service				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

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:	\$8,792
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Meter Deposits Refunded During the Test Year:	\$700
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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.

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:	Chlorination equipment at all three well sites
STRUCTURES:	8 x 12 foot metal storage shed
OTHER:	N/A

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 365
- (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	343
Method used:	(a)

Customer and Other Information	
Name of the System:	CHAPARRAL WATER COMPANY
ADEQ Public Water System Number:	AZ0407064
ADWR PCC Number:	91-000204.0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	322	0	2	0	0
February	324	0	2	0	0
March	325	0	3	0	0
April	326	0	3	0	0
May	329	0	3	0	0
June	330	0	3	0	0
July	330	0	3	0	0
August	331	0	3	0	0
September	331	0	3	0	0
October	337	0	3	0	0
November	335	0	3	0	0
December	335	0	3	0	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 (GCPCPD) requirement?
 If yes, provide the GCPCPD 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.

Chaparral Water Properties, Inc.
Annual Report
 Utility Shutoffs / Disconnects
 12/31/20

Utility Shutoffs / Disconnects	
Name of the System:	CHAPARRAL WATER COMPANY
ADEQ Public Water System Number:	AZ0407064
ADWR PCC Number:	91-000204.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2-410.C	Other
January	0	5	0
February	0	1	0
March	0	0	0
April	0	0	0
May	0	0	0
June	0	0	0
July	0	0	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
Total	0	6	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.

Chaparral Water Properties, Inc.
Annual Report
Property Taxes
12/31/20

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2020 was	
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	\$8,189
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If no property taxes paid, explain why.

NA

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): Pima
Name (owner or official) title: Dorinda Chacon, Manager
Company name: Chaparral Water Properties, Inc.

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

FOR THE YEAR ENDING: 12/31/20

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.

Dorinda Chacon
signature of owner/official

(520) 623-5172
telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC
IN AND FOR THE COUNTY

THIS 27th DAY OF Pima
April 2021
(month) and (year)

MY COMMISSION EXPIRES 9/01/2023
(date)



Patrice A. Bayers
(signature of notary public)

Verification and Sworn Statement

Verification:

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

County of (county name): Pima

Name (owner or official) title: Dorinda Chacon, Manager

Company name: Chaparral Water Properties, Inc.

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

FOR THE YEAR ENDING: 12/31/20

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: IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING THE CALENDAR YEAR WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)

\$216,449

(The amount in the box above includes

\$13,134 in sales taxes

billed or collected)

Dorinda Chacon

signature of owner/official

(520) 623-5172

telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC
IN AND FOR THE COUNTY

THIS

27th

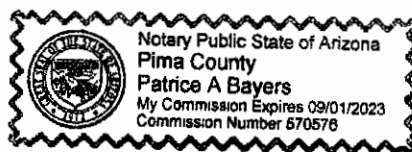
DAY OF

Pima
(county name)

April 2021
(month) and (year)

MY COMMISSION EXPIRES

9/01/2023
(date)



Patrice A. Bayers
(signature of notary public)

Verification and Sworn Statement

Verification:

State of Arizona I, the undersigned of the
(state name)
County of (county name): Pima
Name (owner or official) title: Dorinda Chacon, Manager
Company name: Chaparral Water Properties, Inc.

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

FOR THE YEAR ENDING: 12/31/20

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: IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING THE CALENDAR YEAR WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)
\$216,449
(The amount in the box above includes
\$13,134 in sales taxes
billed or collected)

Dorinda Chacon

signature of owner/official

(520) 623-5172

telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC
IN AND FOR THE COUNTY

THIS

27th

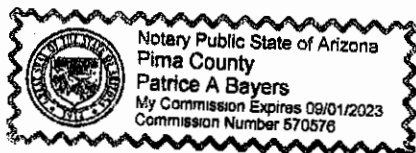
DAY OF

Pima
(county name)

April 2021
(month) and (year)

MY COMMISSION EXPIRES

9/01/2023
(date)



Patrice A. Bayers
(signature of notary public)

Verification and Sworn Statement (Residential Revenue)

Verification:

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

County of (county name): Pima
Name (owner or official) title: Dorinda Chacon, Manager
Company name: Chaparral Water Properties, Inc.

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

FOR THE YEAR ENDING: 12/31/20

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: IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING THE CALENDAR YEAR WAS:

Arizona Intrastate Gross Operating Revenues Only (\$) \$206,428
(The amount in the box above includes \$12,630 in sales taxes billed or collected)

Dorinda Chacon
signature of owner/official

(520) 623-5172
telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC
IN AND FOR THE COUNTY Pima
(county name)

THIS 27th DAY OF April 2021
(month) and (year)

MY COMMISSION EXPIRES 9/01/2023
(date)



Patrice A. Bayers
(signature of notary public)