

ANNUAL REPORT

Of

Company Name:

Chaparral Water Properties, Inc.

PO Box 85160

Mailing Address: Tucson AZ
85754

RECEIVED BY EMAIL
7/14/2025, 2:55 PM
ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

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

12/31/24

AMENDED

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:

7/14/2025

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

For the Calendar Year Ended: 12/31/24

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:

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

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	\$0	\$0	\$0
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	10,923	0	0	10,923	0	10,923
304	Structures and Improvements	6,301	0	0	6,301	6,906	(605)
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	141,966	43,427	0	185,393	0	185,393
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	177,232	0	0	177,232	139,901	37,330
320	Water Treatment Equipment	1,314	0	0	1,314	0	1,314
320.1	Water Treatment Plants	25,380	0	0	25,380	114,038	(88,658)
320.2	Solution Chemical Feeders	1,314	0	0	1,314	0	1,314
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0
330	Distribution Reservoirs and Standpipes	224,523	0	0	224,523	224,523	0
330.1	Storage Tanks	0	0	0	0	5,156	(5,156)
330.2	Pressure Tanks	16,753	0	0	16,753	6,283	10,470
331	Transmission and Distribution Mains	50,746	42,833	0	93,579	10,424	83,155
333	Services	61,837	5,835	0	67,672	12,503	55,168
334	Meters and Meter Installations	62,016	10,248	0	72,264	29,625	42,639
335	Hydrants	0	0	0	0	0	0
336	Backflow Prevention Devices	0	0	0	0	0	0
339	Other Plant and Misc. Equipment	59,646	11,063	0	70,709	14,912	55,798
340	Office Furniture and Equipment	12,545	0	0	12,545	12,561	(15)
340.1	Computer & Software	0	0	0	0	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	1,460	0	0	1,460	255	1,205
344	Laboratory Equipment	6,550	0	0	6,550	6,550	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	1,616	0	0	1,616	13,545	(11,929)
	Totals	\$862,122	\$113,406	\$0	\$975,528	\$597,182	\$378,347

Chaparral Water Properties, Inc.
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	10,923	0	0	10,923	0	10,923	0.00%	0
304	Structures and Improvements	6,301	0	0	6,301	0	6,301	0.00%	0
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	141,966	43,427	0	185,393	0	185,393	0.00%	0
308	Infiltration Galleries	0	0	0	0	0	0	0.00%	0
309	Supply Mains	0	0	0	0	0	0	0.00%	0
310	Power Generation Equipment	0	0	0	0	0	0	0.00%	0
311	Pumping Equipment	177,232	0	0	177,232	0	177,232	0.00%	0
320	Water Treatment Equipment	1,314	0	0	1,314	0	1,314	0.00%	0
320.1	Water Treatment Plants	25,380	0	0	25,380	0	25,380	0.00%	0
320.2	Solution Chemical Feeders	1,314	0	0	1,314	0	1,314	0.00%	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	0.00%	0
330	Distribution Reservoirs and Standpipes	224,523	0	0	224,523	0	224,523	0.00%	0
330.1	Storage Tanks	0	0	0	0	0	0	0.00%	0
330.2	Pressure Tanks	16,753	0	0	16,753	0	16,753	0.00%	0
331	Transmission and Distribution Mains	50,746	42,833	0	93,579	0	93,579	0.00%	0
333	Services	61,837	5,835	0	67,672	0	67,672	0.00%	0
334	Meters and Meter Installations	62,016	10,248	0	72,264	0	72,264	0.00%	0
335	Hydrants	0	0	0	0	0	0	0.00%	0
336	Backflow Prevention Devices	0	0	0	0	0	0	0.00%	0
339	Other Plant and Misc. Equipment	59,646	11,063	0	70,709	0	70,709	0.00%	0
340	Office Furniture and Equipment	12,545	0	0	12,545	0	12,545	0.00%	0
340.1	Computer & Software	0	0	0	0	0	0	0.00%	0
341	Transportation Equipment	0	0	0	0	0	0	0.00%	0
342	Stores Equipment	0	0	0	0	0	0	0.00%	0
343	Tools, Shop and Garage Equipment	1,460	0	0	1,460	0	1,460	0.00%	0
344	Laboratory Equipment	6,550	0	0	6,550	0	6,550	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	1,616	0	0	1,616	0	1,616	0.00%	0
	Subtotal	\$862,122	\$113,406	\$0	\$975,528	\$0	\$975,528		\$0

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	\$0

Less: Amortization of CIAC

DEPRECIATION EXPENSE

Chaparral Water Properties, Inc.
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		\$9,642	\$6,304
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		24,371	27,957
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		0	0
174	Miscellaneous Current and Accrued Assets		0	0
	Total Current and Accrued Assets		\$34,013	\$34,262
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$862,122	\$975,528
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(600,142)	(597,182)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$261,980	\$378,347
	Total Assets		\$295,992	\$412,608

*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 (2024)	Balance at End of Year (2024)
Account No.	Current Liabilities			
231	Accounts Payable		\$12,781	\$6,312
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		24,834	26,334
236	Accrued Taxes		1,081	1,206
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$38,696	\$33,853
	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		8,790	13,880
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		34,800	34,800
272	Less: Amortization of Contributions		(15,660)	(15,660)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$27,930	\$33,020
	Total Liabilities		\$66,626	\$66,872
	Capital Accounts			
201	Common Stock Issued		\$54,750	\$54,750
211	Other Paid-In Capital		54,128	54,128
215	Retained Earnings		133,410	132,529
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$242,288	\$241,407
	Total Liabilities and Capital		\$308,913	\$308,279

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
12/31/24

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	\$223,695	\$214,597
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	0	0
	Total Revenues	\$223,695	\$214,597
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	38,608	34,201
618	Chemicals	3,823	3,490
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	19,442	25,930
620.2	Office Supplies and Expense	7,285	8,643
630	Contractual Services	87,369	101,222
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	0	1,380
633	Contractual Services - Legal	3,909	(122)
634	Contractual Services - Management Fees	81,166	44,500
635	Contractual Services - Water Testing	2,295	1,352
636	Contractual Services - Other	0	67
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	0	0
657	Insurance - General Liability	3,495	3,388
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	4,500	200
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	1,935	2,167
403	Depreciation Expense (From Schedule AR4)		0
408	Taxes Other Than Income	0	0
408.11	Property Taxes	10,409	9,090
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	213	304
	Total Operating Expenses	\$264,448	\$235,813
	Operating Income / (Loss)	(\$40,753)	(\$21,216)
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	151	141
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	\$151	\$141
	Net Income / (Loss)	(\$40,602)	(\$21,075)

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.5	0.0	0.0	0.5
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	0.0	0.5	0.5
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	1.0	1.0
Meter reader	0.0	0.0	0.3	0.3
Customer Service	0.0	0.0	0.1	0.1
Accounting	0.0	0.0	0.0	0.0
Business Office	0.0	0.0	0.0	0.0
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	0.0	0.0	0.0	0.0
Other	0.0	0.0	0.0	0.0
Total	0.5	0.0	1.9	2.4

Chaparral Water Properties, Inc.
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	N/A	N/A	N/A	N/A
Source of Loan	N/A	N/A	N/A	N/A
ACC Decision No.	N/A	N/A	N/A	N/A
Reason for Loan	N/A	N/A	N/A	N/A
Dollar Amt. Issued	N/A	N/A	N/A	N/A
Amount Outstanding	N/A	N/A	N/A	N/A
Date of Maturity	N/A	N/A	N/A	N/A
Interest Rate	N/A	N/A	N/A	N/A
Current Year Interest	N/A	N/A	N/A	N/A
Current Year Principal	N/A	N/A	N/A	N/A

Meter Deposit Balance at Test Year End:	\$7,301
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Meter Deposits Refunded During the Test Year:	\$1,310
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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.

Well and Water Usage

[illegible]

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

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

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)7
January	5,063,900.00	2,166,547.00	0.00	0.00	955,000.00	\$2,447	15,085
February	5,063,900.00	2,677,023.00	0.00	0.00	660,000.00	2,656	16,184
March	5,063,900.00	3,309,034.00	0.00	0.00	175,000.00	2,827	16,709
April	5,063,900.00	2,288,517.00	0.00	0.00	235,000.00	2,888	18,499
May	5,744,200.00	4,229,880.00	0.00	0.00	1,420,000.00	3,609	19,904
June	5,063,900.00	4,306,903.00	0.00	0.00	0.00	3,423	20,524
July	9,398,900.00	4,320,090.00	0.00	0.00	1,860,000.00	4,094	25,080
August	8,002,720.00	5,717,490.00	0.00	0.00	1,200,000.00	3,460	21,526
September	8,002,720.00	4,173,550.00	0.00	0.00	0.00	3,685	23,428
October	8,002,720.00	4,908,742.00	0.00	0.00	1,240,000.00	3,675	23,312
November	8,002,720.00	3,722,499.00	0.00	0.00	750,000.00	2,974	17,665
December	7,997,310.00	4,006,211.00	0.00	0.00	1,050,000.00	2,871	15,341
Totals	80,470,790.00	45,826,486.00	0.00	0.00	9,545,000.00	\$38,608	233,257

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

Estimated use is from leaks, flushing of hydrants/tanks/wells. Stand pipe was struck by a vehicle.

- | | |
|---|---|
| 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:		CHAPARRAL WATER COMPANY	
ADEQ Public Water System Number:		AZ0407064	
ADWR PCC Number:		91-000204.0000	

MAINS		
Sizes (inches)	Material	Length (feet)
4.00	PVC	1,800
6.00	PVC	4,800
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA

SERVICE LINES			
Material	Percent of system	Year installed	
Black poly	100%	1985	
NA	NA	NA	
NA	NA	NA	
NA	NA	NA	
NA	NA	NA	

BOOSTER PUMPS		
Horsepower	GPM	Quantity
5	100	1
10	200	5
NA	NA	NA
NA	NA	NA

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000	STEEL	2	1971
15,000	STEEL	1	1982
5,000	STEEL	2	1982
500,000	STEEL	1	1980
NA	NA	NA	NA
NA	NA	NA	NA

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	341	6%	25%
0.75	2	0%	0%
1	2	50%	50%
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

FIRE HYDRANTS	
Type	Quantity
Standard *	0
Other	0

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
5,000	STEEL	1	1971
10,000	STEEL	1	1982
10,000	STEEL	1	1980
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

* 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:	CHOLORINATOR EQUIPMENT AT ALL THREE WELL SITES
STRUCTURES:	8X12 FT METAL STORAGE SHED
OTHER:	NA

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	348	0	3	0	0
February	351	0	3	0	0
March	354	0	3	0	0
April	354	0	3	0	0
May	351	0	3	0	0
June	354	0	3	0	0
July	356	0	3	0	0
August	355	0	3	0	0
September	357	0	3	0	0
October	356	0	3	0	0
November	355	0	3	0	0
December	353	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 (GPCPD) requirement?

If yes, provide the GPCPD amount:

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

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

NA

Chaparral Water Properties, Inc.
Annual Report
 Utility Shutoffs / Disconnects
 12/31/24

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	7	0
February	0	3	0
March	0	0	0
April	0	2	0
May	0	9	0
June	0	21	0
July	0	7	0
August	0	0	0
September	0	9	0
October	0	0	0
November	0	11	0
December	0	6	0
Total	0	75	0

Other (description):

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.

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2024 was
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\$10,409

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 Certification (Taxes)

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

County of (county name): Maricopa
Name (owner or official) title: Lacey Merritt
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: 12/31/24

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.

Certification: I CERTIFY THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

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

Lacey Merritt
signature of owner/official

520-624-1460
telephone no.



Rose S. Chacon
Pima County
12/18/26