

**ANNUAL REPORT**

Of

Company Name: Empirita Water Company, L.L.C.  
2850 E. Skyline Dr., Ste. 100

Mailing Address: Tucson AZ  
85718

Docket No.: W-03948A  
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: 5/13/2025

ARIZONA CORPORATION COMMISSION  
WATER UTILITY ANNUAL REPORT  
Empirita Water Company, L.L.C.  
A Class ☐ E Utility

For the Calendar Year Ended: 12/31/24

Primary Address: 

2850 E Skyline Drive, Suite 100			
City:	Tucson	State:	Arizona
Zip Code:	85718		

Telephone Number: 

(520) 490-1218
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Date of Original Organization of Utility: 

9/11/2000
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Person to whom correspondence should be addressed concerning this report:

Name: 

Sonn S Ahlbrecht
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Telephone No. : 

(602) 275-1710
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Address: 

PO Box 50793			
City:	Phoenix	State:	Arizona
Zip Code:	85076		

  
Email: 

sonncpa@gmail.com
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**Regulatory and Management Contact**

Name: 

Jim Vermilyea
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Telephone No. : 

(520) 490-1218
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Address: 

2850 E Skyline Drive, Suite 100			
City:	Tucson	State:	Arizona
Zip Code:	85718		

  
Email: 

jv@redhawkj6.com
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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: 

Limited Liability Company ("LLC")
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Counties Served: 

Cochise
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ARIZONA CORPORATION COMMISSION  
WATER UTILITY ANNUAL REPORT  
Empirita Water Company, L.L.C.

<b>Important changes during the year</b>
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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

Yes	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.
	LSL Inventory Initial, Public notice rule linked to violation.

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	\$21,930	\$0	\$0	\$21,930	\$0	\$21,930
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	0	0	0	0	0	0
304	Structures and Improvements	868	0	0	868	390	478
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	111,136	0	0	111,136	71,333	39,803
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	0	0	0	0	0	0
310	Power Generation Equipment	32,501	0	0	32,501	17,063	15,438
311	Pumping Equipment	85,722	15,844	0	101,566	70,281	31,285
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	0	0	0	0	0	0
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	35,658	111,501	0	147,159	52,066	95,093
330.2	Pressure Tanks	72,684	0	28,378	44,306	30,431	13,875
331	Transmission and Distribution Mains	523,943	0	0	523,943	189,185	334,758
333	Services	4,525	0	0	4,525	2,008	2,517
334	Meters and Meter Installations	4,615	0	0	4,615	2,342	2,273
335	Hydrants	0	0	0	0	0	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	0	0	0	0	0	0
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	0	0	0	0	0	0
344	Laboratory Equipment	0	0	0	0	0	0
345	Power Operated Equipment	0	0	0	0	0	0
346	Communication Equipment	3,720	0	0	3,720	3,720	0
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Tangible Plant	0	0	0	0	0	0
	<b>Totals</b>	<b>\$897,302</b>	<b>\$127,345</b>	<b>\$28,378</b>	<b>\$996,269</b>	<b>\$438,819</b>	<b>\$557,450</b>

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	\$21,930	\$0	\$0	\$21,930	\$21,930	\$0	0.00%	\$0
302	Franchises	0	0	0	0	0	0	0.00%	0
303	Land and Land Rights	0	0	0	0	0	0	0.00%	0
304	Structures and Improvements	868	0	0	868	0	868	3.33%	29
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	2.50%	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0	2.50%	0
307	Wells and Springs	111,136	0	0	111,136	0	111,136	3.33%	3,701
308	Infiltration Galleries	0	0	0	0	0	0	6.67%	0
309	Supply Mains	0	0	0	0	0	0	2.00%	0
310	Power Generation Equipment	32,501	0	0	32,501	0	32,501	5.00%	1,625
311	Pumping Equipment	85,722	15,844	0	101,566	61,151	40,415	12.50%	4,062
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	0	0	0	0	0	0	3.33%	0
320.2	Solution Chemical Feeders	0	0	0	0	0	0	20.00%	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	10.00%	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0	0.00%	0
330.1	Storage Tanks	35,658	111,501	0	147,159	0	147,159	2.22%	3,267
330.2	Pressure Tanks	72,684	0	28,378	44,306	0	44,306	5.00%	2,215
331	Transmission and Distribution Mains	523,943	0	0	523,943	0	523,943	2.00%	10,479
333	Services	4,525	0	0	4,525	0	4,525	3.33%	151
334	Meters and Meter Installations	4,615	0	0	4,615	1,670	2,945	8.33%	245
335	Hydrants	0	0	0	0	0	0	2.00%	0
336	Backflow Prevention Devices	0	0	0	0	0	0	8.33%	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0	6.67%	0
340	Office Furniture and Equipment	0	0	0	0	0	0	6.67%	0
340.1	Computer & Software	0	0	0	0	0	0	20.00%	0
341	Transportation Equipment	0	0	0	0	0	0	20.00%	0
342	Stores Equipment	0	0	0	0	0	0	5.00%	0
343	Tools, Shop and Garage Equipment	0	0	0	0	0	0	5.00%	0
344	Laboratory Equipment	0	0	0	0	0	0	10.00%	0
345	Power Operated Equipment	0	0	0	0	0	0	5.00%	0
346	Communication Equipment	3,720	0	0	3,720	3,720	0	10.00%	186
347	Miscellaneous Equipment	0	0	0	0	0	0	10.00%	0
348	Other Tangible Plant	0	0	0	0	0	0	0.00%	0
	<b>Subtotal</b>	<b>\$897,302</b>	<b>\$127,345</b>	<b>\$28,378</b>	<b>\$996,269</b>	<b>\$88,471</b>	<b>\$907,798</b>		<b>\$25,959</b>

Contribution(s) in Aid of Construction (Gross)	\$233,921
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	<b>\$233,921</b>
Times: Proposed Amortization Rate	2.00%
<b>Amortization of CIAC</b>	<b>\$4,678</b>

Less: Amortization of CIAC **\$4,678**

**DEPRECIATION EXPENSE** **\$21,281**

Empirita Water Company, L.L.C.  
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.	<b>Current and Accrued Assets</b>			
131	Cash		\$3,214	\$1,315
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		(263)	(579)
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	19,988
	<b>Total Current and Accrued Assets</b>		<b>\$2,951</b>	<b>\$20,724</b>
Account No.	<b>Fixed Assets</b>			
101	Utility Plant in Service*		\$897,302	\$996,269
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(387,683)	(438,819)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	<b>Total Fixed Assets</b>		<b>\$509,619</b>	<b>\$557,450</b>
	<b>Total Assets</b>		<b>\$512,570</b>	<b>\$578,174</b>

\*Note these items feed automatically from AR3 UPIS Page 4

Empirita Water Company, L.L.C.  
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		\$13,239	\$29,964
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		0	0
236	Accrued Taxes		1,973	(26)
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		45,942	0
	<b>Total Current Liabilities</b>		<b>\$61,154</b>	<b>\$29,938</b>
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$18,841	\$18,841
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		17,459	16,969
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		253,171	233,921
272	Less: Amortization of Contributions		(75,426)	(77,194)
281	Accumulated Deferred Income Tax		0	0
	<b>Total Deferred Credits</b>		<b>\$195,204</b>	<b>\$173,696</b>
	<b>Total Liabilities</b>		<b>\$275,199</b>	<b>\$222,475</b>
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	0
215	Retained Earnings		193,059	188,414
218	Proprietary Capital (Sole Props and Partnerships)		44,312	167,285
	<b>Total Capital</b>		<b>\$237,371</b>	<b>\$355,699</b>
	<b>Total Liabilities and Capital</b>		<b>\$512,570</b>	<b>\$578,174</b>

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

Empirita Water Company, L.L.C.  
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
	<b>Operating Revenue</b>		
461	Metered Water Revenue	\$50,141	\$47,584
460	Unmetered Water Revenue	644	609
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	90	185
	<b>Total Revenues</b>	<b>\$50,875</b>	<b>\$48,378</b>
	<b>Operating Expenses</b>		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	11,081	12,125
618	Chemicals	417	616
620	Materials and Supplies	1,180	1,246
620.1	Repairs and Maintenance	2,431	2,317
620.2	Office Supplies and Expense	561	246
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	10,360	12,083
633	Contractual Services - Legal	0	0
634	Contractual Services - Management Fees	3,000	50
635	Contractual Services - Water Testing	725	1,173
636	Contractual Services - Other	3,395	250
640	Rents	495	900
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	2,013	2,340
657	Insurance - General Liability	3,593	1,835
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	1,537	0
403	Depreciation Expense (From Schedule AR4)	21,281	17,374
408	Taxes Other Than Income	0	0
408.11	Property Taxes	2,823	2,573
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	<b>Total Operating Expenses</b>	<b>\$64,892</b>	<b>\$55,128</b>
	<b>Operating Income / (Loss)</b>	<b>(\$14,017)</b>	<b>(\$6,750)</b>
	<b>Other Income / (Expense)</b>		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	0	87
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(928)	(362)
	<b>Total Other Income / (Expense)</b>	<b>(\$928)</b>	<b>(\$275)</b>
	<b>Net Income / (Loss)</b>	<b>(\$14,945)</b>	<b>(\$7,025)</b>



Empirita Water Company, L.L.C.  
Annual Report  
Full time equivalent employees  
12/31/24

<b>Full time equivalent employees</b>
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	Direct Company	Allocated	Outside service	Total
President	0.0	0.0	0.0	0.0
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	0.0	0.3	0.3
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	0.3	0.3
Meter reader	0.0	0.0	0.1	0.1
Customer Service	0.0	0.0	0.0	0.0
Accounting	0.0	0.0	0.3	0.3
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
<b>Total</b>	0.0	0.0	1.0	1.0

Empirita Water Company, L.L.C.  
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:	\$16,969
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Meter Deposits Refunded During the Test Year:	\$1,840
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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:	N/A
Source of water delivered to another system	

Name of system water received from:	
ADWR PCC Number:	N/A
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 <sup>6</sup>	Purchased Power (kWh) <sup>7</sup>
January		385,705.00	0.00	0.00		\$525	2,545
February		349,222.00	0.00	0.00		675	3,067
March		301,706.00	0.00	0.00		1,058	6,264
April		368,348.00	0.00	0.00		1,029	6,475
May		444,016.00	0.00	0.00		1,164	6,550
June		572,639.00	0.00	0.00		1,045	7,365
July		605,119.00	0.00	0.00		976	7,580
August		552,441.00	0.00	0.00		1,078	7,725
September		538,485.00	0.00	0.00		974	7,670
October		524,663.00	0.00	0.00		727	5,010
November		577,761.00	0.00	0.00		778	5,165
December	6,882,781.00	464,539.00	0.00	0.00		1,053	7,330
<b>Totals</b>	<b>6,882,781.00</b>	<b>5,684,644.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$11,081</b>	<b>72,746</b>

<p><b>If applicable, in the space below please provide a description for all un-metered water use along with amounts:</b></p> <p>Water hauler fills tank and pays by load filled into truck.</p>	
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- |   |   |
|---|---|
| 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:		EMPIRITA WATER SYSTEM	
ADEQ Public Water System Number:		AZ0402122	
ADWR PCC Number:		91-000826.0000	

MAINS		
Sizes (inches)	Material	Length (feet)
2.50	PVC	1,660
4.00	PVC	10,520
6.00	PVC	11,950
8.00	PVC	173

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	82	15%	77%

SERVICE LINES		
Material	Percent of system	Year installed
PVC	100%	2005

BOOSTER PUMPS		
Horsepower	GPM	Quantity
9.5	85	2

FIRE HYDRANTS	
Type	Quantity
Standard *	1
Other	0

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
150,000	Steel	1	2009

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
80	Steel/Rubber	2	2016
5,000	Steel	2	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.

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

<b>TREATMENT EQUIPMENT:</b>	N/A
<b>STRUCTURES:</b>	Shed, 20' x 20' fence around well 1, 10' x 10' fence around well 2
<b>OTHER:</b>	60' x 50' fenced area

Customer and Other Information		
Name of the System:	EMPIRITA WATER SYSTEM	
ADEQ Public Water System Number:	AZ0402122	
ADWR PCC Number:	91-000826.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	77	0	0	0	1
February	77	0	0	0	1
March	79	0	0	0	1
April	78	0	0	0	1
May	81	0	0	0	1
June	81	0	0	0	1
July	82	0	0	0	1
August	82	0	0	0	1
September	81	0	0	0	1
October	82	0	0	0	1
November	81	0	0	0	1
December	81	0	0	0	1

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.

N/A

Empirita Water Company, L.L.C.  
**Annual Report**  
 Utility Shutoffs / Disconnects  
 12/31/24

Utility Shutoffs / Disconnects	
Name of the System:	EMPIRITA WATER SYSTEM
ADEQ Public Water System Number:	AZ0402122
ADWR PCC Number:	91-000826.0000

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	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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Other (description):**

N/A
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**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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\$2,869
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If no property taxes paid, explain why.
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N/A
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<b>Instructions:</b> 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.
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Verification and Certification (Taxes)

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

County of (county name):

Cochise

Name (owner or official) title:

James Vermilyea, President

Company name:

Empirita Water Company, L.L.C.

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.

James Vermilyea  
signature of owner/official

(520) 490-1218

telephone no.