

ANNUAL REPORT

Of

Company Name: **Flagstaff Ranch Water Company, Inc.**
PO Box 38501

Mailing Address: Mormon Lake AZ
86038

Docket No.: W-02502A
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
Flagstaff Ranch Water Company, Inc.
A Class ☒ Utility

For the Calendar Year Ended: 12/31/24

Primary Address:

8828 N 23rd Ave, Ste 100			
City:	Phoenix	State:	Arizona
Zip Code:	85021		

Telephone Number:

(928) 925-4837

Date of Original Organization of Utility:

8/14/1987

Person to whom correspondence should be addressed concerning this report:

Name:

Sonn S Ahlbrecht

Telephone No. :

(602)275-1710

Address:

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

Email:

sonncpa@gmail.com

Management Contact
Name:

Mark C Bohn

Telephone No. :

(480) 573-0831

Address:

2036 N Gilbert Rd, Ste 2-498			
City:	Mesa	State:	Arizona
Zip Code:	85203		

Email:

mark@bohn.law

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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:

Coconino

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Flagstaff Ranch Water Company, 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

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.
	Public Notice Rule linked to violation, CCR Adequacy/Availability/Content, LSL Repsoting - Initial, Monitoring, Routine Major, 2nd 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	\$75,102	\$0	\$0	\$75,102	\$75,102	\$0
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	0	0	0	0	0	0
304	Structures and Improvements	0	0	0	0	0	0
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	129,012	0	0	129,012	129,012	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	409,845	5,480	0	415,325	142,980	272,345
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	268,884	0	33,468	235,416	235,416	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	13,123	0	0	13,123	13,123	0
330.1	Storage Tanks	312,705	0	0	312,705	312,705	0
330.2	Pressure Tanks	3,499	0	0	3,499	3,499	0
331	Transmission and Distribution Mains	445,185	297,432	0	742,617	454,108	288,509
333	Services	0	7,171	0	7,171	231	6,940
334	Meters and Meter Installations	7,188	4,319	0	11,507	5,574	5,933
335	Hydrants	0	36,031	0	36,031	995	35,036
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	0	16,770	0	16,770	839	15,931
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$1,664,543	\$367,203	\$33,468	\$1,998,278	\$1,373,584	\$624,694

Flagstaff Ranch Water Company, 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	\$75,102	\$0	\$0	\$75,102	\$0	\$75,102	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	0	0	0	0	0	0	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	129,012	0	0	129,012	129,012	0	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	409,845	5,480	0	415,325	32,177	383,148	12.50%	47,551
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	268,884	0	33,468	235,416	235,416	0	0.00%	2,672
320.2	Solution Chemical Feeders	0	0	0	0	0	0	0.00%	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	0.00%	0
330	Distribution Reservoirs and Standpipes	13,123	0	0	13,123	13,123	0	0.00%	0
330.1	Storage Tanks	312,705	0	0	312,705	312,705	0	0.00%	0
330.2	Pressure Tanks	3,499	0	0	3,499	3,499	0	0.00%	0
331	Transmission and Distribution Mains	445,185	297,432	0	742,617	445,185	297,432	2.00%	8,923
333	Services	0	7,171	0	7,171	0	7,171	3.33%	231
334	Meters and Meter Installations	7,188	4,319	0	11,507	5,138	6,369	8.33%	351
335	Hydrants	0	36,031	0	36,031	0	36,031	2.00%	995
336	Backflow Prevention Devices	0	0	0	0	0	0	0.00%	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0	0.00%	0
340	Office Furniture and Equipment	0	0	0	0	0	0	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	0	0	0	0	0	0	0.00%	0
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	16,770	0	16,770	0	16,770	10.00%	839
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	\$1,664,543	\$367,203	\$33,468	\$1,998,278	\$1,176,255	\$822,023		\$61,561

Contribution(s) in Aid of Construction (Gross)	\$335,980
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$335,980
Times: Proposed Amortization Rate	various
Amortization of CIAC	\$10,147
Less: Amortization of CIAC	\$10,147
DEPRECIATION EXPENSE	\$51,414

Flagstaff Ranch Water Company, 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		\$300,992	\$176,657
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		53,892	16,268
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		18,252	16,688
174	Miscellaneous Current and Accrued Assets		14,860	0
	Total Current and Accrued Assets		\$387,996	\$209,613
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$1,664,543	\$1,998,278
103	Property Held for Future Use		0	8,719
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(1,345,753)	(1,373,584)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$318,790	\$633,413
	Total Assets		\$706,786	\$843,026

*Note these items feed automatically from AR3 UPIS Page 4

Flagstaff Ranch Water Company, 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		\$32,817	\$37,998
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		0	0
236	Accrued Taxes		2,828	0
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		190,125	191,522
	Total Current Liabilities		\$225,770	\$229,520
	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		12,125	19,482
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		0	335,980
272	Less: Amortization of Contributions		0	(10,147)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$12,125	\$345,315
	Total Liabilites		\$237,895	\$574,835
	Capital Accounts			
201	Common Stock Issued		\$633,116	\$633,116
211	Other Paid-In Capital		0	0
215	Retained Earnings		(164,225)	(364,925)
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$468,891	\$268,191
	Total Liabilities and Capital		\$706,786	\$843,026

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

Flagstaff Ranch Water Company, 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	\$296,641	\$271,672
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	4,110	1,815
	Total Revenues	\$300,751	\$273,487
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	62,627	65,683
618	Chemicals	0	0
620	Materials and Supplies	8,569	2,919
620.1	Repairs and Maintenance	35,396	42,520
620.2	Office Supplies and Expense	1,274	1,707
630	Contractual Services	0	32,989
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	101,423	0
633	Contractual Services - Legal	160,491	0
634	Contractual Services - Management Fees	56,902	109,315
635	Contractual Services - Water Testing	2,989	1,563
636	Contractual Services - Other	11,815	70
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	5,849	5,480
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	3,139	2,470
675	Miscellaneous Expense	858	1,200
403	Depreciation Expense (From Schedule AR4)	51,414	27,921
408	Taxes Other Than Income	155	71
408.11	Property Taxes	6,446	6,420
409	Income Taxes	178	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$509,525	\$300,328
	Operating Income / (Loss)	(\$208,774)	(\$26,841)
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	11,010	17,524
426	Miscellaneous Non-Utility (Expense)	(2,750)	(12,777)
427	Interest (Expense)	(9)	0
	Total Other Income / (Expense)	\$8,251	\$4,747
	Net Income / (Loss)	(\$200,523)	(\$22,094)

Full time equivalent employees

	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	0.5	0.5
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	0.8	0.8
Meter reader	0.0	0.0	0.2	0.2
Customer Service	0.0	0.0	0.5	0.5
Accounting	0.0	0.0	1.5	1.5
Business Office	0.0	0.0	0.5	0.5
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	0.5	0.5
Total	0.0	0.0	4.5	4.5

Flagstaff Ranch Water Company, 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:	\$9,482
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Meter Deposits Refunded During the Test Year:	\$0
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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:	
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 ⁶	Purchased Power (kWh) ⁷
January	907,908.00	907,908.00	0.00	0.00		\$4,250	28,433
February	0.00	0.00	0.00	0.00		4,404	25,745
March	565,700.00	565,700.00	0.00	0.00		3,787	24,038
April	0.00	0.00	0.00	0.00		4,665	31,192
May	2,167,866.00	2,167,866.00	0.00	0.00		5,242	26,274
June	3,588,436.00	3,588,436.00	0.00	0.00		6,056	38,558
July	4,727,257.00	4,727,257.00	0.00	0.00		6,810	46,556
August	3,229,954.00	3,229,954.00	0.00	0.00		5,891	38,130
September	4,537,004.00	4,537,004.00	0.00	0.00		6,621	44,969
October	1,848,461.00	1,848,461.00	0.00	0.00		5,847	37,847
November	882,394.00	882,394.00	0.00	0.00		5,171	32,965
December	742,963.00	742,963.00	0.00	0.00		4,246	24,546
Totals	23,197,943.00	23,197,943.00	0.00	0.00	0.00	\$62,627	399,253

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

	N/A
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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:		FLAGSTAFF RANCH WATER CO	
ADEQ Public Water System Number:		AZ0403088	
ADWR PCC Number:		91-000106.0000	

MAINS		
Sizes (inches)	Material	Length (feet)
6.00	PVC	10,500
8.00	PVC	5,200
8.00	PVC/C900	2,283
12.00	PVC	7,800
14.00	Ductile Iron	7,950
6.00	DIP/ACP	115

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	1	0%	0%
0.75	165	45%	60%
1	260	20%	40%
1.5	9	40%	35%
2	1	0%	0%
3	8	45%	85%

SERVICE LINES		
Material	Percent of system	Year installed
PVC	75%	2004
Other	25%	2004

BOOSTER PUMPS		
Horsepower	GPM	Quantity
40	1,650	1
5	40	2

FIRE HYDRANTS	
Type	Quantity
Standard *	67
Other	0

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
595,000	Steel	1	2004

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
1,000	Steel	1	2013

* 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:	Two arsenic remediation systems
STRUCTURES:	Two well houses @ 10' x 10', one treatment building @ 10' x 10', one treatment building @ 12' x 16', and one well house @ 10' x 12'
OTHER:	LPG gererator 45kW w/transfer switch

Customer and Other Information		
Name of the System:	FLAGSTAFF RANCH WATER CO	
ADEQ Public Water System Number:	AZ0403088	
ADWR PCC Number:	91-000106.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	406	0	11	6	1
February	406	0	11	6	1
March	406	0	11	6	1
April	402	0	11	6	1
May	400	0	11	6	1
June	405	0	12	6	1
July	406	0	17	6	1
August	408	0	22	6	1
September	411	0	22	6	1
October	413	0	22	6	1
November	410	0	22	6	1
December	411	0	22	6	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

Flagstaff Ranch Water Company, Inc.
Annual Report
 Utility Shutoffs / Disconnects
 12/31/24

Utility Shutoffs / Disconnects	
Name of the System:	FLAGSTAFF RANCH WATER CO
ADEQ Public Water System Number:	AZ0403088
ADWR PCC Number:	91-000106.0000

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	2	0
October	0	0	0
November	0	0	0
December	0	0	0
Total	0	2	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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\$3,242

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 I, the undersigned of the
(state name)

County of (county name):

Maricopa

Name (owner or official) title:

Mark C Bohn, President

Company name:

Flagstaff Ranch Water Company, 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.

Mark C. Bohn, PRES.

signature of owner/official

(480) 573-0831

telephone no.