

<b>ANNUAL REPORT</b>
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Of

Company Name: 

Harold W. Bullard dba Verde West Irrigation
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PO Box 744  
0  
Mailing Address: Camp Verde AZ  
86322  
Docket No.: I-02274A  
For the Year Ended: 

12/31/24
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**RECEIVED BY EMAIL**  
**6/12/2025, 6:04 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: 

Original Filing
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Application Date: 

6/13/2025
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ARIZONA CORPORATION COMMISSION  
WATER UTILITY ANNUAL REPORT  
Harold W. Bullard dba Verde West Irrigation  
A Class ☐ Utility

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Annual Report Page 2

For the Calendar Year Ended: 12/31/24

Primary Address: 

P.O. Box 744
City: Camp Verde State: Arizona Zip Code: 86322

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Telephone Number: 623-703-5757

Date of Original Organization of Utility: N/A

Person to whom correspondence should be addressed concerning this report:

Name: Ryan McCarty  
Telephone No. : 623-703-5757  
Address: P.O. Box 744  
City: Camp Verde State: Arizona Zip Code: 86322  
Email: verdewestirrigation@gmail.com

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: Limited Liability Company ("LLC")

Counties Served: Yavapai

<b>Important changes during the year</b>
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	For those companies not subject to the affiliated interest rules, has there been a change in ownership or direct control during the year?
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	If yes, please provide specific details in the box below.
--	---

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

	No.
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Utility Plant in Service (Water)							
Account	Description	Beginning Year	Current Year	Current Year	Adjusted Original	Accumulated	OCLD (OC less
301	Organization				\$0		\$0
302	Franchises				0		0
303	Land and Land Rights	18,000			18,000		18,000
304	Structures and Improvements	8,342			8,342	250	8,092
305	Collecting & Improving Reservoirs	1,455			1,455	44	1,411
306	Lake, River, Canal Intakes				0		0
307	Wells and Springs	6,500			6,500		6,500
308	Infiltration Galleries				0		0
309	Supply Mains				0		0
310	Power Generation Equipment				0		0
311	Pumping Equipment	94,693			94,693	2,841	91,852
320	Water Treatment Equipment				0		0
320.1	Water Treatment Plants				0		0
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				0		0
330.2	Pressure Tanks				0		0
331	Transmission and Distribution Mains	90,204			90,204	2,706	87,498
333	Services				0		0
334	Meters and Meter Installations				0		0
335	Hydrants				0		0
336	Backflow Prevention Devices				0		0
339	Other Plant and Misc. Equipment				0		0
340	Office Furniture and Equipment				0		0
340.1	Computer & Software	1,467	399		1,866	373	1,493
341	Transportation Equipment	6,940			6,940	1,388	5,552
342	Stores Equipment				0		0
343	Tools, Shop and Garage Equipment	2,500			2,500	75	2,425
344	Laboratory Equipment				0		0
345	Power Operated Equipment				0		0
346	Communication Equipment				0		0
347	Miscellaneous Equipment	6,011			6,011	180	5,831
348	Other Tangible Plant	1,362			1,362	41	1,321
	<b>Totals</b>	<b>\$237,474</b>	<b>\$399</b>	<b>\$0</b>	<b>\$237,873</b>	<b>\$7,898</b>	<b>\$229,975</b>

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**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.

**Note:** Due to differences in useful lives and associated depreciation rates, accounts 320 and 330 should not be used, instead the more detailed sub-accounts should be used. Contact Staff for any necessary assistance.

Depreciation Expense for the Current Year (Water)									
Account No.	Description	Beginning	Current Year	Current Year	Adjusted	Fully	Depreciable	Depreciation	Depreciation
301	Organization	\$0	\$0	\$0	\$0		\$0		\$0
302	Franchises	0	0	0	0		0		0
303	Land and Land Rights	18,000	0	0	18,000		18,000		0
304	Structures and Improvements	8,342	0	0	8,342		8,342	0.03	250
305	Collecting & Improving Reservoirs	1,455	0	0	1,455		1,455	0.03	44
306	Lake, River, Canal Intakes	0	0	0	0		0		0
307	Wells and Springs	6,500	0	0	6,500		6,500		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	94,693	0	0	94,693		94,693	0.03	2,841
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	0	0	0	0		0		0
330.2	Pressure Tanks	0	0	0	0		0		0
331	Transmission and Distribution Mains	90,204	0	0	90,204		90,204	0.03	2,706
333	Services	0	0	0	0		0		0
334	Meters and Meter Installations	0	0	0	0		0		0
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	1,467	399	0	1,866		1,866	0.2	333
341	Transportation Equipment	6,940	0	0	6,940		6,940	0.2	1,388
342	Stores Equipment	0	0	0	0		0		0
343	Tools, Shop and Garage Equipment	2,500	0	0	2,500		2,500	0.03	75
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	6,011	0	0	6,011		6,011	0.03	180
348	Other Tangible Plant	1,362	0	0	1,362		1,362	0.03	41
	<b>Subtotal</b>	\$237,474	\$399	\$0	\$237,873	\$0	\$237,873		\$7,858

0.03304 Composite rate

Contribution(s) in Aid of Construction (Gross)  
Less: Non Amortizable Contribution(s)  
Fully Amortized Contribution(s)  
Amortizable Contribution(s)  
Times: Proposed Amortization Rate  
**Amortization of CIAC**

\$0  
3.30%  
\$0

Less: Amortization of CIAC \$0

**DEPRECIATION EXPENSE \$7,858**

Balance Sheet Assets			
Assets		Balance at	Balance at End of
Account No.	Current and Accrued Assets		
131	Cash	\$4,233	\$3,264
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable		
146	Notes Receivable from Associated Companies		
151	Plant Material and Supplies		
162	Prenavments		
174	Miscellaneous Current and Accrued Assets		
	Total Current and Accrued Assets	\$4,233	\$3,264
Fixed Assets			
Account No.			
101	Utility Plant in Service*	\$237,474	\$237,873
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation (enter as negative)*	(8,377)	(7,898)
121	Non-Utility Property		
122	Accumulated Depreciation - Non Utility		
	Total Fixed Assets	\$229,097	\$229,975
	Total Assets	\$233,330	\$233,239

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Balance Sheet Liabilities and Owners Equity			
Liabilities		Balance at Beginning	Balance at End of
Account No.	Current Liabilities		
231	Accounts Payable		
232	Notes Payable (Current Portion)		
234	Notes Payable to Associated Companies		
235	Customer Deposits		
236	Accrued Taxes		
237	Accrued Interest		
242	Miscellaneous Current and Accrued Liabilities		
	Total Current Liabilities	\$0	\$0
Long Term Debt			
224	Long Term Debt (Notes and Bonds)		
Deferred Credits			
251	Unamortized Premium on Debt		
252	Advances in Aid of Construction		
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	Total Deferred Credits	\$0	\$0
	Total Liabilities	\$0	\$0
Capital Accounts			
201	Common Stock Issued		
211	Other Paid-In Capital		
215	Retained Earnings		
218	Proprietary Capital (Sole Props and Partnerships)		
	Total Capital	\$233,330	\$233,239
	Total Liabilities and Capital	\$233,330	\$233,239

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

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

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6  
Variances \$0 \$0

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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.

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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	\$34,040	\$32,062
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue		
	<b>Total Revenues</b>	<b>\$34,040</b>	<b>\$32,062</b>
	<b>Operating Expenses</b>		
601	Salaries and Wages		
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	16,520	14,420
618	Chemicals		
620	Materials and Supplies	0	3,272
620.1	Repairs and Maintenance	4,250	6,300
620.2	Office Supplies and Expense	2,199	1,025
630	Contractual Services		
631	Contractual Services - Engineering		
632	Contractual Services - Accounting	2,100	2,100
633	Contractual Services - Legal		
634	Contractual Services - Management Fees	4,850	4,850
635	Contractual Services - Water Testing		
636	Contractual Services - Other		
640	Rents		
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expenses	2,640	8,945
657	Insurance - General Liability		
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense		
675	Miscellaneous Expense		
403	Depreciation Expense (From Schedule AR4)	7,858	7,615
408	Taxes Other Than Income		
408.11	Property Taxes		
409	Income Taxes		
427.1	Customer Security Deposit Interest		
	<b>Total Operating Expenses</b>	<b>\$40,417</b>	<b>\$48,527</b>
	<b>Operating Income / (Loss)</b>	<b>(\$6,377)</b>	<b>(\$16,465)</b>
	<b>Other Income / (Expense)</b>		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)		
	<b>Total Other Income / (Expense)</b>	<b>\$0</b>	<b>\$0</b>
	<b>Net Income / (Loss)</b>	<b>(\$6,377)</b>	<b>(\$16,465)</b>

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Consider a rate case if and of the following conditions apply	
Operating Loss	Yes
Return on Equity	
Rate of Return	
Operating Margin	
DSC	
TIER	

Eligible for the Short Form  
Rate Application? Yes

Note - These calculations are only intended to provide the Company with some indication that a rate case should be considered. They do not necessarily reflect the calculations that Staff would develop using more detailed information provided during the course of a rate case. In order to be eligible to use the Short Form Rate Application you must have less than \$250,000 in total revenues.

**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.

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)				0.0
Meter reader				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

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FTE calculator	
Total annual hours worked	FTE
	0.0000

**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. A full-time employee is based on 2080 total hours per year. Please calculate partial employees using 2080 hours.



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Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued				
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:	
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Meter Deposits Refunded During the Test Year:	
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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]

Month	Water withdrawn	Water sold	Water delivered	Water received	Estimated	Purchased	Purchased
January							
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
<b>Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0</b>	<b>0</b>

- |   |   |
|---|---|
| 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.   |

**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.

*The Gallons pumped should not be equal to the gallons sold. There is a potentially significant problem, please investigate and explain.*

**Note:** If you are filing for more than one system, please provide a separate data sheet for each system.

Water Utility Plant Description			
Name of the System:	0		
ADEQ Public Water System Number:			
ADWR PCC Number:			

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MAINS		
Sizes (inches)	Material	Length (feet)

CUSTOMER METERS			
Size (inches)	Quantity	Percent over	Percent over

SERVICE LINES		
Material	Percent of system	Year

BOOSTER PUMPS		
Horsepower	GPM	Quantity

FIRE HYDRANTS	
Type	Quantity
Standard *	
Other	

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year

PRESSURE/BLADDER TANKS			
Capacity	Material	Quantity	Year installed

\* 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.

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. Copy and paste this sheet as many times as is necessary.

Note: If you are filing for more than one system, please click on the two systems button below.

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:	
STRUCTURES:	
OTHER:	

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. Copy and paste this sheet as many times as is necessary.

Customer and Other Information		
Name of the System:	0	
ADEQ Public Water System Number:		
ADWR PCC Number:		

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Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					

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

Does the system have chlorination treatment?  No

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?  No

If yes, provide the GPCPD amount:

Is the Water Utility located in an ADWR Active Management Area (AMA)?  No

If yes, which AMA?

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

No enlargments or improvements at this time.

**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. Copy and paste this sheet as many times as is necessary.

**Note:** If you are filing for more than one system, please click on the two systems button below.

Utility Shutoffs / Disconnects	
Name of the System:	0
ADEQ Public Water System Number:	
ADWR PCC Number:	

Month	Termination without	Termination with	Other
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Total	0	0	0

Other (description):

**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	
Amount of actual property taxes paid during Calendar Year 2024 was	\$590

If no property taxes paid, explain why.

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**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): Yavapai  
Name (owner or official) title: Ryan McCarty  
Company name: Harold W. Bullard dba Verde West Irrigation

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.

RYAN MCCARTY  
signature of owner/official

623-703-5757  
telephone no.