

ANNUAL REPORT

Of

Company Name: **Yavapai Water Company**

6808 N Dysart Rd Ste 116

Mailing Address: **Glendale AZ 85307**

Docket No.: **W-21142A**

For the Year Ended: **12/31/24**

RECEIVED BY EMAIL

04/02/2025, 8:24 AM

**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**

Application Date: **3/28/2025**

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Yavapai Water Company
A Class Utility

For the Calendar Year Ended: 12/31/24

Primary Address:

6808 N Dysart Rd Ste 116			
City:	Glendale	State:	Arizona
		Zip Code:	85307

Telephone Number:

623-219-4740

Date of Original Organization of Utility:

11/17/2021

Person to whom correspondence should be addressed concerning this report:

Name:

Bryan Thomas

Telephone No. :

623-219-4740

Address:

6808 N Dysart Rd Ste 116			
City:	Glendale	State:	Arizona
		Zip Code:	85307

Email: Bnthomas@hearthstonecompany.com

On-Site Manager
Name:

John Kennedy

Telephone No. :

928-422-3242

Address:

PO Box 416			
City:	Seligman	State:	Arizona
		Zip Code:	

Email: kennedy@tabletoptelephone.com

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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:

Yavapai

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Yavapai Water Company

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	93,048	0	0	93,048	0	93,048
304	Structures and Improvements	125,577	0	0	125,577	72,857	52,720
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	31,300	0	0	31,300	26,820	4,480
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	0	0	0	0	0	0
310	Power Generation Equipment	116,664	0	0	116,664	84,581	32,083
311	Pumping Equipment	395,603	17,498	0	413,101	395,927	17,174
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	6,549	1,919	0	8,468	5,567	2,901
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	304,347	0	0	304,347	61,760	242,587
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	708,350	9,379	0	717,729	195,002	522,727
333	Services	66,074	12,408	0	78,482	13,845	64,637
334	Meters and Meter Installations	119,344	1,745	0	121,089	88,682	32,407
335	Hydrants	3,162	0	0	3,162	710	2,452
336	Backflow Prevention Devices	0	0	0	0	0	0
339	Other Plant and Misc. Equipment	134,761	0	0	134,761	25,644	109,117
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	4,598	0	0	4,598	2,378	2,220
344	Laboratory Equipment	0	0	0	0	0	0
345	Power Operated Equipment	0	0	0	0	0	0
346	Communication Equipment	3,233	930	0	4,163	855	3,308
347	Miscellaneous Equipment	12,428	0	0	12,428	4,732	7,696
348	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$2,125,038	\$43,879	\$0	\$2,168,917	\$979,360	\$1,189,557

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	93,048	0	0	93,048	93,048	0	0.00%	0
304	Structures and Improvements	125,577	0	0	125,577	0	125,577	3.33%	4,182
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	31,300	0	0	31,300	0	31,300	3.33%	1,042
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	116,664	0	0	116,664	0	116,664	5.00%	5,833
311	Pumping Equipment	395,603	17,498	0	413,101	394,231	18,870	12.50%	1,265
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	0	0	0	0	0	0	0.00%	0
320.2	Solution Chemical Feeders	6,549	1,919	0	8,468	4,872	3,596	20.00%	527
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	0.00%	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0	0.00%	0
330.1	Storage Tanks	304,347	0	0	304,347	0	304,347	2.22%	6,757
330.2	Pressure Tanks	0	0	0	0	0	0	0.00%	0
331	Transmission and Distribution Mains	708,350	9,379	0	717,729	0	717,729	2.00%	14,261
333	Services	66,074	12,408	0	78,482	0	78,482	3.33%	2,407
334	Meters and Meter Installations	119,344	1,745	0	121,089	0	121,089	8.33%	10,014
335	Hydrants	3,162	0	0	3,162	0	3,162	2.00%	63
336	Backflow Prevention Devices	0	0	0	0	0	0	0.00%	0
339	Other Plant and Misc. Equipment	134,761	0	0	134,761	0	134,761	6.67%	8,989
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	4,598	0	0	4,598	0	4,598	5.00%	230
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	3,233	930	0	4,163	0	4,163	10.00%	370
347	Miscellaneous Equipment	12,428	0	0	12,428	3,374	9,054	10.00%	905
348	Other Tangible Plant	0	0	0	0	0	0	0.00%	0
	Subtotal	\$2,125,038	\$43,879	\$0	\$2,168,917	\$495,525	\$1,673,392		\$56,845

Contribution(s) in Aid of Construction (Gross)	\$644,274
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$644,274
Times: Proposed Amortization Rate	3.91%
Amortization of CIAC	\$21,886
Less: Amortization of CIAC	\$21,886
DEPRECIATION EXPENSE	\$34,959

Yavapai Water Company
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		\$9,326	\$22,473
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		23,749	26,003
146	Notes Receivable from Associated Companies		(10,278)	(10,868)
151	Plant Material and Supplies		0	0
162	Prepayments		4,248	6,314
174	Miscellaneous Current and Accrued Assets		8,898	9,764
	Total Current and Accrued Assets		\$35,943	\$53,686
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$2,125,038	\$2,168,917
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(922,515)	(979,360)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$1,202,523	\$1,189,557
	Total Assets		\$1,238,466	\$1,243,243

*Note these items feed automatically from AR3 UPIS Page 4

Yavapai Water Company
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		\$1,932	\$4,427
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		63,003	87,785
235	Customer Deposits		10,400	4,550
236	Accrued Taxes		6,033	6,299
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		178	256
	Total Current Liabilities		\$81,546	\$103,317
	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		7,609	13,344
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		644,274	644,274
272	Less: Amortization of Contributions		(50,367)	(72,253)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$601,516	\$585,365
	Total Liabilities		\$683,062	\$688,682
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		475,000	475,000
215	Retained Earnings		80,404	79,561
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$555,404	\$554,561
	Total Liabilities and Capital		\$1,238,466	\$1,243,243

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

Yavapai Water Company
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	\$372,762	\$361,868
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	2,132	1,984
474	Other Water Revenue	0	0
	Total Revenues	\$374,894	\$363,852
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	39,569	36,820
618	Chemicals	2,594	1,791
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	104,064	63,622
620.2	Office Supplies and Expense	112	4,314
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	0	0
633	Contractual Services - Legal	322	0
634	Contractual Services - Management Fees	157,725	141,492
635	Contractual Services - Water Testing	2,000	1,047
636	Contractual Services - Other	0	0
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	8,849	7,670
657	Insurance - General Liability	7,263	6,654
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	0	1,312
675	Miscellaneous Expense	8,310	6,547
403	Depreciation Expense (From Schedule AR4)	34,959	32,394
408	Taxes Other Than Income	0	0
408.11	Property Taxes	9,918	22,508
409	Income Taxes	(278)	9,256
427.1	Customer Security Deposit Interest	329	458
	Total Operating Expenses	\$375,736	\$335,885
	Operating Income / (Loss)	(\$842)	\$27,967
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	\$0	\$0
	Net Income / (Loss)	(\$842)	\$27,967

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President				0.0
Vice-president				0.0
Manager			unable to	0.0
Engineering Staff			determine	0.0
System Operator(s)			without	0.0
Meter reader			significant	0.0
Customer Service			analysis	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

Yavapai Water Company
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			
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:	\$13,344
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Meter Deposits Refunded During the Test Year:	\$480
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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:	
Source of water delivered to another system	

Name of system water received from:		
ADWR PCC Number:		
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	3,222,000.00	2,104,392.00	0.00	0.00	0.00	\$2,871	15,036
February	2,403,100.00	1,753,826.00	0.00	0.00	0.00	2,831	14,618
March	2,595,000.00	1,366,062.00	0.00	0.00	0.00	2,224	12,198
April	3,262,200.00	2,176,552.00	0.00	0.00	0.00	3,108	14,872
May	4,175,900.00	2,446,775.00	0.00	0.00	0.00	3,870	18,333
June	5,944,600.00	5,769,292.00	0.00	0.00	0.00	4,446	23,974
July	4,920,100.00	4,286,108.00	0.00	0.00	0.00	4,098	20,660
August	4,472,500.00	3,598,114.00	0.00	0.00	0.00	4,012	19,659
September	3,806,800.00	3,490,922.00	0.00	0.00	0.00	3,712	17,067
October	4,067,500.00	3,024,278.00	0.00	0.00	0.00	2,802	15,169
November	2,857,200.00	2,099,686.00	0.00	0.00	0.00	2,486	14,659
December	2,842,200.00	2,063,772.00	0.00	0.00	0.00	3,115	15,110
Totals	44,569,100.00	34,179,779.00	0.00	0.00	0.00	\$39,575	201,355

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

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:		AUBREY WATER CO-SELIGMAN	
ADEQ Public Water System Number:		AZ0413010	
ADWR PCC Number:		91-000607.0000	

MAINS		
Sizes (inches)	Material	Length (feet)
2.00	PVC CL150	3,560
4.00	PVC CL150	9,600
6.00	PVC CL150	4,800
2.00	Galvanized	14,580
6.00	Cast Iron	15,600
4.00	PVC CL150	220
6.00	PVC C900	840
8.00	Cast Iron	39,375

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	260	11%	Unknown
0.75	1	0%	Unknown
1	8	63%	Unknown
1.5	6	100%	Unknown
2	15	94%	Unknown
3	1	0%	Unknown

SERVICE LINES		
Material	Percent of system	Year installed
Galvanized steel	95%	Various
PEX	5%	Various

BOOSTER PUMPS		
Horsepower	GPM	Quantity
25	390	2
2	33	1

FIRE HYDRANTS	
Type	Quantity
Standard *	23
Other	

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
281,480	Steel	1	

PRESSURE/BLADDER TANKS			
Capacity (gallons)	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.

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:	55 gal sodium hypochlorite solution feed system
STRUCTURES:	8' x 20' steel storage container - 8' X 12' pump house
OTHER:	

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
- (b) If no historical flow data are available, use:
ERC = (Total SFR gallons sold (Omit 000) / 365 days / 350 gallons per day)

ERC	140
Method used:	(a)

Customer and Other Information		
Name of the System:	AUBREY WATER CO-SELIGMAN	
ADEQ Public Water System Number:	AZ0413010	
ADWR PCC Number:	91-000607.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	227	0	61	0	6
February	227	0	61	0	7
March	226	0	61	0	6
April	225	0	61	0	5
May	224	0	61	0	5
June	226	0	61	0	5
July	226	0	61	0	6
August	226	0	60	0	5
September	227	0	59	0	6
October	226	0	60	0	5
November	224	0	60	0	5
December	226	0	60	0	5

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?

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.

N/A

* an ERC is based on the calculation on the bottom of AR9 page 12.

Yavapai Water Company
Annual Report
 Utility Shutoffs / Disconnects
 12/31/24

Utility Shutoffs / Disconnects	
Name of the System:	AUBREY WATER CO-SELIGMAN
ADEQ Public Water System Number:	AZ0413010
ADWR PCC Number:	91-000607.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.C	Other
January	0	3	0
February	0	4	0
March	0	2	0
April	0	0	0
May	0	0	0
June	0	0	0
July	0	1	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
Total	0	10	0

Other (description):

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.

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2024 was
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\$9,804

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 Sworn Statement (Taxes)

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

County of (county name): Maricopa
Name (owner or official) title: Bryan Thomas, President
Company name: Yavapai Water Company

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.

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.

Bryan Thomas
signature of owner/official

623-219-4740
telephone no.