

ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

ANNUAL REPORT MAILING LABEL - MAKE CHANGES AS NECESSARY

W-02208A
Pueblo del Sol Water Company
4226 Avenida Cochise, Suite 13
Sierra Vista, AZ 85635

RECEIVED

APR 02 2013

AZ CORP COMM
Director - Utilities

ANNUAL REPORT
Water

FOR YEAR ENDING

12	31	2012
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FOR COMMISSION USE

ANN 04	12
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A-2-13

COMPANY INFORMATION

Company Name (Business Name) Pueblo del Sol Water Company

Mailing Address 4226 Avenida Cochise, Suite 13
(Street)

Sierra Vista AZ 85635
(City) (State) (Zip)

(520) 458-3742 (520) 417-9309
Telephone No. (Include Area Code) Fax No. (Include Area Code) Cell No. (Include Area Code)

Email Address azilinski@castlecooke.com

Local Office Mailing Address same as above
(Street)

(City) (State) (Zip)

Local Office Telephone No. (Include Area Code) Fax No. (Include Area Code) Cell No. (Include Area Code)

Email Address _____

MANAGEMENT INFORMATION

Regulatory Contact:

Management Contact: Rick Coffman Vice-President
(Name) (Title)

4100 Canyon del Flores Sierra Vista AZ 85635
(Street) (City) (State) (Zip)

(520) 378-9344 (520) 378-9575
Telephone No. (Include Area Code) Fax No. (Include Area Code) Cell No. (Include Area Code)

Email Address rcoffman@castlecooke.com

On Site Manager: Ann Zilinski
(Name)

4226 Avenida Cochise, Suite 13 Sierra Vista AZ 85635
(Street) (City) (State) (Zip)

(520) 458-3742 (520) 417-9309
Telephone No. (Include Area Code) Fax No. (Include Area Code) Cell No. (Include Area Code)

Email Address azilinski@castlecooke.com

Statutory Agent: Corporation Service Company

(Name)

2338 W. Royal Palm Rd. Ste J

(Street)

Phoenix

(City)

AZ

(State)

85201

(Zip)

(602) 234-9600

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Cell No. (Include Area Code)

Attorney: Ryan Gores

(Name)

10900 Wilshire Blvd, Suite 500

(Street)

Los Angeles

(City)

CA

(State)

90024

(Zip)

(310) 209-3810

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Cell No. (Include Area Code)

Email

Address rgores@castlecooke.com

OWNERSHIP INFORMATION

Check the following box that applies to your company:

Sole Proprietor (S)

C Corporation (C) (Other than Association/Co-op)

Partnership (P)

Subchapter S Corporation (Z)

Bankruptcy (B)

Association/Co-op (A)

Receivership (R)

Limited Liability Company

Other (Describe) Subsidiary of Parent Corporation: Castle & Cooke Arizona, Inc.

COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

APACHE

COCHISE

COCONINO

GILA

GRAHAM

GREENLEE

LA PAZ

MARICOPA

MOHAVE

NAVAJO

PIMA

PINAL

SANTA CRUZ

YAVAPAI

YUMA

STATEWIDE

COMPANY NAME Pueblo del Sol Water Company

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization	1,414	1,414	-
302	Franchises			
303	Land and Land Rights	2,770,521	1,155,307	1,615,214
304	Structures and Improvements	15,971	15,971	-
307	Wells and Springs	1,005,995	540,771	465,225
311	Pumping Equipment			
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	371,328	370,172	1,156
331	Transmission and Distribution Mains	2,612,948	2,612,948	-
333	Services	557,390	324,870	232,520
334	Meters and Meter Installations	160,418	160,091	327
335	Hydrants	123,089	123,089	-
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment	323,837	263,214	60,624
340	Office Furniture and Equipment	81,874	69,333	12,541
341	Transportation Equipment	170,103	169,275	828
343	Tools, Shop and Garage Equipment	3,890	3,890	-
344	Laboratory Equipment			
345	Power Operated Equipment	251,088	251,088	-
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant	(941,731)	(809,074)	(132,657)
	TOTALS	7,508,135	5,252,358	2,255,777

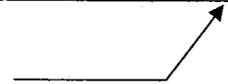
This amount goes on the Balance Sheet Acct. No. 108



CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization	1,414		
302	Franchises	2,770,521	4%	117,269
303	Land and Land Rights	15,971		
304	Structures and Improvements	1,005,995	5%	46,807
307	Wells and Springs			
311	Pumping Equipment			
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	371,328		
331	Transmission and Distribution Mains	2,612,948		
333	Services	557,390	5%	28,112
334	Meters and Meter Installations	160,418		
335	Hydrants	123,089		
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment	323,837	4%	13,595
340	Office Furniture and Equipment	81,874	2.4%	1,989
341	Transportation Equipment	170,103		
343	Tools, Shop and Garage Equipment	3,890		
344	Laboratory Equipment			
345	Power Operated Equipment	251,088		
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant	(941,731)		
	TOTALS	7,508,135		207,773

This amount goes on the Comparative Statement of Income and Expense Acct. No. 403.



BALANCE SHEET

Acct No.	ASSETS	BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	CURRENT AND ACCRUED ASSETS		
131	Cash	\$ 100	\$ 100
134	Working Funds	(40,403)	121,211
135	Temporary Cash Investments		
141	Customer Accounts Receivable	174,153	168,390
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments		
174	Miscellaneous Current and Accrued Assets		
	TOTAL CURRENT AND ACCRUED ASSETS	\$ 133,850	\$ 289,700
	FIXED ASSETS		
101	Utility Plant in Service	\$ 7,404,518	\$ 7,508,134
103	Property Held for Future Use		
105	Construction Work in Progress	69,808	140,374
108	Accumulated Depreciation – Utility Plant	(5,044,586)	(5,252,358)
121	Non-Utility Property		
122	Accumulated Depreciation – Non Utility		
	TOTAL FIXED ASSETS	\$ 2,429,741	\$ 2,396,150
	TOTAL ASSETS	\$ 2,563,591	\$ 2,685,850

NOTE: The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

BALANCE SHEET (CONTINUED)

Acct. No.	LIABILITIES	BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	CURRENT LIABILITES		
231	Accounts Payable	\$	\$
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies	(13,798,334)	(14,450,048)
235	Customer Deposits	222,679	190,723
236	Accrued Taxes	4,406,227	4,799,330
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities	1,320,258	1,118,230
	TOTAL CURRENT LIABILITIES	\$ (7,849,171)	\$ (8,341,765)
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term 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	\$	\$
	TOTAL LIABILITIES	\$ (7,849,171)	\$ (8,341,765)
	CAPITAL ACCOUNTS		
201	Common Stock Issued	\$ 1,630,000	\$ 1,630,000
211	Paid in Capital in Excess of Par Value	(64,531)	(64,531)
215	Retained Earnings	8,847,292	9,462,145
218	Proprietary Capital (Sole Props and Partnerships)		
	TOTAL CAPITAL	\$ 10,412,761	\$ 11,027,614
	TOTAL LIABILITIES AND CAPITAL	\$ 2,563,591	\$ 2,685,850

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$ 2,075,329	\$ 2,016,531
460	Unmetered Water Revenue		
474	Other Water Revenues	11,821	13,034
	TOTAL REVENUES	\$ 2,087,151	\$ 2,029,565
	OPERATING EXPENSES		
601	Salaries and Wages	\$	\$
610	Purchased Water	252,107	244,297
615	Purchased Power		
618	Chemicals		
620	Repairs and Maintenance	35,909	47,444
621	Office Supplies and Expense	363,071	377,042
630	Outside Services	7,583	2,980
635	Water Testing		
641	Rents	23,245	25,050
650	Transportation Expenses	1,511	1,843
657	Insurance – General Liability	5,305	9,256
659	Insurance - Health and Life		
666	Regulatory Commission Expense – Rate Case		
675	Miscellaneous Expense	17,295	11,660
403	Depreciation Expense	201,588	207,773
408	Taxes Other Than Income	4,182	4,464
408.11	Property Taxes	84,288	89,802
409	Income Tax	425,516	393,103
	TOTAL OPERATING EXPENSES	\$ 1,421,600	\$ 1,414,712
	OPERATING INCOME/(LOSS)	\$ 665,551	\$ 614,853
	OTHER INCOME/(EXPENSE)		
419	Interest and Dividend Income	\$	\$
421	Non-Utility Income		
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense		
	TOTAL OTHER INCOME/(EXPENSE)	\$	\$
	NET INCOME/(LOSS)	\$ 665,551	\$ 614,853

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 Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate	%	%	%	%
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End \$ 141,268

Meter Deposits Refunded During the Test Year \$ 42,456

COMPANY NAME Pueblo del Sol Water Company	
Name of System:	ADEQ Public Water System Number: AZ-04-02-044

WATER COMPANY PLANT DESCRIPTION

WELLS

ADWR ID Number*	Pump Horsepower	Pump Yield (gpm)	Casing Depth (Feet)	Casing Diameter (Inches)	Meter Size (inches)	Year Drilled
55-623583	75	380	601	14 - 16	8	1972
55-623582	150	400	795	14 - 16	8	1973
55-623581	200	850	650	14 - 16	10	2003

* Arizona Department of Water Resources Identification Number

OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
N.A.		

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
25	4	413	49
60	1		

STORAGE TANKS		PRESSURE TANKS	
Capacity (Gal.)	Quantity	Capacity	Quantity
500,000	2	5,000 gal	1
250,000	1		
1,000,000	1		

Note: If you are filing for more than one system, please provide separate sheets for each system.

COMPANY NAME Pueblo del Sol Water Company

Name of System: ADEQ Public Water System Number: AZ-04-02-044

WATER COMPANY PLANT DESCRIPTION (CONTINUED)

MAINS

Size (in inches)	Material	Length (in feet)
2	PVC, Steel	4,121
3	N.A.	0
4	PVC,AC,Steel	26,432
5	N.A.	0
6	PVC,AC,Steel	154,300
8	PVC,AC,DI	162,150
10	PVC, AC	7,276
12	PVC,AC,DI	86,911

CUSTOMER METERS

Size (in inches)	Quantity
5/8 X 3/4	5,122
3/4	4
1	22
1 1/2	8
2	21
Comp. 3	
Turbo 3	
Comp. 4	
Turbo 4	
Comp. 6	
Turbo 6	

For the following three items, list the utility owned assets in each category for each system.

TREATMENT EQUIPMENT:

N.A.

STRUCTURES:

N.A.

OTHER:

N.A.

Note: If you are filing for more than one system, please provide separate sheets for each system.

COMPANY NAME: Pueblo del Sol Water Company

Name of System: ADEQ Public Water System Number: AZ-04-02-044

WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2012

MONTH	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)	GALLONS PUMPED (Thousands)	GALLONS PURCHASED (Thousands)
JANUARY	5,277	30,180	32,604	-
FEBRUARY	5,265	27,709	28,166	-
MARCH	5,218	28,411	29,002	-
APRIL	5,263	33,889	35,934	-
MAY	5,270	49,730	51,349	-
JUNE	5,301	54,972	57,159	-
JULY	5,307	45,458	47,181	-
AUGUST	5,297	33,755	35,115	-
SEPTEMBER	5,293	43,454	44,689	-
OCTOBER	5,292	37,622	38,929	-
NOVEMBER	5,295	34,946	36,520	-
DECEMBER	5,304	80,711	31,018	-
TOTALS →		500,837	467,666	-

What is the level of arsenic for each well on your system? mg/l

(If more than one well, please list each separately.)

If system has fire hydrants, what is the fire flow requirement? 1,500 GPM for 2 hrs

If system has chlorination treatment, does this treatment system chlorinate continuously?

Yes No

Is the Water Utility located in an ADWR Active Management Area (AMA)?

Yes No

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?

Yes No

If yes, provide the GPCPD amount: _____

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

COMPANY NAME: Pueblo del Sol Water Company

Name of System:

ADEQ Public Water System Number: AZ-04-02-044

UTILITY SHUTOFFS / DISCONNECTS

MONTH	Termination without Notice R14-2-410.B	Termination with Notice R14-2-410.C	OTHER
JANUARY	NONE	11	
FEBRUARY	NONE	5	
MARCH	NONE	3	
APRIL	NONE	8	
MAY	NONE	8	
JUNE	NONE	7	
JULY	NONE	12	
AUGUST	NONE	8	
SEPTEMBER	NONE	6	
OCTOBER	NONE	6	
NOVEMBER	NONE	12	
DECEMBER	NONE	5	
TOTALS →	NONE	91	

OTHER (description):

PROPERTY TAXES

Amount of actual property taxes paid during Calendar Year 2012 was: \$ 87,233.92

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. _____

VERIFICATION
AND
SWORN STATEMENT
Taxes

RECEIVED

APR 02 2013

AZ CORP COMM
Director - Utilities

VERIFICATION

STATE OF CA

I, THE UNDERSIGNED
OF THE

COUNTY OF (COUNTY NAME)	Kern
NAME (OWNER OR OFFICIAL) TITLE	Melanie Rosa
COMPANY NAME	Pueblo del Sol Water Company

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2012

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.

Melanie Rosa
SIGNATURE OF OWNER OR OFFICIAL
661-664-6506
TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME *Sarah Stambolian*

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

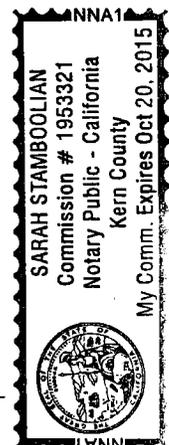
THIS 28th DAY OF

COUNTY NAME	Kern	
MONTH	March	2013

(SEAL)

MY COMMISSION EXPIRES October 20, 2015

Sarah Stambolian
SIGNATURE OF NOTARY PUBLIC



RECEIVED

VERIFICATION AND SWORN STATEMENT Intrastate Revenues Only

APR 02 2013

AZ CORP COMM Director - Utilities

VERIFICATION

STATE OF CA

I, THE UNDERSIGNED

OF THE

Form with fields: COUNTY OF (COUNTY NAME) Kern, NAME (OWNER OR OFFICIAL) TITLE Melanie Rosa, COMPANY NAME Pueblo del Sol Water Company

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

Table with columns: MONTH, DAY, YEAR. Values: 12, 31, 2012

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

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2012 WAS:

Arizona Intrastate Gross Operating Revenues Only (\$) \$ 1,994,593.56

(THE AMOUNT IN BOX ABOVE INCLUDES \$ 161,701.77 IN SALES TAXES BILLED, OR COLLECTED)

**REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)

Melanie Rosa SIGNATURE OF OWNER OR OFFICIAL 661-664-6506 TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME Sarah Stambolian

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS 28th DAY OF

Form with fields: COUNTY NAME Kern, MONTH March, 2013

(SEAL)

MY COMMISSION EXPIRES October 20, 2015

Sarah Stambolian SIGNATURE OF NOTARY PUBLIC



**VERIFICATION
AND
SWORN STATEMENT
RESIDENTIAL REVENUE
Intrastate Revenues Only**

RECEIVED

APR 02 2013

AZ CORP COMM
Director - Utilities

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

<small>COUNTY OF (COUNTY NAME)</small> Kern	
<small>NAME (OWNER OR OFFICIAL)</small> Melanie Rosa	<small>TITLE</small> Controller
<small>COMPANY NAME</small> Pueblo del Sol Water Company	

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

<small>MONTH</small>	<small>DAY</small>	<small>YEAR</small>
12	31	2012

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

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2012 WAS:

<small>ARIZONA INTRASTATE GROSS OPERATING REVENUES</small>
\$ <u>1,674,926.61</u>

THE AMOUNT IN BOX AT LEFT INCLUDES \$ 148,824.05 IN SALES TAXES BILLED, OR COLLECTED)

***RESIDENTIAL REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED.**

Melanie Rosa
SIGNATURE OF OWNER OR OFFICIAL

661-664-6506
TELEPHONE NUMBER



**SUBSCRIBED AND SWORN TO BEFORE ME
A NOTARY PUBLIC IN AND FOR THE COUNTY OF
THIS 28th DAY OF**

<small>NOTARY PUBLIC NAME</small> Sarah Stambolian	
<small>COUNTY NAME</small> Kern	
<small>MONTH</small> March	<small>YEAR</small> .2013

(SEAL)

MY COMMISSION EXPIRES
October 20, 2015

Sarah Stambolian
SIGNATURE OF NOTARY PUBLIC