

**ANNUAL REPORT**

Of

Company Name:

FISHER'S LANDING WATER & SEWER WORKS, LLC

Mailing Address:

**RECEIVED  
BY EMAIL**

5/15/2024, 3:32 PM

**ARIZONA CORPORATION COMMISSION  
UTILITIES DIVISION**

Docket No.:

For the Year Ended:

12/31/23

**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:

5/14/2024

ARIZONA CORPORATION COMMISSION  
WATER UTILITY ANNUAL REPORT

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A Class  Utility

For the Calendar Year Ended: 12/31/23

Primary Address:   
City:  State:  Zip Code:

Telephone Number:

Date of Original Organization of Utility:

Person to whom correspondence should be addressed concerning this report:

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:

Name:   
Telephone No. :   
Address:   
City:  State:  Zip Code:   
Email:

Ownership:

Counties Served:

**Important changes during the year**

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

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	20,000			\$0	20,000	\$0
302	Franchises				0		0
303	Land and Land Rights				0		0
304	Structures and Improvements				0		0
305	Collecting & Improving Reservoirs				0		0
306	Lake, River, Canal Intakes				0		0
307	Wells and Springs	9,000			0	6,448	2,552
308	Infiltration Galleries				0		0
309	Supply Mains				0		0
310	Power Generation Equipment				0		0
311	Pumping Equipment	4,000			0	4,000	0
320	Water Treatment Equipment				0		0
320.1	Water Treatment Plants	4,307			0	4,307	0
320.2	Solution Chemical Feeders				0		0
320.3	Point-of-Use Treatment Devices	28,068			0	19,244	8,824
330	Distribution Reservoirs and Standpipes				0		0
330.1	Storage Tanks				0		0
330.2	Pressure Tanks				0		0
331	Transmission and Distribution Mains	20,000			0	8,600	11,400
333	Services				0		0
334	Meters and Meter Installations	24,028			0	24,028	0
335	Hydrants				0		0
336	Backflow Prevention Devices				0		0
339	Other Plant and Misc. Equipment	22,500			0	22,500	0
340	Office Furniture and Equipment	4,084			0	4,084	0
340.1	Computer & Software				0		0
341	Transportation Equipment	2,500			0	2,500	0
342	Stores Equipment				0		0
343	Tools, Shop and Garage Equipment	6,000			0	6,000	0
344	Laboratory Equipment	1,200			0	1,200	0
345	Power Operated Equipment				0		0
346	Communication Equipment	1,200			0	1,200	0
347	Miscellaneous Equipment				0		0
348	Other Tangible Plant				0		0
	<b>Totals</b>	<b>146,887 \$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>124,111 \$0</b>	<b>22,776 \$0</b>

Annual Report  
 Depreciation Expense for the Current Year (Water)  
 12/31/23

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	20,000	\$0	\$0	\$0		\$0		\$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	3.33%	300	0	
307	Wells and Springs	9,000	0	0	0		0		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	4,000	0	0	0		0	6.5%	0	0	
320	Water Treatment Equipment	0	0	0	0		0		0		
320.1	Water Treatment Plants	2,800/1,507	0	0	0		0	3.33%/10%	4/102	0	
320.2	Solution Chemical Feeders	0	0	0	0		0		0		
320.3	Point-of-Use Treatment Devices	15,000/13,088	0	0	0		0	2.26/5.00%	333/653	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	20,000	0	0	0		0	2%	400	0	
331	Transmission and Distribution Mains	0	0	0	0		0		0		
333	Services	0	0	0	0		0		0		
334	Meters and Meter Installations	24,028	0	0	0		0	8.33%	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	20,000/2,500	0	0	0		0	5.00/6.79%	0	0	
340	Office Furniture and Equipment	3,000/1,084	0	0	0		0	6.79/20%	0	0	
340.1	Computer & Software	0	0	0	0		0		0		
341	Transportation Equipment	2,500	0	0	0		0	0%	0	0	
342	Stores Equipment	0	0	0	0		0		0		
343	Tools, Shop and Garage Equipment	6,000	0	0	0		0	5%	0	0	
344	Laboratory Equipment	1,200	0	0	0		0		0		
345	Power Operated Equipment	0	0	0	0		0		0		
346	Communication Equipment	1,200	0	0	0		0	0%	0	0	
347	Miscellaneous Equipment	0	0	0	0		0		0		
348	Other Tangible Plant	0	0	0	0		0		0		
	<b>Subtotal</b>	<b>146,887</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>		<b>N/A</b>	<b>1,792</b>	<b>\$0</b>

Contribution(s) in Aid of Construction (Gross)  
 Less: Non Amortizable Contribution(s)  
 Fully Amortized Contribution(s)  
 Amortizable Contribution(s) \_\_\_\_\_ \$0  
 Times: Proposed Amortization Rate  
 Amortization of CIAC

Less: Amortization of CIAC   
**DEPRECIATION EXPENSE**

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Annual Report  
Balance Sheet Assets  
12/31/23

Balance Sheet Assets				
Account No.	Assets	Balance at Beginning of Year (2023)		Balance at End of Year (2023)
<b>Current and Accrued Assets</b>				
131	Cash	89,827		164,636
134	Working Funds			
135	Temporary Cash Investments			
141	Customer Accounts Receivable			
146	Notes Receivable from Associated Companies			
151	Plant Material and Supplies			
162	Prepayments			
174	Miscellaneous Current and Accrued Assets			
	<b>Total Current and Accrued Assets</b>	89,827	\$0	164,636 \$0
<b>Fixed Assets</b>				
101	Utility Plant in Service*	502,496	\$0	445,030 \$0
103	Property Held for Future Use			
105	Construction Work in Progress	17,448		17,448
108	Accumulated Depreciation (enter as negative)*	(205,691)		(212,870) 0
121	Non-Utility Property	57,505		57,505
122	Accumulated Depreciation - Non Utility	(57,505)		(57,505)
	<b>Total Fixed Assets</b>	314,253	\$0	249,608 \$0
	<b>Total Assets</b>	404,080	\$0	414,244 \$0

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

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Annual Report  
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2023)	Balance at End of Year (2023)
<b>Account No.</b>	<b>Current Liabilities</b>			
231	Accounts Payable			
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies		374,816	583,295
235	Customer Deposits			
236	Accrued Taxes		3,914	4,485
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities			
	<b>Total Current Liabilities</b>		378,730 \$0	587,780 \$0
	<b>Long Term Debt</b>			
224	Long Term Debt (Notes and Bonds)			
	<b>Deferred Credits</b>			
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			
	<b>Total Deferred Credits</b>		\$0	\$0
	<b>Total Liabilities</b>		378,730 \$0	587,780 \$0
	<b>Capital Accounts</b>			
201	Common Stock Issued		0	0
211	Other Paid-In Capital		0	0
215	Retained Earnings		25,350	(173,536)
218	Proprietary Capital (Sole Props and Partnerships)			
	<b>Total Capital</b>		25,350 \$0	\$0
	<b>Total Liabilities and Capital</b>		404,080 \$0	414,244 \$0

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

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Annual Report  
Water Comparative Income Statement  
12/31/23

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2023 - 12/31/2023	Last Year 01/01/2022 - 12/31/2022
	<b>Operating Revenue</b>		
461	Metered Water Revenue	57,699	57,699
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>57,699 \$0</b>	<b>57,699 \$0</b>
	<b>Operating Expenses</b>		
601	Salaries and Wages	98,345	64,828
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	896	3,305
618	Chemicals		
620	Materials and Supplies		
620.1	Repairs and Maintenance		
620.2	Office Supplies and Expense		
630	Contractual Services	2,014	1,790
631	Contractual Services - Engineering		
632	Contractual Services - Accounting		
633	Contractual Services - Legal		
634	Contractual Services - Management Fees		
635	Contractual Services - Water Testing		
636	Contractual Services - Other	1,122	1,497
640	Rents	79,992	79,992
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expenses		
657	Insurance - General Liability		
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense		
675	Miscellaneous Expense	5,110	4,036
403	Depreciation Expense (From Schedule AR4)	1,792	1,929
408	Taxes Other Than Income	939	1,440
408.11	Property Taxes	5,287	5,468
409	Income Taxes		
427.1	Customer Security Deposit Interest		
	<b>Total Operating Expenses</b>	<b>195,497 \$0</b>	<b>164,285 \$0</b>
	<b>Operating Income / (Loss)</b>	<b>(137,798) \$0</b>	<b>(106,586) \$0</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>(137,798) \$0</b>	<b>(106,586) \$0</b>



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 Annual Report  
 Full time equivalent employees  
 12/31/23

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President				0.0
Vice-president				0.0
Manager	1			12,500
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 MAINTENANCE	2			85,845
<b>Total</b>	<b>3</b>	0.0	0.0	<b>98,345</b>

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Annual Report  
Supplemental Financial Data (Long-Term Debt)  
12/31/23

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:

Meter Deposits Refunded During the Test Year:

*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											
Name of the System:											
ADEO Public Water System Number:											
ADWR PCC Number:											
Well registry 55# (55-XXXXXX):	Pump Horsepower	Pump Yield (gpm)	Casing Depth (feet)	Casing Diameter (inches)	Pump Motor Type **	Year Drilled	Water level 2013	Water level 2023	Meter Size (inches)	How measured:	Active
55-63872	750	100	350	8							

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) <sup>1</sup>	Water sold (gallons) <sup>2</sup>	Water delivered (sold) to other systems (gallons) <sup>3</sup>	Water received (purchased) from other systems (gallons) <sup>4</sup>	Estimated authorized use (gallons) <sup>5</sup>	Purchased Power Expense <sup>6</sup>	Purchased Power (kWh) <sup>7</sup>
January	504,866					562	
February	475,433					702	
March	425,051					738	
April	421,012					589	
May	443,007					620	
June	587,380					646	
July	581,149					755	
August	642,596					963	
September	561,343					851	
October	508,432					915	
November	525,087					788	
December	324,515					390	
Totals		0.00	0.00	0.00	0.00	\$0	0

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 un-metered 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:	0
ADEQ Public Water System Number:	
ADWR PCC Number:	

MAINS		
Sizes (inches)	Material	Length (feet)
2	PVC	2,690
4	PVC	1,590
2.5	PVC	600

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8/3/4	71		
1	3		
1 1/2	2		
COMPOUND 2	1		
COMPOUND 2	1		

SERVICE LINES			
Material	Percent of system	Year installed	
0			

BOOSTER PUMPS		
Horsepower	GPM	Quantity
25		2

FIRE HYDRANTS	
Type	Quantity
Standard *	0
Other	

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000		1	

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
3,000		1	

\* 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)

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

<b>TREATMENT EQUIPMENT:</b>	(4) CHLORINATORS (20) CHEMICALS SOLUTION FEEDERS (27) MEDIA FILTERS (1) CLARIFIER (1) TURBIDITY METER
<b>STRUCTURES:</b>	(4) CHLORINATOR ROOM 8'X10' (FRAME) (1) 6'X12' SHADE FRAME (1) STORAGE SHED
<b>OTHER:</b>	45 KW STAND BY GENERATOR WITH AUTOMATIC SWITCH GEAR

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:  
 $ERC = ( \text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day} )$

ERC   
 Method used:

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

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

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.

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

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Annual Report  
Utility Shutoffs / Disconnects  
12/31/23

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

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2-410.C	Other
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Other (description):

**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.

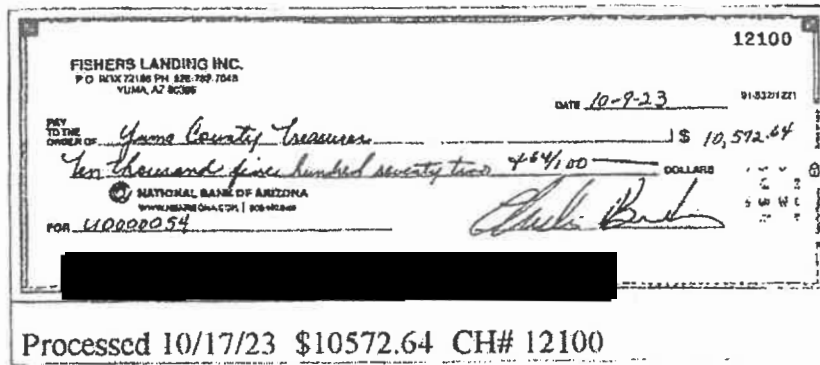
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Annual Report  
Property Taxes  
12/31/23

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2023 was	10,572.64

If no property taxes paid, explain why.

**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.





Annual Report  
Verification and Certification (Taxes)  
12/31/23

**Verification and Certification (Taxes)**

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

County of (county name): YUMA  
Name (owner or official) title: SHIRLEY BUSH, GENERAL MANAGER  
Company name: FISHER'S LANDING WATER & SEWER WORKS, LLC

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

FOR THE YEAR ENDING: 12/31/23

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: THEREBY ATTEST THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

THEREBY ATTEST THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

  
signature of owner/official

(928) 782-7049  
telephone no.