

ANNUAL REPORT

Of

Company Name: **Big Park Water Company**
45 Castle Rock Rd., Ste. 4

Mailing Address: Sedona AZ
86351

Docket No.: W-01624A
For the Year Ended: 12/31/23

**RECEIVED
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7/30/2024, 2:27 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**

Application Date: 4/3/2024

ARIZONA CORPORATION COMMISSION
 WATER UTILITY ANNUAL REPORT
 Big Park Water Company
 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:

On-Site Manager

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

NA

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

NA

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

NA

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

Ownership:

Counties Served:

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.
	NA

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.
	NO

Utility Plant in Service (Water)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OC LD (OC less AD)
301	Organization	\$30,185	\$0	\$0	\$30,185	\$0	\$30,185
302	Franchises	182	0	0	182	0	182
303	Land and Land Rights	138,272	0	0	138,272	0	138,272
304	Structures and Improvements	125,692	0	0	125,692	104,196	21,496
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	416,507	0	0	416,507	368,739	47,768
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	541,302	73,008	13,400	600,911	539,110	\$61,801
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	870,079	0	0	870,079	351,327	518,752
320.2	Solution Chemical Feeders	0	0	0	0	0	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0
320.4	Arsenic Treatment Media	165,476	47,308	33,088	179,696	179,696	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0
330.1	Storage Tanks	266,139	138,981	0	405,120	222,401	182,719
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	3,699,055	14,103	0	3,713,158	2,595,108	1,118,050
333	Services	886,433	13,665	0	900,099	536,005	\$364,094
334	Meters and Meter Installations	1,231,955	1,006,912	39,995	2,198,873	517,082	1,681,791
335	Hydrants	250,183	0	0	250,183	157,600	92,583
336	Backflow Prevention Devices	0	0	0	0	0	0
339	Other Plant and Misc. Equipment	174,032	3,843	0	177,875	95,116	82,759
340	Office Furniture and Equipment	133,680	0	0	133,680	4,204	129,476
340.1	Computer & Software	40,689	40,337	0	81,026	22,301	58,725
341	Transportation Equipment	253,196	522	0	253,718	183,966	69,752
342	Stores Equipment	0	0	0	0	0	0
343	Tools, Shop and Garage Equipment	66,518	2,059	0	68,577	37,912	30,666
344	Laboratory Equipment	0	0	0	0	0	\$0
345	Power Operated Equipment	139,022	25,000	0	164,022	2,423	161,599
346	Communication Equipment	25,128	1,463	0	26,593	11,556	15,037
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Tangible Plant	2,008	199	0	2,207	0	2,207
	Totals		\$1,367,403	\$86,482	\$10,736,655	\$5,928,742	\$4,807,913

Big Park Water Company
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	\$30,185	\$0	\$0	\$30,185	\$30,185	\$0	0.00%	\$0
302	Franchises	182	0	\$0	\$182	182	0	0.00%	\$0
303	Land and Land Rights	138,272	0	\$0	\$138,272	138,272	0	0.00%	\$0
304	Structures and Improvements	125,692	0	\$0	\$125,692	65,071	60,621	3.33%	\$2,019
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	416,507	0	\$0	\$416,507	245,510	170,997	3.33%	\$5,694
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	541,302	73,008	\$13,400	\$600,911	159,850	441,060	12.50%	\$51,407
320	Water Treatment Equipment	0	0	\$0	\$0	0	0	0.00%	\$0
320.1	Water Treatment Plants	870,079	0	\$0	\$870,079	37,874	832,205	3.33%	\$27,712
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
320.4	Arsenic Treatment Media	165,476	47,308	\$33,088	\$179,696	0	179,696	67.00%	\$115,633
330	Distribution Reservoirs and Standpipes	0	0	\$0	\$0	0	0	0.00%	\$0
330.1	Storage Tanks	266,139	138,981	\$0	\$405,120	279,640	125,480	2.22%	\$1,243
330.2	Pressure Tanks	\$0	\$0	\$0	\$0	0	\$0	0.00%	\$0
331	Transmission and Distribution Mains	3,699,055	14,103	\$0	\$3,713,158	628,609	3,084,549	2.00%	\$61,550
333	Services	886,433	13,665	\$0	\$900,099	251,733	648,366	3.33%	\$21,363
334	Meters and Meter Installations	1,231,955	1,006,912	\$39,995	\$2,198,873	1,015,075	1,183,798	8.33%	\$58,338
335	Hydrants	250,183	0	\$0	\$250,183	250,983	(800)	2.00%	(\$16)
336	Backflow Prevention Devices	0	0	\$0	\$0	0	0	0.00%	\$0
339	Other Plant and Misc. Equipment	174,032	3,843	\$0	\$177,875	15,452	162,423	6.67%	\$10,705
340	Office Furniture and Equipment	133,680	0	\$0	\$133,680	4,850	128,830	3.16%	\$4,071
340.1	Computer & Software	40,689	40,337	\$0	\$81,026	29,496	51,530	20.00%	\$6,272
341	Transportation Equipment	\$253,196	\$522	\$0	\$253,718	179,388	\$74,329	20.00%	\$14,814
342	Stores Equipment	0	0	\$0	\$0	0	0	0.00%	\$0
343	Tools, Shop and Garage Equipment	66,518	2,059	\$0	\$68,577	51,785	16,792	5.00%	\$788
344	Laboratory Equipment	0	0	\$0	\$0	0	0	0.00%	\$0
345	Power Operated Equipment	139,022	25,000	\$0	\$164,022	46,043	117,980	5.00%	\$5,274
346	Communication Equipment	25,128	1,465	\$0	\$26,593	17,596	8,998	10.00%	\$826
347	Miscellaneous Equipment	0	0	\$0	\$0	0	0	0.00%	\$0
348	Other Tangible Plant	2,008	199	\$0	\$2,207	2,008	199	0.00%	\$0
	Subtotal	\$9,455,734	\$1,367,403	\$86,482	\$10,736,655	\$3,449,602	7,287,053		\$387,694

Contribution(s) in Aid of Construction (Gross)	\$4,187,121
Less: Non Amortizable Contribution(s)	445,681
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$3,741,440
Times: Proposed Amortization Rate	5.55%
Amortization of CIAC	\$207,613

Less: Amortization of CIAC \$207,613

DEPRECIATION EXPENSE **\$180,082**

Big Park Water Company
Annual Report
Balance Sheet Assets
12/31/23

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2023)	Balance at End of Year (2023)
Account No.	Current and Accrued Assets			
131	Cash		\$242,978	\$158,321
134	Working Funds		3,522,291	2,193,549
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		116,714	134,819
146	Notes Receivable from Associated Companies		(5,088)	(14,849)
151	Plant Material and Supplies		26,995	26,995
162	Prepayments		5,452	(2,677)
174	Miscellaneous Current and Accrued Assets		166,619	389,878
	Total Current and Accrued Assets		\$4,075,961	\$2,886,037
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$9,431,610	\$10,736,655
103	Property Held for Future Use		0	0
105	Construction Work in Progress		287,464	862,724
108	Accumulated Depreciation (enter as negative)*		(5,689,203)	(5,928,742)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
186.03	Regulatory Asset		147,483	86,455
	Total Fixed Assets		\$4,177,354	\$5,757,093
	Total Assets		\$8,253,315	\$8,643,130

*Note these items feed automatically from AR3 UPIS Page 4

Big Park Water Company
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)
Account No.	Current Liabilities			
231	Accounts Payable		\$301,759	\$128,837
232	Notes Payable (Current Portion)		114,016	133,378
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		6,335	4,991
236	Accrued Taxes		62,107	103,605
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		10,800	11,800
	Total Current Liabilities		\$495,017	\$382,610
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$4,197,137	\$4,203,261
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		336,601	359,955
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		4,161,783	4,185,364
272	Less: Amortization of Contributions		(2,166,359)	(2,348,440)
281	Accumulated Deferred Income Tax		156,985	223,170
	Total Deferred Credits		\$2,489,010	\$2,420,050
	Total Liabilities		\$7,181,164	\$7,005,921
	Capital Accounts			
201	Common Stock Issued		\$10,000	\$10,000
211	Other Paid-In Capital		143,962	143,962
215	Retained Earnings		918,189	1,483,247
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$1,072,151	\$1,637,209
	Total Liabilities and Capital		\$8,253,315	\$8,643,130

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

Big Park Water Company
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
	Operating Revenue		
461	Metered Water Revenue	\$1,589,009	\$1,610,200
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	402,823	181,680
471	Miscellaneous Service Revenues	38,041	13,300
474	Other Water Revenue	11,735	21,906
	Total Revenues	\$2,041,607	\$1,827,086
	Operating Expenses		
601	Salaries and Wages	\$472,482	\$589,275
604	Employee Pensions and Benefits	21,563	23,628
610	Purchased Water	0	0
615	Purchased Power	149,827	129,273
618	Chemicals	0	0
620	Materials and Supplies	37,651	0
620.1	Repairs and Maintenance	148,004	131,069
620.2	Office Supplies and Expense	82,307	82,040
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	32,080	34,444
633	Contractual Services - Legal	1,537	954
634	Contractual Services - Management Fees	0	0
635	Contractual Services - Water Testing	13,665	12,859
636	Contractual Services - Other	875	5,645
640	Rents	0	0
641	Rental of Building/Real Property	20,360	27,922
642	Rental of Equipment	0	0
650	Transportation Expenses	42,153	51,378
657	Insurance - General Liability	26,246	13,470
657.1	Insurance - Health and Life	56,872	61,731
665	Regulatory Commission Expense - Rate	24,000	27,337
670	Bad Debt Expense	626	1,424
675	Miscellaneous Expense	36,703	27,811
403	Depreciation Expense (From Schedule AR4)	180,082	235,730
407.04	Amortization of Regulatory Asset	37,027	37,027
408	Taxes Other Than Income	54,585	54,223
408.11	Property Taxes	46,544	46,425
409	Income Taxes	1,164	114,672
427.1	Customer Security Deposit Interest	275	381
	Total Operating Expenses	\$1,486,630	\$1,708,718
	Operating Income / (Loss)	\$554,978	\$118,368
	Other Income / (Expense)		
419	Interest and Dividend Income	\$108,753	\$32,127
421	Non-Utility Income	139,585	32,047
426	Miscellaneous Non-Utility (Expense)	(100)	(921)
427	Interest (Expense)	(265,715)	(118,252)
	Total Other Income / (Expense)	(\$17,476)	(\$54,999)
	Net Income / (Loss)	\$537,501	\$63,369

Big Park Water Company
 Annual Report
 Full time equivalent employees
 12/31/23

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	1.0	0.0	0.0	1.0
Vice-president	0.0	0.0	0.0	0.0
Manager	1.0	0.0	0.0	1.0
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	2.0	0.0	0.0	2.0
Meter reader	1.0	0.0	0.0	1.0
Customer Service	1.5	0.0	0.0	1.5
Accounting	1.0	0.0	0.0	1.0
Business Office	0.0	0.0	0.0	0.0
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	1.0	0.0	0.0	1.0
Other	0.0	0.0	0.0	0.0
Total	8.5	0.0	0.0	8.5

Big Park Water Company
 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	4/9/2022	9/3/2022	3/28/2022	6/8/2022
Source of Loan	Co-Bank	Co-Bank	Ally Auto	Ally Auto
ACC Decision No.	78235	78235	78235	78235
Reason for Loan	Equipment	System Upgrades	Truck Purchase	Truck Purchase
Dollar Amt. Issued	\$105,000	\$4,150,462	\$49,112	\$49,475
Amount Outstanding	\$72,267	\$4,009,338	\$34,414	\$37,019
Date of Maturity	4/20/2029	4/20/2042	3/28/2027	6/8/2027
Interest Rate	5.35%	6.20%	5.93%	5.98%
Current Year Interest	\$4,241	\$255,729	\$2,338	\$2,510
Current Year Principal	\$11,441	\$113,755	\$9,067	\$8,993

Meter Deposit Balance at Test Year End:	\$147,544
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Meter Deposits Refunded During the Test Year:	\$21,547
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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.

Water Utility Plant Description (Continued)

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

TREATMENT EQUIPMENT:	2 - 180 gpm Arsenic Treatment plant (absorption); 2 - 250 gpm Arsenic Treatment plant(absorption); 1-550 gpm Arsenic Treatment plant (absorption)
STRUCTURES:	4 - Block wall fences; 3 - chain link fences; 2 - pump houses; 1 - storage shed; 2 - booster pump vaults; 8 - pressure reducing vaults; 1 - 8' x 10' metal building; 2 - 10' x 25' metal buildings; 20 ft conex box - 1
OTHER:	250 Kw generator - 1; test pump tank & trailer - 1; pressure washer tank - 1; Dodge Ram - 1; John Deere backhoe - 1; Chevy Silverado - 3; Ford F-150 - 1; Chevy Equinox - 1; Load King Dump trailer - 1; misc. tools; VFD - 2; SCADA System. Vermeer Vacuum - 1. Takeuchi Mini-Excavator- 1

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 365
- (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 5,753
 Method used: (a)

Customer and Other Information	
Name of the System:	BIG PARK WATER CO
ADEQ Public Water System Number:	AZ0413012
ADWR PCC Number:	91-000609.0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	2,995	NA	172	NA	NA
February	2,975	NA	169	NA	NA
March	2,987	NA	168	NA	NA
April	2,973	NA	169	NA	NA
May	2,990	NA	169	NA	NA
June	2,991	NA	170	NA	NA
July	3,000	NA	170	NA	NA
August	2,985	NA	169	NA	NA
September	2,989	NA	170	NA	NA
October	2,986	NA	169	NA	NA
November	2,982	NA	169	NA	NA
December	2,974	NA	170	NA	NA

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 (GCPCPD) requirement?
 If yes, provide the GCPCPD 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.

Big Park Water Company
 Annual Report
 Utility Shutoffs / Disconnects
 12/31/23

Utility Shutoffs / Disconnects	
Name of the System:	BIG PARK WATER CO
ADEQ Public Water System Number:	AZ0413012
ADWR PCC Number:	91-000609.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2-410.C	Other
January	0	3	0
February	0	0	0
March	0	5	0
April	0	1	0
May	0	6	0
June	0	1	0
July	0	7	0
August	0	8	0
September	0	7	0
October	0	10	0
November	0	7	0
December	0	2	0
Total	0	57	0

Other (description):

NA

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.

Big Park Water Company
Annual Report
Property Taxes
12/31/23

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2023 was	\$46,525

If no property taxes paid, explain why.
NA

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 I, the undersigned of the
(state name)

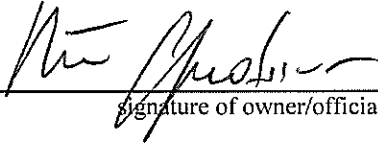
County of (county name):
Name (owner or official) title:
Company name:

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:


signature of owner/official

telephone no.