

ANNUAL REPORT

Of

Company Name: Mountain Dell Water, Inc.
1492 W. Palmer Ave.

Mailing Address: Flagstaff AZ
86005

Docket No.: W-01877A
For the Year Ended: 12/31/23

WATER UTILITY

To

Arizona Corporation Commission

RECEIVED
UTILITIES DIVISION
2024 MAR 21 11:18
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: 2/8/2024

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Mountain Dell Water, Inc.
A Class Utility

For the Calendar Year Ended: 12/31/23

Primary Address: 1492 W. Palmer Ave.
City: Flagstaff State: AZ Zip Code: 86005

Telephone Number: 928 774-9550

Date of Original Organization of Utility: 1/15/1985

Person to whom correspondence should be addressed concerning this report:

Name: Peter Reznick
Telephone No. : 928 774-9550
Address: 1492 W. Palmer Ave.
City: Flagstaff State: AZ Zip Code: 86005
Email: Peterreznick2@outlook.com

on-site manager
Name: same
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
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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? <i>no</i>
	If yes, please provide specific details in the box below.
	<div style="border: 1px solid black; height: 60px;"></div>

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.
	<div style="border: 1px solid black; height: 60px;"></div>

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
302	Franchises	0			0		0
303	Land and Land Rights	15000			0		15000 0
304	Structures and Improvements	12302			0	12302	0
305	Collecting & Improving Reservoirs	0			0		0
306	Lake, River, Canal Intakes	0			0		0
307	Wells and Springs	14000			0		14000 0
308	Infiltration Galleries	0			0		0
309	Supply Mains	0			0		0
310	Power Generation Equipment	0			0		0
311	Pumping Equipment	66007			0	61555	14452 0
320	Water Treatment Equipment	0			0		0
320.1	Water Treatment Plants	0			0		0
320.2	Solution Chemical Feeders	0			0		0
320.3	Point-of-Use Treatment Devices	0			0		0
330	Distribution Reservoirs and Standpipes	0			0		0
330.1	Storage Tanks	22252	10350	2500	30102	17197	12905 0
330.2	Pressure Tanks	0			0		0
331	Transmission and Distribution Mains	11875			0	9125	2750 0
333	Services	0			0		0
334	Meters and Meter Installations	20986			0	12972	7914 0
335	Hydrants	0			0		0
336	Backflow Prevention Devices	0			0		0
339	Other Plant and Misc. Equipment	4143			0	4037	106 0
340	Office Furniture and Equipment	1500			0	1500	0
340.1	Computer & Software	0			0		0
341	Transportation Equipment	5907			0	5907	0
342	Stores Equipment	0			0		0
343	Tools, Shop and Garage Equipment	15000			0	15000	0
344	Laboratory Equipment	0			0		0
345	Power Operated Equipment	1781			0	1718	0
346	Communication Equipment	0			0		0
347	Miscellaneous Equipment	0			0		0
348	Other Tangible Plant	2971			0	2971	0
	Totals	193564 \$0	10350 \$0	2500 \$0	30102 \$0	133784 \$0	67127 \$0

30102

4037

Mountain Dell Water, Inc.
 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	\$0	\$0	\$0	\$0		\$0		\$0
302	Franchises	0	0	0	0		0		0
303	Land and Land Rights	15000	0	0	0		0		0
304	Structures and Improvements	12302	0	0	0		0	2.5	176
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	14000	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	66007	0	0	0		0	5	3300
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	22252	10350	2500	30102		0	5	454
330.2	Pressure Tanks	0	0	0	0		0		0
331	Transmission and Distribution Mains	11875	0	0	0		0	5	500
333	Services	0	0	0	0		0		0
334	Meters and Meter Installations	20886	0	0	0		0	5	816
335	Hydrants	0	0	0	0		0		0
336	Backflow Prevention Devices	0	0	0	0		0		0
339	Other Plant and Misc. Equipment	4143	0	0	0		0	5	207
340	Office Furniture and Equipment	1500	0	0	0		0		0
340.1	Computer & Software	0	0	0	0		0		0
341	Transportation Equipment	5907	0	0	0		0		0
342	Stores Equipment	0	0	0	0		0		0
343	Tools, Shop and Garage Equipment	15000	0	0	0		0		0
344	Laboratory Equipment	0	0	0	0		0		0
345	Power Operated Equipment	1781	0	0	0		0		0
346	Communication Equipment	0	0	0	0		0		0
347	Miscellaneous Equipment	0	0	0	0		0		0
348	Other Tangible Plant	2911	0	0	0		0		0
	Subtotal	193564	10350	2500	251914	\$0	\$0		5453

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

Less: Amortization of CIAC:

DEPRECIATION EXPENSE: 5453

Mountain Dell Water, Inc.
 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	18732	6969
131	Cash		
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	18732	6969
	Total Current and Accrued Assets	\$0	\$0
Account No.	Fixed Assets		
101	Utility Plant in Service*	193564 \$0	201414 \$0
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation (enter as negative)*	(128894)	(133784) 0
121	Non-Utility Property		
122	Accumulated Depreciation - Non Utility		
	Total Fixed Assets	64670 \$0	67630 \$0
	Total Assets	83402 \$0	74599 \$0

*Note these items feed automatically from AR3 UPIS Page 4

Mountain Dell Water, Inc.
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			
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies			
235	Customer Deposits		334	458
236	Accrued Taxes			
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities			
	Total Current Liabilities		334 \$0	458 \$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 Liabilites		\$0	\$0
	Capital Accounts			
201	Common Stock Issued		22000	22000
211	Other Paid-In Capital			
215	Retained Earnings		61068	52144
218	Proprietary Capital (Sole Props and Partnerships)			
	Total Capital		83068 \$0	74141 \$0
	Total Liabilities and Capital		83402 \$0	74699 \$0

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

Mountain Dell Water, Inc.
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	37344	34793
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue	103	200
	Total Revenues	37447 \$0	34993 \$0
	Operating Expenses		
601	Salaries and Wages		
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	8524	10121
618	Chemicals		
620	Materials and Supplies	2663	3205
620.1	Repairs and Maintenance	1000	2000
620.2	Office Supplies and Expense	2502	2765
630	Contractual Services	1322	
631	Contractual Services - Engineering		
632	Contractual Services - Accounting		
633	Contractual Services - Legal		
634	Contractual Services - Management Fees		
635	Contractual Services - Water Testing	1198	1168
636	Contractual Services - Other		
640	Rents		
641	Rental of Building/Real Property	14400	14400
642	Rental of Equipment	2400	2400
650	Transportation Expenses		
657	Insurance - General Liability	1216	1008
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense		
675	Miscellaneous Expense		
403	Depreciation Expense (From Schedule AR4)	5453	5490
408	Taxes Other Than Income	2815	2685
408.11	Property Taxes	944	946
409	Income Taxes		
427.1	Customer Security Deposit Interest		
	Total Operating Expenses	44437 \$0	46188 \$0
	Operating Income / (Loss)	(6990) \$0	(11195) \$0
	Other Income / (Expense)		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)		
	Total Other Income / (Expense)	\$0	\$0
	Net Income / (Loss)	(6990) \$0	(11195) \$0

Mountain Dell Water, Inc.
 Annual Report
 Full time equivalent employees
 12/31/23

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	2080			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	2080.0	0.0	0.0	0.0

Mountain Dell Water, Inc.
 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:	458
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Meter Deposits Refunded During the Test Year:	72
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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)
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For the following three items, list the utility owned assets in each category for each system.

TREATMENT EQUIPMENT:	
STRUCTURES:	<i>Pump house, Power house, well houses (2)</i>
OTHER:	<i>Tanks, Pressure tank, Truck, Backhoe</i>

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

<i>116</i>

Method used:

<i>a</i>

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	86	1			
February	86	1			
March	86	1			
April	86	1			
May	86	1			
June	86	1			
July	86	1			
August	86	1			
September	86	1			
October	86	1			
November	86	1			
December	86	1			

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

Does the system have chlorination treatment? N/A

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)? NO
 If yes, which AMA?

What is the present system connection capacity (in ERCs *) using existing lines? AS BUILT

What is the future system connection capacity (in ERCs *) upon service area buildout? SAME

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.

Mountain Dell Water, Inc.
 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	0		
February	0		
March	0		
April	0		
May	0		
June	0		
July	0		
August	0		
September	0		
October	0		
November	0		
December	0		
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.

Mountain Dell Water, Inc.
Annual Report
Property Taxes
12/31/23

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2023 was	944
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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.

Verification and Certification (Taxes)

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

County of (county name): Cocoonino
Name (owner or official) title: Peter Reznick
Company name: Mountain Dell Water, Inc.

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]
signature of owner/official

928 774-9550
telephone no.

State of Arizona County of Cocoonino
Subscribed and sworn before me on 3-13-24
Ted Sampanes (Date)
(Notary Signature)

