

**ANNUAL REPORT**

Of

Company Name: Voyager at White Mountain Lakes Water Company, Inc.  
PO Box 90890

Mailing Address: White Mountain La AZ  
85912

Docket No.: W-01983A  
For the Year Ended: 12/31/23

**RECEIVED BY EMAIL**  
**04/26/2024, 2:51 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: 4/29/2024

ARIZONA CORPORATION COMMISSION  
WATER UTILITY ANNUAL REPORT  
Voyager at White Mountain Lakes Water Company, Inc.  
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.
	Former owner/operator, Lemuel S. Cook died on 3/31/2023. He left no comprehensive accounting records. New President, Marc Silliman was installed in early April. Expenses for the 1st quarter of 2023 are estimated from bank records available. Certified Operator contract put in place by the end of April 2023.


	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.

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
302	Franchises				0		0
303	Land and Land Rights	32,841			32,841		32,841
304	Structures and Improvements	27,722	7,052		34,774	27,722	7,052
305	Collecting & Improving Reservoirs				0		0
306	Lake, River, Canal Intakes				0		0
307	Wells and Springs	16,639			16,639	16,639	0
308	Infiltration Galleries				0		0
309	Supply Mains				0		0
310	Power Generation Equipment				0		0
311	Pumping Equipment	384,962	6,998		391,960	207,538	184,422
320	Water Treatment Equipment		5,258		5,258		5,258
320.1	Water Treatment Plants				0		0
320.2	Solution Chemical Feeders				0		0
320.3	Point-of-Use Treatment Devices				0		0
330	Distribution Reservoirs and Standpipes				0		0
330.1	Storage Tanks	101,633			101,633	101,633	0
330.2	Pressure Tanks				0		0
331	Transmission and Distribution Mains	860,757	547,119		1,407,876	1,354,610	53,266
333	Services	20,369			20,369	20,369	0
334	Meters and Meter Installations	86,866			86,866	86,866	0
335	Hydrants	5,313			5,313	5,016	297
336	Backflow Prevention Devices	1,105			1,105	215	890
339	Other Plant and Misc. Equipment				0		0
340	Office Furniture and Equipment	4,702			4,702	4,702	0
340.1	Computer & Software				0		0
341	Transportation Equipment	9,903			9,903	9,903	0
342	Stores Equipment				0		0
343	Tools, Shop and Garage Equipment	14,788			14,788	14,788	0
344	Laboratory Equipment				0		0
345	Power Operated Equipment	7,227			7,227	7,227	0
346	Communication Equipment				0		0
347	Miscellaneous Equipment	2,921			2,921	2,921	0
348	Other Tangible Plant				0		0
	<b>Totals</b>	<b>\$1,577,748</b>	<b>\$566,427</b>	<b>\$0</b>	<b>\$2,144,175</b>	<b>\$1,860,149</b>	<b>\$284,026</b>

Voyager at White Mountain Lakes Water Company, 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	32,841	0	0	32,841		32,841		0
304	Structures and Improvements	27,722	7,052	0	34,774		34,774	5.00%	1,562
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	16,639	0	0	16,639		16,639		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	384,962	6,998	0	391,960		391,960	0.41%	1,573
320	Water Treatment Equipment	0	5,258	0	5,258		5,258	20.00%	526
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	101,633	0	0	101,633		101,633	0.00%	0
330.2	Pressure Tanks	0	0	0	0		0		0
331	Transmission and Distribution Mains	860,757	547,119	0	1,407,876		1,407,876		0
333	Services	20,369	0	0	20,369		20,369		0
334	Meters and Meter Installations	86,866	0	0	86,866		86,866	0.00%	0
335	Hydrants	5,313	0	0	5,313		5,313	0.00%	0
336	Backflow Prevention Devices	1,105	0	0	1,105		1,105	0.72%	8
339	Other Plant and Misc. Equipment	0	0	0	0		0		0
340	Office Furniture and Equipment	4,702	0	0	4,702		4,702	0.00%	0
340.1	Computer & Software	0	0	0	0		0		0
341	Transportation Equipment	9,903	0	0	9,903		9,903	0.00%	0
342	Stores Equipment	0	0	0	0		0		0
343	Tools, Shop and Garage Equipment	14,788	0	0	14,788		14,788	0.00%	0
344	Laboratory Equipment	0	0	0	0		0		0
345	Power Operated Equipment	7,227	0	0	7,227		7,227		0
346	Communication Equipment	0	0	0	0		0		0
347	Miscellaneous Equipment	2,921	0	0	2,921		2,921		0
348	Other Tangible Plant	0	0	0	0		0		0
	<b>Subtotal</b>	<b>\$1,577,748</b>	<b>\$566,427</b>	<b>\$0</b>	<b>\$2,144,175</b>		<b>\$0</b>		<b>\$3,669</b>

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**  
0.17%  
**\$0**

**Less: Amortization of CIAC** \$0

**DEPRECIATION EXPENSE** \$3,669

Voyager at White Mountain Lakes Water Company, Inc.  
Annual Report  
Balance Sheet Assets  
12/31/23

<b>Balance Sheet Assets</b>				
	<b>Assets</b>		Balance at Beginning of Year (2023)	Balance at End of Year (2023)
Account No.	<b>Current and Accrued Assets</b>			
131	Cash		\$5,840	\$549
134	Working Funds			64,771
135	Temporary Cash Investments			
141	Customer Accounts Receivable		20,332	
146	Notes Receivable from Associated Companies		2,060	
151	Plant Material and Supplies		5,537	
162	Prepayments			10
174	Miscellaneous Current and Accrued Assets			
	<b>Total Current and Accrued Assets</b>		<b>\$33,769</b>	<b>\$65,330</b>
Account No.	<b>Fixed Assets</b>			
101	Utility Plant in Service*		\$1,577,748	\$2,144,175
103	Property Held for Future Use			
105	Construction Work in Progress		493,853	
108	Accumulated Depreciation (enter as negative)*		(1,161,727)	(1,860,149)
121	Non-Utility Property			
122	Accumulated Depreciation - Non Utility			
	<b>Total Fixed Assets</b>		<b>\$909,874</b>	<b>\$284,026</b>
	<b>Total Assets</b>		<b>\$943,643</b>	<b>\$349,356</b>

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

Voyager at White Mountain Lakes Water Company, Inc.  
Annual Report  
Balance Sheet Liabilities and Owners Equity

<b>Balance Sheet Liabilities and Owners Equity</b>				
	<b>Liabilities</b>		Balance at Beginning of Year (2023)	Balance at End of Year (2023)
<b>Account No.</b>	<b>Current Liabilities</b>			
231	Accounts Payable		\$194,382	\$1,776
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies		30,000	
235	Customer Deposits		17,809	4,225
236	Accrued Taxes		5,814	175,955
237	Accrued Interest			10,811
242	Miscellaneous Current and Accrued Liabilities			25,943
	<b>Total Current Liabilities</b>		<b>\$248,005</b>	<b>\$218,710</b>
	<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		20,632	
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>		<b>\$20,632</b>	<b>\$0</b>
	<b>Total Liabilities</b>		<b>\$268,637</b>	<b>\$218,710</b>
	<b>Capital Accounts</b>			
201	Common Stock Issued		\$1,000	\$1,000
211	Other Paid-In Capital		1,069,964	1,069,964
215	Retained Earnings		(395,958)	(940,318)
218	Proprietary Capital (Sole Props and Partnerships)			
	<b>Total Capital</b>		<b>\$675,006</b>	<b>\$130,646</b>
	<b>Total Liabilities and Capital</b>		<b>\$943,643</b>	<b>\$349,356</b>

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

Voyager at White Mountain Lakes Water Company, Inc.  
Annual Report  
Water Comparative Income Statement  
12/31/23

<b>Water Comparative Income Statement</b>			
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	\$273,575	
460	Unmetered Water Revenue	14,210	
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)	78,502	
471	Miscellaneous Service Revenues	1,510	
474	Other Water Revenue		
	<b>Total Revenues</b>	<b>\$367,797</b>	<b>\$0</b>
	<b>Operating Expenses</b>		
601	Salaries and Wages		
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	26,252	
618	Chemicals	1,664	
620	Materials and Supplies	24,414	
620.1	Repairs and Maintenance	27,588	
620.2	Office Supplies and Expense	14,904	
630	Contractual Services	39,119	
631	Contractual Services - Engineering	250	
632	Contractual Services - Accounting		
633	Contractual Services - Legal		
634	Contractual Services - Management Fees	147,650	
635	Contractual Services - Water Testing	1,810	
636	Contractual Services - Other	1,779	
640	Rents		
641	Rental of Building/Real Property	9,600	
642	Rental of Equipment		
650	Transportation Expenses	5,415	
657	Insurance - General Liability	3,206	
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate	7,494	
670	Bad Debt Expense		
675	Miscellaneous Expense	32,930	
403	Depreciation Expense (From Schedule AR4)	3,669	
408	Taxes Other Than Income	106,890	
408.11	Property Taxes	19,234	
409	Income Taxes		
427.1	Customer Security Deposit Interest	494	
	<b>Total Operating Expenses</b>	<b>\$474,362</b>	<b>\$0</b>
	<b>Operating Income / (Loss)</b>	<b>(\$106,565)</b>	<b>\$0</b>
	<b>Other Income / (Expense)</b>		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)	(65,866)	
	<b>Total Other Income / (Expense)</b>	<b>(\$65,866)</b>	<b>\$0</b>
	<b>Net Income / (Loss)</b>	<b>(\$172,431)</b>	<b>\$0</b>



Voyager at White Mountain Lakes Water Company, Inc.  
 Annual Report  
 Full time equivalent employees  
 12/31/23

**Full time equivalent employees**

	Direct Company	Allocated	Outside service	Total
President	1.0			1.0
Vice-president				0.0
Manager				0.0
Engineering Staff				0.0
System Operator(s)			3.0	3.0
Meter reader			1.0	1.0
Customer Service				0.0
Accounting				0.0
Business Office				0.0
Rates Department				0.0
Administrative Staff				0.0
Other				0.0
<b>Total</b>	1.0	0.0	4.0	5.0

<b>Supplemental Financial Data (Long-Term Debt)</b>				
	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:	
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Meter Deposits Refunded During the Test Year:	
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<b><i>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 <u>not</u> be listed. Input 0 or none if there is nothing to report for that cell.</i></b>
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Well and Water Usage											
Name of the System:		WHITE MOUNTAIN LAKES EST									
ADEQ Public Water System Number:		AZ0409034									
ADWR PCC Number:		91-000387.0000									
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
55-625803	7.5	70	300	6		1964			2		Yes
55-625804	7.5	65	185	6		1964			2		Yes
55-625805	5	50	195	6		1965			2		Yes
55-625806	10	80	250	6		1967			2		No
55-625807	40	300	650	14		1969			6		Yes

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	3,147,520.00	2,467,400.00				\$0	0
February	3,826,480.00	2,984,380.00				2,334	0
March	3,036,000.00	2,400,980.00				2,334	0
April	0.00	2,370,810.00				2,485	16,576
May	0.00	4,780,504.00				2,958	21,682
June	0.00	2,179,990.00				3,101	23,526
July	0.00	5,596,763.00				2,994	22,275
August	5,131,000.00	4,936,113.00				2,997	22,144
September	5,487,000.00	5,005,507.00				2,477	17,293
October	4,231,300.00	3,575,781.00				1,865	11,460
November	3,081,900.00	2,363,686.00				2,022	12,257
December	3,044,900.00	2,239,060.00				1,943	11,713
<b>Totals</b>	<b>30,986,100.00</b>	<b>40,900,974.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$27,510</b>	<b>158,926</b>

**If applicable, in the space below please provide a description for all un-metered water use along with amounts:**  
 Pumping data is skewed due to the transition to new meter reading staff who failed to report well reads in the first four months following the death of the former owner/operator, Lemuel Cook.

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:	WHITE MOUNTAIN LAKES EST
ADEQ Public Water System Number:	AZ0409034
ADWR PCC Number:	91-000387.0000

MAINS		
Sizes (inches)	Material	Length (feet)
2.00	PVC 40	2,200
3.00	PVC 40	1,700
4.00	PVC 40	5,060
4.00	PVC C900	500
6.00	PVC 40	50,120
8.00	PVC C900	3,543
10.00		
12.00	PVC C900	5,225
2.00	Cast Iron	2,631
3.00	Ductile Iron	15,990
4.00	ACP	57,877
12.00	Ductile Iron	100
6.00	PVC C900	80

SERVICE LINES		
Material	Percent of system	Year installed

BOOSTER PUMPS		
Horsepower	GPM	Quantity
10		1
15		3
20		1
25		2

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
60,000	Steel	1	
212,000	Steel	1	

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	864	29%	86%
1	7	43%	57%
1.5	1	100%	100%
2	2	100%	100%
Compound 6	1	100%	0%

FIRE HYDRANTS	
Type	Quantity
Standard *	20
Other	

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
1,000	Steel	1	1965
2,000	Steel	2	1964
3,000	Steel	1	1967
2,000	Steel	1	1969

\* 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.

<b>Water Utility Plant Description (Continued)</b>
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For the following three items, list the utility owned assets in each category for each system.

<b>TREATMENT EQUIPMENT:</b>	2) Liquid chlorine injection pump, & base
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<b>STRUCTURES:</b>	4) Wood well houses. 1) CMU well vault, 2) Wood booster house, 1) Prefab Concrete booster house
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<b>OTHER:</b>	
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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	112
Method used:	(b)

Customer and Other Information	
Name of the System:	WHITE MOUNTAIN LAKES EST
ADEQ Public Water System Number:	AZ0409034
ADWR PCC Number:	91-000387.0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	699	0	4	1	
February	714	0	4	1	
March	714	0	4	1	
April	744	0	4	1	
May	750	0	4	1	
June	753	0	4	1	
July	759	0	5	1	
August	753	0	5	1	
September	764	0	5	1	
October	762	0	5	1	
November	769	0	5	1	
December	763	0	5	1	

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.

Voyager at White Mountain Lakes Water Company, Inc.  
**Annual Report**  
 Utility Shutoffs / Disconnects  
 12/31/23

<b>Utility Shutoffs / Disconnects</b>	
Name of the System:	WHITE MOUNTAIN LAKES EST
ADEQ Public Water System Number:	AZ0409034
ADWR PCC Number:	91-000387.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2-410.C	Other
January	0	8	0
February	0	7	0
March	0	3	0
April	0	2	0
May	0	3	0
June	0	4	0
July	0	0	0
August	0	7	0
September	0	2	0
October	0	1	3
November	0	0	2
December	0	7	4
<b>Total</b>	<b>0</b>	<b>44</b>	<b>9</b>

**Other (description):**

Customer requested shutoff following surcharge addition to September and subsequent billings.

**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.

Voyager at White Mountain Lakes Water Company, Inc.  
Annual Report  
Property Taxes  
12/31/23

<b>Property Taxes</b>	
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Amount of actual property taxes paid during Calendar Year 2023 was	\$9,617
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If no property taxes paid, explain why.

<b>Instructions:</b> 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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**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.