RECEIVED BY EMAIL 6/20/2024, 12:11 PM ARIZONA CORPORATION COMMISSION **UTILITIES DIVISION**

ANNUAL REPORT

Of

Company Name:

WATCO, Inc.

PO Box 245

Mailing Address:

Taylor

AZ

85939

Docket No.:

W-20475A

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: 6/20/2024

ARIZONA CORPORATION COMMISSION WATER UTILITY ANNUAL REPORT WATCO, Inc.

A Class E Utility

For the Calendar Year E	Ended: <u>12/31/23</u>		
Primary Address:	PO BOX 85160		****
	Tucson	State: Arizona	Zip Code: 85754
•		<u> </u>	
Telephone Number:	520-623-5172		
Date of Original Organi	zation of Utility:	9/1/1963	
	ondence should be addressed	d concerning this report:	
Name: Telephone No. :	DORINDA CHACON		
	PO BOX 86150		
	Tucson	State: Arizona	Zip Code: 85754
_	INFO@SOUTHWESTERNU		
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City:		State:	Zip Code:
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Ownership:	"S" Corporation		
Counties Served:	Navajo		

ARIZONA CORPORATION COMMISSION WATER UTILITY ANNUAL REPORT WATCO, Inc.

	Important changes during the year
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.
	N/A
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	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
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		Utilit	y Plant in Service	(Water)			
Account	Description	Beginning Year	Current Year	Current Year	Adjusted Original	Accumulated	OCLD (OC less
No.		Original Cost	Additions_	Retirements	Cost	Depreciation	AD)
301	Organization	\$1,542	\$0	\$0	\$1,542	\$1,542	\$0
302	Franchises	7	0	0	7	7	0
303	Land and Land Rights	27,094	0	0	27,094	0	27,094
304	Structures and Improvements	47,958	0	0	47,958	26,606	21,352
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	48,807	0	0	48,807	47,014	1,793
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	56,114	0	0	56,114	46,939	9,175
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	74,796	0	0	74,796	41,064	33,732
330.2	Pressure Tanks	49,140	0	0	49,140	49,140	0
331	Transmission and Distribution Mains	1,119,753	2,842	0	1,122,595	653,097	469,498
333	Services	102,922	959	0	103,881	96,668	7,213
334	Meters and Meter Installations	30,919	2,506	0	33,425	28,182	5,243
335	Hydrants	0	0	0	0	0	0
336	Backflow Prevention Devices	0	0	0	0	0	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0
340	Office Furniture and Equipment	0	0	0	0	Ö	0
340.1	Computer & Software	0	0	0	0	0	0
341	Transportation Equipment	0	0	0	0	0	0
342	Stores Equipment	0	0	0	0	0	0
343	Tools, Shop and Garage Equipment	1,257	1,360	0	2,617	191	2,426
344	Laboratory Equipment	0	0	0	0	0	0
345	Power Operated Equipment	0	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	0	0	0	0	0	0
	Totals	\$1,560,309	\$7,667	SO	\$1,567,976	\$990,450	\$577,526

WATCO, Inc. Annual Report Depreciation Expense for the Current Year (Water) 12/31/23

		Dep	reciation 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	\$1,542	\$0	\$0	\$1,542	\$1,542	\$0	0.00%	
302	Franchises	7	0	0	7	7	0	0.00%	
303	Land and Land Rights	27,094	0	0	27,094	27,094	0	0.00%	0
304	Structures and Improvements	47,958	0	0	47,958	0	47,958	3.33%	
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	2.50%	
306	Lake, River, Canal Intakes	0	0	0	0	0	0	2.50%	
307	Wells and Springs	48,807	0	0	48,807	0	48,807	3.33%	1,625
308	Infiltration Galleries	0	0	0	0	0	0	6.67%	
309	Supply Mains	0	0	0	0	0	0	2.00%	C
310	Power Generation Equipment	0	0	0	0	0	0	5.00%	C
311	Pumping Equipment	56,114	0	0	56,114	44,821	11,293	12.50%	1,412
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	(
320.1	Water Treatment Plants	0	0	0	0	0	0	3.33%	(
320.2	Solution Chemical Feeders	0	0	0	0	0	0	20.00%	(
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	10.00%	C
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0	0.00%	C
330.1	Storage Tanks	74,796	0	0	74,796	0	74,796	2.22%	1,660
330.2	Pressure Tanks	49,140	0	0	49,140	49,140	0	5.00%	
331	Transmission and Distribution Mains	1,119,753	2,842	0	1,122,595	0	1,122,595	2.00%	22,423
333	Services	102,922	959	0	103,881	0	103,881	3.33%	3,443
334	Meters and Meter Installations	30,919	2,506	0	33,425	27,389	6,036	8.33%	398
335	Hydrants	0	0	0	0	0	0	2.00%	(
336	Backflow Prevention Devices	0	0	0	0	0	0	6.67%	C
339	Other Plant and Misc. Equipment	0	0	0	0	0	0	6.67%	(
340	Office Furniture and Equipment	0	0	0	0	0	0	6.67%	(
340.1	Computer & Software	0	0	0	0	0	0	20.00%	(
341	Transportation Equipment	0	0	0	0	0	0	20.00%	- 0
342	Stores Equipment	0	0	0	0	0	0	4.00%	
343	Tools, Shop and Garage Equipment	1,257	1,360	0	2,617	0	2,617	5.00%	97
344	Laboratory Equipment	0	0	0	0	0	0	10.00%	
345	Power Operated Equipment	0	0	0	0	0	0	5.00%	- 0
346	Communication Equipment	0	0	0	0	0	0	10.00%	
347	Miscellaneous Equipment	0	0	0	0	0	0	10.00%	(
348	Other Tangible Plant	0	0	0	0	0	0	5.00%	(
	Subtotal	\$1,560,309	\$7,667	\$0	\$1,567,976	\$149,993	\$1,417,983		\$32,656

 Contribution(s) in Aid of Construction (Gross)
 \$0

 Less: Non Amortizable Contribution(s)
 0

 Fully Amortized Contribution(s)
 0

 Amortizable Contribution(s)
 \$0

 Times: Proposed Amortization Rate
 2.30%

 Amortization of CIAC
 \$0

Less: Amortization of CIAC		\$0_
DEPRECIATION EXPENSE	_	\$32,656

WATCO, 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		
131	Cash	\$17,062	\$13,286
134	Working Funds	0	0
135	Temporary Cash Investments	0	0
141	Customer Accounts Receivable	(22,793)	36,498
146	Notes Receivable from Associated Companies	0	0
151	Plant Material and Supplies	0	0
162	Prepayments	0	0
174	Miscellaneous Current and Accrued Assets	0	0
	Total Current and Accrued Assets	(\$5,731)	\$49,784
Account No.	Fixed Assets		
101	Utility Plant in Service*	\$1,560,309	\$1,567,976
103	Property Held for Future Use	0	0
105	Construction Work in Progress	0	0
108	Accumulated Depreciation (enter as negative)*	(957,795)	(990,450)
121	Non-Utility Property	0	0
122	Accumulated Depreciation - Non Utility	0	0
	Total Fixed Assets	\$602,514	\$577,526
	Total Assets	\$596,783	\$627,310

*Note these items feed automatically from AR3 UPIS Page 4

WATCO, Inc. Annual Report Balance Sheet Liabilities and Owners Equity

	Balance Sheet Liabilities and Ov	vners Equity	
	Liabilities	Balance at Beginning of Year (2023)	Balance at End of Year (2023)
Account No.	Current Liabilities		
231	Accounts Payable	(\$1,108)	\$12,965
232	Notes Payable (Current Portion)	0	0
234	Notes Payable to Associated Companies	0	0
235	Customer Deposits	0	0
236	Accrued Taxes	(2,394)	190
237	Accrued Interest	0	0
242	Miscellaneous Current and Accrued Liabilities	0	0
	Total Current Liabilities	(\$3,502)	\$13,155
	Long Term Debt		
224	Long Term Debt (Notes and Bonds)	\$31,273	\$11,370
	Deferred Credits		
251	Unamortized Premium on Debt	\$0	\$0
252	Advances in Aid of Construction	0	0
255	Accumulated Deferred Investment Tax Credits	0	0
271	Contributions in Aid of Construction	0	0
272	Less: Amortization of Contributions	0	0
281	Accumulated Deferred Income Tax	0	0
	Total Deferred Credits	\$0	\$0
	Total Liabilites	\$27,771	\$24,525
	Capital Accounts		
201	Common Stock Issued	\$0	\$0
211	Other Paid-In Capital	634,690	681,359
215	Retained Earnings	(65,678)	(78,574)
218	Proprietary Capital (Sole Props and Partnerships)	0	0
	Total Capital	\$569,012	\$602,785
	Total Liabilities and Capital	\$596,783	\$627,310

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

Account No.	Calendar Year	Current Year	Last Year
		01/01/2023 - 12/31/2023	01/01/2022 - 12/31/202
	Operating Revenue		
461	Metered Water Revenue	\$209,933	\$174,00
460	Unmetered Water Revenue	0	
462	Fire Protection Revenue	0	
469	Guaranteed Revenues (Surcharges)	0	
471	Miscellaneous Service Revenues	0	
474	Other Water Revenue	2,066	1,55
	Total Revenues	\$211,999	\$175,55
	Operating Expenses		
601	Salaries and Wages	\$0	5
604	Employee Pensions and Benefits	0	
610	Purchased Water	0	
615	Purchased Power	15,597	15,0
618	Chemicals	0	
620	Materials and Supplies	0	
620.1	Repairs and Maintenance	2,467	9,2
620.2	Office Supplies and Expense	3,652	2,8
630	Contractual Services	0	
631	Contractual Services - Engineering	0	
632	Contractual Services - Accounting	8,495	80,1
633	Contractual Services - Legal	998	1
634	Contractual Services - Management Fees	142,008	75,2
635	Contractual Services - Water Testing	4,364	3,2
636	Contractual Services - Other	0	2,0
640	Rents	0	
641	Rental of Building/Real Property	0	
642	Rental of Equipment	0	3,4
650	Transportation Expenses	6,389	2,5
657	Insurance - General Liability	1,530	1,9
657.1	Insurance - Health and Life	0	
665	Regulatory Commission Expense - Rate	0	2,0
670	Bad Debt Expense	0	
675	Miscellaneous Expense	969	1,1
403	Depreciation Expense (From Schedule AR4)	32,656	33,9
408	Taxes Other Than Income	0	
408.11	Property Taxes	5,784	
409	Income Taxes	0	
427.1	Customer Security Deposit Interest	0	
	Total Operating Expenses	\$224,909	\$233,2
	Operating Income / (Loss)	(\$12,910)	(\$57,7
	Other Income / (Expense)		
419	Interest and Dividend Income	\$550	
421	Non-Utility Income	51	
426	Miscellaneous Non-Utility (Expense)	0	
427	Interest (Expense)	(587)	(7
	Total Other Income / (Expense)	\$14	(\$7

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.5	0.0	0.0	0.5
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	0.0	0.0	0.0
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	0.5	0.5
Meter reader	0.0	0.0	0.5	0.5
Customer Service	0.0	0.0	0.2	0.2
Accounting	0.0	0.0	0.2	0.2
Business Office	0.0	0.0	0.0	0.0
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	0.0	0.0	0.0	0.0
Other	0.0	0.0	0.0	0.0
Total	0.5	0.0	1.4	1.9

WATCO, 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	6/1/2008	NA	NA	NA				
Source of Loan	WIFA	NA	NA	NA				
ACC Decision No.	70055	NA	NA	NA				
Reason for Loan	INFRASTRUCTU	NA	NA	NA				
Dollar Amt. Issued	\$600,000	NA	NA	NA				
Amount Outstanding	\$31,273	NA	NA	NA				
Date of Maturity	6/26/2028	NA	NA	NA				
Interest Rate	1.90%	NA	NA	NA				
Current Year Interest	\$587	NA	NA	NA				
Current Year Principal	\$5,522	NA	NA	NA				

Meter Deposit Balance at Test Year End:	\$0		
			1
Meter Deposits Refunded During the Test Yea	\$0		

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.

				Well and Wat	er Usage							
Name of the System		BOURDON RANG	H ESTATES									
ADEQ Public Water Syst	em Number:		AZ0409049		· · · · · · · · · · · · · · · · · · ·		_					
ADWR PCC Number:			91-000393.0000									
Well registry 55# (55-			Casing Depth	Casing Diameter	Pump Motor	Year	Water level	Water level	Meter Size	How		
XXXXXX)	Pump Horsepower	Pump Yield (gpm)	(feet)	(inches)	Type **	Drilled	2013	2023	(inches)	measured	Active	
55-603156	10	58	538		SUBMERSIBLE	1964	480	480		Metered		Yes
55-506606	5	31	440	6	SUBMERSIBLE	1983	300	300	2	Metered		Yes
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Name of system water delivered to:			
ADWR PCC Number		NA	
Source of water delivered to another system	NA		
		 9	
Name of system water received from			
ADWR PCC Number			
Source of water received	NA		
Well registry 55# (55-XXXXXXX)	NA		

Month	Water withdrawn	Water sold	Water delivered (sold) to other systems (gallons)3	Water received (purchased) from other systems (gallons)4	Estimated authorized use (gallons)5	Purchased Power Expense ⁶	Purchased Power (kWh) ⁷
January	1,129,658,00	1,456,780.00	0.00	0.00	0.00	\$1,364	10.321
February	1,176,889.00	1,030,350.00	0.00	0.00	0.00	1,428	10,103
March	1,318,238.00	1,130,802.00	0.00	0.00	0.00	1,501	10,301
April	1,016,303.00	987,710.00	0.00	0.00	0.00	1,251	10,110
May	1,379,936.00	1,255,405.00	0.00	0.00	0.00	1,341	10,305
June	1,721,037.00	1,573,410.00	0.00	0.00	0.00	1,592	10,521
July	3,306,549.00	1,528,711.00	0.00	0.00	0.00	1,339	10,299
August	1,642,305.00	1,254,903.00	0.00	0 00	0.00	1,260	10,153
September	1,915,391.00	1,593,240.00	0.00	0 00	0.00	1,222	10,100
October	1,180,331 00	1,044,580.00	0.00	0 00	0.00	1,024	8,393
November	1,327,037 00	1,128,480.00	0.00	0 00	0.00	1,114	9,311
December	1,545,871 00	1,109,880.00	0.00	0 00	0.00	1,161	9,321
Totals	18,659,545.00	15,094,251.00	0.00	0.00	0.00	\$15,597	119,238

If applicable, in the space below please provide a description for all un-metered water use along with amounts:	
NONE	

- 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:	BOURDON RANCH ESTATES				
ADEQ Public Water System Number:	AZ0409049				
ADWR PCC Number:	91-000393,0000				

MAINS			
Sizes (inches)	Material	Length (feet)	
2.00	PVC	33,872	
4.00	PVC	9,206	
6.00	PVC	1,700	
		1 1 4 V	

SERVICE LINES				
Material	Percent of system	Year installed		
PVC	61%	0		
HDPE	39%	0		

	CUSTOMER METERS		
		Percent over	Percent over
Size (inches)	Quantity	1,000,000 gallons	10 years old
5/8 X 3/4	342	0%	0%
		 	
-			
		<u> </u>	
			
-		 -	
		 	
1			

	BOOSTER PUMPS	3	
Horsepower	GPM		Quantity
2		50	7

	STORAGE T	ANKS			
Capacity (gallons)	Material		Quantity		Year installed
10,000		METAL		ı	0
25,000		METAL		ı	0
		···· ···		4	
		-		_	
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FIRE HYDRANTS	
Type	Quantity
Standard *	1
Other	0

	PRESSURE/BL	ADDER TANK	S
Capacity (gallons)	Material	Quantity	Year installed
3,000	METAL	1	0
120	METAL	4	0

^{*} 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.
TREATMENT EQUIPMENT:	NONE
STRUCTURES:	12X30 BUILDING, 20X20 BUILDING
OTHER:	NONE
Provide a calcula Use one of the foll (a) (b)	tion used to determine the value of one water equivalent residential connection (ERC), lowing methods: 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 If no historical flow data are available, use: ERC = (Total SFR gallons sold (Omit 000) / 365 days / 350 gallons per day)
ERC Method used:	(a) 126

Customer and Other Information						
Name of the System: BOURDON RANCH E			CH ESTATES			
ADEQ Public Water System Number:		AZ0409049				
ADWR PCC Number:		91-000393.0000				
		Nu	mber of Customers			
					Other Non-	
Month	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Residential	
January	328	0	0	0	0	
February	328	0	0	0	0	
March	328	0	0	0	0	
April	329	0	0	00_	0	
May	329	0	0_	0	0	
June	329	0	0	0	0	
July	328	0	0	0	0	
August	329	0	0	0	0	
September	329	0	0	0	0	
October	329	0	0	0	0	
November	329	0	0	0	0.	
December	329	0	0	0	0	
If the system has fire hydrants, what is the fire flow requirements? O GPM for O hrs. Does the system have chlorination treatment? No						
Does the Company have an ADWR Gallons Per Capita Per Day (GCPCPD) requirement? No No						
Is the Water Utility located in an ADWR Active Management Area (AMA)? No NA						
What is the present system connection capacity (in ERCs *) using existing lines? NA						
What is the future system connection capacity (in ERCs *) upon service area buildout? NA						
Describe any plans and estimated completion dates for any enlargements or improvements of this system.						
NA						

^{*} an ERC is based on the calculation on the bottom of AR9 page 12.

WATCO, Inc. Annual Report Utility Shutoffs / Disconnects 12/31/23

Utility Shutoffs / Disconnects		
Name of the System:	BOURDON RANCH ESTATES	
ADEQ Public Water System Number:		AZ0409049
ADWR PCC Number:		91-000393.0000

		Termination with	
Month	Termination without	Notice R14-2-	
	Notice R14-2-410.B	410.C	Other
January	0	0	0
February	0	2	0
March	0	1	0
April	0	4	0
May	0	0	0
June	0	0	0
July	0	0	0
August	0	1	0
September	0	2	0
October	0	4	0
November	0	2	0
December	0	4	0
Total	0	20	0

Other (description):	N/A	***************************************

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.

WATCO, Inc. Annual Report Property Taxes 12/31/23

or there is no applicable information to report.

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2023 was	\$5,784
If no property taxes paid, explain why.	
n/a	
The state of the s	icai. ali.
Instructions: Fill out the Grey Cells with the relevant information. Input 0	or none if there is nothing recorded in that account

WATCO, Inc. Annual Report Veri fication and Certification (Taxes) 12/31/23

	Verification and Certification (Taxes)
Verification	State of Ari zona I, the undersigned of the (state name)
	County of (county name): Name (owner or official) title: Company name: WATCO, 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:	I CERTIFY THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.
	I CERTIFY THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL. Signature of owner/official
	520-265-5350

te lephone no.