



e-FILING REPORT COVER SHEET

COMPANY NAME: Air Acres Water System

DOES REPORT CONTAIN CONFIDENTIAL INFORMATION? No Yes If yes, submit a redacted public version (or a cover letter) by email. Submit the confidential information as directed in OAR 860-001-0070 or the terms of an applicable protective order.

Select report type: RE (Electric) RG (Gas) RW (Water) RT (Telecommunications)
 RO (Other, for example, industry safety information)

Did you previously file a similar report? No Yes, report docket number: UP285 13 0

Report is required by: OAR 860-036-2360

Statute

Order

Note: A one-time submission required by an order is a compliance filing and not a report (file compliance in the applicable docket)

Other

(For example, federal regulations, or requested by Staff)

Is this report associated with a specific docket/case? No Yes, docket number: UP285 13 0

List Key Words for this report. We use these to improve search results.

Send the completed Cover Sheet and the Report in an email addressed to PUC.FilingCenter@state.or.us

Send confidential information, voluminous reports, or energy utility Results of Operations Reports to PUC Filing Center, PO Box 1088, Salem, OR 97308-1088 or by delivery service to 201 High Street SE Suite 100, Salem, OR 97301.



ANNUAL RESULTS OF OPERATIONS REPORT

COMPANY SIZE (based on Annual Revenue)

Class C Water Utility
(Annual Gross Revenue less than \$199,999)

FOR THE CALENDAR YEAR

2023

COMPANY NAME

Air Acres Water System

OREGON PUBLIC UTILITY COMMISSION
PO BOX 1088
SALEM OR 97308-1088

INSTRUCTIONS

Air Acres Water System

The Annual Results of Operations Report, required by the Public Utility Commission (PUC or Commission) under the authority of the Oregon Revised Statutes (ORS) 757.125 and 757.135, is based on the utility's operations for a calendar or fiscal year and is a convenient method for the Commission's staff to monitor the utility's results of operations. It must be filed electronically with the PUC on or before April 1st of the year following that for which the report is made. Attach the completed report **in Excel ONLY with formulae intact** and any supplementary pages to an email addressed to the following address: puc.filingcenter@puc.oregon.gov

- Interpret all accounting words and phrases in accordance with the USOA.
- Special or unusual entries and all discrepancies must be fully explained. Describe fully any unusual entries and discrepancies in a narrative explanation in the tab titled "Notes."
- If the utility has filed, or intends to file, a separate rate schedule in its tariff for non-contiguous portions of its water system, separate accounting for Operating Revenues, Operating Expense, Plant Investments, and related Reserve for Depreciation must be maintained by the utility for each portion of the water system relating to each separate rate schedule. This annual report, however, should include the combined financial data for the utility.
- Each incorporated utility is requested to file with this report a copy of its most recent annual report to stockholders, if one is prepared.
- All schedules that call for the balance at the beginning of the year should reflect the same end of year balance **exactly** as shown in the prior year's annual report. Any adjustments to the ending balances shown in the report for the previous year should be reflected in the current year's activity and reported along with an explanation in the annual report.

FOR QUESTIONS CONTACT RUSS BEITZEL AT 971-209-0533 OR EMAIL AT RUSSELL.BEITZEL@PUC.OREGON.GOV

OATH

Air Acres Water System

Complete Address of Reporting Utility

Line 1:	Roth Development Inc
Line 2:	POB 1698
City:	North Plains
State:	Oregon
Zip:	97124
phone:	503-647-5296
email:	roth.devel@gmail.com
fax:	
website:	

Name and title of person responsible for report

Name:	William H McCandless
Title:	President
Phone:	503-647-5296
Email:	roth.devel@gmail.com

Oath & Signature

THIS REPORT, INCLUDING ANY ACCOMPANYING SCHEDULES AND STATEMENTS, HAS BEEN EXAMINED BY ME, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS TRUE, CORRECT AND COMPLETE.

<input checked="" type="checkbox"/> By clicking this box I affirm the above statement.
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INFORMATION

Air Acres Water System

Provide the following information for the contact person regarding this report

Name:	William McCandless
Address:	POB 1698, North Plains, OR 97133
Phone:	503-647-5296
Email:	roth.devel@gmail.com

Provide the following information for where the utility's books and records are located

Name:	William McCandless
Address:	32905 NW Beach Rd, Hillsboro OR 97124
Phone:	503-647-5296
Email:	roth.devel@gmail.com

Provide the following information of any audit group reviewing records and/or operations

Name:	
Address:	
Phone:	
Email:	

Date of original organization of the utility (month, day, year):

5/22/1967

Provide the following information for all utility officers and directors

Name	Title	Phone #	Email
William McCandless	President	503-647-5296	roth.devel@gmail.com
Susan Pederson	Secretary	503 647 5618	billwaco5@comcast.net
Brad Engel	Director	503-312-3461	bkeengel@gmail.com
Diane Fogg	Director	503 647 7426	RDfogg@Gmail.com
Richard Vangrunsven	Director	503 647 5127	engineering2@vansaircraft.com

Provide the following information for legal counsel, accountants, and others not on utility's general payroll

Name	Title	Phone #	Email
Gary Brandt	Accountant	503-231-1140	gary.gmbrantpc@gmail.com
Pam Yee	Lawyer	503-642-7641	pam@schmidtandyee.com

ORGANIZATION

Air Acres Water System

Select business type

Private/Investor Owned

Select ownership type

Corporation

Select accounting method

cash

INSTRUCTIONS: IF THE UTILITY IS A SOLE PROPRIETORSHIP OR PARTNERSHIP, COMPLETE PART A AND PROVIDE THE NAMES AND ADDRESSES OF ALL PERSONS HAVING ANY INTEREST OR EQUITY IN THE UTILITY AND THE AMOUNT OF SUCH EQUITY. IF THE UTILITY IS A CORPORATION, COMPLETE PARTS B AND C, AND PROVIDE THE NAMES AND ADDRESSES OF THE THREE LARGEST STOCKHOLDERS AND ALL OFFICERS AND DIRECTORS. STATE THE NUMBER OF SHARES HELD BY EACH.

Part A: Sole Proprietorship or Partnership

1	Name of owner or partner	
	Address	
	% interest or equity	
	Principal duty (if employed by company)	
2	Name of owner or partner	
	Address	
	% interest or equity	
	Principal duty (if employed by company)	
3	Name of owner or partner	
	Address	
	% interest or equity	
	Principal duty (if employed by company)	
4	Name of owner or partner	
	Address	
	% interest or equity	
	Principal duty (if employed by company)	

Part B: Corporation

1	Name of stockholder/director/officer	William McCandless
	Title	President
	Address	32905 NW Beach Rd, Hillsboro OR, 97124
	# shares owned	12.00
2	Name of stockholder/director/officer	Susan Pederson
	Title	Secretary
	Address	32655 NW Beach Rd, Hillsboro OR, 97124
	# shares owned	12.00
3	Name of stockholder/director/officer	Diane Fogg
	Title	Director
	Address	10020 NW Gordon Rd, Cornelius OR, 97113
	# shares owned	12.00
4	Name of stockholder/director/officer	Richard Vangrunsven
	Title	Director
	Address	9899 NW 316th PL, Hillsboro OR, 97124
	# shares owned	12.00

Part C: Corporation - Shares Outstanding

	Common Stock	Preferred Stock
# shares authorized	500	
# shares issued at year end	324	
Par or stated value per share:		
Dividends declared per share during the year:		

AFFILIATED INTERESTS

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500.00 in any one year, entered into between the company and an affiliated business or financial organization, firm, partnership, or individual. An Affiliated Interest is defined, in part, as every corporation and/or person owning or holding directly or indirectly **5 percent** or more of the voting securities of the utility. For a complete definition of affiliated interest, see ORS 757.015.

Products or Services SOLD to Affiliated Interests

Name of Affiliate	Description of product or service	Contract or Agreement effective date	Revenue
			\$ -

Products or Services PURCHASED from Affiliated Interests

Name of Affiliate	Description of product or service	Contract or Agreement effective date	Cost
			\$ -

TOTAL \$ -

Explanations or Notes

REVENUES

Air Acres Water System

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Consumption and Revenue

	Act #	# customers at year beginning	# customers at year end	Total Quantity water sold	revenues
Unmetered (flat rate) water sales	460				
Metered sales to RESIDENTIAL customers	461.1	14	14	2,087,379	\$ 23,191
Metered sales to COMMERCIAL customers	461.2				
Metered sales to INDUSTRIAL customers	461.3				
Other metered sales to public authorities	461.4				
Metered sales to multiple family dwellings	461.5				
Public fire protection revenue	462.1				
Private fire protection revenue	462.2				
Other Sales to public authorities	464				
Sales to irrigation customers	465				
Sales for resale	466				
Water Sales to golf course/recreation revenue	467				
Special contract/agreement revenue	468				
TOTAL		14	14	2,087,379	\$ 23,191

Revenue other than water sales

	Act #	revenues
Forfeited discounts	470	
Miscellaneous service revenues	471	
Rents from water property	472	
Interdepartmental rents	473	
Other	474	
Cross Connection sales & services revenues	475	
Total		\$ -

Total Operating Revenue

\$ 23,191

Average Monthly Consumption and Bill

	Act #	Average Monthly Consumption per customer	Average Monthly Revenue per customer
Unmetered (flat rate) water sales	460		
Metered sales to RESIDENTIAL customers	461.1	12424.875	138.0414286
Metered sales to COMMERCIAL customers	461.2		
Metered sales to INDUSTRIAL customers	461.3		
Other metered sales to public authorities	461.4		
Metered sales to multiple family dwellings	461.5		
Public fire protection revenue	462.1		
Private fire protection revenue	462.2		
Other Sales to public authorities	464		
Sales to irrigation customers	465		
Sales for resale	466		
Water Sales to golf course/recreation revenue	467		
Special contract/agreement revenue	468		

TAXES AND PROPERTY SALES

Act # TAXES OTHER THAN INCOME TAX

408.11	Property Tax	\$	198
408.12	Payroll Tax		
408.13	Other Tax Other Than Income Tax		
408.2	Nonutility Taxes Other Than Income Tax		
TOTAL		\$	198

Act # INCOME TAXES

409.1	Federal Income Tax	\$	182
409.11	State Income Tax	\$	150
409.13	Other Income Tax		
409.2	Nonutility Income Tax		
TOTAL		\$	332

Act # DEFERRED AND PROVISION FOR DEFERRED INCOME TAXES

410.1	Deferred Federal Income Taxes – Utility Operations		
410.11	Deferred State Income Taxes – Utility Operations		
410.2	Provision for Deferred Income Taxes – Other Income and Deductions		
411.1	Provision for Deferred Income Taxes – Credit – Utility Operations		
411.2	Provision for Deferred Income Taxes – Credit – Other income & Deductions		
TOTAL		\$	-

GAINS AND LOSSES FROM UTILITY PROPERTY SALE - ACCOUNT 414 (enter losses as negative amounts)

Description	Amount
Total	\$ -

EXPENSES

Act #		Expense amount
601	Salaries and Wages - employees	
603	Salaries and Wages – officers, directors, and majority stockholders	\$ 1,690
604	Employee Pensions & Benefits	
610	Purchased Water	
611	Telephone/Communications	
615	Purchased Power	\$ 1,564
616	Fuel for Power Production	
617	Utilities - Other (garbage, natural gas)	
618	Chemicals & testing	\$ 95
619	Office Supplies (excluding postage)	
619.1	Postage	\$ 276
620	Materials & Supplies (O&M)	
621	Repairs of Water Plant	
631	Contractual Services - engineering	
632	Contractual Services - accounting	\$ 1,050
633	Contractual Services - legal	
634	Contractual Services - management	
635	Contractual Services – testing / sampling	\$ 2,350
636	Contractual Services – labor	
637	Contractual Services - billing/collections	\$ 2,350
638	Contractual Services - meter reading	\$ 2,350
639	Contractual Services - other	
641	Rental of Building / Real Property	
642	Rental of Equipment	
643	Small Tools	
648	Computer and electronic Expenses	
650	Transportation Expenses	
656	Insurance - Vehicle	\$ 422
657	Insurance – General Liability	\$ 4,848
658	Insurance – Workman’s Compensation	
659	Insurance – Other	
660	Public Relation / Advertising Expense	
666	Amortization of Rate Case Expense	
667	Regulatory Commission Fee (Gross Rev Fee)	\$ 183
668	Conservation Expense	
670	Bad Debt Expense	\$ -
671.1	Cross Connection Control Program Expense	
671.2	Cross Connection Testing & Maintenance Services	
673	Training & Certification Expense	
674	Consumer Confidence Report	
675	Miscellaneous Expense	\$ 8,325
	TOTAL	\$ 25,502

PLANT

Air Acres Water System

NOTE: Do **NOT** include any donated capital or contributions in aid of construction (CIAC) on this page.

Act #		Beg Year Balance	Added during year	Retired during year	Adjustments	End of year balance
301	Organization					\$ -
302	Franchises					\$ -
303	Land & land rights					\$ -
304	Structures & improvements					\$ -
305	Collecting & impounding reservoirs					\$ -
306	Lake, river & other intakes					\$ -
307	Wells & springs	\$ 2,056				\$ 2,056
308	Infiltration galleries & tunnels					\$ -
309	Supply mains	\$ 8,484				\$ 8,484
310	Power generation equipment					\$ -
311	Pumping equipment	\$ 11,608				\$ 11,608
320	Water treatment equipment					\$ -
330	Distribution reservoirs & standpipes					\$ -
331	Transmission & distribution mains					\$ -
333	Services					\$ -
334	Meters & meter installations	\$ 2,500				\$ 2,500
335	Hydrants					\$ -
336	Backflow prevention devices (utility owned)					\$ -
339	Other plant & miscellaneous equipment	\$ 4,079				\$ 4,079
340	Office furniture & equipment					\$ -
341	Transportation equipment					\$ -
343	Tools, shop & garage equipment					\$ -
344	Laboratory equipment					\$ -
345	Power operated equipment					\$ -
346	Communication equipment					\$ -
347	Electronic & computer equipment					\$ -
348	Miscellaneous equipment					\$ -
	TOTAL	\$ 28,727	\$ -	\$ -	\$ -	\$ 28,727

Explanation of unusual changes in utility plant during the year:

CIAC AND ADVANCES

NOTE: Include ALL donated capital or contributions in aid of construction (CIAC) on this page.

Advances for Construction

Beg of year balance	
Additions during year	
Subtractions during year	
End of year balance	\$ -

Contributions in Aid of Construction

Beg of year balance	
Added during the year:	
Capacity charge	
Main line extension charges	
Customer connection charges	
Developer's property	
Other	
Retired during the year	
End of year balance	\$ -

Accumulated Amortization of CIAC

Beg of year balance	
Add CIAC amortized during year	
Subtract effects of CIAC disposals	
+/- other adjustments*	
Change in Accumulated Amortization during the year	\$ -
End of year balance	\$ -

* Explain any adjustments:

DEPRECIATION

Air Acres Water System

NOTE: Do **NOT** include any contributions in aid of construction (CIAC) on this page.

<u>Act #</u>	<u>annual depreciation expense</u>	<u>acc dep balance beg of year</u>	<u>accruals booked to acc dep</u>	<u>plant retired charged to acc dep</u>	<u>Adjustments*</u>	<u>acc dep balance end of year</u>
301	Organization					
302	Franchises					
303	Land & land rights					
304	Structures & improvements		\$ -			\$ -
305	Collecting & impounding reservoirs		\$ -			\$ -
306	Lake, river & other intakes		\$ -			\$ -
307	Wells & springs	\$ 2,056	\$ -			\$ 2,056
308	Infiltration galleries & tunnels		\$ -			\$ -
309	Supply mains		\$ -			\$ -
310	Power generation equipment		\$ -			\$ -
311	Pumping equipment	\$ 1,111	\$ -			\$ 1,111
320	Water treatment equipment		\$ -			\$ -
330	Distribution reservoirs & standpipes	\$ 16,197	\$ -			\$ 16,197
331	Transmission & distribution mains	\$ 8,994	\$ -			\$ 8,994
333	Services		\$ -			\$ -
334	Meters & meter installations	\$ 2,875	\$ -			\$ 2,875
335	Hydrants		\$ -			\$ -
336	Backflow prevention devices (utility owned)		\$ -			\$ -
339	Other plant & miscellaneous equipment	\$ 4,079	\$ -			\$ 4,079
340	Office furniture & equipment		\$ -			\$ -
341	Transportation equipment		\$ -			\$ -
343	Tools, shop & garage equipment		\$ -			\$ -
344	Laboratory equipment		\$ -			\$ -
345	Power operated equipment		\$ -			\$ -
346	Communication equip		\$ -			\$ -
347	Electronic & computer Equipment		\$ -			\$ -
348	Miscellaneous Equipment		\$ -			\$ -
	TOTAL	\$ -	\$ 35,312	\$ -	\$ -	\$ 35,312

*Explanation of any adjustments made:

RETAINED EARNINGS

Air Acres Water System

215	Unappropriated Retained Earnings (beginning of year balance)	\$	7,211
435	Balance transferred from income	\$	5,179
436	Appropriations of Retained Earnings	\$	-
437	Preferred Stock dividends declared	\$	-
438	Common Stock dividends declared	\$	-
439	Adjustments to Retained Earnings*		
215	Unappropriated Retained Earnings (as of year end)	\$	12,390

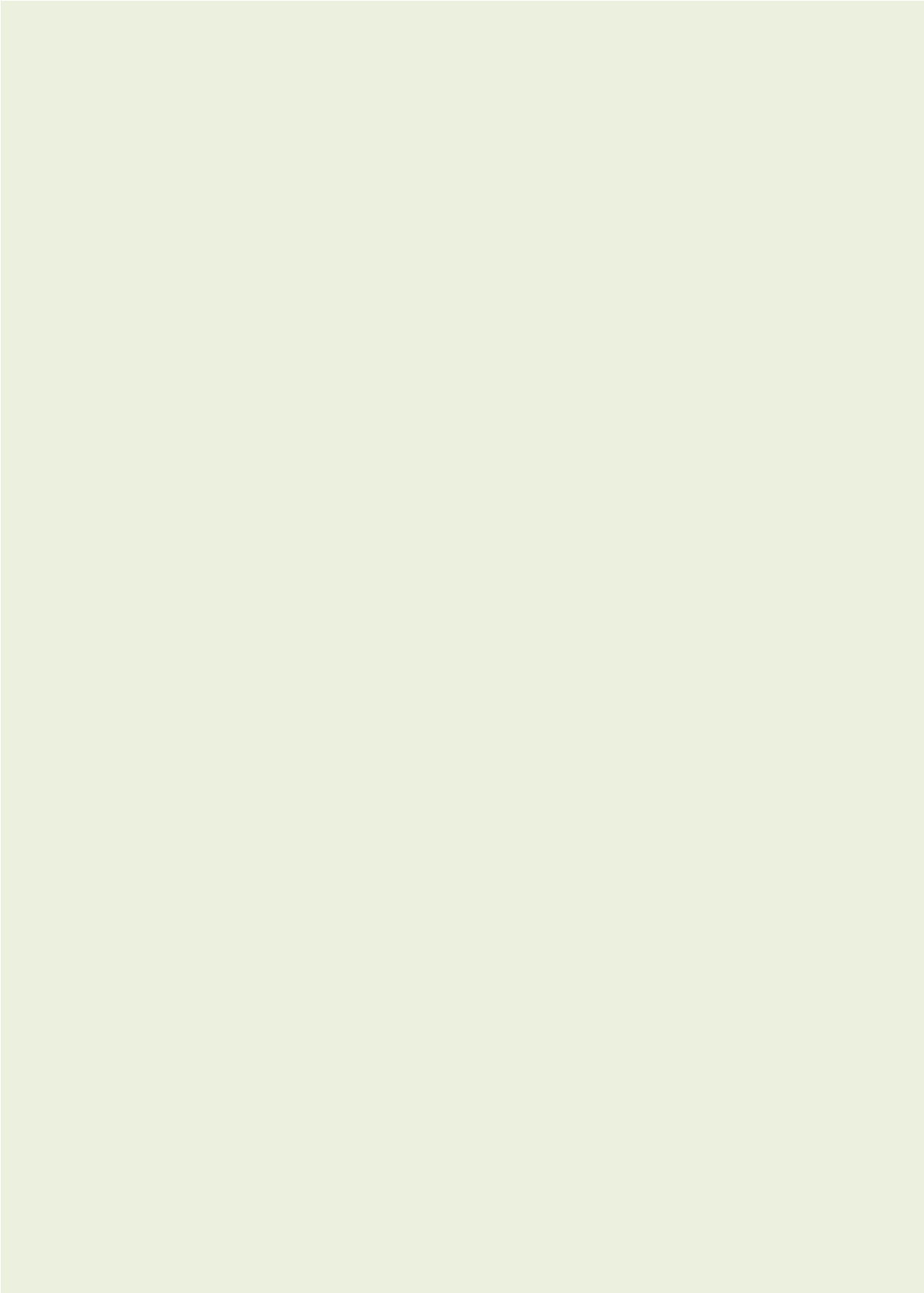
* Explanation of any adjustments made to Retained Earnings

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NOTES

Air Acres Water System

Notes and explanations:



INCOME STATEMENT

Air Acres Water System

400 Operating Revenue	\$ 23,191
401 Operating Expenses	\$ 25,502
403 Depreciation Expense	\$ -
406 Amortization of Utility Plant Acquisition Adjustment	\$ -
407 Amortization Expense	\$ -
408 Taxes Other Than Income Taxes (total)	\$ 198
409 Income Taxes	\$ 332
410.1 Provision for Deferred Income Taxes - debit	\$ -
411.1 Provision for Deferred Income Taxes - credit	\$ -
412 Investment Tax Credit	\$ -
413 Income From Utility Plant Leased to Others	\$ -
419 Interest & Dividend Income	\$ 3
427 Interest Expense	\$ -
428-429 Amortization of Premium/Discount on Debt	\$ -
414 Gains/Losses From Utility Property Disposition (net)	\$ -
433-434 Extraordinary Income/deductions (net)	\$ -
NET UTILITY OPERATING INCOME	\$ (2,839)
421 Nonutility Income	\$ 9,708
415 Revenue From Merchandising, Jobbing, & Contracts	\$ -
426 Nonutility Expense	\$ 1,690
408.2 Nonutility Taxes Other Than Income Tax	\$ -
409.2 Nonutility Income Taxes	\$ -
410.2 Nonutility Deferred Income Taxes	\$ -
411.2 Nonutility Provision for Deferred Income Taxes Credit	\$ -
416 Cost & Expense of Merchandising, Jobbing, Contracts	\$ -
Net Income	\$ 5,179

BALANCE SHEET

Air Acres Water Sys

Please do not submit to PUC until figures are balanced.

101 Utility Plant in Service (excluding CIAC)	\$	28,727
108-110 Accumulated Depreciation & Amortization	\$	35,312
Subtotal	\$	(6,585)
102-104 Other Utility Plant	\$	-
105 Commission Approved Construction Work in Progress (CWIP)	\$	-
114 Commission Approved Utility Plant Acquisition Adjustments	\$	-
115 Accumulated Amortization of Commission Approved Acquisition Adjustments	\$	-
190 Accumulated Deferred Income Taxes (asset)	\$	-
Subtotal	\$	-
Net Utility Plant	\$	(6,585)
131 Cash	\$	54,667
132 Special Deposits	\$	-
141-142 Accounts Receivable	\$	-
143 Accumulated Provision for Uncollectible Accounts	\$	1,492
144 Notes Receivable	\$	-
145-146 Accounts & Notes Receivable from Associated Companies	\$	-
151 Materials & Supplies Inventory	\$	-
133-135 & 162-174 Miscellaneous Current & Accrued Assets & Prepayments	\$	-
Net Current & Accrued Assets	\$	53,175
181-186 Deferred Debits	\$	-
Total Assets	\$	46,590
252 Advances for Construction	\$	-
271 CIAC	\$	-
272 Accumulated Amortization of CIAC	\$	-
Net CIAC & Advances for Construction	\$	-
121 Nonutility Property	\$	-
122 Accumulated Depreciation & Amortization (Nonutility)	\$	-
123-127 Miscellaneous Nonutility Investments	\$	-
Nonutility Plant & Investment	\$	-
221-224 Long-Term Debt	\$	-
231 Accounts Payable	\$	-
232 Notes Payable	\$	-
233 Accounts Payable to Affiliated Companies	\$	-
234 Notes Payable to Affiliated companies	\$	-
235 Customer Deposits	\$	-
236 Accrued Taxes	\$	-
237 Accrued Interest	\$	-
238-241 Miscellaneous Current and Accrued Liabilities	\$	-
Liabilities	\$	-
251 Premium on Unamortized Debt	\$	-
253 Other Deferred Credit	\$	-
261-265 Reserves	\$	-
Other	\$	-
281 Accumulated Deferred Income Taxes-Accelerated Amortization	\$	-
282 Accumulated Deferred Income Taxes-Liberalized Depreciation	\$	-
283 Accumulated Deferred Income Taxes-Other	\$	-
Total Liabilities	\$	-
201 Common Stock Issued	\$	-
204 Preferred Stock Issued	\$	-
207 Premium on Capital Stock	\$	-
211 Other Paid in Capital	\$	34,200
212 Discount on Capital Stock	\$	-
213 Capital Stock Expense	\$	-
214 Appropriated Retained Earnings	\$	-
215 Unappropriated Retained Earnings	\$	12,390
216 Reacquired Capital Stock	\$	-
218 Proprietary Capital (Proprietorships & Partnerships Only)	\$	-
Total Equity	\$	46,590
Total Liabilities and Equity	\$	46,590

STATS

Air Acres Water System

Operating Revenues

Flat Rate	\$	-
Metered - Residential	\$	23,191
Metered - Commercial	\$	-
Irrigation (including golf courses)	\$	-
Fire Protection	\$	-
Other Sales of Water	\$	-
Other Operating Revenue	\$	-
Total Operating Revenues	\$	<u>23,191</u>

Operating Expenses

Purchased Water	\$	-
Purchased Power	\$	1,564
Water Treatment	\$	2,445
Supplies and Expenses	\$	14,054
Repairs of Plant	\$	-
Administrative & General	\$	7,440
Total Operating Expenses	\$	<u>25,502</u>

Other Revenue Deductions

Depreciation & Amortization	\$	-
Operating Income Taxes	\$	332
Other Operating Taxes	\$	198
Uncollectible Revenue/Bad Debt Expense	\$	-
Total Revenue Deductions	\$	<u>530</u>

Total Expenses and Deductions

	\$	26,033
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Other Income	\$	3
Interest on Long-Term Debt		
Other Interest Charges	\$	-
Other Income Deductions	\$	-
Net Operating Income (or Loss)	\$	<u>(2,839)</u>

Assets & Other Debits

Utility Plant	\$	28,727
Less: Depreciation & Amortization Reserve	\$	35,312
Other Property & Investments	\$	54,667
Materials and Supplies	\$	-
Other Current & Accrued Assets	\$	(1,492)
Deferred Debits	\$	-
Total Assets & Other Debits	\$	<u>46,590</u>

Liabilities & Other Credits

Capital/Common Stock	\$	34,200
Retained Earnings	\$	12,390
Long-Term Debt	\$	-
Customer Deposits	\$	-
Other Current & Accrued Liabilities	\$	-
Advances for Construction	\$	-
Other Deferred Credits	\$	-
Contributions in Aid of Construction	\$	-
Accumulated Deferred Income Taxes	\$	-
Total Liabilities & Other Credits	\$	<u>46,590</u>

Average Number of Customers

Flat Rate	-
Metered - Residential	14
Metered - Commercial	-
Irrigation (including golf courses)	-
Fire Protection	-
Other	-
Total Customers	<u>14</u>