

**ANNUAL REPORT**

Of

Company Name: Verde Santa Fe Wastewater Company, Inc.  
7581 E. Academy Blvd., Ste. 229

Mailing Address: Denver CO  
80230

Docket No.: SW-03437A  
For the Year Ended: 12/31/24

**RECEIVED BY EMAIL**  
**5/14/2025, 9:24 PM**  
**ARIZONA CORPORATION COMMISSION**  
**UTILITIES DIVISION**

**WASTEWATER 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: 5/14/2025

ARIZONA CORPORATION COMMISSION  
WASTEWATER UTILITY ANNUAL REPORT  
Verde Santa Fe Wastewater Company, Inc.  
A Class ☐ Utility

For the Calendar Year Ended: 12/31/24

Primary Address: 

4720 East Cotton Gin Loop
City: Phoenix State: Arizona Zip Code: 85040

Telephone Number: 

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Date of Original Organization of Utility: 

8/12/1997
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Person to whom correspondence should be addressed concerning this report:

Name: 

Jill Schwartz
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Telephone No. : 

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Address: 

4720 East Cotton Gin Loop
City: Phoenix State: Arizona Zip Code: 85040

  
Email: 

jschwartz@jwwater.net
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**Regulatory and Management Contact**  
Name: 

Jill Schwartz
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Telephone No. : 

314-401-2761
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Address: 

4720 East Cotton Gin Loop
City: Phoenix State: Arizona Zip Code: 85040

  
Email: 

jschwartz@jwwater.net
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**Regulatory Contact**  
Name: 

Cherishe Barbee
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Telephone No. : 

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Address: 

4720 East Cotton Gin Loop
City: Phoenix State: Arizona Zip Code: 85040

  
Email: 

cbarbee@jwwater.net
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Name: 

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Telephone No. : 

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Address: 

City: State: Zip Code:

  
Email: 

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Name: 

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Telephone No. : 

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Address: 

City: State: Zip Code:

  
Email: 

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Ownership: 

"C" Corporation
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Counties Served: 

Yavapai
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<b>Important changes during the year</b>
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	For those companies not subject to the affiliated interest rules, has there been a change in ownership or direct control during the year?
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	If yes, please provide specific details in the box below.
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	Has the company been notified by any other regulatory authorities during the year, that they are out of compliance?
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	If yes, please provide specific details in the box below.
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Utility Plant in Service (Wastewater)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OCLD (OC less AD)
351	Organization	\$30,909	\$0	\$0	\$30,909	\$0	\$30,909
352	Franchises	0	0	0	0	0	0
353	Land and Land Rights	45,400	0	0	45,400	0	45,400
354	Structures and Improvements	137,172	0	0	137,172	84,620	52,552
355	Power Generation Equipment	1,096	0	0	1,096	169	927
360	Collections Wastewater - Force	0	0	0	0	0	0
361	Collections Wastewater - Gravity	347,663	0	0	347,663	269,741	77,922
362	Special Collecting Structures	0	0	0	0	0	0
363	Services to Customers	85,940	0	0	85,940	60,789	25,151
364	Flow Measuring Devices	54,366	9,379	0	63,744	38,453	25,291
365	Flow Measuring Installations	0	0	0	0	0	0
366	Reuse Services	0	0	0	0	0	0
367	Reuse Meters & Meter Installations	0	0	0	0	0	0
370	Receiving Wells	0	0	0	0	0	0
371	Pumping Equipment	362,937	59,167	0	422,104	279,657	142,447
374	Reuse Distribution Reservoirs	0	0	0	0	0	0
375	Reuse Trans. And Distr. Equipment	3,389	0	0	3,389	381	3,008
380	Treatment and Disposal Equipment	963,735	0	0	963,735	811,857	151,878
381	Plant Sewers	0	0	0	0	0	0
382	Outfall Sewer Lines	0	0	0	0	0	0
389	Other Plant and Misc. Equipment	0	0	0	0	0	0
390	Office Furniture and Equipment	6,235	0	0	6,235	6,019	216
390.1	Computer & Software	0	0	0	0	0	0
391	Transportation Equipment	0	0	0	0	0	0
392	Stores Equipment	0	0	0	0	0	0
393	Tools, Shop and Garage Equipment	9,805	2,761	0	12,565	6,284	6,282
394	Laboratory Equipment	6,613	0	0	6,613	6,077	535
395	Power Operated Equipment	0	0	0	0	0	0
396	Communication Equipment	3,155	0	0	3,155	1,420	1,735
397	Miscellaneous Equipment	0	0	0	0	0	0
398	Other Tangible Plant	89,005	3,535	0	92,539	88,497	4,042
	<b>Totals</b>	<b>\$2,147,420</b>	<b>\$74,841</b>	<b>\$0</b>	<b>\$2,222,261</b>	<b>\$1,653,965</b>	<b>\$568,296</b>

**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.

Verde Santa Fe Wastewater Company, Inc.  
Annual Report  
Depreciation Expense for the Current Year (Wastewater)  
12/31/24

Depreciation Expense for the Current Year (Wastewater)								
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Fully Depreciated/Non- depreciable Plant	Depreciation Percentages	Depreciation Expense
351	Organization	\$30,909	\$0	\$0	\$30,909	\$30,909		\$0
352	Franchises	0	0	0	0	0		0
353	Land and Land Rights	45,400	0	0	45,400	45,400		0
354	Structures and Improvements	137,172	0	0	137,172	0	3.33%	4,568
355	Power Generation Equipment	1,096	0	0	1,096	0	5.00%	55
360	Collections Wastewater - Force	0	0	0	0	0		0
361	Collections Wastewater - Gravity	347,663	0	0	347,663	0	2.00%	6,953
362	Special Collecting Structures	0	0	0	0	0		0
363	Services to Customers	85,940	0	0	85,940	0	2.00%	1,719
364	Flow Measuring Devices	54,366	9,379	0	63,744	0	10.00%	5,906
365	Flow Measuring Installations	0	0	0	0	0		0
366	Reuse Services	0	0	0	0	0		0
367	Reuse Meters & Meter Installations	0	0	0	0	0		0
370	Receiving Wells	0	0	0	0	0		0
371	Pumping Equipment	362,937	59,167	0	422,104	0	6.51%	25,566
374	Reuse Distribution Reservoirs	0	0	0	0	0		0
375	Reuse Trans. And Distr. Equipment	3,389	0	0	3,389	0	2.50%	85
380	Treatment and Disposal Equipment	963,735	0	0	963,735	0	5.00%	48,187
381	Plant Sewers	0	0	0	0	0		0
382	Outfall Sewer Lines	0	0	0	0	0		0
389	Other Plant and Misc. Equipment	0	0	0	0	0		0
390	Office Furniture and Equipment	6,235	0	0	6,235	0		0
390.1	Computer & Software	0	0	0	0	0		0
391	Transportation Equipment	0	0	0	0	0		0
392	Stores Equipment	0	0	0	0	0		0
393	Tools, Shop and Garage Equipment	9,805	2,761	0	12,565	0	5.00%	559
394	Laboratory Equipment	6,613	0	0	6,613	0	10.00%	661
395	Power Operated Equipment	0	0	0	0	0		0
396	Communication Equipment	3,155	0	0	3,155	0	10.00%	315
397	Miscellaneous Equipment	0	0	0	0	0		0
398	Other Tangible Plant	89,005	3,535	0	92,539	0	-1.26%	(1,142)
	<b>Subtotal</b>	<b>\$2,147,420</b>	<b>\$74,841</b>	<b>\$0</b>	<b>\$2,222,261</b>	<b>\$76,309</b>		<b>\$93,432</b>

Contribution(s) in Aid of Construction (Gross)	\$978,305
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	978,305
Amortizable Contribution(s)	<b>\$0</b>
Times: Proposed Amortization Rate	4.35%
<b>Amortization of CIAC</b>	<b>\$0</b>

Less: Amortization of CIAC

**DEPRECIATION EXPENSE**

**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.

Verde Santa Fe Wastewater Company, Inc.  
Annual Report  
Balance Sheet Assets  
12/31/24

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current and Accrued Assets			
131	Cash		\$4,302	\$19,976
132	Special Deposits		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		59,453	40,623
142	Other Accounts Receivable		0	0
143	Accumulated Provision for Uncollectable Accounts		0	0
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		0	0
173	Accrued Utility Revenue		0	0
174	Miscellaneous Current and Accrued Assets		0	0
	<b>Total Current and Accrued Assets</b>		<b>\$63,755</b>	<b>\$60,599</b>
	<b>Deferred Debits</b>			
186.1	Deferred Rate Case Expense		\$0	\$875
	<b>Total Deferred Debits</b>		<b>\$0</b>	<b>\$875</b>
	<b>Fixed Assets</b>			
101	Utility Plant in Service*		\$2,147,420	\$2,222,261
103	Property Held for Future Use		1,907	0
105	Construction Work in Progress		0	1,907
108	Accumulated Depreciation (enter as negative)*		(1,564,320)	(1,653,965)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	<b>Total Fixed Assets</b>		<b>\$585,006</b>	<b>\$570,202</b>
	<b>Total Assets</b>		<b>\$648,761</b>	<b>\$631,676</b>

**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.

Note these items feed automatically from the adjusted end of year balance from AR4.

Verde Santa Fe Wastewater Company, Inc.  
Annual Report  
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
<b>Account No.</b>	<b>Current Liabilities</b>			
231	Accounts Payable		\$35,611	\$86,024
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		12,021	10,205
236	Accrued Taxes		24,290	13,729
237	Accrued Interest		0	0
241	Miscellaneous Current and Accrued Liabilities		40,000	18,994
253	Other Deferred Credits		0	0
	<b>Total Current Liabilities</b>		<b>\$111,922</b>	<b>\$128,952</b>
	<b>Long Term Debt</b>			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	<b>Total Long Term Debt</b>		<b>\$0</b>	<b>\$0</b>
	<b>Deferred Credits</b>			
252	Advances in Aid of Construction		\$0	\$0
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		978,305	978,305
272	Less: Amortization of Contributions		(978,305)	(978,305)
281	Accumulated Deferred Income Tax		75,881	84,332
	<b>Total Deferred Credits</b>		<b>\$75,881</b>	<b>\$84,332</b>
	<b>Total Liabilities</b>		<b>\$187,803</b>	<b>\$213,284</b>
	<b>Capital Accounts</b>			
201	Common Stock Issued		\$88,658	\$153,658
211	Other Paid-In Capital		0	0
215	Retained Earnings		372,301	264,734
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	<b>Total Capital</b>		<b>\$460,959</b>	<b>\$418,392</b>
	<b>Total Liabilities and Capital</b>		<b>\$648,761</b>	<b>\$631,676</b>

**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.

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

Verde Santa Fe Wastewater Company, Inc.  
Annual Report  
Wastewater Comparative Income Statement  
12/31/24

Wastewater Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2024 - 12/31/2024	Last Year 01/01/2023 - 12/31/2023
	<b>Operating Revenue</b>		
521	Flat Rate Revenues	\$517,074	\$517,601
522	Measured Revenues	6,980	7,085
534	Rents from Wastewater Property	0	0
536	Other Wastewater Revenues	7,107	5,337
	<b>Total Revenues</b>	<b>\$531,161</b>	<b>\$530,023</b>
	<b>Operating Expenses</b>		
701	Salaries and Wages	\$26,267	\$14,812
704	Employee Pensions and Benefits	1,023	1,765
710	Purchased Wastewater Treatment	0	0
711	Sludge Removal Expense	29,409	24,994
715	Purchased Power	42,096	35,811
716	Fuel for Power Production	0	0
718	Chemicals	39,711	35,353
720	Materials and Supplies	4,355	7,316
720.1	Repairs and Maintenance	4,522	1,393
720.2	Office Supplies and Expense	0	0
721	Office Expense	7,600	2,137
731	Contractual Services -Engineering	0	0
732	Contractual Services - Accounting	1,865	3,773
733	Contractual Services - Legal	(18,855)	8,241
734	Contractual Services - Management Fees	159,016	170,402
735	Contractual Services - Testing	10,061	9,854
736	Contractual Services - Other	68,261	54,225
740	Rents - Building	1,026	1,357
742	Rents - Equipment	2,500	0
750	Transportation Expenses	14,615	15,118
757	Insurance - General Liability	3,641	966
758	Insurance - Worker's Compensation	0	0
759	Insurance - Other	5,614	7,572
760	Advertising Expense	0	0
766	Regulatory Commission Expense - Rate Case	2,962	0
767	Regulatory Commission Expense - Other	3,557	2,488
770	Bad Debt Expense	5,429	1,852
775	Miscellaneous Expense	7,629	8,253
403	Depreciation Expense (From Schedule AR4)	93,432	89,793
408	Taxes Other Than Income	0	0
408.11	Property Taxes	19,672	20,575
408.12	Payroll Taxes	(1,995)	0
409	Income Taxes	40,335	32,085
	<b>Total Operating Expenses</b>	<b>\$573,747</b>	<b>\$550,135</b>
	<b>Operating Income / (Loss)</b>	<b>(\$42,586)</b>	<b>(\$20,112)</b>
	<b>Other Income / (Expense)</b>		
414	Gain (Loss) on Dispositions	\$0	\$0
419	Interest and Dividend Income	0	0
421	Non-Utility Income	0	310
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(271)	(297)
	<b>Total Other Income / (Expense)</b>	<b>(\$271)</b>	<b>\$13</b>
	<b>Net Income / (Loss)</b>	<b>(\$42,857)</b>	<b>(\$20,100)</b>

**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.



Verde Santa Fe Wastewater Company, Inc.  
Annual Report  
Full time equivalent employees  
12/31/24

**Full time equivalent employees**

	Direct Company	Allocated	Outside service	Total
President	0.0	0.0	0.0	0.0
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	0.0	0.4	0.4
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	0.4	0.4
Customer Service	0.0	0.0	0.0	0.0
Accounting	0.0	0.0	0.2	0.2
Business Office	0.0	0.0	0.2	0.2
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
<b>Total</b>	0.0	0.0	1.2	1.2

**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. A full-time employee is based on 2080 total hours per year. Please calculate partial employees using 2080 hours.

Verde Santa Fe Wastewater Company, Inc.  
Annual Report  
Supplemental Financial Data (Long-Term Debt)  
12/31/24

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:	NA
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Meter Deposits Refunded During the Test Year:	NA
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<p><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></p>
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## Wastewater Utility Plant Description

Name of System:	Verde Santa Fe Wastewater Co. Inc	
Wastewater Inventory Number (if applicable):	105607	
Type of Treatment	Other	
Design Capacity of Plant (Gallons per day)	264000	

## LIFT STATION FACILITIES

[illegible]

## FORCE MAINS

Size	Material	Length (Feet)
2 inch	PVC	6,690
4 inch	PVC	1,722
6 inch	PVC	5,447

## MANHOLES

Type	Quantity
Standard	154
Drop	

## CLEANOUTS

Quantity
31

**Note:** If you are filing for more than one system, please provide separate sheets for each system.

**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. Copy and paste this sheet as many times as is necessary.

[illegible]

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

<b>SOLIDS PROCESSING AND HANDLING FACILITIES</b>	Inlet comminutor, grit chamber and bar screen; sludge digester/settling tank. Polymer mixer discharging to 4 sloped concrete pads with drains for dewatering sludge bags for sludge disposal
<b>DISINFECTION EQUIPMENT</b> (Chlorinator, Ultra-Violet, Etc.)	Liquid chlorine feed system
<b>FILTRATION EQUIPMENT</b> (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	N/A
<b>STRUCTURES</b> (Buildings, Fences, Etc.)	Block fence around site, and landscaped berm; large operations building and equipment building, housing for liquid chlorine.
<b>Other</b> (Laboratory Equipment, Tools, Vehicles, Standby, Power Generators, Etc.)	Standby diesel power generator, confined space safety equipment and all necessary laboratory and process control equipment, sensaphone telemetry system for main plant monitoring

**Note:** If you are filing for more than one system, please provide separate sheets for each system.

**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. Copy and paste this sheet as many times as is necessary.

Verde Santa Fe Wastewater Company, Inc.  
Annual Report  
Wastewater Flows  
12/31/24

Wastewater Flows					
Month	Number of Services	Total Monthly Sewage Flow (Gallons)	Sewage Flow on Peak Day	Purchased Power Expense <sup>1</sup>	Purchased Power (kWh) <sup>2</sup>
January	949	2,509,742	87,000	\$2,932	23,457
February	947	2,526,922	87,135	2,905	22,954
March	954	2,770,430	89,369	3,094	20,877
April	950	2,671,749	89,058	3,033	22,084
May	950	2,534,031	81,743	3,386	21,972
June	956	2,428,267	80,942	3,444	22,045
July	957	2,481,738	80,056	3,567	23,487
August	956	2,355,411	75,981	3,423	21,779
September	960	2,336,950	77,896	3,411	21,035
October	954	2,587,015	83,452	3,725	23,467
November	952	2,599,551	86,652	3,107	22,554
December	951	2,611,564	84,244	3,285	24,475
	<b>Totals</b>	<b>30,413,370</b>	<b>1,003,528</b>	<b>\$39,313</b>	<b>270,186</b>

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal	Other
Groundwater Permit Number	N/A
ADEQ Aquifer Protection Permit ("APP") Number	P103173
ADEQ Reuse Permit Number	R-105815- held by the glf course
EPA NPDES Permit Number	N/A
APP Effluent Treatment Requirement (Class)?	N/A
Permitted Flow Rate	264,000 gpd
Permitted Organic Capacity	N/A
Hydraulic Capacity	150%
Type of Biological Treatment	N/A

In the space below, list all violations within the past 12 months:

N/A

**Note:** If you are filing for more than one system, please provide separate sheets for each system.

<sup>1</sup> Enter the total purchased power costs for the power meters associated with this system.

<sup>2</sup> Enter the total purchased kWh used by the power meters associated with this system.

**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.

Verde Santa Fe Wastewater Company, Inc.  
 Annual Report  
 Utility Shutoffs / Disconnects  
 12/31/24

Utility Shutoffs / Disconnects	
Name of System:	Verde Santa Fe Wastewater Co. Inc
Wastewater Inventory Number (if applicable):	105607

Month	Termination without Notice R14-2-609.B	Termination with Notice R14-2- 609.C	Other
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	0
June	0	0	0
July	0	0	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Other (description):**

N/A

**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.

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2024 was
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\$19,672
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If no property taxes paid, explain why.
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<b>Instructions:</b> 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.
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**Verification and Certification (Taxes)**

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

County of (county name):

Yavapai

Name (owner or official) title:

Jill Schwartz

Company name:

Verde Santa Fe Wastewater Company, Inc.

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

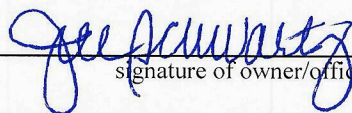
FOR THE YEAR ENDING:

12/31/24

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

314-401-2761

telephone no.