

ANNUAL REPORT

Of

Company Name: Verde Santa Fe Wastewater Company, Inc.
4720 East Cotton Gin Loop, Suite 130

Mailing Address: Phoenix AZ
85040

Docket No.: SW-03437A
For the Year Ended: 12/31/25

RECEIVED BY EMAIL

5/15/2026, 1:42 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: 5/15/2026

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

For the Calendar Year Ended: 12/31/25

Primary Address:

4720 East Cotton Gin Loop, Suite 130			
City:	Phoenix	State:	Arizona
		Zip Code:	85040

Telephone Number:

--

Date of Original Organization of Utility:

8/12/1997

Person to whom correspondence should be addressed concerning this report:

Name:

Jill Schwartz

Telephone No. :

314-401-2761

Address:

4720 East Cotton Gin Loop, Suite 130			
City:	Phoenix	State:	Arizona
		Zip Code:	85040

Email:

jschwartz@jwwater.net

Regulatory and Management Contact

Name:

Jill Schwartz

Telephone No. :

314-401-2761

Address:

4720 East Cotton Gin Loop, Suite 130			
City:	Phoenix	State:	Arizona
		Zip Code:	85040

Email:

jschwartz@jwwater.net

Regulatory Contact

Name:

Cherishe Barbee

Telephone No. :

--

Address:

4720 East Cotton Gin Loop, Suite 130			
City:	Phoenix	State:	Arizona
		Zip Code:	85040

Email:

cbarbee@jwwater.net

NA

Name:

.

Telephone No. :

.

Address:

City:	.	State:	Arizona
		Zip Code:	.

Email:

.

NA

Name:

.

Telephone No. :

.

Address:

City:	.	State:	Arizona
		Zip Code:	.

Email:

.

Ownership:

"C" Corporation

Counties Served:

Yavapai

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Verde Santa Fe Wastewater Company, Inc.

Important changes during the year
--

N/A	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.

Yes	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.
	ADEQ notified Verde Santa Fe of deficiencies related to its Self Monitoring Report Form.

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	4,260	0	141,432	89,259	52,173
355	Power Generation Equipment	1,096	0	0	1,096	224	872
360	Collections Wastewater - Force	0	0	0	0	0	0
361	Collections Wastewater - Gravity	347,663	6,393	0	354,056	276,758	77,298
362	Special Collecting Structures	0	0	0	0	0	0
363	Services to Customers	85,940	0	0	85,940	62,508	23,432
364	Flow Measuring Devices	63,744	0	0	63,744	43,586	20,158
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	422,104	39,599	0	461,704	313,042	148,661
374	Reuse Distribution Reservoirs	0	0	0	0	0	0
375	Reuse Trans. And Distr. Equipment	3,389	0	0	3,389	466	2,923
380	Treatment and Disposal Equipment	963,735	7,167	0	970,901	860,223	110,678
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	6,235	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	12,565	0	0	12,565	7,215	5,351
394	Laboratory Equipment	6,613	0	0	6,613	6,384	228
395	Power Operated Equipment	0	0	0	0	0	0
396	Communication Equipment	3,155	0	0	3,155	1,735	1,420
397	Miscellaneous Equipment	0	0	0	0	0	0
398	Other Tangible Plant	92,539	0	0	92,539	89,535	3,004
	Totals	\$2,222,261	\$57,419	\$0	\$2,279,680	\$1,757,171	\$522,508

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)
12/31/25

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	0.00%	\$0
352	Franchises	0	0	0	0	0	0.00%	0
353	Land and Land Rights	45,400	0	0	45,400	45,400	0.00%	0
354	Structures and Improvements	137,172	4,260	0	141,432	0	3.33%	4,639
355	Power Generation Equipment	1,096	0	0	1,096	0	5.00%	55
360	Collections Wastewater - Force	0	0	0	0	0	2.00%	0
361	Collections Wastewater - Gravity	347,663	6,393	0	354,056	0	2.00%	7,017
362	Special Collecting Structures	0	0	0	0	0	2.00%	0
363	Services to Customers	85,940	0	0	85,940	0	2.00%	1,719
364	Flow Measuring Devices	63,744	0	0	63,744	12,958	10.00%	5,079
365	Flow Measuring Installations	0	0	0	0	0	10.00%	0
366	Reuse Services	0	0	0	0	0	2.00%	0
367	Reuse Meters & Meter Installations	0	0	0	0	0	8.33%	0
370	Receiving Wells	0	0	0	0	0	3.33%	0
371	Pumping Equipment	422,104	39,599	0	461,704	179,879	12.50%	32,753
374	Reuse Distribution Reservoirs	0	0	0	0	0	2.50%	0
375	Reuse Trans. And Distr. Equipment	3,389	0	0	3,389	0	2.50%	85
380	Treatment and Disposal Equipment	963,735	7,167	0	970,901	0	5.00%	48,366
381	Plant Sewers	0	0	0	0	0	5.00%	0
382	Outfall Sewer Lines	0	0	0	0	0	3.33%	0
389	Other Plant and Misc. Equipment	0	0	0	0	0	6.67%	0
390	Office Furniture and Equipment	6,235	0	0	6,235	6,235	6.67%	0
390.1	Computer & Software	0	0	0	0	0	20.00%	0
391	Transportation Equipment	0	0	0	0	0	20.00%	0
392	Stores Equipment	0	0	0	0	0	4.00%	0
393	Tools, Shop and Garage Equipment	12,565	0	0	12,565	4,676	5.00%	394
394	Laboratory Equipment	6,613	0	0	6,613	0	10.00%	661
395	Power Operated Equipment	0	0	0	0	0	5.00%	0
396	Communication Equipment	3,155	0	0	3,155	0	10.00%	315
397	Miscellaneous Equipment	0	0	0	0	0	10.00%	0
398	Other Tangible Plant	92,539	0	0	92,539	79,507	10.00%	1,303
	Subtotal	\$2,222,261	\$57,419	\$0	\$2,279,680	\$359,564		\$102,386

Contribution(s) in Aid of Construction (Gross)	978,304.67
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	978,305
Amortizable Contribution(s)	\$0
Times: Proposed Amortization Rate	5.33%
Amortization of CIAC	\$0

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

DEPRECIATION EXPENSE **\$102,386**

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
12/31/25

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2025)	Balance at End of Year (2025)
Account No.	Current and Accrued Assets			
131	Cash		\$19,976	\$37,748
132	Special Deposits		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		40,623	73,521
142	Other Accounts Receivable		0	1,986
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
	Total Current and Accrued Assets		\$60,599	\$113,255
	Deferred Debits			
186.1	Deferred Rate Case Expense		\$875	\$93,630
	Total Deferred Debits		\$875	\$93,630
	Fixed Assets			
101	Utility Plant in Service*		\$2,222,261	\$2,279,680
103	Property Held for Future Use		0	0
105	Construction Work in Progress		1,907	1,907
108	Accumulated Depreciation (enter as negative)*		(1,653,965)	(1,757,171)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$570,202	\$524,415
	Total Assets		\$631,676	\$731,299

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.

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 (2025)	Balance at End of Year (2025)
Account No.	Current Liabilities			
231	Accounts Payable		\$86,024	\$16,230
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	63,985
235	Customer Deposits		10,205	9,080
236	Accrued Taxes		13,729	953
237	Accrued Interest		0	0
241	Miscellaneous Current and Accrued Liabilities		18,994	16,267
253	Other Deferred Credits		0	28
	Total Current Liabilities		\$128,952	\$106,544
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	Total Long Term Debt		\$0	\$0
	Deferred Credits			
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		84,332	69,865
	Total Deferred Credits		\$84,332	\$69,865
	Total Liabilities		\$213,284	\$176,409
	Capital Accounts			
201	Common Stock Issued		\$153,658	\$138,658
211	Other Paid-In Capital		0	10,000
215	Retained Earnings		264,734	406,233
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$418,392	\$554,891
	Total Liabilities and Capital		\$631,676	\$731,299

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
12/31/25

Wastewater Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2025 - 12/31/2025	Last Year 01/01/2024 - 12/31/2024
	Operating Revenue		
521	Flat Rate Revenues	\$516,959	\$517,074
522	Measured Revenues	6,964	6,980
534	Rents from Wastewater Property	0	0
536	Other Wastewater Revenues	6,095	7,107
	Total Revenues	\$530,017	\$531,161
	Operating Expenses		
701	Salaries and Wages	\$0	\$26,267
704	Employee Pensions and Benefits	9,642	1,023
710	Purchased Wastewater Treatment	0	0
711	Sludge Removal Expense	9,650	29,409
715	Purchased Power	37,293	42,096
716	Fuel for Power Production	0	0
718	Chemicals	43,988	39,711
720	Materials and Supplies	3,579	4,355
720.1	Repairs and Maintenance	2,730	4,522
720.2	Office Supplies and Expense	7,775	0
721	Office Expense	0	7,600
731	Contractual Services -Engineering	0	0
732	Contractual Services - Accounting	10,691	1,865
733	Contractual Services - Legal	13,430	(18,855)
734	Contractual Services - Management Fees	36,788	159,016
735	Contractual Services - Testing	9,694	10,061
736	Contractual Services - Other	77,529	68,261
740	Rents - Building	319	1,026
742	Rents - Equipment	0	2,500
750	Transportation Expenses	13,790	14,615
757	Insurance - General Liability	4,556	3,641
758	Insurance - Worker's Compensation	0	0
759	Insurance - Other	4,935	5,614
760	Advertising Expense	484	0
766	Regulatory Commission Expense - Rate Case	0	2,962
767	Regulatory Commission Expense - Other	3,707	3,557
770	Bad Debt Expense	3,005	5,429
775	Miscellaneous Expense	8,119	7,629
403	Depreciation Expense (From Schedule AR4)	102,386	93,432
408	Taxes Other Than Income	0	0
408.11	Property Taxes	18,894	19,672
408.12	Payroll Taxes	0	(1,995)
409	Income Taxes	10,380	40,335
	Total Operating Expenses	\$433,366	\$573,747
	Operating Income / (Loss)	\$96,652	(\$42,586)
	Other Income / (Expense)		
414	Gain (Loss) on Dispositions	\$0	\$0
419	Interest and Dividend Income	0	0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(215)	(271)
	Total Other Income / (Expense)	(\$215)	(\$271)
	Net Income / (Loss)	\$96,437	(\$42,857)

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.

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	0.0	0.0
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	1.0	1.0
Customer Service	0.0	0.0	1.0	1.0
Accounting	0.0	0.1	0.0	0.1
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	0.1	0.0	0.1
Total	0.0	0.2	2.0	2.2

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)
12/31/25

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	NA	NA	NA	NA
Source of Loan	NA	NA	NA	NA
ACC Decision No.	NA	NA	NA	NA
Reason for Loan	NA	NA	NA	NA
Dollar Amt. Issued	NA	NA	NA	NA
Amount Outstanding	NA	NA	NA	NA
Date of Maturity	NA	NA	NA	NA
Interest Rate	NA	NA	NA	NA
Current Year Interest	NA	NA	NA	NA
Current Year Principal	NA	NA	NA	NA

Meter Deposit Balance at Test Year End:	NA
---	----

Meter Deposits Refunded During the Test Year:	NA
---	----

<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>

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.

SOLIDS PROCESSING AND HANDLING FACILITIES	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
DISINFECTION EQUIPMENT (Chlorinator, Ultra-Violet, Etc.)	Liquid chlorine feed system
FILTRATION EQUIPMENT (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	N/A
STRUCTURES (Buildings, Fences, Etc.)	Block fence around site, and landscaped berm; large operations building and equipment building, housing for liquid chlorine.
Other (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
12/31/25

Wastewater Flows					
Month	Number of Services	Total Monthly Sewage Flow (Gallons)	Sewage Flow on Peak Day	Purchased Power Expense ¹	Purchased Power (kWh) ²
January	953	2,729,741	113,492	3,106	22,281
February	954	2,411,541	97,793	2,908	19,904
March	955	2,665,704	97,443	2,845	19,509
April	955	2,557,684	99,881	3,039	21,494
May	955	2,559,679	124,870	3,494	21,785
June	956	2,268,513	92,029	3,100	18,070
July	955	2,319,609	90,564	3,133	20,840
August	952	2,295,333	118,058	2,932	19,846
September	964	2,261,241	90,748	3,266	18,778
October	957	2,559,803	159,661	3,504	20,853
November	954	2,518,689	112,544	2,899	18,431
December	956	2,503,376	93,038	3,067	20,272
	Totals	29,650,913	1,290,121	\$37,293	242,063

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal	Evaporation Ponds
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:

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

1 Enter the total purchased power costs for the power meters associated with this system.

2 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
 12/31/25

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
Total	0	0	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.

Property Taxes	
----------------	--

Amount of actual property taxes paid during Calendar Year 2025 was
--

\$18,894

If no property taxes paid, explain why.

0

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.

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: Jason Williamson
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: 12/31/25

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

720-949-1347
telephone no.