

ANNUAL REPORT

Of

Company Name: Rainbow Parks, Inc. DBA Escapees at North Ranch
7581 E. Academy Blvd., Ste. 229

Mailing Address: Denver CO
80230

Docket No.: WS-03448A
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
Rainbow Parks, Inc. DBA Escapees at North Ranch
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:

4/5/1994

Person to whom correspondence should be addressed concerning this report:

Name:

Jill Schwartz

Telephone No. :

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Address:

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

Email:

jschwartz@jwwater.net

Regulatory Contact

Name:

Cherishe Barbee

Telephone No. :

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Address:

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

Email:

cbarbee@jwwater.net

Name:			
Telephone No. :			
Address:			
City:		State:	
		Zip Code:	
Email:			

Name:			
Telephone No. :			
Address:			
City:		State:	
		Zip Code:	
Email:			

Ownership:

"C" Corporation

Counties Served:

Yavapai

Important changes during the year
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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	\$0	\$0	\$0	\$0	\$0	\$0
352	Franchises	0	0	0	0	0	0
353	Land and Land Rights	16,000	0	0	16,000	0	16,000
354	Structures and Improvements	21,880	0	0	21,880	8,882	12,998
355	Power Generation Equipment	29,322	0	0	29,322	10,718	18,604
360	Collections Wastewater - Force	0	0	0	0	0	0
361	Collections Wastewater - Gravity	118,747	0	0	118,747	118,747	0
362	Special Collecting Structures	0	0	0	0	0	0
363	Services to Customers	0	0	0	0	0	0
364	Flow Measuring Devices	0	0	0	0	0	0
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	14,706	1,290	0	15,996	14,706	1,290
371	Pumping Equipment	0	0	0	0	0	0
374	Reuse Distribution Reservoirs	0	0	0	0	0	0
375	Reuse Trans. And Distr. Equipment	0	0	0	0	0	0
380	Treatment and Disposal Equipment	242,757	0	0	242,757	242,757	0
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	7,092	0	0	7,092	6,474	619
390	Office Furniture and Equipment	4,981	0	0	4,981	4,981	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	0	0	0	0	0	0
394	Laboratory Equipment	0	0	0	0	0	0
395	Power Operated Equipment	0	0	0	0	0	0
396	Communication Equipment	0	0	0	0	0	0
397	Miscellaneous Equipment	0	0	0	0	0	0
398	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$455,485	\$1,290	\$0	\$456,775	\$407,264	\$49,511

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.

Rainbow Parks, Inc. DBA Escapees at North Ranch
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	\$0	\$0	\$0	\$0	\$0		\$0
352	Franchises	0	0	0	0	0		0
353	Land and Land Rights	16,000	0	0	16,000	16,000		0
354	Structures and Improvements	21,880	0	0	21,880	0	3.33%	729
355	Power Generation Equipment	29,322	0	0	29,322	0	5.00%	1,466
360	Collections Wastewater - Force	0	0	0	0	0		0
361	Collections Wastewater - Gravity	118,747	0	0	118,747	118,747		0
362	Special Collecting Structures	0	0	0	0	0		0
363	Services to Customers	0	0	0	0	0		0
364	Flow Measuring Devices	0	0	0	0	0		0
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	14,706	1,290	0	15,996	14,706		0
371	Pumping Equipment	0	0	0	0	0		0
374	Reuse Distribution Reservoirs	0	0	0	0	0		0
375	Reuse Trans. And Distr. Equipment	0	0	0	0	0		0
380	Treatment and Disposal Equipment	242,757	0	0	242,757	242,757		0
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	7,092	0	0	7,092	0	6.67%	473
390	Office Furniture and Equipment	4,981	0	0	4,981	4,981		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	0	0	0	0	0		0
394	Laboratory Equipment	0	0	0	0	0		0
395	Power Operated Equipment	0	0	0	0	0		0
396	Communication Equipment	0	0	0	0	0		0
397	Miscellaneous Equipment	0	0	0	0	0		0
398	Other Tangible Plant	0	0	0	0	0		0
	Subtotal	\$455,485	\$1,290	\$0	\$456,775	\$397,190		\$2,668

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	4.48%
Amortization of CIAC	\$0

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.

Rainbow Parks, Inc. DBA Escapees at North Ranch
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		\$3,962	8,369.30
132	Special Deposits		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		5,116	5,795
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
	Total Current and Accrued Assets		\$9,078	\$14,165
	Deferred Debits			
186.1	Deferred Rate Case Expense		\$0	\$0
	Total Deferred Debits		\$0	\$0
	Fixed Assets			
101	Utility Plant in Service*		\$455,485	\$456,775
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(407,264)	(407,264)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$48,221	\$49,511
	Total Assets		\$57,299	\$63,676

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.

Rainbow Parks, Inc. DBA Escapees at North Ranch
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)
Account No.	Current Liabilities			
231	Accounts Payable		\$3,734	10,816
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		7,354	7,354
235	Customer Deposits		163	205
236	Accrued Taxes		0	589
237	Accrued Interest		0	0
241	Miscellaneous Current and Accrued Liabilities		0	0
253	Other Deferred Credits		0	0
	Total Current Liabilities		\$11,250	\$18,963
	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		0	0
272	Less: Amortization of Contributions		0	0
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$0	\$0
	Total Liabilities		\$11,250	\$18,963
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	14,813
215	Retained Earnings		46,049	29,900
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$46,049	\$44,713
	Total Liabilities and Capital		\$57,299	\$63,676

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!

Rainbow Parks, Inc. DBA Escapees at North Ranch
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
	Operating Revenue		
521	Flat Rate Revenues	\$61,764	\$61,734
522	Measured Revenues	7,381	7,478
534	Rents from Wastewater Property	0	
536	Other Wastewater Revenues	613	650
	Total Revenues	\$69,758	\$69,862
	Operating Expenses		
701	Salaries and Wages	\$0	\$0
704	Employee Pensions and Benefits	0	0
710	Purchased Wastewater Treatment	0	0
711	Sludge Removal Expense	0	0
715	Purchased Power	13,418	12,616
716	Fuel for Power Production	0	0
718	Chemicals	9,618	12,781
720	Materials and Supplies	0	277
720.1	Repairs and Maintenance	0	8,770
720.2	Office Supplies and Expense	0	0
721	Office Expense	0	0
731	Contractual Services -Engineering	21,676	0
732	Contractual Services - Accounting	0	0
733	Contractual Services - Legal	0	0
734	Contractual Services - Management Fees	0	47,074
735	Contractual Services - Testing	2,640	3,465
736	Contractual Services - Other	29,347	0
740	Rents - Building	0	0
742	Rents - Equipment	0	0
750	Transportation Expenses	1,105	0
757	Insurance - General Liability	0	0
758	Insurance - Worker's Compensation	0	0
759	Insurance - Other	0	0
760	Advertising Expense	0	0
766	Regulatory Commission Expense - Rate Case	0	0
767	Regulatory Commission Expense - Other	0	0
770	Bad Debt Expense	0	687
775	Miscellaneous Expense	555	(184)
403	Depreciation Expense (From Schedule AR4)	2,668	2,616
408	Taxes Other Than Income	0	0
408.11	Property Taxes	3,320	2,842
408.12	Payroll Taxes	0	0
409	Income Taxes	0	0
	Total Operating Expenses	\$84,348	\$90,943
	Operating Income / (Loss)	(\$14,590)	(\$21,081)
	Other Income / (Expense)		
414	Gain (Loss) on Dispositions	\$0	\$0
419	Interest and Dividend Income	0	\$0
421	Non-Utility Income	1,849	\$0
426	Miscellaneous Non-Utility (Expense)	0	\$0
427	Interest (Expense)	0	(32)
	Total Other Income / (Expense)	\$1,849	(\$32)
	Net Income / (Loss)	(\$12,741)	(\$21,114)

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.

Rainbow Parks, Inc. DBA Escapees at North Ranch
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	0.2	0.2
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	0.3	0.3
Customer Service	0.0	0.0	0.1	0.1
Accounting	0.0	0.0	0.1	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	0.1	0.1
Other	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.8	0.8

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.

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>

Wastewater Utility Plant Description

Name of System:	Escapees at North Ranch
Wastewater Inventory Number (if applicable):	101870
Type of Treatment	Other
Design Capacity of Plant (Gallons per day)	55000

LIFT STATION FACILITIES					
Location	Quantity of Pumps	Horsepower Per Pump	Rated Capacity Per Pump (GPM)	Wet Well Capacity (gals)	Year Constructed
5 miles south of Congres	2	1	37		

FORCE MAINS		
Size	Material	Length (Feet)
4 inch	PVC	240

MANHOLES	
Type	Quantity
Standard	39
Drop	

CLEANOUTS
Quantity
2

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.

Wastewater Utility Plant Description (Continued)					
GRAVITY MAINS			SERVICES/LATERALS		
Sizes (inches)	Material	Length (feet)	Size (inches)	Material	Quantity
4	PVC	18,643	4	PVC	436
6					
8	PVC	290			

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

SOLIDS PROCESSING AND HANDLING FACILITIES	Aerobic Sludge Digester
DISINFECTION EQUIPMENT (Chlorinator, Ultra-Violet, Etc.)	Chlorination(tablet)
FILTRATION EQUIPMENT (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	
STRUCTURES (Buildings, Fences, Etc.)	Methanol storage and control building, Blower pump building; fence surrounding chain link treatment/disposal area
Other (Laboratory Equipment, Tools, Vehicles, Standby, Power Generators, Etc.)	Standby power generator

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.

Rainbow Parks, Inc. DBA Escapees at North Ranch
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 ¹	Purchased Power (kWh) ²
January	432	763,961	36,500	\$1,054	7,473
February	431	701,650	36,305	1,065	7,606
March	429	810,960	39,761	1,043	7,374
April	429	650,970	31,615	1,054	6,911
May	432	655,166	35,355	1,115	6,264
June	429	460,122	21,460	1,171	6,761
July	431	396,967	15,679	1,291	7,777
August	430	400,678	16,778	1,124	6,357
September	430	451,788	18,736	1,166	6,683
October	429	561,736	25,060	1,157	6,650
November	430	691,110	27,990	1,050	6,877
December	431	802,751	36,170	1,128	7,678
	Totals	7,347,859	341,409	\$13,418	84,411

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	101870
ADEQ Reuse Permit Number	N/A
EPA NPDES Permit Number	N/A
APP Effluent Treatment Requirement (Class)?	N/A
Permitted Flow Rate	55,000
Permitted Organic Capacity	N/A
Hydraulic Capacity	150%
Type of Biological Treatment	

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.

Rainbow Parks, Inc. DBA Escapees at North Ranch
Annual Report
Utility Shutoffs / Disconnects
12/31/24

Utility Shutoffs / Disconnects	
Name of System:	Escapees at North Ranch
Wastewater Inventory Number (if applicable):	101870

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):

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.

Rainbow Parks, Inc. DBA Escapees at North Ranch
Annual Report
Property Taxes
12/31/24

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2024 was
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\$3,320

If no property taxes paid, explain why.

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.

Rainbow Parks, Inc. DBA Escapees at North Ranch
Annual Report
Verification and Certification (Taxes)
12/31/24

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:

Rainbow Parks, Inc. DBA Escapees at North Ranch

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.