

ANNUAL REPORT

Of

Company Name:

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

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:

5/14/2025

ARIZONA CORPORATION COMMISSION
WATER 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:

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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

Counties Served:

Yavapai

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Rainbow Parks, Inc. DBA Escapees at North Ranch

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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	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?
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	If yes, please provide specific details in the box below.
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	N/A
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Rainbow Parks, Inc. DBA Escapees at North Ranch
Annual Report
Utility Plant in Service (Water)
12/31/24

Utility Plant in Service (Water)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OCLD (OC less AD)
301	Organization	\$0	\$0	\$0	\$0	\$0	\$0
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	12,000	0	0	12,000	0	12,000
304	Structures and Improvements	0	0	0	0	0	0
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	15,094	0	0	15,094	10,920	4,174
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	62,400	18,700	0	81,100	62,400	18,700
320	Water Treatment Equipment	2,265	0	0	2,265	2,265	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	78,536	0	0	78,536	78,536	(0)
330.1	Storage Tanks	0	0	0	0	0	0
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	135,699	0	0	135,699	135,699	0
333	Services	7,535	0	0	7,535	514	7,021
334	Meters and Meter Installations	61,474	0	0	61,474	45,146	16,328
335	Hydrants	3,900	0	0	3,900	3,900	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	4,981	0	0	4,981	4,981	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	0	0	0	0	0	0
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	\$383,882	\$18,700	\$0	\$402,583	\$344,360	\$58,223

Depreciation 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	\$0	\$0	\$0	\$0	\$0	\$0		\$0
302	Franchises	0	0	0	0	0	0		0
303	Land and Land Rights	12,000	0	0	12,000	12,000	0		0
304	Structures and Improvements	0	0	0	0	0	0		0
305	Collecting & Improving Reservoirs	0	0	0	0	0	0		0
306	Lake, River, Canal Intakes	0	0	0	0	0	0		0
307	Wells and Springs	15,094	0	0	15,094	0	15,094	3.33%	503
308	Infiltration Galleries	0	0	0	0	0	0		0
309	Supply Mains	0	0	0	0	0	0		0
310	Power Generation Equipment	0	0	0	0	0	0		0
311	Pumping Equipment	62,400	18,700	0	81,100	0	81,100	6.76%	4,849
320	Water Treatment Equipment	2,265	0	0	2,265	2,265	0		0
320.1	Water Treatment Plants	0	0	0	0	0	0		0
320.2	Solution Chemical Feeders	0	0	0	0	0	0		0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0		0
330	Distribution Reservoirs and Standpipes	78,536	0	0	78,536	0	78,536	1.05%	828
330.1	Storage Tanks	0	0	0	0	0	0		0
330.2	Pressure Tanks	0	0	0	0	0	0		0
331	Transmission and Distribution Mains	135,699	0	0	135,699	135,699	0		0
333	Services	7,535	0	0	7,535	0	7,535	3.33%	251
334	Meters and Meter Installations	61,474	0	0	61,474	0	61,474	8.33%	5,121
335	Hydrants	3,900	0	0	3,900	3,900	0		0
336	Backflow Prevention Devices	0	0	0	0	0	0		0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0		0
340	Office Furniture and Equipment	4,981	0	0	4,981	4,981	0		0
340.1	Computer & Software	0	0	0	0	0	0		0
341	Transportation Equipment	0	0	0	0	0	0		0
342	Stores Equipment	0	0	0	0	0	0		0
343	Tools, Shop and Garage Equipment	0	0	0	0	0	0		0
344	Laboratory Equipment	0	0	0	0	0	0		0
345	Power Operated Equipment	0	0	0	0	0	0		0
346	Communication Equipment	0	0	0	0	0	0		0
347	Miscellaneous Equipment	0	0	0	0	0	0		0
348	Other Tangible Plant	0	0	0	0	0	0		0
	Subtotal	\$383,882	\$18,700	\$0	\$402,583	\$158,844	\$243,738		\$11,552

Contribution(s) in Aid of Construction (Gross)	\$0
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	<u>\$0</u>
Times: Proposed Amortization Rate	4.74%
Amortization of CIAC	\$0

Less: Amortization of CIAC \$0

DEPRECIATION EXPENSE **\$11,552**

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		\$3,692	8,369.30
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		5,116	5,795
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		\$8,808	\$14,165
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$383,882	\$402,583
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(344,360)	(344,360)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$39,522	\$58,223
	Total Assets		\$48,330	\$72,387

*Note these items feed automatically from AR3 UPIS Page 4

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	10,816.26
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		1,702	589
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$12,952	\$18,963
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	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 Liabilities		\$12,952	\$18,963
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	14,813
215	Retained Earnings		35,378	38,611
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$35,378	\$53,424
	Total Liabilities and Capital		\$48,330	\$72,387

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
Water Comparative Income Statement
12/31/24

Water 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		
461	Metered Water Revenue	30,375.42	\$39,844
460	Unmetered Water Revenue	62,052	62,010
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	0	650
474	Other Water Revenue	613	0
	Total Revenues	\$93,040	\$102,503
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	22,426	21,258
618	Chemicals	3,161	2,529
620	Materials and Supplies	0	2,328
620.1	Repairs and Maintenance	0	9,512
620.2	Office Supplies and Expense	12	0
630	Contractual Services	0	0
631	Contractual Services - Engineering	21,676	0
632	Contractual Services - Accounting	0	0
633	Contractual Services - Legal	0	0
634	Contractual Services - Management Fees	0	47,074
635	Contractual Services - Water Testing	2,787	2,360
636	Contractual Services - Other	32,589	0
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	0	0
657	Insurance - General Liability	0	0
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	0	687
675	Miscellaneous Expense	3,327	3,687
403	Depreciation Expense (From Schedule AR4)	11,552	10,782
408	Taxes Other Than Income	0	0
408.11	Property Taxes	0	4,085
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$97,529	\$104,302
	Operating Income / (Loss)	(\$4,489)	(\$1,799)
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	925	1,826
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	\$925	\$1,826
	Net Income / (Loss)	(\$3,565)	\$27

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
Meter reader	0.0	0.0	0.1	0.1
Customer Service	0.0	0.0	0.1	0.1
Accounting	0.0	0.0	0.0	0.0
Business Office	0.0	0.0	0.0	0.0
Rates Department	0.0	0.0	0.1	0.1
Administrative Staff	0.0	0.0	0.0	0.0
Other	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.8	0.8

Rainbow Parks, Inc. DBA Escapees at North Ranch
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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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 not be listed. Input 0 or none if there is nothing to report for that cell.

[illegible]

Name of system water delivered to:	
ADWR PCC Number:	
Source of water delivered to another system	

Name of system water received from:	
ADWR PCC Number:	
Source of water received	
Well registry 55# (55-XXXXXX):	

Month	Water withdrawn (gallons) ¹	Water sold (gallons) ²	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	2,279,900.00	2,189,760.00	0.00	0.00	0.00	\$1,821	13,167
February	2,069,500.00	1,979,470.00	0.00	0.00	0.00	2,007	12,900
March	1,977,700.00	1,898,210.00	0.00	0.00	0.00	1,565	10,325
April	2,238,400.00	2,148,350.00	0.00	0.00	0.00	1,815	11,616
May	2,022,700.00	1,944,620.00	0.00	0.00	0.00	1,732	9,585
June	1,927,400.00	1,852,260.00	0.00	0.00	0.00	1,680	9,793
July	1,683,900.00	1,593,780.00	0.00	0.00	0.00	2,107	13,011
August	2,235,300.00	2,143,880.00	0.00	0.00	0.00	1,948	11,733
September	1,333,800.00	1,254,710.00	0.00	0.00	0.00	1,977	12,200
October	1,858,200.00	1,776,090.00	0.00	0.00	0.00	2,029	12,527
November	2,558,500.00	2,483,380.00	0.00	0.00	0.00	1,848	12,610
December	1,507,300.00	1,426,290.00	0.00	0.00	0.00	1,896	12,876
Totals	23,692,600.00	22,690,800.00	0.00	0.00	0.00	\$22,426	142,341

If applicable, in the space below please provide a description for all un-metered water use along with amounts:

- | | |
|---|---|
| 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:	ESCAPEES AT NORTH RANCH		
ADEQ Public Water System Number:	AZ0413148		
ADWR PCC Number:	91-000672.0000		

MAINS

[illegible]

CUSTOMER METERS

[illegible]

SERVICE LINES

SERVICE LINES		
Material	Percent of system	Year installed

BOOSTER PUMPS

BOOSTER PUMPS		
Horsepower	GPM	Quantity
15		2

FIRE HYDRANTS

FIRE HYDRANTS	
Type	Quantity
Standard *	1
Other	

STORAGE TANKS

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000	Steel	1	
60,000	Steel	1	

PRESSURE/BLADDER TANKS

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000	steel	1	

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

TREATMENT EQUIPMENT:	Liquid Chlorination. Chlorinator was taken offline in Q4 2023
STRUCTURES:	Storage Tank, pressure pumps
OTHER:	

Customer and Other Information		
Name of the System:	ESCAPEES AT NORTH RANCH	
ADEQ Public Water System Number:	AZ0413148	
ADWR PCC Number:	91-000672.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	431	0	1	0	0
February	430	0	1	0	0
March	428	0	1	0	0
April	428	0	1	0	0
May	431	0	1	0	0
June	428	0	1	0	0
July	430	0	1	0	0
August	429	0	1	0	0
September	429	0	1	0	0
October	428	0	1	0	0
November	429	0	1	0	0
December	430	0	1	0	0

If the system has fire hydrants, what is the fire flow requirements? GPM for hrs.

Does the system have chlorination treatment? No

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement? No
If yes, provide the GPCPD amount:

Is the Water Utility located in an ADWR Active Management Area (AMA)? No
If yes, which AMA?

Describe any plans and estimated completion dates for any enlargements or improvements of this system.

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

Utility Shutoffs / Disconnects	
Name of the System:	ESCAPEES AT NORTH RANCH
ADEQ Public Water System Number:	AZ0413148
ADWR PCC Number:	91-000672.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.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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\$0

If no property taxes paid, explain why.

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.

Verification and Certification (Taxes)

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

County of (county name):

Pinal

Name (owner or official) title:

Jill Schwartz

Company name:

Ridgeview Utility Company

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

FOR THE YEAR ENDING:

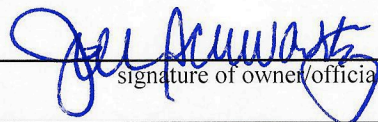
12/31/24

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.