

ANNUAL REPORT

Of

Company Name:

Sunrise Vistas Utilities Company

4720 East Cotton Gin Loop, Suite 130

Mailing Address: Phoenix AZ
85040

Docket No.:

WS-03586A

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
Sunrise Vistas Utilities Company
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:

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Date of Original Organization of Utility:

11/4/1997

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. :

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Address:

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

Email:

cbarbee@jwwater.net

NA

Name:

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Telephone No. :

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Address:

City:	.	State:	Arizona
Zip Code:	.		

Email:

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NA

Name:

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Telephone No. :

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Address:

City:	.	State:	Arizona
Zip Code:	.		

Email:

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Ownership:

"S" Corporation

Counties Served:

Mohave

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Sunrise Vistas Utilities Company

Important changes during the year
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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 Sunrise Vistas Utilities 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	\$0	\$0	\$0	\$0	\$0	\$0
352	Franchises	0	0	0	0	0	0
353	Land and Land Rights	0	0	0	0	0	0
354	Structures and Improvements	78,083	7,710	0	85,793	56,528	29,265
355	Power Generation Equipment	1,496	0	0	1,496	262	1,234
360	Collections Wastewater - Force	17,083	0	0	17,083	7,559	9,524
361	Collections Wastewater - Gravity	578,882	0	0	578,882	375,223	203,659
362	Special Collecting Structures	0	0	0	0	0	0
363	Services to Customers	106,736	0	0	106,736	67,111	39,626
364	Flow Measuring Devices	2,836	0	0	2,836	1,170	1,666
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	150	24,595	0	24,745	1,584	23,161
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	70,559	8,756	0	79,315	41,226	38,089
381	Plant Sewers	0	0	0	0	0	0
382	Outfall Sewer Lines	347,504	0	0	347,504	256,766	90,738
389	Other Plant and Misc. Equipment	2,300	0	0	2,300	537	1,763
390	Office Furniture and Equipment	528	0	0	528	486	42
390.1	Computer & Software	497	0	0	497	404	93
391	Transportation Equipment	1,971	0	0	1,971	1,055	916
392	Stores Equipment	0	0	0	0	0	0
393	Tools, Shop and Garage Equipment	8,977	0	0	8,977	4,126	4,851
394	Laboratory Equipment	0	0	0	0	0	0
395	Power Operated Equipment	35,645	0	0	35,645	7,575	28,070
396	Communication Equipment	0	0	0	0	0	0
397	Miscellaneous Equipment	0	0	0	0	0	0
398	Other Tangible Plant	18,861	0	0	18,861	0	18,861
	Totals	\$1,272,107	\$41,061	\$0	\$1,313,169	\$821,612	\$491,557

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.

Sunrise Vistas Utilities Company
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	\$0	\$0	\$0	\$0	\$0	0.00%	\$0
352	Franchises	0	0	0	0	0	0.00%	0
353	Land and Land Rights	0	0	0	0	0	0.00%	0
354	Structures and Improvements	78,083	7,710	0	85,793	0	3.33%	2,729
355	Power Generation Equipment	1,496	0	0	1,496	0	5.00%	75
360	Collections Wastewater - Force	17,083	0	0	17,083	0	2.00%	342
361	Collections Wastewater - Gravity	578,882	0	0	578,882	0	2.00%	11,578
362	Special Collecting Structures	0	0	0	0	0	2.00%	0
363	Services to Customers	106,736	0	0	106,736	0	2.00%	2,135
364	Flow Measuring Devices	2,836	0	0	2,836	0	10.00%	284
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	150	24,595	0	24,745	0	12.50%	1,556
374	Reuse Distribution Reservoirs	0	0	0	0	0	2.50%	0
375	Reuse Trans. And Distr. Equipment	0	0	0	0	0	2.50%	0
380	Treatment and Disposal Equipment	70,559	8,756	0	79,315	0	5.00%	3,747
381	Plant Sewers	0	0	0	0	0	5.00%	0
382	Outfall Sewer Lines	347,504	0	0	347,504	0	3.33%	11,572
389	Other Plant and Misc. Equipment	2,300	0	0	2,300	0	6.67%	153
390	Office Furniture and Equipment	528	0	0	528	0	6.67%	35
390.1	Computer & Software	497	0	0	497	0	20.00%	99
391	Transportation Equipment	1,971	0	0	1,971	0	20.00%	394
392	Stores Equipment	0	0	0	0	0	0.00%	0
393	Tools, Shop and Garage Equipment	8,977	0	0	8,977	0	5.00%	449
394	Laboratory Equipment	0	0	0	0	0	10.00%	0
395	Power Operated Equipment	35,645	0	0	35,645	0	5.00%	1,782
396	Communication Equipment	0	0	0	0	0	10.00%	0
397	Miscellaneous Equipment	0	0	0	0	0	10.00%	0
398	Other Tangible Plant	18,861	0	0	18,861	0	10.00%	1,886
	Subtotal	\$1,272,107	\$41,061	\$0	\$1,313,169	\$0		\$38,815

Contribution(s) in Aid of Construction (Gross)	278,583.00
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$278,583
Times: Proposed Amortization Rate	2.96%
Amortization of CIAC	\$8,234

Less: Amortization of CIAC \$8,234

DEPRECIATION EXPENSE \$30,581

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.

Sunrise Vistas Utilities Company
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		\$10,782	\$13,668
132	Special Deposits		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		31,749	57,161
142	Other Accounts Receivable		0	0
143	Accumulated Provision for Uncollectable Accounts		0	0
146	Notes Receivable from Associated Companies		0	108,281
151	Plant Material and Supplies		0	0
162	Prepayments		2,168	2,186
173	Accrued Utility Revenue		0	0
174	Miscellaneous Current and Accrued Assets		1,197	0
	Total Current and Accrued Assets		\$45,896	\$181,296
	Deferred Debits			
186.1	Deferred Rate Case Expense		\$7,837	\$3,763
	Total Deferred Debits		\$7,837	\$3,763
	Fixed Assets			
101	Utility Plant in Service*		\$1,272,107	\$1,313,169
103	Property Held for Future Use		0	0
105	Construction Work in Progress		2,724	76,026
108	Accumulated Depreciation (enter as negative)*		(784,567)	(821,612)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$490,265	\$567,584
	Total Assets		\$543,998	\$752,643

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.

Sunrise Vistas Utilities Company
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		\$51,249	\$225,686
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		4,479	4,516
235	Customer Deposits		8,375	7,340
236	Accrued Taxes		22,137	25,528
237	Accrued Interest		0	0
241	Miscellaneous Current and Accrued Liabilities		0	16,503
253	Other Deferred Credits		0	0
	Total Current Liabilities		\$86,239	\$279,574
	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		278,583	278,583
272	Less: Amortization of Contributions		(32,163)	(32,163)
281	Accumulated Deferred Income Tax		47,404	62,985
	Total Deferred Credits		\$293,824	\$309,406
	Total Liabilities		\$380,064	\$588,980
	Capital Accounts			
201	Common Stock Issued		\$238,921	\$234,160
211	Other Paid-In Capital		269,716	287,796
215	Retained Earnings		(344,703)	(358,292)
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$163,935	\$163,664
	Total Liabilities and Capital		\$543,998	\$752,643

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!

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	\$337,790	\$329,833
522	Measured Revenues	0	0
534	Rents from Wastewater Property	0	0
536	Other Wastewater Revenues	7,289	6,447
	Total Revenues	\$345,079	\$336,280
	Operating Expenses		
701	Salaries and Wages	\$26,507	\$83,326
704	Employee Pensions and Benefits	6,828	2,162
710	Purchased Wastewater Treatment	0	0
711	Sludge Removal Expense	112,465	146,540
715	Purchased Power	31,729	29,277
716	Fuel for Power Production	0	0
718	Chemicals	0	443
720	Materials and Supplies	7,269	9,254
720.1	Repairs and Maintenance	5,894	1,389
720.2	Office Supplies and Expense	2,364	0
721	Office Expense	0	1,619
731	Contractual Services -Engineering	0	0
732	Contractual Services - Accounting	5,963	1,577
733	Contractual Services - Legal	11,332	517
734	Contractual Services - Management Fees	29,395	70,884
735	Contractual Services - Testing	5,060	2,975
736	Contractual Services - Other	38,362	6,818
740	Rents - Building	230	675
742	Rents - Equipment	621	0
750	Transportation Expenses	238	1,822
757	Insurance - General Liability	2,815	0
758	Insurance - Worker's Compensation	0	0
759	Insurance - Other	3,093	6,543
760	Advertising Expense	0	0
766	Regulatory Commission Expense - Rate Case	0	0
767	Regulatory Commission Expense - Other	0	1,005
770	Bad Debt Expense	0	0
775	Miscellaneous Expense	17,883	6,744
403	Depreciation Expense (From Schedule AR4)	30,581	27,229
408	Taxes Other Than Income	0	0
408.11	Property Taxes	10,405	9,050
408.12	Payroll Taxes	3,525	0
409	Income Taxes	6,764	16,653
	Total Operating Expenses	\$359,323	\$426,501
	Operating Income / (Loss)	(\$14,244)	(\$90,221)
	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)	(105)	0
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	(\$105)	\$0
	Net Income / (Loss)	(\$14,350)	(\$90,221)

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)	0.8	0.0	1.0	1.8
Customer Service	0.3	0.0	1.0	1.3
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	0.0	0.0
Administrative Staff	0.0	0.0	0.0	0.0
Other	0.0	0.1	0.0	0.1
Total	1.1	0.2	2.0	3.3

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.

Sunrise Vistas Utilities Company
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
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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.

Wastewater Utility Plant Description

<u>Name of System:</u>	Sunrise Vistas Utilities	
<u>Wastewater Inventory Number (if applicable):</u>	P102580	
<u>Type of Treatment</u>	Extended Aeration	
<u>Design Capacity of Plant (Gallons per day)</u>	225000	

LIFT STATION FACILITIES

[illegible]

FORCE MAINS

[illegible]

MANHOLES

Type	Quantity
Standard	72
Drop	5

CLEANOUTS

Quantity
23
NA
NA
NA

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	2,145	4	PVC	681
6	PVC	27,335			
8	PVC	504			
10	PVC	150			
NA	NA	NA			
NA	NA	NA			
NA	NA	NA			
NA	NA	NA			
NA	NA	NA			
NA	NA	NA			
NA	NA	NA			
NA	NA	NA			
NA	NA	NA			
NA	NA	NA			
NA	NA	NA			

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

SOLIDS PROCESSING AND HANDLING FACILITIES	Sludge Digester Part of overall plant
DISINFECTION EQUIPMENT (Chlorinator, Ultra-Violet, Etc.)	None
FILTRATION EQUIPMENT (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	None
STRUCTURES (Buildings, Fences, Etc.)	Building, Structure, Perimeter Walls
Other (Laboratory Equipment, Tools, Vehicles, Standby, Power Generators, Etc.)	Four Rotating Rapid Infiltration Ponds, General Power Tools, 2015 Silverado, 2023 Kubota Tractor, Vaughn Pump

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.

Sunrise Vistas Utilities Company
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	675	2,601,000	108,000	2,401	13,213
February	675	2,359,000	105,000	2,306	12,694
March	677	2,694,000	154,000	2,298	12,551
April	678	2,561,000	114,000	2,167	11,538
May	678	2,620,000	107,000	2,142	11,309
June	678	2,453,000	150,000	2,241	12,036
July	676	2,154,000	92,000	2,406	12,614
August	676	2,296,000	93,000	2,447	12,976
September	677	2,305,000	101,000	2,334	12,245
October	678	2,370,000	102,000	2,524	13,512
November	677	2,460,000	122,000	2,393	12,310
December	676	2,525,000	115,000	2,503	13,211
	Totals	29,398,000	1,363,000	\$28,162	150,209

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	P-102580
ADEQ Reuse Permit Number	N/A
EPA NPDES Permit Number	N/A
APP Effluent Treatment Requirement (Class)?	N/A
Permitted Flow Rate	250000 gpd
Permitted Organic Capacity	250000 gpd
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.

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.

Sunrise Vistas Utilities Company
Annual Report
Utility Shutoffs / Disconnects
12/31/25

Utility Shutoffs / Disconnects		
Name of System:	Sunrise Vistas Utilities	
Wastewater Inventory Number (if applicable):	P102580	

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):

NA

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	
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Amount of actual property taxes paid during Calendar Year 2025 was
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\$10,405

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): Mohave
Name (owner or official) title: Jason Williamson
Company name: Sunrise Vistas Utilities Company

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.