

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

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: 5/15/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Sunrise Vistas Utilities Company
A Class ☐ D 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:

"C" Corporation

Counties Served:

Mohave

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 Pima Utilities of a violation related to Lead Service Line notifications.

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	0	0	0	0	0	0
304	Structures and Improvements	58,368	0	0	58,368	14,676	43,693
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	0	0	0	0	0	0
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	212,934	0	0	212,934	185,045	27,889
320	Water Treatment Equipment	0	0	0	0	0	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	0	0	0	0	0	0
330.1	Storage Tanks	271,511	0	0	271,511	161,674	109,837
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	475,433	2,581	0	478,014	303,655	174,359
333	Services	294,424	0	0	294,424	125,719	168,705
334	Meters and Meter Installations	85,232	6,472	0	91,704	47,714	43,990
335	Hydrants	152,359	0	0	152,359	93,501	58,858
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	3,299	0	0	3,299	2,736	563
340.1	Computer & Software	0	0	0	0	0	0
341	Transportation Equipment	14,771	0	0	14,771	10,031	4,740
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	\$1,568,332	\$9,053	\$0	\$1,577,385	\$944,751	\$632,634

Sunrise Vistas Utilities Company
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/25

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	0	0	0	0	0	0		0
304	Structures and Improvements	58,368	0	0	58,368	0	58,368	3.33%	1,944
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	0	0	0	0	0	0		0
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	212,934	0	0	212,934	0	212,934	12.50%	26,617
320	Water Treatment Equipment	0	0	0	0	0	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	0	0	0	0	0	0		0
330.1	Storage Tanks	271,511	0	0	271,511	0	271,511	2.22%	6,028
330.2	Pressure Tanks	0	0	0	0	0	0		0
331	Transmission and Distribution Mains	475,433	2,581	0	478,014	0	478,014	2.00%	9,534
333	Services	294,424	0	0	294,424	0	294,424	3.33%	9,804
334	Meters and Meter Installations	85,232	6,472	0	91,704	0	91,704	8.33%	7,369
335	Hydrants	152,359	0	0	152,359	0	152,359	2.00%	3,047
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	3,299	0	0	3,299	0	3,299	6.67%	220
340.1	Computer & Software	0	0	0	0	0	0		0
341	Transportation Equipment	14,771	0	0	14,771	0	14,771	20.00%	2,954
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	\$1,568,332	\$9,053	\$0	\$1,577,385	\$0	\$1,577,385		\$67,518

Contribution(s) in Aid of Construction (Gross)	318,359.83
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$318,360
Times: Proposed Amortization Rate	4.28%
Amortization of CIAC	\$13,627

Less: Amortization of CIAC **\$13,627**

DEPRECIATION EXPENSE \$53,891

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		\$13,293	\$50,217
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		39,143	90,002
146	Notes Receivable from Associated Companies		0	14,693
151	Plant Material and Supplies		0	0
162	Prepayments		2,672	2,654
174	Miscellaneous Current and Accrued Assets		11,138	4,570
	Total Current and Accrued Assets		\$66,246	\$162,136
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$1,568,332	\$1,577,385
103	Property Held for Future Use		0	0
105	Construction Work in Progress		3,359	29,086
108	Accumulated Depreciation (enter as negative)*		(876,340)	(944,751)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$695,350	\$661,720
	Total Assets		\$761,597	\$823,856

*Note these items feed automatically from AR3 UPIS Page 4

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		\$63,183	\$152,299
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		5,521	5,484
235	Customer Deposits		10,325	11,243
236	Accrued Taxes		27,292	30,996
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		4,577	20,038
	Total Current Liabilities		\$110,898	\$220,060
	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		318,360	318,360
272	Less: Amortization of Contributions		(36,025)	(36,911)
281	Accumulated Deferred Income Tax		58,443	76,477
	Total Deferred Credits		\$340,777	\$357,926
	Total Liabilities		\$451,675	\$577,987
	Capital Accounts			
201	Common Stock Issued		\$294,557	\$284,318
211	Other Paid-In Capital		332,522	349,443
215	Retained Earnings		(317,158)	(387,892)
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$309,921	\$245,869
	Total Liabilities and Capital		\$761,597	\$823,856

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

Water 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		
461	Metered Water Revenue	\$199,472	\$199,105
460	Unmetered Water Revenue	208,947	218,824
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	7,413	18,935
471	Miscellaneous Service Revenues	7,474	0
474	Other Water Revenue	823	1,385
	Total Revenues	\$424,129	\$438,248
	Operating Expenses		
601	Salaries and Wages	\$82,624	\$59,059
604	Employee Pensions and Benefits	7,568	1,729
610	Purchased Water	136,390	159,125
615	Purchased Power	7,152	4,708
618	Chemicals	394	0
620	Materials and Supplies	1,636	3,006
620.1	Repairs and Maintenance	0	1,615
620.2	Office Supplies and Expense	3,721	4,246
630	Contractual Services	0	667
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	9,462	1,577
633	Contractual Services - Legal	12,049	517
634	Contractual Services - Management Fees	34,043	81,218
635	Contractual Services - Water Testing	0	0
636	Contractual Services - Other	43,608	8,112
640	Rents	0	0
641	Rental of Building/Real Property	258	760
642	Rental of Equipment	621	0
650	Transportation Expenses	337	1,415
657	Insurance - General Liability	6,747	15,816
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	5,509	0
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	7,739	8,669
403	Depreciation Expense (From Schedule AR4)	53,891	52,763
408	Taxes Other Than Income	5,120	0
408.11	Property Taxes	12,634	11,158
409	Income Taxes	8,213	20,531
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$439,718	\$436,689
	Operating Income / (Loss)	(\$15,589)	\$1,559
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	(128)	0
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	(\$128)	\$0
	Net Income / (Loss)	(\$15,717)	\$1,559

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)	0.9	0.0	1.0	1.9
Meter reader	0.0	0.0	0.0	0.0
Customer Service	0.3	0.0	1.0	1.3
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	1.2	0.2	2.0	3.4

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:	\$2,330
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Meter Deposits Refunded During the Test Year:	\$203
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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:	NA	
ADWR PCC Number:		NA
Source of water delivered to another system	NA	

Name of system water received from:	BERMUDA WATER CO INC	
ADWR PCC Number:	91-00036.0000	
Source of water received:	Ground Water	
Well registry 55# (55-XXXXXXX):		

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 Expense6	Purchased Power (kWh)7
January	3,597,013.00	3,596,953.54	0.00	3,892,000.00	0.00	655	1,223
February	3,484,483.00	2,902,838.00	0.00	3,934,000.00	0.00	657	1,223
March	3,765,000.00	3,177,436.00	0.00	3,765,000.00	0.00	639	1,114
April	4,004,000.00	3,656,507.00	0.00	4,004,000.00	0.00	629	1,046
May	4,196,000.00	3,222,071.00	0.00	4,196,000.00	0.00	624	1,010
June	4,454,282.00	3,941,735.00	0.00	4,414,000.00	0.00	632	1,053
July	5,465,688.00	4,166,940.00	0.00	4,725,000.00	0.00	678	1,294
August	5,261,011.00	4,067,434.00	0.00	5,461,000.00	0.00	674	1,271
September	5,615,126.00	4,204,267.00	0.00	5,572,000.00	0.00	670	1,254
October	5,269,073.00	3,772,897.00	0.00	5,462,000.00	0.00	677	1,289
November	3,879,497.00	3,037,050.00	0.00	4,738,000.00	0.00	632	1,043
December	4,180,409.00	3,278,928.00	0.00	3,924,000.00	0.00	631	1,046
Totals	53,171,582.00	43,025,056.54	0.00	54,087,000.00	0.00	\$7,799	13,866

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:	SUNRISE VISTA UTILITIES		
ADEQ Public Water System Number:	AZ0408133		
ADWR PCC Number:	91-000350.0000		

MAINS

[illegible]

CUSTOMER METERS

[illegible]

SERVICE LINES

SERVICE LINES		
Material	Percent of system	Year installed
PEX	100%	Pre-90's

BOOSTER PUMPS

BOOSTER PUMPS		
Horsepower	GPM	Quantity
40		2

FIRE HYDRANTS

FIRE HYDRANTS	
Type	Quantity
Standard *	57
Other	

STORAGE TANKS

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed

PRESSURE/BLADDER TANKS

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
6,000	Steel	1	2006

* 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:	None
STRUCTURES:	Masonry wall surrounding booster pumps and generator
OTHER:	Booster pumps and backup generator

Customer and Other Information		
Name of the System:	SUNRISE VISTA UTILITIES	
ADEQ Public Water System Number:	AZ0408133	
ADWR PCC Number:	91-000350.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	671	0	4	0	0
February	671	0	4	0	0
March	673	0	4	0	0
April	674	0	4	0	0
May	674	0	4	0	0
June	674	0	4	0	0
July	672	0	4	0	0
August	672	0	4	0	0
September	673	0	4	0	0
October	674	0	4	0	0
November	673	0	4	0	0
December	672	0	4	0	0

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

Does the system have chlorination treatment?

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?

If yes, provide the GPCPD amount:

Is the Water Utility located in an ADWR Active Management Area (AMA)?

If yes, which AMA?

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

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

Utility Shutoffs / Disconnects		
Name of the System:	SUNRISE VISTA UTILITIES	
ADEQ Public Water System Number:		AZ0408133
ADWR PCC Number:		91-000350.0000

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	13	0
September	0	0	0
October	0	0	0
November	0	17	0
December	0	0	0
Total	0	30	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	
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Amount of actual property taxes paid during Calendar Year 2025 was
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\$12,634

If no property taxes paid, explain why.

0

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): 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.