## RECEIVED BY EMAIL 06/16/2025, 10:49 AM ARIZONA CORPORATION COMMISSION UTILITIES DIVISION

ANNUAL REPORT					
	Of				
Company Name:	MHC Operating Limited Partnership DBA The Sedona Venture Water Com 2 N. Riverside Plaza, Ste 800				
Mailing Address:	0 Chicago IL 60606				
Docket No.: For the Year Ended:	WS-03449A 12/31/24				

# WASTEWATER UTILITY

То

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:	6/16/2025		

## ARIZONA CORPORATION COMMISSION WASTEWATER UTILITY ANNUAL REPORT MHC Operating Limited Partnership DBA The Sedona Venture Water Company A Class E Utility

For the Calendar Year E	inded: $12/31/24$					
Duimenter Addusses	2 Marth Discourt 1. Diama Carl	4. 800				
Primary Address:	2 North Riverside Plaza, Sui	te 800	States III's a to		Zin Cada	(0(0)
City:	Chicago		State: Illinois		Zip Code:	00000
Telephone Number:	(312) 279-1400	٦				
	(012) 277 1100					
Date of Original Organiz	zation of Utility:	5/23/1	996			
Person to whom corresp	ondence should be address	ed concern	ning this report:			
	Mike Smith		]			
Telephone No. :						
Address:	2 North Riverside Plaza, Sui	te 800				
	Chicago		State: Illinois		Zip Code:	60606
Email:	mike_smith@equitylifestyle.	.com				
On-Site Manager						
	Darla Barrett					
Telephone No. :			4			
	6770 W SR 89A #278					
	Sedona		State: Arizona		Zip Code:	86336
	darla barrett@equitylifestyle	e com	State: Thizona	1	Zip coue.	00550
L'indii.	duriu_ourrent@equityintestyn	0.00111		4		
Name:						
Telephone No. :			1			
Address:						
City:			State:		Zip Code:	
Email:		-1		1		
				4		
			T			
Name:			4			
Telephone No. :						
Address:			<u> </u>			
City:			State:	-	Zip Code:	
Email:				1		
Name:			[			
Telephone No. :			1			
Address:						
City:			State:		Zip Code:	
Email:		-	~	1	Lip coue.	
Eman.				1		
Ownership:	Partnership		T			
ĩ	1		4			
Counties Served:	Yavapai		1			

### ARIZONA CORPORATION COMMISSION WATER UTILITY ANNUAL REPORT MHC Operating Limited Partnership DBA The Sedona Venture Water Company

### Important changes during the year

No 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.

N/A

No 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.

N/A

	Utility Plant in Service (Wastewater)								
Account	Description	Beginning Year	Current Year	Current Year	Adjusted Original	Accumulated	OCLD (OC less		
No.	<u> </u>	Original Cost	Additions	Retirements	Cost	Depreciation	AD)		
351	Organization	\$203,886	\$0	\$0	\$203,886	\$156,208	\$47,678		
352	Franchises	0	0	0	0	0	0		
353	Land and Land Rights	0	0	0	0	0	0		
354	Structures and Improvements	245,705	34,935	0	280,640	181,955	98,685		
355	Power Generation Equipment	0	0	0	0	0	0		
360	Collections Wastewater - Force	14,370	1,490	0	15,860	13,124	2,736		
361	Collections Wastewater - Gravity	0	0	0	0	0	0		
362	Special Collecting Structures	0	0	0	0	0	0		
363	Services to Customers	9,146	0	0	9,146	1,023	8,123		
364	Flow Measuring Devices	3,541	0	0	3,541	1,460	2,081		
365	Flow Measuring Installations	4,074	0	0	4,074	2,445	1,629		
366	Reuse Services	0	0	0	0	0	0		
367	Reuse Meters & Meter Installations	0	0	0	0	0	0		
370	Receiving Wells	7,814	0	0	7,814	7,058	756		
371	Pumping Equipment	39,744	0	0	39,744	12,836	26,908		
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	78,104	22,711	0	100,815	44,424	56,391		
381	Plant Sewers	5,146	10,906	0	16,052	1,179	14,873		
382	Outfall Sewer Lines	3,278	0	0	3,278	547	2,731		
389	Other Plant and Misc. Equipment	0	0	0	0	0	0		
390	Office Furniture and Equipment	0	0	0	0	0	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	3,923	0	0	3,923	3,923	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	\$618,731	\$70,042	\$0	\$688,773	\$426,182	\$262,591		

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.

Page 4

MHC Operating Limited Partnership DBA The Sedona Venture Water Company Annual Report Depreciation Expense for the Current Year (Wastewater) 12/31/24

	Depreciation Expense for the Current Year (Wastewater)								
Account No.	Description	Beginning Year	Current Year	Current Year	Adjusted	Fully	Depreciation	Depreciation	
		Original Cost	Additions	Retirements	Original Cost	Depreciated/Non-	Percentages	Expense	
		-			•	depreciable Plant	-	*	
351	Organization	\$203,886	\$0	\$0	\$203,886	\$203,886	0.00%	\$0	
352	Franchises	0	0	0	0	0	0.00%	0	
353	Land and Land Rights	0	0	0	0	25,000	0.00%	0	
354	Structures and Improvements	245,705	34,935	0	280,640	36,490	3.33%	7,549	
355	Power Generation Equipment	0	0	0	0	0	5.00%	0	
360	Collections Wastewater - Force	14,370	1,490	0	15,860	8,944	3.33%	205	
361	Collections Wastewater - Gravity	0	0	0	0	0		0	
362	Special Collecting Structures	0	0	0	0	0		0	
363	Services to Customers	9,146	0	0	9,146	0	2.00%	183	
364	Flow Measuring Devices	3,541	0	0	3,541	1,094	10.00%	245	
365	Flow Measuring Installations	4,074	0	0	4,074	0	10.00%	407	
366	Reuse Services	0	0	0	0	0		0	
367	Reuse Meters & Meter Installations	0	0	0	0	0		0	
370	Receiving Wells	7,814	0	0	7,814	6,554	3.33%	42	
371	Pumping Equipment	39,744	0	0	39,744	0	12.50%	4,968	
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	78,104	22,711	0	100,815	15,907	5.00%	3,678	
381	Plant Sewers	5,146	10,906	0	16,052	0	3.33%	353	
382	Outfall Sewer Lines	3,278	0	0	3,278	0	6.67%	219	
389	Other Plant and Misc. Equipment	0	0	0	0	0	6.67%	0	
390	Office Furniture and Equipment	0	0	0	0	0	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	0	0	0	0	0	5.00%	0	
394	Laboratory Equipment	3,923	0	0	3,923	3,923	10.00%	0	
395	Power Operated Equipment	0	0	0	0	0	5.00%	0	
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	0	0	0	0	0		0	
	Subtotal	\$618,731	\$70,042	\$0	\$688,773	\$301,798		\$17,848	

Contribution(s) in Aid of Construction (Gross) Less: Non Amortizable Contribution(s) Fully Amortized Contribution(s) Amortizable Contribution(s) Times: Proposed Amortization Rate Amortization of CIAC



Less: Amortization of CIAC \$0

DEPRECIATION EXPENSE \$17,848

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.

	Balance Sheet Assets		
	Assets	Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No	. Current and Accrued Assets		
131	Cash	\$207,096	\$283,874
132	Special Deposits	0	0
135	Temporary Cash Investments	0	0
141	Customer Accounts Receivable	161	438
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	432,096	354,015
	Total Current and Accrued Assets	\$639,353	\$638,327
	Deferred Debits		
186.1	Deferred Rate Case Expense	\$0	\$0
	Total Deferred Debits	\$0	\$0
	Fixed Assets		
101	Utility Plant in Service*	\$618,731	\$688,773
103	Property Held for Future Use	0	0
105	Construction Work in Progress	0	0
108	Accumulated Depreciation (enter as negative)*	(408,334)	) (426,182)
121	Non-Utility Property	0	0
122	Accumulated Depreciation - Non Utility	0	0
	Total Fixed Assets	\$210,397	\$262,591
	Total Assets	\$849,750	\$900,918

**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.

MHC Operating Limited Partnership DBA The Sedona Venture Water Company Annual Report Balance Sheet Liabilities and Owners Equity

232	Liabilities       Current Liabilities       Accounts Payable       Nature Densities	Balance at Beginning of Year (2024)	Balance at End of Year (2024)
231 232	Accounts Payable		
232	2		
-	Nata - Develala (Commant Develars)	\$0	\$3,790
	Notes Payable (Current Portion)	0	0
234	Notes Payable to Associated Companies	0	0
235	Customer Deposits	2,582	2,619
236	Accrued Taxes	3,602	591
237	Accrued Interest	0	0
241	Miscellaneous Current and Accrued Liabilities	1,750	7,629
253	Other Deferred Credits	0	0
,	Total Current Liabilities	\$7,934	\$14,629
	Long Term Debt		
224	Long Term Debt (Notes and Bonds)	\$0	\$0
	Total Long Term Debt	\$0	<b>\$0</b>
	8		
	Deferred Credits		
252	Advances in Aid of Construction	\$0	\$1
255	Accumulated Deferred Investment Tax Credits	0	0
271	Contributions in Aid of Construction	0	0
	Less: Amortization of Contributions	0	0
281	Accumulated Deferred Income Tax	0	0
,	Total Deferred Credits	\$0	\$1
,	Total Liabilites	\$7,934	\$14,630
	Capital Accounts		
201	Common Stock Issued	\$0	\$1
	Other Paid-In Capital	0	0
	*	0	0
-	Retained Earnings	841,816	886,287
	Proprietary Capital (Sole Props and Partnerships) Total Capital	\$841,816	\$886,288
	Total Capital Total Capital	\$841,810	<u> </u>

**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!

	Calendar Year	Current Year	Last Year
Account No.	Calcillar Teal	01/01/2024 - 12/31/2024	
	Operating Revenue	01/01/2024 - 12/31/2024	01/01/2023 - 12/31/20
521	Flat Rate Revenues	\$249,048	\$247.22
522	Measured Revenues	0	φ2 17,22
534	Rents from Wastewater Property	0	
536	Other Wastewater Revenues	0	
550	Total Revenues	\$249,048	\$247,22
	Operating Expenses		
701	Salaries and Wages	\$0	9
701 704	Employee Pensions and Benefits	0	4
710	Purchased Wastewater Treatment	0	
710	Sludge Removal Expense	25,575	28,87
715	Purchased Power	7,341	6,94
715	Fuel for Power Production	0	0,9-
		\$	2.02
718	Chemicals	4,273	2,92
720	Materials and Supplies	11,879	12,93
720.1	Repairs and Maintenance	,	,
720.2	Office Supplies and Expense	1,180	
721	Office Expense	0	
731	Contractual Services -Engineering	2,190	84
732	Contractual Services - Accounting	776	21,14
733	Contractual Services - Legal	0	
734	Contractual Services - Management Fees	101,100	40,0
735	Contractual Services - Testing	4,736	4,92
736	Contractual Services - Other	3,426	3,30
740	Rents - Building	0	
742	Rents - Equipment	0	
750	Transportation Expenses	0	
757	Insurance - General Liability	231	23
758	Insurance - Worker's Compensation	0	
759	Insurance - Other	0	
760	Advertising Expense	0	
766	Regulatory Commission Expense - Rate Case	0	
767	Regulatory Commission Expense - Other	0	
770	Bad Debt Expense	248	(2)
775	Miscellaneous Expense	0	
403	Depreciation Expense (From Schedule AR4)	17,848	15,32
408	Taxes Other Than Income	0	
408.11	Property Taxes	6,888	7,20
408.12	Payroll Taxes	0	
409	Income Taxes	0	
	Total Operating Expenses	\$189,266	\$147,7'
	Operating Income / (Loss)	\$59,782	\$99,44
	operating income (2005)		
	Other Income / (Expense)		
414	Gain (Loss) on Dispositions	\$0	
419	Interest and Dividend Income	0	
421	Non-Utility Income	0	
426	Miscellaneous Non-Utility (Expense)	0	
427	Interest (Expense)	0	
	Total Other Income / (Expense)	\$0	
			1

**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.

MHC Operating Limited Partnership DBA The Sedona Venture Water Company Annual Report Full time equivalent employees 12/31/24

	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	1.0	0.5	1.5	
Customer Service	0.0	0.0	0.0	0.0	
Accounting	0.0	1.0	0.1	1.1	
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	0.0	0.0	0.0	
Total	0.0	2.0	0.6	2.6	

Full time equivalent employees

**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.

MHC Operating Limited Partnership DBA The Sedona Venture Water Company 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	N/A	N/A	N/A	N/A				
Source of Loan	N/A	N/A	N/A	N/A				
ACC Decision No.	N/A	N/A	N/A	N/A				
Reason for Loan	N/A	N/A	N/A	N/A				
Dollar Amt. Issued	N/A	N/A	N/A	N/A				
Amount Outstanding	N/A	N/A	N/A	N/A				
Date of Maturity	N/A	N/A	N/A	N/A				
Interest Rate	N/A	N/A	N/A	N/A				
Current Year Interest	N/A	N/A	N/A	N/A				
Current Year Principal	N/A	N/A	N/A	N/A				

Meter Deposit Balance at Test Year End: N/A

Meter Deposits Refunded During the Test Year:

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.

Page 10

N/A

12/31/24

Wastewater Utility Plant Description							
Name of System:							
Wastewater Inventory Number (if application	able):	101755		<u>'</u>			
Type of Treatment		Other					
Design Capacity of Plant (Gallons per da	<u>y)</u>	100000					

	LIFT STATION FACILITIES								
	Quantity of	Horsepower	Rated Capacity Per	Wet Well	Year				
Location	Pumps	Per Pump	Pump (GPM)	Capacity (gals)	Constructed				
#1-Red Moon/Sunset	2	7.5	110	4000	1998				
#2-Sunset/Yel Skyway	2	4.5	185	5000	1971/1995				
#3-WWTP-115 Yel Sky	2	1	85	3000	1971/1991				

FORCE MAINS		
Size	Material	Length (Feet)
6 inch	PVC	422

MANHOLES	
Туре	Quantity
Standard	55
Drop	3 1/2 to 5'

	CLEANOUTS
	Quantity
5	

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 relevent 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.

MHC Operating Limited Partnership DBA The Sedona Venture Water Company Annual Report Wastewater Utility Plant Description (Continued)

			·
		Utility Plant Descr	iption (Contin
	RAVITY MAINS		
Sizes (inches)	Material	Length (feet)	
4	PVC	3,274	
6	PVC	422	
8	PVC	12,197	
-			

nu	ied)		
	SERV	VICES/LATERA	LS
	Size (inches)	Material	Quantity
	4	PVC	278
	6	PVC	1

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

	Aerobic digester/sludge hauler
SOLIDS PROCESSING	
AND HANDLING	
FACILITIES	
<b>DISINFECTION</b> <b>EQUIPMENT</b> (Chlorinator, Ultra-Violet, Etc.)	Chlorinator
FILTRATION EQUIPMENT (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	Rapid sand/gravel filter
STRUCTURES (Buildings, Fences, Etc.)	12' x 28' filter building, 12' x 16' lab/office
<b>Other</b> (Laboratory Equipment, Tools, Vehicles, Standby, Power Generators, Etc.)	Various lab tools, stand-by 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 relevent 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.

MHC Operating Limited Partnership DBA The Sedona Venture Water Company 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 <sup>1</sup>	Purchased Power (kWh) <sup>2</sup>
January	279	963,188	36,761	\$540	4,220
February	279	912,735	37,556	539	3,786
March	279	1,063,336	38,274	575	3,420
April	279	985,512	41,145	611	3,596
May	279	961,687	36,527	714	3,629
June	279	990,209	41,956	668	3,309
July	279	1,122,173	42,390	619	3,546
August	279	1,158,988	48,817	572	3,464
September	279	1,118,890	46,224	568	3,257
October	279	1,155,299	44,161	605	3,418
November	279	1,138,151	45,930	617	3,788
December	279	1,298,996	56,461	713	4,314
	Totals	12,869,164	516,202	\$7,341	43,747

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal	Surface Water Discharge
Groundwater Permit Number	N/A
ADEQ Aquifer Protection Permit ("APP") Number	P101755
ADEQ Reuse Permit Number	N/A
EPA NPDES Permit Number	AZ-0021807
APP Effluent Treatment Requirement (Class)?	N/A
Permitted Flow Rate	75,000 GPD
Permitted Organic Capacity	N/A
Hydraulic Capacity	100,000 GPD
Type of Biological Treatment	Sequenced Batch Reactor (SBR)

In the space below, list all violations within the past 12 months:

None

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

Enter the total purchased power costs for the power meters associated with this system.
 Enter the total purchased kWh used by the power meters associated with this system.

**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.

MHC Operating Limited Partnership DBA The Sedona Venture Water Company Annual Report Utility Shutoffs / Disconnects 12/31/24

	Utility Shutoffs / Disconnects	
Name of System:	The Sedona Venture Water Company	
Wastewater Inventory Nu	umber (if applicable):	101755

		Termination with	
Month	Termination without	Notice R14-2-	
	Notice R14-2-609.B	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.

Page 14

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2024 was	\$3,602

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.

Page 15

MHC Operating Limited Partnership DBA The Sedona Venture Water Company 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): Maricopa Name (owner or official) title: Ronald C Bunce, Senior Vice President Company name: MHC Operating Limited Partnership DBA The Sedona Venture Water 0
	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	LCERTIFY THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.
I	I CERTIFY THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.
ľ	Mourse / reme-
	(602) 674-5690
	telephone no.
	Page 16