

ANNUAL REPORT

Of

Company Name: Monte Vista Water Co., L.L.C.
4762 N. Rustler Place

Mailing Address: Douglas AZ
85607

Docket No.: W-02703A
For the Year Ended: 12/31/25

RECEIVED BY EMAIL
3/30/2026, 6:52 AM
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: 3/23/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Monte Vista Water Co., L.L.C.
A Class ☐ E Utility

For the Calendar Year Ended: 12/31/25

Primary Address: 4690 N. Rustler Place
City: Douglas State: Arizona Zip Code: 85607

Telephone Number: 520-266-1734

Date of Original Organization of Utility: 10/1/1992

Person to whom correspondence should be addressed concerning this report:

Name: Linda Holifield
Telephone No. : 520-266-1734
Address: 4690 N. Rustler Place
City: Douglas State: Arizona Zip Code: 85607
Email: lindaholifield1@gmail.com

Owner
Name: Linda Holifield
Telephone No. : 520-266-1734
Address: 4690 N. Rustler Place
City: Douglas State: Arizona Zip Code: 85607
Email: lindaholifield1@gmail.com

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

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

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

Ownership: Limited Liability Company ("LLC")

Counties Served: Cochise

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Monte Vista Water Co., L.L.C.

Important changes during the year
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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

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 Consent Order DW -08-23 for arsenic MCL Exceedances. The water system has not filed their ADWR updated System Water Plan that was due 1/1/2023.

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	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	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	0	0	0	0	0	0
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	147,421	0	0	147,421	27,000	120,421
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	0	0	0	0	0	0
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	0	0	0	0	0	0
333	Services	0	0	0	0	0	0
334	Meters and Meter Installations	0	0	0	0	0	0
335	Hydrants	0	0	0	0	0	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	0	0	0	0	0	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	12,570	12,238	12,570	12,238	12,238	0
	Totals	\$159,991	\$12,238	\$12,570	\$159,659	\$39,238	\$120,421

Monte Vista Water Co., L.L.C.
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	0.00%	\$0
302	Franchises	0	0	0	0	0	0	0.00%	0
303	Land and Land Rights	0	0	0	0	0	0	0.00%	0
304	Structures and Improvements	0	0	0	0	0	0	0.00%	0
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	0.00%	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0	0.00%	0
307	Wells and Springs	0	0	0	0	0	0	0.00%	0
308	Infiltration Galleries	0	0	0	0	0	0	0.00%	0
309	Supply Mains	0	0	0	0	0	0	0.00%	0
310	Power Generation Equipment	0	0	0	0	0	0	0.00%	0
311	Pumping Equipment	0	0	0	0	0	0	0.00%	0
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	147,421	0	0	147,421	0	147,421	3.33%	4,909
320.2	Solution Chemical Feeders	0	0	0	0	0	0	0.00%	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	0.00%	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0	0.00%	0
330.1	Storage Tanks	0	0	0	0	0	0	0.00%	0
330.2	Pressure Tanks	0	0	0	0	0	0	0.00%	0
331	Transmission and Distribution Mains	0	0	0	0	0	0	0.00%	0
333	Services	0	0	0	0	0	0	0.00%	0
334	Meters and Meter Installations	0	0	0	0	0	0	0.00%	0
335	Hydrants	0	0	0	0	0	0	0.00%	0
336	Backflow Prevention Devices	0	0	0	0	0	0	0.00%	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0	0.00%	0
340	Office Furniture and Equipment	0	0	0	0	0	0	0.00%	0
340.1	Computer & Software	0	0	0	0	0	0	0.00%	0
341	Transportation Equipment	0	0	0	0	0	0	0.00%	0
342	Stores Equipment	0	0	0	0	0	0	0.00%	0
343	Tools, Shop and Garage Equipment	0	0	0	0	0	0	0.00%	0
344	Laboratory Equipment	0	0	0	0	0	0	0.00%	0
345	Power Operated Equipment	0	0	0	0	0	0	0.00%	0
346	Communication Equipment	0	0	0	0	0	0	0.00%	0
347	Miscellaneous Equipment	0	0	0	0	0	0	0.00%	0
348	Other Tangible Plant	12,570	12,238	12,570	12,238	0	12,238	50.00%	3,060
	Subtotal	\$159,991	\$12,238	\$12,570	\$159,659	\$0	\$159,659		\$7,969

Contribution(s) in Aid of Construction (Gross)	\$132,231
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	<u>\$132,231</u>
Times: Proposed Amortization Rate	3.33%
Amortization of CIAC	\$4,403

Less: Amortization of CIAC \$4,403

DEPRECIATION EXPENSE **\$3,565**

Monte Vista Water Co., L.L.C.
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		\$1,168	\$1,689
134	Working Funds		0	0
135	Temporary Cash Investments		3,088	0
141	Customer Accounts Receivable		807	0
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		\$5,063	\$1,689
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$159,659	\$159,659
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(28,210)	(39,238)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$131,449	\$120,421
	Total Assets		\$136,512	\$122,110

*Note these items feed automatically from AR3 UPIS Page 4

Monte Vista Water Co., L.L.C.
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		\$0	\$0
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		0	0
236	Accrued Taxes		1,492	2,176
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$1,492	\$2,176
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$31,474	\$29,768
	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		132,231	144,469
272	Less: Amortization of Contributions		(18,388)	(22,791)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$113,843	\$121,678
	Total Liabilities		\$146,809	\$153,622
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	0
215	Retained Earnings		0	0
218	Proprietary Capital (Sole Props and Partnerships)		(10,297)	(31,512)
	Total Capital		(\$10,297)	(\$31,512)
	Total Liabilities and Capital		\$136,512	\$122,110

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	\$8,224	\$7,989
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	2,141	3,155
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	0	0
	Total Revenues	\$10,364	\$11,144
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	3,560	3,422
618	Chemicals	369	319
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	842	637
620.2	Office Supplies and Expense	208	132
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	0	0
633	Contractual Services - Legal	0	0
634	Contractual Services - Management Fees	0	0
635	Contractual Services - Water Testing	3,575	6,123
636	Contractual Services - Other	5,123	1,360
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	0
675	Miscellaneous Expense	3,173	13,593
403	Depreciation Expense (From Schedule AR4)	3,565	3,565
408	Taxes Other Than Income	0	0
408.11	Property Taxes	219	224
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$20,634	\$29,376
	Operating Income / (Loss)	(\$10,270)	(\$18,232)
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	0	12,238
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	(305)
	Total Other Income / (Expense)	\$0	\$11,933
	Net Income / (Loss)	(\$10,270)	(\$6,298)

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.2	0.0	0.0	0.2
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	0.0	0.1	0.1
Meter reader	0.1	0.0	0.0	0.1
Customer Service	0.0	0.0	0.0	0.0
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	0.2	0.0	0.0	0.2
Other	0.0	0.0	0.0	0.0
Total	0.5	0.0	0.1	0.6

Monte Vista Water Co., L.L.C.
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	11/30/2018	N/A	N/A	N/A
Source of Loan	WIFA	N/A	N/A	N/A
ACC Decision No.	76808	N/A	N/A	N/A
Reason for Loan	Arsenic Treatment	N/A	N/A	N/A
Dollar Amt. Issued	\$39,998	N/A	N/A	N/A
Amount Outstanding	\$29,768	N/A	N/A	N/A
Date of Maturity	11/1/2038	N/A	N/A	N/A
Interest Rate	3.95%	N/A	N/A	N/A
Current Year Interest	\$298	N/A	N/A	N/A
Current Year Principal	\$1,706	N/A	N/A	N/A

Meter Deposit Balance at Test Year End:	\$0
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Meter Deposits Refunded During the Test Year:	\$0
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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.

Well and Water Usage

[illegible]

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

Name of system water received from:		
ADWR PCC Number:		N/A
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 ⁷ (kWh)
January		218,439.00	0.00	0.00	0.00	\$287	1,343
February		206,641.00	0.00	0.00	0.00	280	1,304
March		248,330.00	0.00	0.00	0.00	276	1,254
April		208,960.00	0.00	0.00	0.00	300	1,431
May		351,480.00	0.00	0.00	0.00	301	1,458
June		408,540.00	0.00	0.00	0.00	346	1,784
July		497,390.00	0.00	0.00	0.00	317	2,029
August		284,190.00	0.00	0.00	0.00	275	1,561
September		245,915.00	0.00	0.00	0.00	331	1,668
October		248,347.00	0.00	0.00	0.00	280	1,270
November		230,630.00	0.00	0.00	0.00	288	1,311
December		171,910.00	0.00	0.00	0.00	279	1,216
Totals	0.00	3,320,772.00	0.00	0.00	0.00	\$3,560	17,629

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

1. The first step in the process of identifying a problem is to recognize that a problem exists. This involves gathering information about the situation and identifying the specific issue that needs to be addressed.

- | | |
|---|---|
| 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:		Monte Vista Water Company	
ADEQ Public Water System Number:		AZ0402043	
ADWR PCC Number:		91-00057.0000/60-203578.0000	

MAINS

[illegible]

CUSTOMER METERS

[illegible]

SERVICE LINES

SERVICE LINES		
Material	Percent of system	Year installed

BOOSTER PUMPS

BOOSTER PUMPS		
Horsepower	GPM	Quantity
1.5	20	2

FIRE HYDRANTS

Type	Quantity
Standard *	0
Other	0

STORAGE TANKS

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
1,000	Poly	1	2019
10,000	Poly	1	2019

PRESSURE/BLADDER TANKS

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
20	Steel	1	2019

* 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)

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

TREATMENT EQUIPMENT:	Arsenic Removal Vessel with arsenic adsorption media, plus blending capability. New media installed in June 2024.
STRUCTURES:	N/A
OTHER:	N/A

Provide a calculation used to determine the value of one water equivalent residential connection (ERC).

Use one of the following methods:

- (a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by
- (b) If no historical flow data are available, use:

$$ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day})$$

ERC 303
 Method used: (a)

Customer and Other Information	
Name of the System:	Monte Vista Water Company
ADEQ Public Water System Number:	AZ0402043
ADWR PCC Number:	91-000057.0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	30	0	1	0	0
February	30	0	1	0	0
March	30	0	1	0	0
April	30	0	1	0	0
May	30	0	1	0	0
June	30	0	1	0	0
July	30	0	1	0	0
August	30	0	1	0	0
September	30	0	1	0	0
October	29	0	1	0	0
November	29	0	1	0	0
December	29	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?

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

If yes, provide the GPCPD amount:

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

If yes, which AMA?

What is the present system connection capacity (in ERCs *) using existing lines?

What is the future system connection capacity (in ERCs *) upon service area buildout?

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

None

* an ERC is based on the calculation on the bottom of AR9 page 12.

Monte Vista Water Co., L.L.C.
Annual Report
Utility Shutoffs / Disconnects
12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	Monte Vista Water Company
ADEQ Public Water System Number:	AZ0402043
ADWR PCC Number:	91-000057.0000

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):

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	\$219
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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): Cochise
Name (owner or official) title: Linda Holifield, Member
Company name: Monte Vista Water Co., L.L.C.

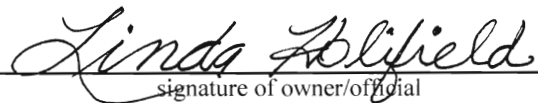
DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

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 NOT CURRENT AND PAID IN FULL.


signature of owner/official

520-266-1734
telephone no.