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ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

ANNUAL REPORT

Of

Company Name: **Great Prairie Oasis, LLC DBA Sunland Water Company**

6808 N Dysart Rd Ste 116

Mailing Address: **Glendale AZ 85307**

Docket No.: **W-04015A**

For the Year Ended: **12/31/23**

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: **4/5/2024**

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Great Prairie Oasis, LLC DBA Sunland Water Company
A Class ☐ Utility

For the Calendar Year Ended: 12/31/23

Primary Address:

6808 N Dysart Rd Ste 116
City: Glendale State: Arizona Zip Code: 85307

Telephone Number:

623-935-1100

Date of Original Organization of Utility:

9/8/2000

Person to whom correspondence should be addressed concerning this report:

Name:

Bryan Thomas

Telephone No. :

623-935-1100

Address:

6808 N Dysart Rd Ste 116
City: Glendale State: Arizona Zip Code: 85307

Email: Bnthomas@hearthstonecompany.com

On-Site Manager
Name:

Paul Juhl

Telephone No. :

520-448-4975 Ext 107

Address:

1645 W Valencia Rd Ste 109 - Box 506
City: Tucson State: Arizona Zip Code: 85746

Email: pjuhl@tierrawatermgmt.com

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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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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:

Limited Liability Company ("LLC")

Counties Served:

Pinal

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Great Prairie Oasis, LLC DBA Sunland Water Company

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

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 (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	3,000	0	0	3,000	0	3,000
303	Land and Land Rights	23,000	0	0	23,000	0	23,000
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	73,814	0	0	73,814	42,271	31,543
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	71,427	880	0	72,307	27,426	44,881
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	5,465	0	0	5,465	2,178	3,287
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	13,987	0	0	13,987	3,158	10,829
330.2	Pressure Tanks	80,690	0	0	80,690	9,340	71,350
331	Transmission and Distribution Mains	130,229	3,022	0	133,251	44,650	88,601
333	Services	7,769	4,950	0	12,719	1,883	10,836
334	Meters and Meter Installations	7,620	215	0	7,835	5,954	1,881
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	2,460	0	0	2,460	835	1,625
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	\$419,461	\$9,067	\$0	\$428,528	\$137,695	\$290,833

Great Prairie Oasis, LLC DBA Sunland Water Company
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/23

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	3,000	0	0	3,000	3,000	0	0.00%	0
303	Land and Land Rights	23,000	0	0	23,000	23,000	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	73,814	0	0	73,814	0	73,814	3.33%	2,458
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	71,427	880	0	72,307	12,991	59,316	12.50%	7,682
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	0	0	0	0	0	0	0.00%	0
320.2	Solution Chemical Feeders	5,465	0	0	5,465	0	5,465	20.00%	1,093
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	13,987	0	0	13,987	0	13,987	2.22%	311
330.2	Pressure Tanks	80,690	0	0	80,690	1,000	79,690	5.00%	3,985
331	Transmission and Distribution Mains	130,229	3,022	0	133,251	0	133,251	2.00%	2,635
333	Services	7,769	4,950	0	12,719	0	12,719	3.33%	341
334	Meters and Meter Installations	7,620	215	0	7,835	0	7,835	8.33%	644
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	2,460	0	0	2,460	0	2,460	6.67%	164
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	0	0	0	0	0	0	0.00%	0
	Subtotal	\$419,461	\$9,067	\$0	\$428,528	\$39,991	\$388,537		\$19,312

Contribution(s) in Aid of Construction (Gross)	\$0
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$0
Times: Proposed Amortization Rate	4.97%
Amortization of CIAC	\$0

Less: Amortization of CIAC **\$0**

DEPRECIATION EXPENSE **\$19,312**

Great Prairie Oasis, LLC DBA Sunland Water Company
Annual Report
Balance Sheet Assets
12/31/23

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2023)	Balance at End of Year (2023)
Account No.	Current and Accrued Assets			
131	Cash		\$3,318	\$1,979
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		4,079	10,486
146	Notes Receivable from Associated Companies		5,585	(1,961)
151	Plant Material and Supplies		0	0
162	Prepayments		1,033	803
174	Miscellaneous Current and Accrued Assets		16,261	79,197
	Total Current and Accrued Assets		\$30,276	\$90,504
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$419,461	\$428,528
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(118,383)	(137,695)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$301,078	\$290,833
	Total Assets		\$331,354	\$381,337

*Note these items feed automatically from AR3 UPIS Page 4

Great Prairie Oasis, LLC DBA Sunland Water Company
Annual Report
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2023)	Balance at End of Year (2023)
Account No.	Current Liabilities			
231	Accounts Payable		\$17,236	\$3,449
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		130,500	174,143
235	Customer Deposits		2,905	2,215
236	Accrued Taxes		1,118	1,091
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		13	21
	Total Current Liabilities		\$151,772	\$180,919
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$74,839	\$68,686
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		1,400	1,873
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		(34,576)	5,477
	Total Deferred Credits		(\$33,176)	\$7,350
	Total Liabilites		\$193,435	\$256,955
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	0
215	Retained Earnings		(46,636)	(60,173)
218	Proprietary Capital (Sole Props and Partnerships)		184,555	184,555
	Total Capital		\$137,919	\$124,382
	Total Liabilities and Capital		\$331,354	\$381,337

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

Great Prairie Oasis, LLC DBA Sunland Water Company
Annual Report
Water Comparative Income Statement
12/31/23

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2023 - 12/31/2023	Last Year 01/01/2022 - 12/31/2022
	Operating Revenue		
461	Metered Water Revenue	\$50,923	\$47,851
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	3,981	3,729
474	Other Water Revenue	0	0
	Total Revenues	\$54,904	\$51,580
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	3,584	3,206
618	Chemicals	964	0
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	3,905	1,064
620.2	Office Supplies and Expense	2,025	1,221
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	0	1,145
633	Contractual Services - Legal	0	0
634	Contractual Services - Management Fees	34,495	24,690
635	Contractual Services - Water Testing	1,397	1,392
636	Contractual Services - Other	0	0
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	783	951
657	Insurance - General Liability	1,610	1,882
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	52	(60)
675	Miscellaneous Expense	830	959
403	Depreciation Expense (From Schedule AR4)	19,312	17,262
408	Taxes Other Than Income	0	0
408.11	Property Taxes	1,689	1,779
409	Income Taxes	(5,098)	(2,828)
427.1	Customer Security Deposit Interest	0	7,740
	Total Operating Expenses	\$65,548	\$60,403
	Operating Income / (Loss)	(\$10,644)	(\$8,823)
	Other Income / (Expense)		
419	Interest and Dividend Income	\$132	\$0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(3,026)	(3,278)
	Total Other Income / (Expense)	(\$2,894)	(\$3,278)
	Net Income / (Loss)	(\$13,538)	(\$12,101)

Great Prairie Oasis, LLC DBA Sunland Water Company
Annual Report
Full time equivalent employees
12/31/23

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President				0.0
Vice-president				0.0
Manager			unable to	0.0
Engineering Staff			determine	0.0
System Operator(s)			without	0.0
Meter reader			significant	0.0
Customer Service			analysis	0.0
Accounting				0.0
Business Office				0.0
Rates Department				0.0
Administrative Staff				0.0
Other				0.0
Total	0.0	0.0	0.0	0.0

Great Prairie Oasis, LLC DBA Sunland Water Company
Annual Report
Supplemental Financial Data (Long-Term Debt)
12/31/23

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	12/1/2012			
Source of Loan	WIFA			
ACC Decision No.	73254			
Reason for Loan	Arsenic Rem			
Dollar Amt. Issued	\$122,050			
Amount Outstanding	\$68,686			
Date of Maturity	12/1/2032			
Interest Rate	4.20%			
Current Year Interest	\$3,026			
Current Year Principal	\$6,153			

Meter Deposit Balance at Test Year End:	\$1,873
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Meter Deposits Refunded During the Test Year:	\$210
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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)
January	294,500.00	301,660.00	0.00	0.00	0.00	\$285	1,232
February	151,750.00	150,724.00	0.00	0.00	0.00	281	1,193
March	543,310.00	506,681.00	0.00	0.00	0.00	260	1,070
April	355,300.00	314,475.00	0.00	0.00	0.00	251	1,022
May	421,600.00	381,723.00	0.00	0.00	0.00	291	1,252
June	557,050.00	529,895.00	0.00	0.00	0.00	318	1,412
July	564,560.00	508,560.00	0.00	0.00	0.00	345	1,571
August	558,630.00	500,634.00	0.00	0.00	0.00	335	1,510
September	698,430.00	641,850.00	0.00	0.00	0.00	400	1,892
October	373,710.00	302,944.00	0.00	0.00	0.00	277	1,174
November	373,470.00	439,268.00	0.00	0.00	0.00	270	1,130
December	391,410.00	344,716.00	0.00	0.00	0.00	270	1,132
Totals	5,283,720.00	4,923,130.00	0.00	0.00	0.00	\$3,584	15,590

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

- | | |
|---|---|
| 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:	SUNLAND WATER COMPANY		
ADEQ Public Water System Number:	AZ0411334		
ADWR PCC Number:	91-000575.0000		

MAINS

[illegible]

CUSTOMER METERS

[illegible]

SERVICE LINES

SERVICE LINES		
Material	Percent of system	Year installed

BOOSTER PUMPS

BOOSTER PUMPS		
Horsepower	GPM	Quantity
7.5	100	2

FIRE HYDRANTS

FIRE HYDRANTS	
Type	Quantity
Standard *	0
Other	

STORAGE TANKS

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000	Metal	2	2001

PRESSURE/BLADDER TANKS

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
5,000	Metal	1	2021

* 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
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STRUCTURES:	None
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OTHER:	None
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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	155
Method used:	(a)

Customer and Other Information		
Name of the System:	SUNLAND WATER COMPANY	
ADEQ Public Water System Number:	AZ0411334	
ADWR PCC Number:	91-000575.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	92	0	0	0	0
February	87	0	0	0	0
March	89	0	0	0	0
April	89	0	0	0	0
May	89	0	0	0	0
June	89	0	0	0	0
July	88	0	0	0	0
August	88	0	0	0	0
September	85	0	0	0	0
October	88	0	0	0	0
November	88	0	0	0	0
December	87	0	0	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?

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 planned

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

Great Prairie Oasis, LLC DBA Sunland Water Company
Annual Report
 Utility Shutoffs / Disconnects
 12/31/23

Utility Shutoffs / Disconnects	
Name of the System:	SUNLAND WATER COMPANY
ADEQ Public Water System Number:	AZ0411334
ADWR PCC Number:	91-000575.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.C	Other
January	0	7	0
February	0	0	0
March	0	0	0
April	0	4	0
May	0	4	0
June	0	3	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	18	0

Other (description):

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.

Great Prairie Oasis, LLC DBA Sunland Water Company
Annual Report
Property Taxes
12/31/23

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2023 was	\$1,733
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 Sworn Statement (Taxes)

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

County of (county name): Maricopa
Name (owner or official) title: Bryan Thomas, President
Company name: Great Prairie Oasis, LLC DBA Sunland Water Company

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

FOR THE YEAR ENDING: 12/31/23

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.

Sworn Statement: I HEREBY ATTEST THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

I HEREBY ATTEST THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

Bryan Thomas
signature of owner/official

623-935-1100
telephone no.