

**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: 12/31/24

**RECEIVED BY EMAIL**

**04/02/2025, 8:024 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: 3/28/2025

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

For the Calendar Year Ended:

Primary Address:   
City:  State:  Zip Code:

Telephone Number:

Date of Original Organization of Utility:

Person to whom correspondence should be addressed concerning this report:

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

On-Site Manager  
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:

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

Ownership:

Counties Served:

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

<b>Important changes during the year</b>
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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	44,729	29,085
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	72,307	718	0	73,025	34,885	38,140
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	3,271	2,194
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	3,469	10,518
330.2	Pressure Tanks	80,690	0	0	80,690	13,325	67,365
331	Transmission and Distribution Mains	133,251	2,338	0	135,589	47,337	88,252
333	Services	12,719	0	0	12,719	2,307	10,412
334	Meters and Meter Installations	7,835	646	0	8,481	6,634	1,847
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	999	1,461
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	405	0	405	20	385
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Tangible Plant	0	0	0	0	0	0
	<b>Totals</b>	<b>\$428,528</b>	<b>\$4,107</b>	<b>\$0</b>	<b>\$432,635</b>	<b>\$156,976</b>	<b>\$275,659</b>

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	72,307	718	0	73,025	12,991	60,034	12.50%	7,459
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	133,251	2,338	0	135,589	0	135,589	2.00%	2,687
333	Services	12,719	0	0	12,719	0	12,719	3.33%	424
334	Meters and Meter Installations	7,835	646	0	8,481	0	8,481	8.33%	680
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	405	0	405	0	405	0.00%	21
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
	<b>Subtotal</b>	\$428,528	\$4,107	\$0	\$432,635	\$39,991	\$392,644		\$19,281

Contribution(s) in Aid of Construction (Gross)	\$0
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	<u>\$0</u>
Times: Proposed Amortization Rate	4.91%
<b>Amortization of CIAC</b>	\$0

Less: Amortization of CIAC \$0

**DEPRECIATION EXPENSE** **\$19,281**

Great Prairie Oasis, LLC DBA Sunland Water Company  
Annual Report  
Balance Sheet Assets  
12/31/24

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	<b>Current and Accrued Assets</b>			
131	Cash		\$1,979	\$11,400
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		10,486	15,536
146	Notes Receivable from Associated Companies		(1,961)	(1,961)
151	Plant Material and Supplies		0	0
162	Prepayments		803	1,346
174	Miscellaneous Current and Accrued Assets		79,197	77,571
	<b>Total Current and Accrued Assets</b>		<b>\$90,504</b>	<b>\$103,892</b>
Account No.	<b>Fixed Assets</b>			
101	Utility Plant in Service*		\$428,528	\$432,635
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(137,695)	(156,976)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	<b>Total Fixed Assets</b>		<b>\$290,833</b>	<b>\$275,659</b>
	<b>Total Assets</b>		<b>\$381,337</b>	<b>\$379,551</b>

\*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 (2024)	Balance at End of Year (2024)
Account No.	Current Liabilities			
231	Accounts Payable		\$3,449	\$1,822
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		174,143	43,284
235	Customer Deposits		2,215	1,760
236	Accrued Taxes		1,091	1,466
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		21	21
	<b>Total Current Liabilities</b>		<b>\$180,919</b>	<b>\$48,353</b>
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$68,686	\$62,270
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		1,873	1,875
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		5,477	1,863
	<b>Total Deferred Credits</b>		<b>\$7,350</b>	<b>\$3,738</b>
	<b>Total Liabilities</b>		<b>\$256,955</b>	<b>\$114,361</b>
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	0
215	Retained Earnings		(60,173)	(55,246)
218	Proprietary Capital (Sole Props and Partnerships)		184,555	320,436
	<b>Total Capital</b>		<b>\$124,382</b>	<b>\$265,190</b>
	<b>Total Liabilities and Capital</b>		<b>\$381,337</b>	<b>\$379,551</b>

**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  
12/31/24

<b>Water Comparative Income Statement</b>			
Account No.	Calendar Year	Current Year 01/01/2024 - 12/31/2024	Last Year 01/01/2023 - 12/31/2023
	<b>Operating Revenue</b>		
461	Metered Water Revenue	\$82,146	\$50,923
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	2,740	3,981
474	Other Water Revenue	0	0
	<b>Total Revenues</b>	<b>\$84,886</b>	<b>\$54,904</b>
	<b>Operating Expenses</b>		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	3,672	3,584
618	Chemicals	388	964
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	9,040	3,905
620.2	Office Supplies and Expense	0	2,025
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	0	0
633	Contractual Services - Legal	166	0
634	Contractual Services - Management Fees	31,213	34,495
635	Contractual Services - Water Testing	1,824	1,397
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	1,305	783
657	Insurance - General Liability	1,445	1,610
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	3,513	0
670	Bad Debt Expense	0	52
675	Miscellaneous Expense	1,288	830
403	Depreciation Expense (From Schedule AR4)	19,281	19,312
408	Taxes Other Than Income	0	0
408.11	Property Taxes	1,654	1,689
409	Income Taxes	2,722	(5,098)
427.1	Customer Security Deposit Interest	85	0
	<b>Total Operating Expenses</b>	<b>\$77,596</b>	<b>\$65,548</b>
	<b>Operating Income / (Loss)</b>	<b>\$7,290</b>	<b>(\$10,644)</b>
	<b>Other Income / (Expense)</b>		
419	Interest and Dividend Income	\$400	\$132
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(2,762)	(3,026)
	<b>Total Other Income / (Expense)</b>	<b>(\$2,362)</b>	<b>(\$2,894)</b>
	<b>Net Income / (Loss)</b>	<b>\$4,928</b>	<b>(\$13,538)</b>



Great Prairie Oasis, LLC DBA Sunland Water Company  
Annual Report  
Full time equivalent employees  
12/31/24

**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
<b>Total</b>	0.0	0.0	0.0	0.0

Great Prairie Oasis, LLC DBA Sunland Water Company  
Annual Report  
Supplemental Financial Data (Long-Term Debt)  
12/31/24

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	\$62,270			
Date of Maturity	12/1/2032			
Interest Rate	4.20%			
Current Year Interest	\$2,762			
Current Year Principal	\$6,416			

Meter Deposit Balance at Test Year End:	\$1,875
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Meter Deposits Refunded During the Test Year:	\$88
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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 <sup>6</sup>	Purchased Power (kWh) <sup>7</sup>
January	367,860.00	317,472.00	0.00	0.00	0.00	\$271	1,164
February	343,600.00	363,798.00	0.00	0.00	0.00	253	1,064
March	394,150.00	292,206.00	0.00	0.00	0.00	251	1,056
April	468,610.00	420,283.00	0.00	0.00	0.00	267	1,151
May	492,150.00	424,646.00	0.00	0.00	0.00	315	1,442
June	486,890.00	434,243.00	0.00	0.00	0.00	333	1,550
July	596,020.00	548,552.00	0.00	0.00	0.00	304	1,373
August	1,231,060.00	371,175.00	0.00	0.00	648,500.00	528	2,724
September	403,420.00	356,153.00	0.00	0.00	0.00	294	1,315
October	437,420.00	375,048.00	0.00	0.00	0.00	284	1,252
November	399,280.00	352,464.00	0.00	0.00	0.00	285	1,259
December	518,050.00	443,778.00	0.00	0.00	0.00	286	1,265
<b>Totals</b>	<b>6,138,510.00</b>	<b>4,699,818.00</b>	<b>0.00</b>	<b>0.00</b>	<b>648,500.00</b>	<b>\$3,672</b>	<b>16,615</b>

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

- |   |   |
|---|---|
| 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		

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**MAINS**

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[illegible]

## CUSTOMER METERS

[illegible]

## SERVICE LINES

Material	Percent of system	Year installed

## BOOSTER PUMPS

BOOSTER PUMPS		
Horsepower	GPM	Quantity
7.5	100	2

## 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.

<b>Water Utility Plant Description (Continued)</b>
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For the following three items, list the utility owned assets in each category for each system.

<b>TREATMENT EQUIPMENT:</b>	None
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<b>STRUCTURES:</b>	None
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<b>OTHER:</b>	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	143
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	87	0	0	0	0
February	90	0	0	0	0
March	91	0	0	0	0
April	92	0	0	0	0
May	92	0	0	0	0
June	89	0	0	0	0
July	88	0	0	0	0
August	90	0	0	0	0
September	90	0	0	0	0
October	90	0	0	0	0
November	92	0	0	0	0
December	91	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

12/31/24

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
<b>Total</b>	<b>0</b>	<b>18</b>	<b>0</b>

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.

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2024 was
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\$1,671
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If no property taxes paid, explain why.
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N/A
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<b>Instructions:</b> 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.
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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: 12/31/24

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.

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

623-219-4740  
telephone no.