

ANNUAL REPORT

Of

Company Name: **Valley View Water Company**
2930 E. Elm St.

Mailing Address: Phoenix AZ
85016

Docket No.: W-02148A
For the Year Ended: 12/31/2024

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: 3/28/25

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Valley View Water Company
A Class ☐ E Utility

For the Calendar Year Ended: 12/31/2024

Primary Address: 415 2nd Street
City: Coronado State: California Zip Code: 92118

Telephone Number: 602-501-6652

Date of Original Organization of Utility: N/A

Person to whom correspondence should be addressed concerning this report:

Name: Charles Keating
Telephone No. : 602-501-6652
Address: 415 2nd Street
City: Coronado State: California Zip Code: 92118
Email: charliekeating3@gmail.com

Management Contact

Name: N/A
Telephone No. : NA
Address: NA
City: NA State: Arizona Zip Code: 0
Email: NA

NA

Name: N/A
Telephone No. :
Address:
City: State: Zip Code:
Email:

NA

Name: N/A
Telephone No. :
Address:
City: State: Zip Code:
Email:

NA

Name: N/A
Telephone No. :
Address:
City: State: Zip Code:
Email:

Ownership: Limited Liability Company ("LLC")

Counties Served: Maricopa

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.
	No

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.
	No

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	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	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	0	0	0	0	0	0
	Totals	\$0	\$0	\$0	\$0	\$0	\$0

Valley View Water Company
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/2024

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	0	0	0	0	0	0	0.00%	0
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	0	0	0	0	0	0	0.00%	0
	Subtotal	\$0	\$0	\$0	\$0	\$0	\$0		\$0

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

Less: Amortization of CIAC

DEPRECIATION EXPENSE

Valley View 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		\$0	\$0
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		1,722	0
236	Accrued Taxes		0	0
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$1,722	\$0
	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		0	0
272	Less: Amortization of Contributions		0	0
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$0	\$0
	Total Liabilities		\$1,722	\$0
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		22,388	0
215	Retained Earnings		18,769	0
218	Proprietary Capital (Sole Props and Partnerships)		120,000	0
	Total Capital		\$161,157	\$0
	Total Liabilities and Capital		\$162,879	\$0

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

Valley View Water Company
Annual Report
Balance Sheet Assets
12/31/2024

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current and Accrued Assets			
131	Cash		\$42,879	\$0
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		0	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		\$42,879	\$0
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$120,000	\$0
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		0	0
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$120,000	\$0
	Total Assets		\$162,879	\$0

*Note these items feed automatically from AR3 UPIS Page 4

Valley View Water Company
Annual Report
Water Comparative Income Statement
12/31/2024

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2024 -	Last Year 01/01/2023 - 12/31/2023
	Operating Revenue		
461	Metered Water Revenue	\$0	\$0
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	69,500	53,090
	Total Revenues	\$69,500	\$53,090
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	3,972	3,534
618	Chemicals	0	0
620	Materials and Supplies	3,680	0
620.1	Repairs and Maintenance	14,063	6,389
620.2	Office Supplies and Expense	0	0
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	7,068	5,659
633	Contractual Services - Legal	0	0
634	Contractual Services - Management Fees	7,900	2,000
635	Contractual Services - Water Testing	5,507	5,191
636	Contractual Services - Other	3,125	1,924
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	0	306
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	5,086	5,112
403	Depreciation Expense (From Schedule AR4)		0
408	Taxes Other Than Income	0	0
408.11	Property Taxes	1,445	0
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$51,846	\$30,115
	Operating Income / (Loss)	\$17,654	\$22,975
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	\$0	\$0
	Net Income / (Loss)	\$17,654	\$22,975

Valley View Water Company
Annual Report
Full time equivalent employees
12/31/2024

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	0.2	0.2
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	0.3	0.3
Meter reader	0.0	0.0	0.1	0.1
Customer Service	0.0	0.0	0.1	0.1
Accounting	0.0	0.0	0.1	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	0.0	0.0	0.0
Total	0.0	0.0	0.8	0.8

Valley View Water Company
Annual Report
Supplemental Financial Data (Long-Term Debt)
12/31/2024

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	1/0/00	1/0/00	1/0/00	1/0/00
Source of Loan	0	0	0	0
ACC Decision No.	0	0	0	0
Reason for Loan	0	0	0	0
Dollar Amt. Issued	\$0	\$0	\$0	\$0
Amount Outstanding	\$0	\$0	\$0	\$0
Date of Maturity	1/0/00	1/0/00	1/0/00	1/0/00
Interest Rate	0.00%	0.00%	0.00%	0.00%
Current Year Interest	\$0	\$0	\$0	\$0
Current Year Principal	\$0	\$0	\$0	\$0

Meter Deposit Balance at Test Year End:	\$1,722
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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.

Name of system water received from:	
ADWR PCC Number:	
Source of water received	NA
Well registr. 55# (55-XXXXXXX):	#55-803547

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	85,127,600.00	295,750.00	0.00	0.00	0.00	\$310	N/A
February	84,492,440.00	285,755.00	0.00	0.00	0.00	310	N/A
March	1,369,920.00	482,290.00	0.00	0.00	0.00	310	N/A
April	531,920.00	521,740.00	0.00	0.00	0.00	310	N/A
May	708,980.00	628,610.00	0.00	0.00	0.00	310	N/A
June	872,320.00	853,100.00	0.00	0.00	0.00	310	N/A
July	1,084,170.00	1,035,980.00	0.00	0.00	0.00	310	N/A
August	1,068,220.00	1,037,950.00	0.00	0.00	0.00	310	N/A
September	49,740,360.00	913,080.00	0.00	0.00	0.00	310	N/A
October	47,936,670.00	796,030.00	0.00	0.00	0.00	381	N/A
November	639,570.00	586,650.00	0.00	0.00	0.00	381	N/A
December	520,720.00	491,910.00	0.00	0.00	0.00	381	N/A
Totals	274,092,890.00	7,928,845.00	0.00	0.00	0.00	\$3,933	0

- Page 11

Water Utility Plant Description (Continued)

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

TREATMENT EQUIPMENT:	clorinator
STRUCTURES:	NA
OTHER:	NA

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 365 days.
- (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	NA
Method used:	Other

Water Utility Plant Description

Name of the System:	Valley View Water Co
ADEQ Public Water System Number:	AZ0407677
ADWR PCC Number:	91-000294.000

MAINS

Sizes (inches)	Material	Length (feet)
6.00	ACP/DIP/PVC/GALV/POLY	15,000
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0

SERVICE LINES

Material	Percent of system	Year installed
PVC	100%	1996
NA	0%	NA
NA	0%	NA
NA	0%	NA
NA	0%	NA

CUSTOMER METERS

Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
0.75	48	50%	20%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%
NA	0	0%	0%

BOOSTER PUMPS

Horsepower	GPM	Quantity
5 HP	30	2
0	0	0
0	0	0
0	0	0

FIRE HYDRANTS

Type	Quantity
Standard *	0
Other	0

STORAGE TANKS

Capacity (gallons)	Material	Quantity	Year installed
15,000	Steel	1	1998
0	NA	0	NA
0	NA	0	NA
0	NA	0	NA
0	NA	0	NA
0	NA	0	NA

PRESSURE/BLADDER TANKS

Capacity (gallons)	Material	Quantity	Year installed
1,000	steel	1	2000
0	NA	0	NA
0	NA	0	NA
0	NA	0	NA
0	NA	0	NA
0	NA	0	NA

* 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.

Customer and Other Information	
Name of the System:	VALLEY VIEW WATER COMPANY
ADEQ Public Water System Number:	AZ0407677
ADWR PCC Number:	91-000294.0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	46	0	0	0	0
February	46	0	0	0	0
March	46	0	0	0	0
April	46	0	0	0	0
May	46	0	0	0	0
June	47	0	0	0	0
July	48	0	0	0	0
August	48	0	0	0	0
September	48	0	0	0	0
October	48	0	0	0	0
November	48	0	0	0	0
December	48	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.

NA

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

Valley View Water Company
Annual Report
Utility Shutoffs / Disconnects
12/31/2024

Utility Shutoffs / Disconnects		
Name of the System:	Valley View Water Company	
ADEQ Public Water System Number:	AZ0407677	
ADWR PCC Number:	91-000294.0000	

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):

No shut-offs during the year

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	
Amount of actual property taxes paid during Calendar Year 2024 was	\$1,445

If no property taxes paid, explain why.

NA

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.

Valley View Water Company
Annual Report
Verification and Certification (Taxes)
12/31/2024

Verification and Certification (Taxes)

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

County of (county name):

Name (owner or official) title:

Company name:

Charles Keating, manager

Valley View Water Company

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

FOR THE YEAR ENDING:

12/31/2024

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.

Charles Keating

signature of owner/official

602 501-6652

telephone no.

2025 APR -1 AM 11:16
ARIZONA CORPORATION COMMISSION
602 501-6652