

ANNUAL REPORT

Of

Company Name:

Fisher's Landing Water & Sewer Works, L.L.C. PO Box 72188
--

Mailing Address: Yuma AZ
85365

Docket No.: WS-04047A

For the Year Ended:

12/31/25

RECEIVED BY EMAIL

7/28/2026, 2:39 PM

**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:

7/28/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Fisher's Landing Water & Sewer Works, L.L.C.
A Class Utility

For the Calendar Year Ended: 12/31/25

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:

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
Fisher's Landing Water & Sewer Works, L.L.C.

Important changes during the year
--

	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
--	-----

	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	\$20,000			\$20,000		\$20,000
302	Franchises				0		0
303	Land and Land Rights				0		0
304	Structures and Improvements				0		0
305	Collecting & Improving Reservoirs				0		0
306	Lake, River, Canal Intakes				0		0
307	Wells and Springs	9,000			9,000		9,000
308	Infiltration Galleries				0		0
309	Supply Mains				0		0
310	Power Generation Equipment				0		0
311	Pumping Equipment	4,000			4,000		4,000
320	Water Treatment Equipment				0		0
320.1	Water Treatment Plants	4,307			4,307		4,307
320.2	Solution Chemical Feeders				0		0
320.3	Point-of-Use Treatment Devices	28,068			28,068		28,068
330	Distribution Reservoirs and Standpipes				0		0
330.1	Storage Tanks				0		0
330.2	Pressure Tanks				0		0
331	Transmission and Distribution Mains	20,000			20,000		20,000
333	Services				0		0
334	Meters and Meter Installations	24,028			24,028		24,028
335	Hydrants				0		0
336	Backflow Prevention Devices				0		0
339	Other Plant and Misc. Equipment	22,500			22,500		22,500
340	Office Furniture and Equipment	4,084			4,084		4,084
340.1	Computer & Software				0		0
341	Transportation Equipment	2,500			2,500		2,500
342	Stores Equipment				0		0
343	Tools, Shop and Garage Equipment	6,000			6,000		6,000
344	Laboratory Equipment	1,200			1,200		1,200
345	Power Operated Equipment				0		0
346	Communication Equipment	1,200			1,200		1,200
347	Miscellaneous Equipment				0		0
348	Other Tangible Plant				0		0
	Totals	\$146,887	\$0	\$0	\$146,887	\$0	\$146,887

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	\$20,000	\$0	\$0	\$20,000		\$20,000		\$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	9,000	0	0	9,000		9,000	3.33%	300
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	4,000	0	0	4,000		4,000	6.50%	260
320	Water Treatment Equipment	0	0	0	0		0		0
320.1	Water Treatment Plants	4,307	0	0	4,307		4,307	3.33%	143
320.2	Solution Chemical Feeders	0	0	0	0		0		0
320.3	Point-of-Use Treatment Devices	28,068	0	0	28,068		28,068	5.00%	1,403
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	20,000	0	0	20,000		20,000	2.00%	400
333	Services	0	0	0	0		0		0
334	Meters and Meter Installations	24,028	0	0	24,028		24,028	8.33%	2,002
335	Hydrants	0	0	0	0		0		0
336	Backflow Prevention Devices	0	0	0	0		0		0
339	Other Plant and Misc. Equipment	22,500	0	0	22,500		22,500	6.79%	1,528
340	Office Furniture and Equipment	4,084	0	0	4,084		4,084	6.79%	277
340.1	Computer & Software	0	0	0	0		0		0
341	Transportation Equipment	2,500	0	0	2,500		2,500	0.00%	0
342	Stores Equipment	0	0	0	0		0		0
343	Tools, Shop and Garage Equipment	6,000	0	0	6,000		6,000	5.00%	300
344	Laboratory Equipment	1,200	0	0	1,200		1,200		0
345	Power Operated Equipment	0	0	0	0		0		0
346	Communication Equipment	1,200	0	0	1,200		1,200	0.00%	0
347	Miscellaneous Equipment	0	0	0	0		0		0
348	Other Tangible Plant	0	0	0	0		0		0
	Subtotal	\$146,887	\$0	\$0	\$146,887	\$0	\$146,887		\$6,613

Contribution(s) in Aid of Construction (Gross)	
Less: Non Amortizable Contribution(s)	
Fully Amortized Contribution(s)	
Amortizable Contribution(s)	\$0
Times: Proposed Amortization Rate	4.50%
Amortization of CIAC	\$0

Less: Amortization of CIAC \$0

DEPRECIATION EXPENSE \$6,613

Fisher's Landing Water & Sewer Works, 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		\$279,337	\$186,769
134	Working Funds			
135	Temporary Cash Investments			
141	Customer Accounts Receivable			
146	Notes Receivable from Associated Companies			
151	Plant Material and Supplies			
162	Prepayments			
174	Miscellaneous Current and Accrued Assets			
	Total Current and Accrued Assets		\$279,337	\$186,769
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$146,887	\$146,887
103	Property Held for Future Use		561,872	147,898
105	Construction Work in Progress		17,448	17,448
108	Accumulated Depreciation (enter as negative)*		(391,432)	0
121	Non-Utility Property		57,505	57,505
122	Accumulated Depreciation - Non Utility		(57,505)	(57,505)
	Total Fixed Assets		\$334,775	\$312,233
	Total Assets		\$614,112	\$499,002

*Note these items feed automatically from AR3 UPIS Page 4

Fisher's Landing Water & Sewer Works, 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			
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies		921,921	911,290
235	Customer Deposits			
236	Accrued Taxes		5,028	5,797
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities			
	Total Current Liabilities		\$926,949	\$917,087
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)			
	Deferred Credits			
251	Unamortized Premium on Debt			
252	Advances in Aid of Construction			
255	Accumulated Deferred Investment Tax Credits			
271	Contributions in Aid of Construction			
272	Less: Amortization of Contributions			
281	Accumulated Deferred Income Tax			
	Total Deferred Credits		\$0	\$0
	Total Liabilities		\$926,949	\$917,087
	Capital Accounts			
201	Common Stock Issued			
211	Other Paid-In Capital			
215	Retained Earnings		(312,837)	(418,085)
218	Proprietary Capital (Sole Props and Partnerships)			
	Total Capital		(\$312,837)	(\$418,085)
	Total Liabilities and Capital		\$614,112	\$499,002

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

Fisher's Landing Water & Sewer Works, L.L.C.
Annual Report
Water Comparative Income Statement
12/31/25

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	\$58,050	\$58,050
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue		
	Total Revenues	\$58,050	\$58,050
	Operating Expenses		
601	Salaries and Wages	\$111,556	\$98,918
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	0	1,434
618	Chemicals		
620	Materials and Supplies		
620.1	Repairs and Maintenance		
620.2	Office Supplies and Expense		
630	Contractual Services	15,715	4,280
631	Contractual Services - Engineering		
632	Contractual Services - Accounting		
633	Contractual Services - Legal		
634	Contractual Services - Management Fees		
635	Contractual Services - Water Testing		
636	Contractual Services - Other	1,500	1,924
640	Rents	79,992	79,992
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expenses		
657	Insurance - General Liability		
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense		
675	Miscellaneous Expense	11,030	14,291
403	Depreciation Expense (From Schedule AR4)	6,613	1,779
408	Taxes Other Than Income	309	967
408.11	Property Taxes	4,562	4,935
409	Income Taxes		
427.1	Customer Security Deposit Interest		
	Total Operating Expenses	\$231,276	\$208,520
	Operating Income / (Loss)	(\$173,226)	(\$150,470)
	Other Income / (Expense)		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)		
	Total Other Income / (Expense)	\$0	\$0
	Net Income / (Loss)	(\$173,226)	(\$150,470)

Fisher's Landing Water & Sewer Works, L.L.C.
 Annual Report
 Full time equivalent employees
 12/31/25

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President				0.0
Vice-president				0.0
Manager				0.0
Engineering Staff				0.0
System Operator(s)				0.0
Meter reader				0.0
Customer Service				0.0
Accounting				0.0
Business Office				0.0
Rates Department				0.0
Administrative Staff				0.0
Other	2.0			2.0
Total	2.0	0.0	0.0	2.0

Fisher's Landing Water & Sewer Works, 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				
Source of Loan				
ACC Decision No.				
Reason for Loan	N/A			
Dollar Amt. Issued				
Amount Outstanding				
Date of Maturity				
Interest Rate				
Current Year Interest				
Current Year Principal				

Meter Deposit Balance at Test Year End:	
---	--

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 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)7
January	500,501.00					\$784	
February	486,372.00					748	
March	581,422.00					670	
April	588,540.00					794	
May	791,689.00					779	
June	786,523.00					851	
July	699,336.00					709	
August	613,792.00					751	
September	426,574.00					839	
October	1,084,723.00					703	
November	601,551.00					821	
December	615,205.00					840	
Totals	7,776,228.00	0.00	0.00	0.00	0.00	\$9,288	0

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

- | | |
|---|---|
| 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:	0		
ADEQ Public Water System Number:			
ADWR PCC Number:			

MAINS

[illegible]

SERVICE LINES

Material	Percent of system	Year installed

BOOSTER PUMPS

Horsepower	GPM	Quantity
25		2

STORAGE TANKS

Capacity (gallons)	Material	Quantity	Year installed
10,000		1	

CUSTOMER METERS

[illegible]

FIRE HYDRANTS

Type	Quantity
Standard *	0
Other	

PRESSURE/BLADDER TANKS

Capacity (gallons)	Material	Quantity	Year installed
3,000		1	

* 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:	4 CHLORINATORS, 20 CHEMICALS SOLUTION FEEDERS, 27 MEDIA FILTERS, 1 CLARIFIER, 1 TURBIDITY METER
STRUCTURES:	4 CHLORINATOR ROOM 8X10 FRAME, 1 6X12 SHADE FRAME, 1 STORAGE SHED
OTHER:	45 KW STAND BY GENERATOR WITH AUTOMATIC SWITCH GEAR

Customer and Other Information	
Name of the System:	0
ADEQ Public Water System Number:	
ADWR PCC Number:	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	78				
February	78				
March	78				
April	78				
May	79				
June	79				
July	79				
August	79				
September	79				
October	79				
November	79				
December	79				

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?

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

Fisher's Landing Water & Sewer Works, L.L.C.

Annual Report

Utility Shutoffs / Disconnects

12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	0
ADEQ Public Water System Number:	
ADWR PCC Number:	

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.C	Other
January			
February			
March	N/A		
April			
May			
June			
July			
August			
September			
October			
November			
December			
Total	0	0	0

Other (description):

--

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.

Fisher's Landing Water & Sewer Works, L.L.C.
Annual Report
Property Taxes
12/31/25

Property Taxes	
----------------	--

Amount of actual property taxes paid during Calendar Year 2025 was
--

\$9,124

If no property taxes paid, explain why.

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):

YUMA

Name (owner or official) title:

SHIRLEY BUSH, GENERAL MANAGER

Company name:

0 FISHER'S LANDING WATER & SEWER WORKS, LLC

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

FOR THE YEAR ENDING:

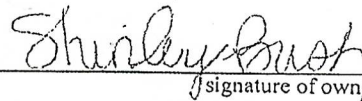
12/31/25

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:

THEREBY ATTEST THAT ALL PROPERTY TAXES FOR THE SAID COMPANY ARE CURRENT AND PAID IN FULL.

THEREBY ATTEST THAT ALL SALES TAXES FOR THE SAID COMPANY ARE CURRENT AND PAID IN FULL.



signature of owner/official

(928) 782-7049

telephone no.