

ANNUAL REPORT

Of

Company Name: Boynton Canyon Enchantment Homeowners Association
525 Boynton Canyon Rd.

Mailing Address: Sedona AZ
86336

Docket No.: W-02510A
For the Year Ended: 12/31/25

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: 05/01/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Boynton Canyon Enchantment Homeowners Association
A Class ☐ E ☒ Utility

For the Calendar Year Ended: 12/31/25

Primary Address:

525 Boynton Canyon Raod
City: Sedona
State: Arizona
Zip Code: 86336

Telephone Number:

928-204-6264

Date of Original Organization of Utility:

04/18/1986

Person to whom correspondence should be addressed concerning this report:

Name:

Cate Parlier

Telephone No. :

928-204-6264

Address:

525 Boynton Canyon Rd.
City: Sedona
State: Arizona
Zip Code: 86336

Email:

cate.parlier@enchantment.com

On-Site Manager
Name:

Matt Demel

Telephone No. :

928-204-6079

Address:

525 Boynton Canyon Rd.
City: Sedona
State: Arizona
Zip Code: 86336

Email:

mat.demel@enchantment.com

Owner
Name:

Sheridan McClure

Telephone No. :

928-204-6040

Address:

525 Boynton Canyon Rd.
City: Sedona
State: Arizona
Zip Code: 86336

Email:

sheridan.mcclure@enchantment.com

Regulatory and Management Contact
Name:

Henry MacVitte

Telephone No. :

928-649-3352

Address:

2199 Liough Drive
City: Clarkdale
State: Arizona
Zip Code: 86324

Email:

hmacvittie@hotmail.com

NA
Name:

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Telephone No. :

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Address:

City:
State:
Zip Code:

Email:

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Ownership:

Association--Cooperative

Counties Served:

Yavapai

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.
	NA

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.
	NA

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	96,969	34,422	0	131,392	123,359	8,033
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	56,399	0	0	56,399	56,399	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	136,468	0	0	136,468	136,468	0
333	Services	0	0	0	0	0	0
334	Meters and Meter Installations	0	35,232	0	35,232	0	35,232
335	Hydrants	4,844	0	0	4,844	4,844	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	\$294,681	\$69,654	\$0	\$364,335	\$321,070	\$43,266

Boynton Canyon Enchantment Homeowners Association
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	96,969	34,422	0	131,392	0	131,392	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	56,399	0	0	56,399	0	56,399	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	136,468	0	0	136,468	0	136,468	0.00%	0
333	Services	0	0	0	0	0	0	0.00%	0
334	Meters and Meter Installations	0	35,232	0	35,232	0	35,232	0.00%	0
335	Hvdrants	4,844	0	0	4,844	0	4,844	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	\$294,681	\$69,654	\$0	\$364,335	\$0	\$364,335		\$0

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
Amortization of CIAC

Less: Amortization of CIAC

DEPRECIATION EXPENSE

Boynton Canyon Enchantment Homeowners Association
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		\$176,557	\$229,561
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		8,243	(439)
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		\$184,800	\$229,122
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$237,139	\$364,335
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(317,898)	(321,070)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		(\$80,759)	\$43,266
	Total Assets		\$104,040	\$272,388

*Note these items feed automatically from AR3 UPIS Page 4

Boynton Canyon Enchantment Homeowners Association
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		\$63	\$86
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		0	0
236	Accrued Taxes		(166)	(164)
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		(\$103)	(\$78)
	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		(\$103)	(\$78)
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		42,860	42,860
215	Retained Earnings		119,504	142,704
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$162,364	\$185,564
	Total Liabilities and Capital		\$162,261	\$185,486

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

Boynton Canyon Enchantment Homeowners Association
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	\$129,089	\$139,384
460	Unmetered Water Revenue	86,742	84,157
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	0	0
	Total Revenues	\$215,831	\$223,541
	Operating Expenses		
601	Salaries and Wages	\$4,368	\$8,622
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	837	876
618	Chemicals	0	0
620	Materials and Supplies	3,020	6,816
620.1	Repairs and Maintenance	11,563	64,244
620.2	Office Supplies and Expense	854	886
630	Contractual Services	8,825	8,800
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	1,871	1,792
633	Contractual Services - Legal	0	0
634	Contractual Services - Management Fees	783	751
635	Contractual Services - Water Testing	8,700	1,939
636	Contractual Services - Other	629	374
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	1,800	1,800
657	Insurance - General Liability	4,767	5,264
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	405	4
403	Depreciation Expense (From Schedule AR4)		2,412
408	Taxes Other Than Income	0	0
408.11	Property Taxes	0	0
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$48,421	\$104,580
	Operating Income / (Loss)	\$167,410	\$118,961
	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)	\$167,410	\$118,961

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	0.0	0.0
Engineering Staff	0.5	0.0	0.0	0.5
System Operator(s)	0.0	0.0	0.0	0.0
Meter reader	0.0	0.0	0.0	0.0
Customer Service	0.0	0.0	0.0	0.0
Accounting	0.1	0.0	0.0	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	0.6	0.0	0.0	0.6

Boynton Canyon Enchantment Homeowners Association
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	01/00/1900	01/00/1900	01/00/1900	01/00/1900
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	01/00/1900	01/00/1900	01/00/1900	01/00/1900
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:	NA
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Meter Deposits Refunded During the Test Year:	NA
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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.

Boynton Canyon Enchantment Homeowners Association
Annual Report
Summary of System Improvement Surcharge
12/31/25

Summary of System Improvement Surcharge
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Month	Surcharge Amount	Number of Customers	Total Billed	Total Collected	Total Deposited	Difference
January			\$0.00			\$0.00
February			0.00			0.00
March			0.00			0.00
April			0.00			0.00
May			0.00			0.00
June			0.00			0.00
July			0.00			0.00
August			0.00			0.00
September			0.00			0.00
October			0.00			0.00
November			0.00			0.00
December			0.00			0.00
Total for the year			\$0.00	\$0.00	\$0.00	\$0.00

Interest earned this year

Decision No. approving the mechanism

Well and Water Usage

[illegible]

Name of system water delivered to:	NA	
ADWR PCC Number:		NA
Source of water delivered to another system	NA	
Name of system water received from:	NA	
ADWR PCC Number:		NA
Source of water received	NA	
Well registry 55# (55-XXXXXX):	NA	

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	1,326,705.00	1,326,705.00	0.00	0.00	0.00	\$59	105
February	1,122,776.00	1,122,776.00	0.00	0.00	0.00	55	97
March	1,297,287.00	1,297,287.00	0.00	0.00	0.00	53	229
April	1,574,272.00	1,574,272.00	0.00	0.00	0.00	74	220
May	1,448,548.00	1,448,548.00	0.00	0.00	0.00	68	134
June	1,051,052.00	1,051,052.00	0.00	0.00	0.00	66	131
July	1,429,521.00	1,429,521.00	0.00	0.00	0.00	63	126
August	1,249,460.00	1,249,460.00	0.00	0.00	0.00	69	139
September	1,349,756.00	1,349,756.00	0.00	0.00	0.00	79	199
October	1,340,658.00	1,340,658.00	0.00	0.00	0.00	91	249
November	1,179,172.00	1,179,172.00	0.00	0.00	0.00	76	222
December	1,469,394.00	1,469,394.00	0.00	0.00	0.00	85	263
Totals	15,838,601.00	15,838,601.00	0.00	0.00	0.00	\$836	2,114

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

NA	
----	--

- | | |
|---|---|
| 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:	Boynton Canyon Enchantment Homeowners Association		
ADEQ Public Water System Number:	AZ0413125		
ADWR PCC Number:	NA		

MAINS		
Sizes (inches)	Material	Length (feet)
2.00	PVC 40	575
3.00	PVC 40	1,635
6.00	AC/PVC	7,966
8.00	AC/PVC	1,816
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%	NA
PVC	0%	NA
PVC	0%	NA
PVC	0%	NA
PEX	0%	NA

BOOSTER PUMPS		
Horsepower	GPM	Quantity
0	0	0
0	0	0
0	0	0
0	0	0

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
100,000	Steel	1	1982
100,000	Steel	1	1985
0	NA	0	NA
0	NA	0	NA
0	NA	0	NA
0	NA	0	NA

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	79	53%	8%
1	6	83%	0%
1.5	15	69%	0%
Compound 2	2	50%	50%
Compound 3	2	100%	100%
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%

FIRE HYDRANTS	
Type	Quantity
Standard *	15
Other	1

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
0	NA	NA	NA
0	NA	NA	NA
0	NA	NA	NA
0	NA	NA	NA
0	NA	NA	NA
0	NA	NA	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.

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
STRUCTURES:	None
OTHER:	None

Customer and Other Information	
Name of the System:	Enchantment Resort
ADEQ Public Water System Number:	AZ0413125
ADWR PCC Number:	NA

Month	Number of Customers				Other Non-Residential
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	
January	14	0	91	0	0
February	14	0	91	0	0
March	14	0	91	0	0
April	14	0	91	0	0
May	14	0	91	0	0
June	14	0	91	0	0
July	14	0	91	0	0
August	14	0	91	0	0
September	14	0	91	0	0
October	14	0	91	0	0
November	14	0	91	0	0
December	14	0	91	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?

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

NA

Boynton Canyon Enchantment Homeowners Association
Annual Report
 Utility Shutoffs / Disconnects
 12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	Enchantment Resort
ADEQ Public Water System Number:	AZ0413125
ADWR PCC Number:	

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):

None

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 2025 was	\$0

If no property taxes paid, explain why. All property taxes are paid by the Boynton Canyon Enchantment Homeowners Association as the Water Company is not its own entity. The HOA holds a Certificate of Public Convenience and Necessity from the Arizona Corporatoin Commission who authorizes it to operate as a Water Utility Company.

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.
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Verification and Certification (Taxes)

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

County of (county name):

Yavapai

Name (owner or official) title:

Sheridan McClure, Secretary/Treasurer

Company name:

Boynton Canyon Enchantment Homeowners Association

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 CURRENT AND PAID IN FULL.


signature of owner/official

928-204-6040

telephone no.