

ANNUAL REPORT

Of

Company Name: Little Park Water Company, Inc.
45 Castle Rock Rd., Ste. 4

Mailing Address: Sedona AZ
86351

Docket No.: W-02192A
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: 4/29/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Little Park Water Company, Inc.
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:

Management Contact

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

NA

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

NA

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

NA

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

Ownership:

Counties Served:

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Little Park Water Company, Inc.

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	9,322	250	0	9,572	0	9,572
303	Land and Land Rights	6,094	0	0	6,094	0	6,094
304	Structures and Improvements	27,249	0	0	27,249	27,249	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	28,504	0	0	28,504	28,504	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	49,697	26,112	7,280	68,529	49,697	18,832
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	264,559	0	0	264,559	146,385	118,174
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	20,899	0	0	20,899	20,899	0
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	674,754	0	0	674,754	391,817	282,937
333	Services	105,923	0	0	105,923	76,690	29,233
334	Meters and Meter Installations	94,989	0	0	94,989	63,655	31,334
335	Hydrants	52,386	0	0	52,386	29,778	22,608
336	Backflow Prevention Devices	0	0	0	0	0	0
339	Other Plant and Misc. Equipment	20,556	0	0	20,556	9,704	10,852
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	7,523	0	0	7,523	7,523	0
	Totals	\$1,362,455	\$26,362	\$7,280	\$1,381,537	\$851,901	\$529,636

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	9,322	250	0	9,572	9,322	250	0.00%	0
303	Land and Land Rights	6,094	0	0	6,094	6,094	0	0.00%	0
304	Structures and Improvements	27,249	0	0	27,249	27,249	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	28,504	0	0	28,504	28,504	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	49,697	26,112	7,280	68,529	49,697	18,832	3.33%	314
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	264,559	0	0	264,559	8,765	255,794	3.33%	8,518
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	20,899	0	0	20,899	20,899	0	0.00%	0
330.2	Pressure Tanks	0	0	0	0	0	0	0.00%	0
331	Transmission and Distribution Mains	674,754	0	0	674,754	27,206	647,548	2.00%	12,951
333	Services	105,923	0	0	105,923	27,618	78,305	3.33%	2,608
334	Meters and Meter Installations	94,989	0	0	94,989	17,197	77,792	8.33%	6,480
335	Hydrants	52,386	0	0	52,386	17,782	34,604	2.00%	692
336	Backflow Prevention Devices	0	0	0	0	0	0	0.00%	0
339	Other Plant and Misc. Equipment	20,556	0	0	20,556	8,333	12,223	6.67%	815
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	7,523	0	0	7,523	7,523	0	0.00%	0
	Subtotal	\$1,362,455	\$26,362	\$7,280	\$1,381,537	\$256,189	\$1,125,348		\$32,377

Contribution(s) in Aid of Construction (Gross)	\$719,879	
Less: Non Amortizable Contribution(s)	0	
Fully Amortized Contribution(s)	363,435	
Amortizable Contribution(s)	\$356,444	
Times: Proposed Amortization Rate	2.88%	
Amortization of CIAC	\$10,255	
		Less: Amortization of CIAC
		\$10,255
		DEPRECIATION EXPENSE
		\$22,122

Little Park Water Company, Inc.
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		\$86,982	\$22,037
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		10,341	12,225
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		7,500	0
	Total Current and Accrued Assets		\$104,823	\$34,262
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$1,362,455	\$1,381,537
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(820,982)	(851,901)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$541,473	\$529,636
	Total Assets		\$646,296	\$563,898

*Note these items feed automatically from AR3 UPIS Page 4

Little Park Water Company, Inc.
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		\$2,060	\$898
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		(14,514)	(71,264)
235	Customer Deposits		0	19,499
236	Accrued Taxes		6,703	6,638
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		(\$5,751)	(\$44,230)
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$68,977	\$59,970
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		24,019	0
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		948,340	950,840
272	Less: Amortization of Contributions		(337,018)	(365,574)
281	Accumulated Deferred Income Tax		(31,238)	(33,343)
	Total Deferred Credits		\$604,103	\$551,923
	Total Liabilities		\$667,329	\$567,663
	Capital Accounts			
201	Common Stock Issued		\$10,000	\$10,000
211	Other Paid-In Capital		156,619	156,619
215	Retained Earnings		(227,149)	(180,819)
218	Proprietary Capital (Sole Props and Partnerships)		39,496	10,435
	Total Capital		(\$21,034)	(\$3,765)
	Total Liabilities and Capital		\$646,295	\$563,898

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

Little Park Water Company, Inc.
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	\$175,817	\$178,845
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	233	184
474	Other Water Revenue	150	275
	Total Revenues	\$176,200	\$179,304
	Operating Expenses		
601	Salaries and Wages	\$68,999	\$53,963
604	Employee Pensions and Benefits	3,182	2,518
610	Purchased Water	2,977	2,787
615	Purchased Power	13,495	19,411
618	Chemicals	0	0
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	7,003	25,968
620.2	Office Supplies and Expense	10,412	7,797
630	Contractual Services	0	3,221
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	4,165	0
633	Contractual Services - Legal	301	0
634	Contractual Services - Management Fees	0	0
635	Contractual Services - Water Testing	1,094	2,049
636	Contractual Services - Other	0	0
640	Rents	0	0
641	Rental of Building/Real Property	2,915	2,626
642	Rental of Equipment	0	0
650	Transportation Expenses	2,992	4,112
657	Insurance - General Liability	1,621	2,372
657.1	Insurance - Health and Life	6,664	6,522
665	Regulatory Commission Expense - Rate	45	0
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	2,604	3,686
403	Depreciation Expense (From Schedule AR4)	22,122	13,816
408	Taxes Other Than Income	0	0
408.11	Property Taxes	10,943	11,089
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$161,534	\$161,937
	Operating Income / (Loss)	\$14,666	\$17,367
	Other Income / (Expense)		
419	Interest and Dividend Income	\$1	\$218
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(4,232)	(5,679)
	Total Other Income / (Expense)	(\$4,231)	(\$5,461)
	Net Income / (Loss)	\$10,435	\$11,906

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.0	185.0	0.0	185.0
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	185.0	0.0	185.0
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	185.0	0.0	185.0
Meter reader	0.0	0.0	0.0	0.0
Customer Service	0.0	185.0	0.0	185.0
Accounting	0.0	185.0	0.0	185.0
Business Office	0.0	0.0	0.0	0.0
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	0.0	185.0	0.0	185.0
Other	0.0	0.0	0.0	0.0
Total	0.0	1,110.0	0.0	1,110.0

Little Park Water Company, Inc.
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	11/9/2018	NA	NA	NA
Source of Loan	Sunwest Bank	NA	NA	NA
ACC Decision No.	76835	NA	NA	NA
Reason for Loan	Arsenic Remediation	NA	NA	NA
Dollar Amt. Issued	\$110,226	NA	NA	NA
Amount Outstanding	\$59,970	NA	NA	NA
Date of Maturity	11/15/2031	NA	NA	NA
Interest Rate	7% Variable	NA	NA	NA
Current Year Interest	\$4,233	NA	NA	NA
Current Year Principal	\$9,426	NA	NA	NA

Meter Deposit Balance at Test Year End:	\$19,498
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Meter Deposits Refunded During the Test Year:	\$2,690
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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:	NA	
ADWR PCC Number:	NA	
Source of water delivered to another system	NA	

Name of system water received from:	BIG PARK WATER CO	
ADWR PCC Number:	91-000609.0000	
Source of water received	Ground Water	
Well registry 55# (55-XXXXXX):	55-636197	

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	506,188.00	1,078,029.00	NA	0.00	NA	\$1,385	9,325
February	214,776.00	995,808.00	NA	1,418,000.00	NA	978	5,031
March	919,392.00	2,248,049.00	NA	255,000.00	NA	729	3,518
April	1,522,224.00	2,192,240.00	NA	20,000.00	NA	1,269	8,030
May	2,110,415.00	1,776,300.00	NA	44,490.00	NA	1,579	10,767
June	976,216.00	1,986,700.00	NA	1,106,000.00	NA	1,764	11,721
July	1,731,928.00	2,052,536.00	NA	677,000.00	NA	858	4,642
August	2,430,624.00	2,580,000.00	NA	114,000.00	NA	1,777	15,071
September	1,680,888.00	2,077,696.00	NA	438,000.00	NA	2,191	15,750
October	407,100.00	1,414,183.00	NA	1,183,000.00	NA	1,267	7,822
November	212,812.00	1,559,981.00	NA	1,716,000.00	NA	556	889
December	89,924.00	889,880.00	NA	959,000.00	NA	564	623
Totals	12,802,487.00	20,851,402.00	0.00	7,930,490.00	0.00	\$14,916	93,189

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:		LITTLE PARK WATER CO	
ADEQ Public Water System Number:		AZ0413075	
ADWR PCC Number:		91-000651.0000	

MAINS		
Sizes (inches)	Material	Length (feet)
2.00	PVC	680
4.00	PVC & DI	910
6.00	PVC & DI	13,041
8.00	PVC & DI	13,386
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA

SERVICE LINES		
Material	Percent of system	Year installed
Black poly	100%	Unk
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA

BOOSTER PUMPS		
Horsepower	GPM	Quantity
7.5	65	1
7.5	77	1
7.5	13	1
7.5	14	1

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000	Steel	1	Unk
8,800	Steel	2	Unk
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	34	0%	0%
0.75	11	0%	0%
1	67	0%	0%
1.5	1	0%	0%
4	1	0%	0%
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

FIRE HYDRANTS	
Type	Quantity
Standard *	29
Other	NA

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
1,800	Steel	1	Unk
2,000	Steel	1	Unk
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	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:	1 each 80 GPM Arsenic Treatment Plant (absorptive) at Well #1 1 each 80 GPM Arsenic Treatment Plant (absorptive) at Well #2
STRUCTURES:	2 each chain link fence 2 each 20' x 20' metal building
OTHER:	NA

Customer and Other Information	
Name of the System:	LITTLE PARK WATER CO
ADEQ Public Water System Number:	AZ0413075
ADWR PCC Number:	91-000651.0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	111	NA	2	NA	NA
February	112	NA	3	NA	NA
March	112	NA	3	NA	NA
April	112	NA	3	NA	NA
May	112	NA	3	NA	NA
June	112	NA	3	NA	NA
July	112	NA	3	NA	NA
August	114	NA	3	NA	NA
September	114	NA	3	NA	NA
October	114	NA	3	NA	NA
November	114	NA	3	NA	NA
December	114	NA	3	NA	NA

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

Little Park Water Company, Inc.
Annual Report
 Utility Shutoffs / Disconnects
 12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	LITTLE PARK WATER CO
ADEQ Public Water System Number:	AZ0413075
ADWR PCC Number:	91-000651.0000

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	1	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
Total	0	1	0

Other (description):

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.

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2025 was
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\$4,305

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.

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: Nicholas Gudovic - Assistant Secretary
Company name: Little Park Water Company, Inc.

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

928-284-2298

telephone no.