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ARIZONA CORPORATION COMMISSION  
UTILITIES DIVISION

**ANNUAL REPORT**

Of

Company Name: Q Mountain Mobile Home Park DBA Q Mountain Vista  
PO Box 4930

Mailing Address: Quartzsite AZ  
85359

Docket No.: W-02518A  
For the Year Ended: 12/31/24

**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: 6/3/2025

ARIZONA CORPORATION COMMISSION  
WATER UTILITY ANNUAL REPORT  
Q Mountain Mobile Home Park DBA Q Mountain Vista  
A Class  Utility

For the Calendar Year Ended: 12/31/24

Primary Address: 

|                                                                                                                                                                                     |            |         |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|-------|
| PO Box 4930                                                                                                                                                                         |            |         |       |
| City: <table border="1"><tr><td>Quartzsite</td></tr></table> State: <table border="1"><tr><td>Arizona</td></tr></table> Zip Code: <table border="1"><tr><td>85359</td></tr></table> | Quartzsite | Arizona | 85359 |
| Quartzsite                                                                                                                                                                          |            |         |       |
| Arizona                                                                                                                                                                             |            |         |       |
| 85359                                                                                                                                                                               |            |         |       |

Telephone Number: 

|              |
|--------------|
| 928-927-3088 |
|--------------|

Date of Original Organization of Utility: 

|           |
|-----------|
| 4/10/1986 |
|-----------|

Person to whom correspondence should be addressed concerning this report:

Name: 

|                        |
|------------------------|
| Jack Miller, President |
|------------------------|

  
Telephone No. : 

|              |
|--------------|
| 503-537-6952 |
|--------------|

  
Address: 

|                                                                                                                                                                                     |            |         |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|-------|
| PO Box 4930                                                                                                                                                                         |            |         |       |
| City: <table border="1"><tr><td>Quartzsite</td></tr></table> State: <table border="1"><tr><td>Arizona</td></tr></table> Zip Code: <table border="1"><tr><td>85359</td></tr></table> | Quartzsite | Arizona | 85359 |
| Quartzsite                                                                                                                                                                          |            |         |       |
| Arizona                                                                                                                                                                             |            |         |       |
| 85359                                                                                                                                                                               |            |         |       |

  
Email: 

|                       |
|-----------------------|
| Qmntvista@outlook.com |
|-----------------------|

**Regulatory and On-Site Manager Contact**  
Name: 

|                          |
|--------------------------|
| Debbie Harris, Treasurer |
|--------------------------|

  
Telephone No. : 

|              |
|--------------|
| 916-501-3289 |
|--------------|

  
Address: 

|                                                                                                                                                                                     |            |         |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|-------|
| PO Box 4930                                                                                                                                                                         |            |         |       |
| City: <table border="1"><tr><td>Quartzsite</td></tr></table> State: <table border="1"><tr><td>Arizona</td></tr></table> Zip Code: <table border="1"><tr><td>85359</td></tr></table> | Quartzsite | Arizona | 85359 |
| Quartzsite                                                                                                                                                                          |            |         |       |
| Arizona                                                                                                                                                                             |            |         |       |
| 85359                                                                                                                                                                               |            |         |       |

  
Email: 

|                     |
|---------------------|
| DLHarris911@aol.com |
|---------------------|

**Management Contact**  
Name: 

|                            |
|----------------------------|
| Jerry Beck, Vice President |
|----------------------------|

  
Telephone No. : 

|              |
|--------------|
| 509-727-8620 |
|--------------|

  
Address: 

|                                                                                                                                                                                     |            |         |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|-------|
| PO Box 4930                                                                                                                                                                         |            |         |       |
| City: <table border="1"><tr><td>Quartzsite</td></tr></table> State: <table border="1"><tr><td>Arizona</td></tr></table> Zip Code: <table border="1"><tr><td>85359</td></tr></table> | Quartzsite | Arizona | 85359 |
| Quartzsite                                                                                                                                                                          |            |         |       |
| Arizona                                                                                                                                                                             |            |         |       |
| 85359                                                                                                                                                                               |            |         |       |

  
Email: 

|                  |
|------------------|
| Jarend@yahoo.com |
|------------------|

**Management Contact**  
Name: 

|                            |
|----------------------------|
| Stephanie Meier, Secretary |
|----------------------------|

  
Telephone No. : 

|              |
|--------------|
| 406-263-7400 |
|--------------|

  
Address: 

|                                                                                                                                                                                     |            |         |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|-------|
| PO Box 4930                                                                                                                                                                         |            |         |       |
| City: <table border="1"><tr><td>Quartzsite</td></tr></table> State: <table border="1"><tr><td>Arizona</td></tr></table> Zip Code: <table border="1"><tr><td>85359</td></tr></table> | Quartzsite | Arizona | 85359 |
| Quartzsite                                                                                                                                                                          |            |         |       |
| Arizona                                                                                                                                                                             |            |         |       |
| 85359                                                                                                                                                                               |            |         |       |

  
Email: 

|                     |
|---------------------|
| galpin4u@nemont.net |
|---------------------|

**Management Contact**  
Name: 

|                             |
|-----------------------------|
| David Spencer, Board Member |
|-----------------------------|

  
Telephone No. : 

|              |
|--------------|
| 509-750-2443 |
|--------------|

  
Address: 

|                                                                                                                                                                                     |            |         |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|-------|
| PO Box 4930                                                                                                                                                                         |            |         |       |
| City: <table border="1"><tr><td>Quartzsite</td></tr></table> State: <table border="1"><tr><td>Arizona</td></tr></table> Zip Code: <table border="1"><tr><td>85359</td></tr></table> | Quartzsite | Arizona | 85359 |
| Quartzsite                                                                                                                                                                          |            |         |       |
| Arizona                                                                                                                                                                             |            |         |       |
| 85359                                                                                                                                                                               |            |         |       |

  
Email: 

|                           |
|---------------------------|
| jessebuilders@hotmail.com |
|---------------------------|

Ownership: 

|                          |
|--------------------------|
| Association--Cooperative |
|--------------------------|

Counties Served: 

|        |
|--------|
| La Paz |
|--------|

ARIZONA CORPORATION COMMISSION  
WATER UTILITY ANNUAL REPORT  
Q Mountain Mobile Home Park DBA Q Mountain Vista

|                                          |
|------------------------------------------|
| <b>Important changes during the year</b> |
|------------------------------------------|

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

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

Q Mountain Mobile Home Park DBA Q Mountain Vista  
Annual Report  
Utility Plant in Service (Water)  
12/31/24

| 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                   | 68,880                       | 0                      | 0                        | 68,880                 | 0                        | 68,880            |
| 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    | 284,482                      | 0                      | 0                        | 284,482                | 113,436                  | 171,046           |
| 333                              | Services                               | 4,210                        | 0                      | 0                        | 4,210                  | 3,891                    | 319               |
| 334                              | Meters and Meter Installations         | 25,727                       | 0                      | 0                        | 25,727                 | 12,429                   | 13,298            |
| 335                              | Hydrants                               | 45,284                       | 0                      | 0                        | 45,284                 | 19,438                   | 25,846            |
| 336                              | Backflow Prevention Devices            | 36,699                       | 0                      | 0                        | 36,699                 | 18,717                   | 17,982            |
| 339                              | Other Plant and Misc. Equipment        | 13,240                       | 0                      | 0                        | 13,240                 | 10,812                   | 2,428             |
| 340                              | Office Furniture and Equipment         | 2,575                        | 0                      | 0                        | 2,575                  | 414                      | 2,161             |
| 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                 |
|                                  | <b>Totals</b>                          | <b>\$481,097</b>             | <b>\$0</b>             | <b>\$0</b>               | <b>\$481,097</b>       | <b>\$179,137</b>         | <b>\$301,960</b>  |

Q Mountain Mobile Home Park DBA Q Mountain Vista  
Annual Report  
Depreciation Expense for the Current Year (Water)  
12/31/24

| Depreciation Expense for the Current Year (Water) |                                        |                                    |                           |                             |                           |                                                |                      |                             |                         |
|---------------------------------------------------|----------------------------------------|------------------------------------|---------------------------|-----------------------------|---------------------------|------------------------------------------------|----------------------|-----------------------------|-------------------------|
| Account No.                                       | Description                            | Beginning<br>Year Original<br>Cost | Current Year<br>Additions | Current Year<br>Retirements | Adjusted<br>Original Cost | Fully<br>Depreciated/Non-<br>depreciable Plant | Depreciable<br>Plant | Depreciation<br>Percentages | Depreciation<br>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                   | 68,880                             | 0                         | 0                           | 68,880                    | 0                                              | 68,880               | 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    | 284,482                            | 0                         | 0                           | 284,482                   | 0                                              | 284,482              | 6.62%                       | 18,818                  |
| 333                                               | Services                               | 4,210                              | 0                         | 0                           | 4,210                     | 0                                              | 4,210                | 0.50%                       | 21                      |
| 334                                               | Meters and Meter Installations         | 25,727                             | 0                         | 0                           | 25,727                    | 0                                              | 25,727               | 4.78%                       | 1,228                   |
| 335                                               | Hydrants                               | 45,284                             | 0                         | 0                           | 45,284                    | 0                                              | 45,284               | 7.50%                       | 3,396                   |
| 336                                               | Backflow Prevention Devices            | 36,699                             | 0                         | 0                           | 36,699                    | 0                                              | 36,699               | 6.01%                       | 2,204                   |
| 339                                               | Other Plant and Misc. Equipment        | 13,240                             | 0                         | 0                           | 13,240                    | 0                                              | 13,240               | 4.94%                       | 654                     |
| 340                                               | Office Furniture and Equipment         | 2,575                              | 0                         | 0                           | 2,575                     | 0                                              | 2,575                | 3.50%                       | 90                      |
| 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                       |
|                                                   | <b>Subtotal</b>                        | \$481,097                          | \$0                       | \$0                         | \$481,097                 | \$0                                            | \$481,097            |                             | \$26,412                |

|                                                |       |
|------------------------------------------------|-------|
| 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              | 5.49% |
| <b>Amortization of CIAC</b>                    | \$0   |

Less: Amortization of CIAC \$0

**DEPRECIATION EXPENSE** **\$26,412**

Q Mountain Mobile Home Park DBA Q Mountain Vista  
Annual Report  
Balance Sheet Assets  
12/31/24

| Balance Sheet Assets |                                               |  |                                           |                                  |
|----------------------|-----------------------------------------------|--|-------------------------------------------|----------------------------------|
|                      | Assets                                        |  | Balance at<br>Beginning of Year<br>(2024) | Balance at End of<br>Year (2024) |
| Account No.          | <b>Current and Accrued Assets</b>             |  |                                           |                                  |
| 131                  | Cash                                          |  | \$80,877                                  | \$103,150                        |
| 134                  | Working Funds                                 |  | 0                                         | 0                                |
| 135                  | Temporary Cash Investments                    |  | 0                                         | 0                                |
| 141                  | Customer Accounts Receivable                  |  | (11,136)                                  | (17,221)                         |
| 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                                |
|                      | <b>Total Current and Accrued Assets</b>       |  | <b>\$69,741</b>                           | <b>\$85,929</b>                  |
|                      |                                               |  |                                           |                                  |
| Account No.          | <b>Fixed Assets</b>                           |  |                                           |                                  |
| 101                  | Utility Plant in Service*                     |  | \$481,097                                 | \$481,097                        |
| 103                  | Property Held for Future Use                  |  | 0                                         | 0                                |
| 105                  | Construction Work in Progress                 |  | 0                                         | 0                                |
| 108                  | Accumulated Depreciation (enter as negative)* |  | (184,161)                                 | (179,137)                        |
| 121                  | Non-Utility Property                          |  | 0                                         | 0                                |
| 122                  | Accumulated Depreciation - Non Utility        |  | 0                                         | 0                                |
|                      | <b>Total Fixed Assets</b>                     |  | <b>\$296,936</b>                          | <b>\$301,960</b>                 |
|                      | <b>Total Assets</b>                           |  | <b>\$366,677</b>                          | <b>\$387,889</b>                 |

\*Note these items feed automatically from AR3 UPIS Page 4

Q Mountain Mobile Home Park DBA Q Mountain Vista  
Annual Report  
Balance Sheet Liabilities and Owners Equity

| Balance Sheet Liabilities and Owners Equity |                                                   |  |                                        |                                  |
|---------------------------------------------|---------------------------------------------------|--|----------------------------------------|----------------------------------|
|                                             | Liabilities                                       |  | Balance at Beginning<br>of Year (2024) | Balance at End of<br>Year (2024) |
| Account No.                                 | Current Liabilities                               |  |                                        |                                  |
| 231                                         | Accounts Payable                                  |  | \$576                                  | \$104                            |
| 232                                         | Notes Payable (Current Portion)                   |  | 0                                      | 0                                |
| 234                                         | Notes Payable to Associated Companies             |  | 30,000                                 | 30,000                           |
| 235                                         | Customer Deposits                                 |  | 0                                      | 0                                |
| 236                                         | Accrued Taxes                                     |  | 0                                      | 0                                |
| 237                                         | Accrued Interest                                  |  | 0                                      | 0                                |
| 242                                         | Miscellaneous Current and Accrued Liabilities     |  | 0                                      | 0                                |
|                                             | <b>Total Current Liabilities</b>                  |  | <b>\$30,576</b>                        | <b>\$30,104</b>                  |
|                                             |                                                   |  |                                        |                                  |
|                                             | Long Term Debt                                    |  |                                        |                                  |
| 224                                         | Long Term Debt (Notes and Bonds)                  |  | \$230,137                              | \$217,458                        |
|                                             |                                                   |  |                                        |                                  |
|                                             | 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                                |
|                                             | <b>Total Deferred Credits</b>                     |  | <b>\$0</b>                             | <b>\$0</b>                       |
|                                             | <b>Total Liabilities</b>                          |  | <b>\$260,713</b>                       | <b>\$247,563</b>                 |
|                                             |                                                   |  |                                        |                                  |
|                                             | Capital Accounts                                  |  |                                        |                                  |
| 201                                         | Common Stock Issued                               |  | \$0                                    | \$0                              |
| 211                                         | Other Paid-In Capital                             |  | 324,400                                | 324,400                          |
| 215                                         | Retained Earnings                                 |  | (219,977)                              | (186,436)                        |
| 218                                         | Proprietary Capital (Sole Props and Partnerships) |  | 1,541                                  | 2,362                            |
|                                             | <b>Total Capital</b>                              |  | <b>\$105,964</b>                       | <b>\$140,326</b>                 |
|                                             | <b>Total Liabilities and Capital</b>              |  | <b>\$366,677</b>                       | <b>\$387,889</b>                 |

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

Q Mountain Mobile Home Park DBA Q Mountain Vista  
Annual Report  
Water Comparative Income Statement  
12/31/24

| Water Comparative Income Statement |                                          |                                         |                                      |
|------------------------------------|------------------------------------------|-----------------------------------------|--------------------------------------|
| Account No.                        | Calendar Year                            | Current Year<br>01/01/2024 - 12/31/2024 | Last Year<br>01/01/2023 - 12/31/2023 |
|                                    | <b>Operating Revenue</b>                 |                                         |                                      |
| 461                                | Metered Water Revenue                    | \$125,789                               | \$124,938                            |
| 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                      | 0                                       | 0                                    |
|                                    | <b>Total Revenues</b>                    | <b>\$125,789</b>                        | <b>\$124,938</b>                     |
|                                    | <b>Operating Expenses</b>                |                                         |                                      |
| 601                                | Salaries and Wages                       | \$11,468                                | \$8,361                              |
| 604                                | Employee Pensions and Benefits           | 0                                       | 0                                    |
| 610                                | Purchased Water                          | 54,236                                  | 52,566                               |
| 615                                | Purchased Power                          | 1,741                                   | 1,264                                |
| 618                                | Chemicals                                | 0                                       | 0                                    |
| 620                                | Materials and Supplies                   | 333                                     | 232                                  |
| 620.1                              | Repairs and Maintenance                  | 1,871                                   | 11,894                               |
| 620.2                              | Office Supplies and Expense              | 6,959                                   | 4,669                                |
| 630                                | Contractual Services                     | 1,800                                   | 1,780                                |
| 631                                | Contractual Services - Engineering       | 0                                       | 0                                    |
| 632                                | Contractual Services - Accounting        | 1,910                                   | 2,025                                |
| 633                                | Contractual Services - Legal             | 4,340                                   | 0                                    |
| 634                                | Contractual Services - Management Fees   | 0                                       | 0                                    |
| 635                                | Contractual Services - Water Testing     | 3,735                                   | 3,345                                |
| 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                  | 0                                       | 0                                    |
| 657                                | Insurance - General Liability            | 2,118                                   | 1,479                                |
| 657.1                              | Insurance - Health and Life              | 0                                       | 0                                    |
| 665                                | Regulatory Commission Expense - Rate     | 0                                       | 0                                    |
| 670                                | Bad Debt Expense                         | 0                                       | 0                                    |
| 675                                | Miscellaneous Expense                    | 200                                     | 0                                    |
| 403                                | Depreciation Expense (From Schedule AR4) | 26,412                                  | 25,910                               |
| 408                                | Taxes Other Than Income                  | 0                                       | 571                                  |
| 408.11                             | Property Taxes                           | 363                                     | 349                                  |
| 409                                | Income Taxes                             | 0                                       | 0                                    |
| 427.1                              | Customer Security Deposit Interest       | 0                                       | 0                                    |
|                                    | <b>Total Operating Expenses</b>          | <b>\$117,487</b>                        | <b>\$114,445</b>                     |
|                                    | <b>Operating Income / (Loss)</b>         | <b>\$8,301</b>                          | <b>\$10,493</b>                      |
|                                    | <b>Other Income / (Expense)</b>          |                                         |                                      |
| 419                                | Interest and Dividend Income             | \$2,018                                 | \$119                                |
| 421                                | Non-Utility Income                       | 0                                       | 0                                    |
| 426                                | Miscellaneous Non-Utility (Expense)      | 645                                     | 0                                    |
| 427                                | Interest (Expense)                       | (7,360)                                 | (9,455)                              |
|                                    | <b>Total Other Income / (Expense)</b>    | <b>(\$4,697)</b>                        | <b>(\$9,336)</b>                     |
|                                    | <b>Net Income / (Loss)</b>               | <b>\$3,604</b>                          | <b>\$1,157</b>                       |



Q Mountain Mobile Home Park DBA Q Mountain Vista  
Annual Report  
Full time equivalent employees  
12/31/24

**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    | 0.0            | 0.0       | 0.0             | 0.0   |
| System Operator(s)   | 0.0            | 0.0       | 0.0             | 0.0   |
| Meter reader         | 0.5            | 0.0       | 0.0             | 0.5   |
| Customer Service     | 0.0            | 0.0       | 0.0             | 0.0   |
| Accounting           | 0.0            | 0.0       | 0.0             | 0.0   |
| Business Office      | 0.0            | 0.0       | 0.0             | 0.0   |
| Rates Department     | 0.0            | 0.0       | 0.0             | 0.0   |
| Administrative Staff | 0.5            | 0.0       | 0.0             | 0.5   |
| Other                | 0.0            | 0.0       | 0.0             | 0.0   |
| <b>Total</b>         | 1.0            | 0.0       | 0.0             | 1.0   |

Q Mountain Mobile Home Park DBA Q Mountain Vista  
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                                  | 5/25/2018          | N/A     | N/A     | N/A     |
| Source of Loan                               | WIFA               | N/A     | N/A     | N/A     |
| ACC Decision No.                             | 76515              | N/A     | N/A     | N/A     |
| Reason for Loan                              | Infrastructure Upg | N/A     | N/A     | N/A     |
| Dollar Amt. Issued                           | \$576,776          | N/A     | N/A     | N/A     |
| Amount Outstanding                           | \$217,449          | N/A     | N/A     | N/A     |
| Date of Maturity                             | 1/1/2035           | N/A     | N/A     | N/A     |
| Interest Rate                                | 3.29%              | N/A     | N/A     | N/A     |
| Current Year Interest                        | \$7,379            | N/A     | N/A     | N/A     |
| Current Year Principal                       | \$12,688           | N/A     | N/A     | N/A     |

|                                         |     |
|-----------------------------------------|-----|
| Meter Deposit Balance at Test Year End: | \$0 |
|-----------------------------------------|-----|

|                                               |     |
|-----------------------------------------------|-----|
| Meter Deposits Refunded During the Test Year: | \$0 |
|-----------------------------------------------|-----|

**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:          | Q MOUNTAIN HOA |  |
| ADWR PCC Number:                            | 91-000756.0000 |  |
| Source of water delivered to another system | NA             |  |

|                                     |                     |  |
|-------------------------------------|---------------------|--|
| Name of system water received from: | QUARTZSITE, TOWN OF |  |
| ADWR PCC Number:                    | 91-000754.0000      |  |
| Source of water received            | Ground Water        |  |
| Well registry 55# (55-XXXXXX):      | 15-345              |  |

| Month         | Water withdrawn<br>(gallons) <sup>1</sup> | Water sold<br>(gallons) <sup>2</sup> | Water delivered<br>(sold) to other<br>systems (gallons) <sup>3</sup> | Water received<br>(purchased) from<br>other systems<br>(gallons) <sup>4</sup> | Estimated<br>authorized use<br>(gallons) <sup>5</sup> | Purchased<br>Power<br>Expense <sup>6</sup> | Purchased<br>Power<br>(kWh) <sup>7</sup> |
|---------------|-------------------------------------------|--------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------|------------------------------------------|
| January       | 0.00                                      | 385,272.00                           | 0.00                                                                 | 458,500.00                                                                    | 0.00                                                  | \$0                                        | 0                                        |
| February      | 0.00                                      | 346,198.00                           | 0.00                                                                 | 589,700.00                                                                    | 0.00                                                  | 0                                          | 0                                        |
| March         | 0.00                                      | 410,800.00                           | 0.00                                                                 | 550,000.00                                                                    | 0.00                                                  | 0                                          | 0                                        |
| April         | 0.00                                      | 316,000.00                           | 0.00                                                                 | 246,000.00                                                                    | 0.00                                                  | 0                                          | 0                                        |
| May           | 0.00                                      | 312,220.00                           | 0.00                                                                 | 301,000.00                                                                    | 0.00                                                  | 0                                          | 0                                        |
| June          | 0.00                                      | 301,670.00                           | 0.00                                                                 | 332,000.00                                                                    | 0.00                                                  | 0                                          | 0                                        |
| July          | 0.00                                      | 312,790.00                           | 0.00                                                                 | 349,000.00                                                                    | 4,000.00                                              | 0                                          | 0                                        |
| August        | 0.00                                      | 276,960.00                           | 0.00                                                                 | 368,000.00                                                                    | 4,000.00                                              | 0                                          | 0                                        |
| September     | 0.00                                      | 310,410.00                           | 0.00                                                                 | 306,000.00                                                                    | 4,000.00                                              | 0                                          | 0                                        |
| October       | 0.00                                      | 281,660.00                           | 0.00                                                                 | 260,000.00                                                                    | 0.00                                                  | 0                                          | 0                                        |
| November      | 0.00                                      | 310,430.00                           | 0.00                                                                 | 460,000.00                                                                    | 0.00                                                  | 0                                          | 0                                        |
| December      | 0.00                                      | 375,860.00                           | 0.00                                                                 | 297,000.00                                                                    | 0.00                                                  | 0                                          | 0                                        |
| <b>Totals</b> | <b>0.00</b>                               | <b>3,940,270.00</b>                  | <b>0.00</b>                                                          | <b>4,517,200.00</b>                                                           | <b>12,000.00</b>                                      | <b>\$0</b>                                 | <b>0</b>                                 |

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

In July, August, and September we flushed our fire hydrants and filled two 2,000 gallon trucks each time. The water was re-used by the Town of Quartzsite.

- |                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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:              |  | Q MOUNTAIN HOA |  |
| ADEQ Public Water System Number: |  | AZ0415509      |  |
| ADWR PCC Number:                 |  | 91-000756.0000 |  |

| MAINS          |          |               |
|----------------|----------|---------------|
| Sizes (inches) | Material | Length (feet) |
| 2.00           | PVC 40   | 2,213         |
| 4.00           | PVC 40   | 3,319         |
| 6.00           | PVC C900 | 10,263        |
| 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 |  |
| Blue poly     | 65%               | 2019           |  |
| PVC           | 35%               | 1986           |  |
| NA            | 0%                | 0              |  |
| NA            | 0%                | 0              |  |
| NA            | 0%                | 0              |  |

| BOOSTER PUMPS |     |          |
|---------------|-----|----------|
| Horsepower    | GPM | Quantity |
| N/A           | N/A | N/A      |
| N/A           | N/A | N/A      |
| N/A           | N/A | N/A      |
| N/A           | N/A | N/A      |

| STORAGE TANKS      |          |          |                |
|--------------------|----------|----------|----------------|
| Capacity (gallons) | Material | Quantity | Year installed |
| N/A                | N/A      | N/A      | N/A            |
| N/A                | N/A      | N/A      | N/A            |
| N/A                | N/A      | N/A      | N/A            |
| N/A                | N/A      | N/A      | N/A            |
| N/A                | N/A      | N/A      | N/A            |
| N/A                | N/A      | N/A      | N/A            |

| CUSTOMER METERS |          |                                |                           |
|-----------------|----------|--------------------------------|---------------------------|
| Size (inches)   | Quantity | Percent over 1,000,000 gallons | Percent over 10 years old |
| 5/8 X 3/4       | 242      | 0%                             | 0%                        |
| 1               | 1        | 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%                        |

| FIRE HYDRANTS |          |
|---------------|----------|
| Type          | Quantity |
| Standard *    | 17       |
| Other         | 0        |

| PRESSURE/BLADDER TANKS |          |          |                |
|------------------------|----------|----------|----------------|
| Capacity (gallons)     | Material | Quantity | Year installed |
| N/A                    | N/A      | N/A      | N/A            |
| N/A                    | N/A      | N/A      | N/A            |
| N/A                    | N/A      | N/A      | N/A            |
| N/A                    | N/A      | N/A      | N/A            |
| N/A                    | N/A      | N/A      | N/A            |
| N/A                    | N/A      | N/A      | N/A            |
| N/A                    | N/A      | N/A      | N/A            |

\* 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> |
|----------------------------------------------------|

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

|                                 |     |
|---------------------------------|-----|
| <b>TREATMENT<br/>EQUIPMENT:</b> | N/A |
|---------------------------------|-----|

|                    |     |
|--------------------|-----|
| <b>STRUCTURES:</b> | N/A |
|--------------------|-----|

|               |     |
|---------------|-----|
| <b>OTHER:</b> | N/A |
|---------------|-----|

| Customer and Other Information   |                |  |
|----------------------------------|----------------|--|
| Name of the System:              | Q MOUNTAIN HOA |  |
| ADEQ Public Water System Number: | AZ0415509      |  |
| ADWR PCC Number:                 | 91-000756.0000 |  |

| Month     | Number of Customers |              |            |                 |  | Other Non-Residential |
|-----------|---------------------|--------------|------------|-----------------|--|-----------------------|
|           | Single-Family       | Multi-Family | Commercial | Turf/Irrigation |  |                       |
| January   | 242                 | 0            | 1          | 0               |  | 0                     |
| February  | 242                 | 0            | 1          | 0               |  | 0                     |
| March     | 242                 | 0            | 1          | 0               |  | 0                     |
| April     | 242                 | 0            | 1          | 0               |  | 0                     |
| May       | 242                 | 0            | 1          | 0               |  | 0                     |
| June      | 242                 | 0            | 1          | 0               |  | 0                     |
| July      | 242                 | 0            | 1          | 0               |  | 0                     |
| August    | 242                 | 0            | 1          | 0               |  | 0                     |
| September | 242                 | 0            | 1          | 0               |  | 0                     |
| October   | 242                 | 0            | 1          | 0               |  | 0                     |
| November  | 242                 | 0            | 1          | 0               |  | 0                     |
| December  | 242                 | 0            | 1          | 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.

We are planning to replace all 5140 feet of old 2" mains and all old service lines starting in 2025 and should be completed by early 2026.

Q Mountain Mobile Home Park DBA Q Mountain Vista  
**Annual Report**  
 Utility Shutoffs / Disconnects  
 12/31/24

| Utility Shutoffs / Disconnects   |                |
|----------------------------------|----------------|
| Name of the System:              | Q MOUNTAIN HOA |
| ADEQ Public Water System Number: | AZ0415509      |
| ADWR PCC Number:                 | 91-000756.0000 |

| Month        | Termination without<br>Notice R14-2-410.B | Termination with<br>Notice R14-2-<br>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                                         | 1                                          | 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        |
| <b>Total</b> | <b>0</b>                                  | <b>2</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.

Q Mountain Mobile Home Park DBA Q Mountain Vista  
Annual Report  
Property Taxes  
12/31/24

| Property Taxes |  |
|----------------|--|
|----------------|--|

|                                                                    |
|--------------------------------------------------------------------|
| Amount of actual property taxes paid during Calendar Year 2024 was |
|--------------------------------------------------------------------|

|       |
|-------|
| \$363 |
|-------|

|                                         |
|-----------------------------------------|
| If no property taxes paid, explain why. |
|-----------------------------------------|

|     |
|-----|
| N/A |
|-----|

|                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Verification and Certification (Taxes)

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

County of (county name): La Paz  
Name (owner or official) title: Jack Miller, President  
Company name: Q Mountain Mobile Home Park DBA Q Mountain Vista

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.

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  
928-927-3088  
telephone no.

Verification and Certification (Taxes)

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

County of (county name): La Paz  
Name (owner or official) title: Jack Miller, President  
Company name: Q Mountain Mobile Home Park DBA Q Mountain Vista

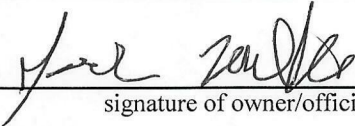
DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

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.

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

928-927-3088  
telephone no.