

ANNUAL REPORT

Of

Company Name: **Sun Valley Farms Unit VI Water Co., Inc.**
3698 E. Hashknife Draw Rd

Mailing Address: **San Tan Valley AZ**
85140

Docket No.: **W-02425A**
For the Year Ended: **12/31/2024**

WATER UTILITY

To

Arizona Corporation Commission

RECEIVED
UTILITIES DIVISION
APR 14 P 12:14
ARIZONA CORPORATION
COMMISSION

Due on April 15th

Email: Util-Compliance@azcc.gov, mail or deliver the completed Annual Report to:

Arizona Corporation Commission
Compliance Section - Utilities Division
1200 West Washington Street
Phoenix, Arizona 85007

Application Type: **Original Filing**

Application Date: **3/30/2025**

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Sun Valley Farms Unit VI Water Co., Inc.
A Class ☒ Utility

For the Calendar Year Ended: 12/31/2024

Primary Address: 3698 E. Hashknife Draw Rd
City: San Tan Valley State: Arizona Zip Code: 85140

Telephone Number: 480-987-1680

Date of Original Organization of Utility: 4-1-1985

Person to whom correspondence should be addressed concerning this report:

Name: Jim Harris
Telephone No.: 480-987-1680
Address: 3698 E. Hashknife Draw Rd
City: San Tan Valley State: Arizona Zip Code: 85140
Email: sunvalleyfarm@msn.com

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

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

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

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

Ownership: Association--Cooperative

Counties Served: Final

ARIZONA CORPORATION COMMISSION
 WATER UTILITY ANNUAL REPORT
 Sun Valley Farms Unit VI Water Co., 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.
	N/A

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.
	N/A

San Valley Water Unit VI Water Co., Inc.
Annual Report
Utility Plant in Service (Water)
12-31-2024

Utility Plant in Service (Water)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OC/LD (OC less AD)
301	Organization	\$0	\$0	\$0	\$0	\$0	\$0
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	0	0	0	0	0	0
304	Structures and Improvements	26,431	0	0	26,431	26,137	294
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	166,681	4,944	0	171,625	105,067	66,558
333	Services	0	0	0	0	0	0
334	Meters and Meter Installations	201,326	57,253	0	258,479	173,750	84,729
335	Hydrants	5,917	0	0	5,917	590	5,327
336	Backflow Prevention Devices	0	0	0	0	0	0
339	Other Plant and Misc. Equipment	127,414	0	0	127,414	42,493	84,919
340	Office Furniture and Equipment	12,738	0	0	12,738	11,776	962
340.1	Computer & Software	13,316	0	0	13,316	13,316	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	16,424	0	0	16,424	15,984	440
344	Laboratory Equipment	2,634	0	0	2,634	2,634	0
345	Power Operated Equipment	55,000	0	0	55,000	12,375	42,625
346	Communication Equipment	0	0	0	0	0	0
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Transmittal Plant	0	0	0	0	0	0
	Totals	\$627,781	\$62,197	\$0	\$689,978	\$404,124	\$285,854

San Valley Farms Unit NE Water Co., Inc.
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/2024

Depreciation Expense for the Current Year (Water)									
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Fully Depreciated Non-depreciable Plant	Depreciable Plant	Depreciation Percentage	Depreciation Expense
301	Organizations	50	50	50	50	50	50	0.00%	50
302	Franchises	0	0	0	0	0	0	0.00%	0
303	Land and Land Rights	0	0	0	0	0	0	0.00%	0
304	Structures and Improvements	26,431	0	0	26,431	0	26,431	3.33%	880
305	Collection & Improving Reservoirs	0	0	0	0	0	0	2.50%	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0	2.50%	0
307	Wells and Springs	0	0	0	0	0	0	3.33%	0
308	Infiltration Galleries	0	0	0	0	0	0	0.00%	0
309	Supply Mains	0	0	0	0	0	0	2.00%	0
310	Power Generation Equipment	0	0	0	0	0	0	5.00%	0
311	Pumping Equipment	0	0	0	0	0	0	12.50%	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	1.33%	0
320.2	Solution Chemical Feeders	0	0	0	0	0	0	20.00%	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	10.00%	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	2.22%	0
330.2	Pressure Tanks	0	0	0	0	0	0	5.00%	0
331	Transmission and Distribution Mains	166,681	4,944	0	171,625	0	171,625	2.00%	3,383
333	Services	0	0	0	0	0	0	3.33%	0
334	Meters and Meter Installations	201,226	57,253	0	258,479	0	258,479	8.33%	19,147
335	Hydrants	5,913	0	0	5,913	0	5,913	2.00%	118
336	Backflow Prevention Devices	0	0	0	0	0	0	6.67%	0
339	Other Plant and Misc. Equipment	127,414	0	0	127,414	0	127,414	6.67%	8,499
340	Office Furniture and Equipment	12,738	0	0	12,738	11,532	1,206	6.67%	80
340.1	Computer & Software	13,316	0	0	13,316	0	13,316	20.00%	336
341	Transportation Equipment	0	0	0	0	0	0	20.00%	0
342	Signs Equipment	0	0	0	0	0	0	4.00%	0
343	Tools, Shop and Garage Equipment	16,424	0	0	16,424	0	16,424	5.00%	821
344	Laboratory Equipment	2,634	0	0	2,634	0	2,634	10.00%	263
345	Power Operated Equipment	55,000	0	0	55,000	0	55,000	5.00%	2,750
346	Communication Equipment	0	0	0	0	0	0	10.00%	0
347	Miscellaneous Equipment	0	0	0	0	0	0	10.00%	0
348	Other Turnable Plant	0	0	0	0	0	0	0.00%	0
	Subtotal	562,781	56,219	50	569,978	511,532	58,446		5,36,278

Contributions in Aid of Construction (CIAC) 352,641
Less: Non Amortizable Contributions 0
Fully Amortized Contributions 0
Amortizable Contribution(s) 352,641
Times Proposed Amortization Rate 5.15%
Amortization of CIAC 32,815

Less: Amortization of CIAC 32,815

DEPRECIATION EXPENSE 533,463

Sun Valley Farms Unit VI Water Co., Inc.
Annual Report
Balance Sheet Assets
12/31/2024

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current and Accrued Assets			
131	Cash		\$35,713	\$65,648
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		6,308	10,613
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		0	0
174	Miscellaneous Current and Accrued Assets		0	0
	Total Current and Accrued Assets		\$42,021	\$76,261
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$628,156	\$689,978
103	Property Held for Future Use		0	0
105	Construction Work in Progress		60,454	81,407
108	Accumulated Depreciation (enter as negative)*		(367,874)	(404,124)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$320,736	\$367,261
	Total Assets		\$362,757	\$443,523

*Note these items feed automatically from AR3 UPLS Page 4

Sun Valley Farms Unit VI Water Co., Inc.
Annual Report
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current Liabilities			
231	Accounts Payable		\$11,993	\$11,858
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		0	0
236	Accrued Taxes		0	0
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$11,993	\$11,858
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$11,000	\$11,000
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		0	0
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		0	0
272	Less: Amortization of Contributions		0	0
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$0	\$0
	Total Liabilities		\$22,993	\$22,858
	Capital Accounts			
201	Common Stock Issued		\$173,513	\$173,513
211	Other Paid-In Capital		119,457	119,457
215	Retained Earnings		46,794	127,694
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$339,764	\$420,664
	Total Liabilities and Capital		\$362,757	\$443,522

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

Sun Valley Farms Unit VI Water Ck., Inc.
Annual Report
Water Comparative Income Statement
12/31/2024

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2024 - 12/31/2024	Last Year 01/01/2023 - 12/31/2023
	Operating Revenue		
461	Metered Water Revenue	\$70,103	\$96,321
460	Unmetered Water Revenue	88,547	96,321
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	144,480	53,265
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	0	0
	Total Revenues	\$303,131	\$245,907
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	168,080	114,094
615	Purchased Power	18,930	2,530
618	Chemicals	0	0
620	Materials and Supplies	56	611
620.1	Repairs and Maintenance	37,226	5,375
620.2	Office Supplies and Expense	13,613	15,721
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	20,810	18,508
633	Contractual Services - Legal	0	0
634	Contractual Services - Management Fees	0	0
635	Contractual Services - Water Testing	4,399	5,009
636	Contractual Services - Other	6,375	4,140
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	1,570	0
650	Transportation Expenses	1,235	1,316
657	Insurance - General Liability	6,880	5,885
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	20
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	6,823	2,050
403	Depreciation Expense (From Schedule AR4)	33,463	27,939
408	Taxes Other Than Income	0	0
408.11	Property Taxes	0	0
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$319,461	\$202,498
	Operating Income / (Loss)	(\$16,330)	\$43,409
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	2,671	(3,163)
	Total Other Income / (Expense)	\$2,671	(\$3,163)
	Net Income / (Loss)	(\$13,659)	\$40,246

Sun Valley Farms Unit VI Water Co., Inc.
Annual Report
Full time equivalent employees
12/31/2024

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.0	0.0	0.0	0.0
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	0.0	0.0	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	0.0	0.0	0.1	0.1
Customer Service	0.0	0.0	0.0	0.0
Accounting	0.0	0.0	0.5	0.5
Business Office	0.0	0.0	0.5	0.5
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	0.0	0.0	0.0	0.0
Other	0.0	0.0	0.0	0.0
Total	0.0	0.0	1.0	1.0

Sun Valley Farms Unit VI Water Co., Inc.
Annual Report
Supplemental Financial Data (Long-Term Debt)
12/31/2024

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	10/2/2020	1/0/1900	1/0/1900	1/0/1900
Source of Loan	WIFA	0	0	0
ACC Decision No.	77735	0	0	0
Reason for Loan	Repairs	0	0	0
Dollar Amt. Issued	\$891,000	\$0	\$0	\$0
Amount Outstanding	\$265,000	\$0	\$0	\$0
Date of Maturity	1/0/1900	1/0/1900	1/0/1900	1/0/1900
Interest Rate	0.00%	0.00%	0.00%	0.00%
Current Year Interest	\$0	\$0	\$0	\$0
Current Year Principal	\$0	\$0	\$0	\$0

Meter Deposit Balance at Test Year End:	\$0
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Meter Deposits Refunded During the Test Year:	\$0
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List all bonds, notes, loans, and other types of indebtedness in which the proceeds were used in the provision of public utility service. Indebtedness incurred for personal uses by the owner of the utility should not be listed. Input 0 or none if there is nothing to report for that cell.

South Valley Fertilizer Unit Will Wastes Co., Inc.
Animal Disposal
Toilet and Waste Storage
1-2-77-101734

[illegible]

Name of agency water delivered from:	SUN VALLEY FARMERS UNIT VI		
APWPC's Number:	21-00017-15-00001		
Name of water delivered to another system:	NA		
Name of agency water delivered from:	NA		
APWPC's Number:			
Name of water delivered:	Treated water		Unchlorinated
Well regulatory 55a-155-2000000:	Unchlorinated		

Months	Waste treatment & disposal of solid waste (t)	Waste solid (t)	Waste treatment facility to collect system (t)	Waste treatment facility to collect other system (t)	Estimated methanol loss (t)	Estimated Power (Kwh)	Estimated Power (t)
January	2,700,200,000	2,700,200,000	0.000	463,499,000	0.000	5400	4.630
February	2,615,898,000	1,400,900,000	0.000	484,499,000	0.000	5475	7.660
March	2,147,198,000	2,541,499,000	0.000	294,200,000	0.000	5487	7.280
April	1,667,198,000	4,410,199,000	0.000	343,349,000	0.000	1,658	8.800
May	5,272,500,000	6,710,102,000	0.000	1,044,802,000	0.000	1,350	9.720
June	5,256,795,000	6,773,280,000	0.000	1,553,330,000	0.000	1,490	15.860
July	5,500,480,000	7,754,210,000	0.000	2,100,480,000	0.000	1,500	17.880
August	6,404,730,000	7,017,820,000	0.000	2,614,400,000	0.000	2,200	17.780
September	5,236,450,000	7,654,743,000	0.000	2,285,385,000	0.000	2,305	16.860
October	4,566,000,000	6,490,627,000	0.000	1,895,360,000	0.000	1,805	15.680
November	4,802,100,000	8,972,130,000	0.000	1,703,880,000	0.000	1,791	15.000
December	5,085,000,000	4,791,640,000	0.000	1,438,800,000	0.000	1,400	10.560
Total	47,724,675,000	66,682,800,000	0.000	16,354,799,000	0.000	24,790	181.900

If applicable, in the space below please provide a description of the all-in-one record system you are using with answers:

Figure 1

- [illegible]

Water Utility Plant Description			
Name of the System:		SUN VALLEY FARMS UNIT VI	
ADEQ Public Water System Number:		A229811111	
ADWR PWC Number:		91-000555.0000	

MAINS		
Size (inches)	Material	Length (feet)
4.00	ACP, DIP, PVC	20,058
6.00	ACP, DIP, PVC	32,175
0.00	NA	0
0.00	NA	0
0.00	NA	0
0.00	NA	0
0.00	NA	0
0.00	NA	0
0.00	NA	0
0.00	NA	0
0.00	NA	0
0.00	NA	0
0.00	NA	0
0.00	NA	0
0.00	NA	0
0.00	NA	0

SERVICE LINES			
Material	Percent of system	Year installed	
PVC	89%	15 to 19	
Copper	1%	2015	
Copper	12%	2021	
NA	0%	0	
NA	0%	0	

BOOSTER PUMPS			
Horsepower	GPM	Quantity	
1.5	250 Gallon per Minute	1	
0	0	0	
0	0	0	
0	0	0	

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
250,000	Steel	1	2022
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
1	267	85%	85%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%
na	0	0%	0%

FIRE HYDRANTS	
Type	Quantity
Standard *	8
Other	0

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
5,000	steel	1	2006
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0

* A standard fire hydrant has two 2.5 inch hose connection nozzles with 7.5 threads per inch, and one 4.5 inch pumper connection nozzle with 4 threads per inch.

Water Utility Plant Description (Continued)

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

TREATMENT EQUIPMENT:	50 Gallons drum for chem. Storage
STRUCTURES:	One chemical supply building General supply building One 10 foot security fence around plant
OTHER:	NA

Provide a calculation used to determine the value of one water equivalent residential connection (ERC).

Use one of the following methods:

- (a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by
 (b) If no historical flow data are available, use:

$$ERC = (\text{Total SFR gallons sold (thru 000)} \div 365 \text{ days} \div 150 \text{ gallons per day})$$

ERC	NA
Method used:	Other

Sun Valley Farms Unit VI Water Co., Inc.
Annual Report
Customer and Other Information
12/31/2024

Customer and Other Information	
Name of the System:	SUN VALLEY FARMS UNIT VI
ADEQ Public Water System Number:	AZD0411111
ADWR PCV Number:	91-000555/0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf Irrigation	Other Non-Residential
January	295	0	0	0	0
February	297	0	0	0	0
March	295	0	0	0	0
April	299	0	0	0	0
May	301	0	0	0	0
June	302	0	0	0	0
July	305	0	0	0	0
August	307	0	0	0	0
September	314	0	0	0	0
October	319	0	0	0	0
November	318	0	0	0	0
December	319	0	0	0	0

If the system has fire hydrants, what is the fire flow requirements? GPM for hrs.

Does the system have chlorination treatment?

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?

If yes, provide the GPCPD amount:

Is the Water Utility located in an ADWR Active Management Area (AMA)?

If yes, which AMA?

What is the present system connection capacity (in ERC's *) using existing lines?

What is the future system connection capacity (in ERC's *) upon service area buildout?

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

5895,000 Plant and system upgrade to be done in the Fall of 2022.

* an ERC is based on the calculation on the bottom of AB9 page 12.

Sun Valley Farms Unit VI Water Co., Inc.
Annual Report
 Utility Shutoffs / Disconnects
 12/31/2024

Utility Shutoffs / Disconnects	
Name of the System:	SUN VALLEY FARMS UNIT VI
ADEQ Public Water System Number:	AZ0411111
ADWR PCC Number:	91-000555-0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.C	Other
January	0	47	0
February	0	28	0
March	0	27	0
April	0	33	0
May	0	27	0
June	0	32	0
July	0	36	0
August	0	37	0
September	0	44	0
October	0	36	0
November	0	34	0
December	0	47	0
Total	0	428	0

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.

Sun Valley Farms Unit VI Water Co., Inc.
Annual Report
Property Taxes
12/31/2024

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2023 was	50

If no property taxes paid, explain why.
Listed Non-Profit

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.