

**ANNUAL REPORT**

Of

Company Name: **Sunrise Vistas Utilities Company**  
PO Box 8555

Mailing Address: Ft. Mohave AZ  
86427

Docket No.: WS-03586A  
For the Year Ended: 12/31/19

**RECEIVED  
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4/22/2020, 05:43 PM  
ARIZONA CORPORATION COMMISSION  
UTILITIES DIVISION

**WATER UTILITY**

To

Arizona Corporation Commission

**Due on April 15th**

Email: [rdelafuente@azcc.gov](mailto:rdelafuente@azcc.gov), mail or deliver the completed Annual Report to:  
Arizona Corporation Commission  
Compliance Section - Utilities Division  
1200 West Washington Street  
Phoenix, Arizona 85007

Application Type: **Original Filing**  
Application Date: 4/21/2020

ARIZONA CORPORATION COMMISSION  
WATER UTILITY ANNUAL REPORT  
Sunrise Vistas Utilities Company  
A Class  Utility

For the Calendar Year Ended: 12/31/19

Primary Address: 4486 Camp Mohave Rd.  
City: Ft. Mohave State: Arizona Zip Code: 86427

Telephone Number: 928.758.8200

Date of Original Organization of Utility:

Person to whom correspondence should be addressed concerning this report:

Name: Rafe Cohen  
Telephone No. : 818-986-3909  
Address: 15060 Ventura Blvd., Suite 350  
City: Sherman Oaks State: California Zip Code: 91403  
Email: rcohen@galaxytheatres.com

**On-Site Manager**

Name: Rebecca Zaviches  
Telephone No. : 928-758-8200  
Address: 4486 Camp Mohave Rd  
City: Ft. Mohave State: Arizona Zip Code: 86427  
Email: sunrisevistas@frontier.net

**Regulatory Contact**

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

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

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

Ownership: "C" Corporation

Counties Served: Mohave

**Important changes during the year**

	For those companies not subject to the affiliated interest rules, has there been a change in ownership or direct control during the year?
	If yes, please provide specific details in the box below.

	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.

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
302	Franchises				0		0
303	Land and Land Rights				0		0
304	Structures and Improvements	64,499			64,499	21,784	42,715
305	Collecting & Improving Reservoirs				0		0
306	Lake, River, Canal Intakes				0		0
307	Wells and Springs				0		0
308	Infiltration Galleries				0		0
309	Supply Mains				0		0
310	Power Generation Equipment				0		0
311	Pumping Equipment	205,284			205,284	86,577	118,707
320	Water Treatment Equipment				0		0
320.1	Water Treatment Plants				0		0
320.2	Solution Chemical Feeders				0		0
320.3	Point-of-Use Treatment Devices				0		0
330	Distribution Reservoirs and Standpipes	271,511			271,511	271,511	0
330.1	Storage Tanks				0		0
330.2	Pressure Tanks				0		0
331	Transmission and Distribution Mains	471,607			471,607	347,989	123,618
333	Services	169,057			169,057	124,473	44,584
334	Meters and Meter Installations	60,719			60,719	33,416	27,303
335	Hydrants	143,656			143,656	106,634	37,022
336	Backflow Prevention Devices				0		0
339	Other Plant and Misc. Equipment				0		0
340	Office Furniture and Equipment	2,803			2,803	2,803	0
340.1	Computer & Software				0		0
341	Transportation Equipment		4,500		4,500	450	4,050
342	Stores Equipment				0		0
343	Tools, Shop and Garage Equipment				0		0
344	Laboratory Equipment				0		0
345	Power Operated Equipment				0		0
346	Communication Equipment				0		0
347	Miscellaneous Equipment				0		0
348	Other Tangible Plant				0		0
	<b>Totals</b>	<b>\$1,389,136</b>	<b>\$4,500</b>	<b>\$0</b>	<b>\$1,393,636</b>	<b>\$995,637</b>	<b>\$397,999</b>

Sunrise Vistas Utilities Company  
Annual Report  
Depreciation Expense for the Current Year (Water)  
12/31/19

Depreciation Expense for the Current Year (Water)									
Account No	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Fully Depreciated Non-depreciable Plant	Depreciable Plant	Depreciation Percentages	Depreciation Expense
301	Organization	\$0	\$0	\$0	\$0		\$0		\$0
302	Franchises	0	0	0	0		0		0
303	Land and Land Rights	0	0	0	0		0		0
304	Structures and Improvements	64,499	0	0	64,499		64,499	2.50%	1,612
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	205,284	0	0	205,284		205,284	2.50%	5,132
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	271,511	0	0	271,511	271,511	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	471,607	0	0	471,607		471,607	2.50%	11,790
333	Services	169,057	0	0	169,057		169,057	2.50%	4,226
334	Meters and Meter Installations	60,719	0	0	60,719		60,719	2.50%	1,518
335	Hydrants	143,656	0	0	143,656		143,656	2.50%	3,591
336	Backflow Prevention Devices	0	0	0	0		0		0
339	Other Plant and Misc. Equipment	0	0	0	0		0		0
340	Office Furniture and Equipment	2,803	0	0	2,803	2,803	0	2.50%	0
340.1	Computer & Software	0	0	0	0		0		0
341	Transportation Equipment	0	4,500	0	4,500		4,500	20.00%	450
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>Subtotal</b>	<b>\$1,389,136</b>	<b>\$4,500</b>	<b>\$0</b>	<b>\$1,393,636</b>	<b>\$274,314</b>	<b>\$1,119,322</b>		<b>\$28,321</b>

Contribution(s) in Aid of Construction (Gross)  
Less: Non Amortizable Contribution(s)  
Fully Amortized Contribution(s)  
Amortizable Contribution(s) \$0  
Times Proposed Amortization Rate 2.53%  
Amortization of CIAC \$0

Less: Amortization of CIAC \$0

**DEPRECIATION EXPENSE \$28,321**

Sunrise Vistas Utilities Company  
 Annual Report  
 Balance Sheet Assets  
 12/31/19

Balance Sheet Assets			
	Assets	Balance at Beginning of Year (2019)	Balance at End of Year (2019)
<b>Account No.</b>	<b>Current and Accrued Assets</b>		
131	Cash		
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable		
146	Notes Receivable from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments		
174	Miscellaneous Current and Accrued Assets		
	<b>Total Current and Accrued Assets</b>	<b>\$0</b>	<b>\$0</b>
<b>Account No.</b>	<b>Fixed Assets</b>		
101	Utility Plant in Service*	\$1,389,136	\$1,393,636
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation (enter as negative)*	(967,318)	(995,637)
121	Non-Utility Property		
122	Accumulated Depreciation - Non Utility		
	<b>Total Fixed Assets</b>	<b>\$421,818</b>	<b>\$397,999</b>
	<b>Total Assets</b>	<b>\$421,818</b>	<b>\$397,999</b>

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

Sunrise Vistas Utilities Company  
Annual Report  
Balance Sheet Liabilities and Owners Equity

<b>Balance Sheet Liabilities and Owners Equity</b>				
	<b>Liabilities</b>		<b>Balance at Beginning of Year (2019)</b>	<b>Balance at End of Year (2019)</b>
<b>Account No.</b>	<b>Current Liabilities</b>			
231	Accounts Payable		\$10,519	\$12,503
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies		22,937	42,238
235	Customer Deposits		16,577	18,607
236	Accrued Taxes		6,550	5,547
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities			
	<b>Total Current Liabilities</b>		<b>\$56,583</b>	<b>\$78,895</b>
	<b>Long Term Debt</b>			
224	Long Term Debt (Notes and Bonds)			
	<b>Deferred Credits</b>			
251	Unamortized Premium on Debt			
252	Advances in Aid of Construction		338,933	320,216
255	Accumulated Deferred Investment Tax Credits			
271	Contributions in Aid of Construction		39,777	39,777
272	Less: Amortization of Contributions			
281	Accumulated Deferred Income Tax			
	<b>Total Deferred Credits</b>		<b>\$378,710</b>	<b>\$359,993</b>
	<b>Total Liabilites</b>		<b>\$435,293</b>	<b>\$438,888</b>
	<b>Capital Accounts</b>			
201	Common Stock Issued		\$371,739	\$371,739
211	Other Paid-In Capital		189,904	189,904
215	Retained Earnings		(575,118)	(602,532)
218	Proprietary Capital (Sole Props and Partnerships)			
	<b>Total Capital</b>		<b>(\$13,475)</b>	<b>(\$40,889)</b>
	<b>Total Liabilities and Capital</b>		<b>\$421,818</b>	<b>\$397,999</b>

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

Sunrise Vistas Utilities Company  
Annual Report  
Water Comparative Income Statement  
12/31/19

<b>Water Comparative Income Statement</b>			
Account No.	Calendar Year	Current Year 01/01/2019 - 12/31/2019	Last Year 01/01/2018 - 12/31/2018
	<b>Operating Revenue</b>		
461	Metered Water Revenue	\$274,309	\$271,436
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue	2,927	3,637
	<b>Total Revenues</b>	<b>\$277,236</b>	<b>\$275,073</b>
	<b>Operating Expenses</b>		
601	Salaries and Wages	\$49,336	\$55,697
604	Employee Pensions and Benefits		
610	Purchased Water	114,036	132,302
615	Purchased Power	6,218	7,188
618	Chemicals		
620	Materials and Supplies		
620.1	Repairs and Maintenance	14,582	20,906
620.2	Office Supplies and Expense	9,041	11,204
630	Contractual Services		
631	Contractual Services - Engineering		
632	Contractual Services - Accounting	2,250	8,300
633	Contractual Services - Legal		482
634	Contractual Services - Management Fees		
635	Contractual Services - Water Testing	6,153	2,887
636	Contractual Services - Other	28,242	22,170
640	Rents		
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expenses		
657	Insurance - General Liability	1,442	1,574
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense		
675	Miscellaneous Expense		
403	Depreciation Expense (From Schedule AR4)	28,321	27,869
408	Taxes Other Than Income	8,668	8,493
408.11	Property Taxes	12,414	12,987
409	Income Taxes	25	25
427.1	Customer Security Deposit Interest		
	<b>Total Operating Expenses</b>	<b>\$280,728</b>	<b>\$312,084</b>
	<b>Operating Income / (Loss)</b>	<b>(\$3,492)</b>	<b>(\$37,011)</b>
	<b>Other Income / (Expense)</b>		
419	Interest and Dividend Income		\$21
421	Non-Utility Income		
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)	78	
	<b>Total Other Income / (Expense)</b>	<b>\$78</b>	<b>\$21</b>
	<b>Net Income / (Loss)</b>	<b>(\$3,414)</b>	<b>(\$36,990)</b>



**Full time equivalent employees**

	Direct Company	Allocated	Outside service	Total
President	1.0			1.0
Vice-president				0.0
Manager				0.0
Engineering Staff				0.0
System Operator(s)	1.0			1.0
Meter reader	1.0			1.0
Customer Service				0.0
Accounting				0.0
Business Office				0.0
Rates Department				0.0
Administrative Staff	1.0			1.0
Other				0.0
<b>Total</b>	4.0	0.0	0.0	4.0

Sunrise Vistas Utilities Company  
 Annual Report  
 Supplemental Financial Data (Long-Term Debt)  
 12/31/19

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued				
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amt. Issued		<b>N/A</b>		
Amount Outstanding				
Date of Maturity				
Interest Rate				
Current Year Interest				
Current Year Principal				

Meter Deposit Balance at Test Year End:	\$18,607
---	----------

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.*





<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 EQUIPMENT:</b>	
<b>STRUCTURES:</b>	Building 47,150 sq ft ; Wall 17,348 Sq Ft
<b>OTHER:</b>	

**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 365
- (b) If no historical flow data are available, use:  
 $ERC = ( \text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day} )$

ERC	91
Method used	(a)

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

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	667		3		
February	666		3		
March	665		3		
April	667		3		
May	666		3		
June	669		3		
July	669		3		
August	669		3		
September	670		3		
October	670		3		
November	670		3		
December	665		3		

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 ERCs \*) using existing lines?

What is the future system connection capacity (in ERCs \*) upon service area buildout?

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

\* an ERC is based on the calculation on the bottom of AR9 page 12.

Sunrise Vistas Utilities Company  
 Annual Report  
 Utility Shutoffs / Disconnects  
 12/31/19

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

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2-410.C	Other
January		2	
February		0	
March		3	
April		2	
May		0	
June		1	
July		2	
August		1	
September		0	
October		2	
November		0	
December		2	
<b>Total</b>	<b>0</b>	<b>15</b>	<b>0</b>

Other (description):

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

Sunrise Vistas Utilities Company  
Annual Report  
Property Taxes  
12/31/19

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2019 was	\$12,414

If no property taxes paid, explain why.

**Instructions:** Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.



Verification and Sworn Statement (Taxes)

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

County of (county name): Mohave  
Name (owner or official) title: Rafe Cohen, President  
Company name: Sunrise Vistas Utilities Company

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

FOR THE YEAR ENDING: 12/31/19

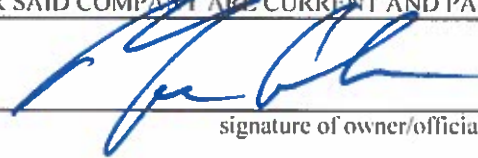
HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF.

Sworn Statement: I HEREBY ATTEST THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

I HEREBY ATTEST THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

RECEIVED  
BY EMAIL

4/22/2020, 05:43 PM  
ARIZONA CORPORATION COMMISSION  
UTILITIES DIVISION

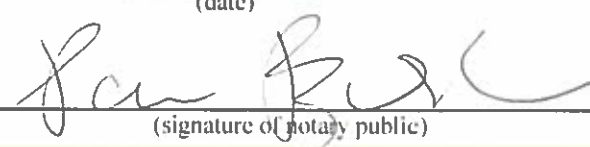
  
signature of owner/official

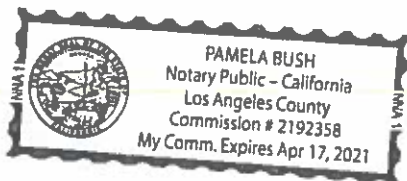
818.986.3909  
telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC  
IN AND FOR THE COUNTY

THIS 15th DAY OF Los Angeles  
April  
(month) and (year)

MY COMMISSION EXPIRES 4-17-21  
(date)

  
(signature of notary public)



Verification and Sworn Statement

Verification:

State of Arizona, the undersigned of the  
(state name)  
County of (county name): Mohave  
Name (owner or official) title: Rafe Cohen, President  
Company name: Sunrise Vistas Utilities Company

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

FOR THE YEAR ENDING: 12/31/19

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 TH REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Sworn Statement: IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING THE CALENDAR YEAR WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)

\$277,236

(The amount in the box above includes

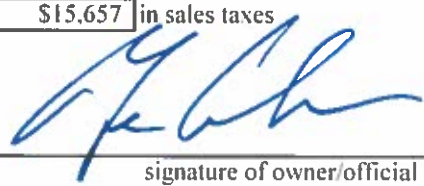
\$15,657 in sales taxes

billed or collected)

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4/22/2020, 05:43 PM

ARIZONA CORPORATION COMMISSION  
UTILITIES DIVISION



signature of owner/official

818.986.3909

telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC  
IN AND FOR THE COUNTY

Los Angeles  
(county name)

THIS

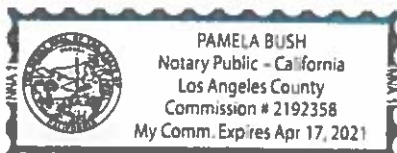
21<sup>ST</sup>

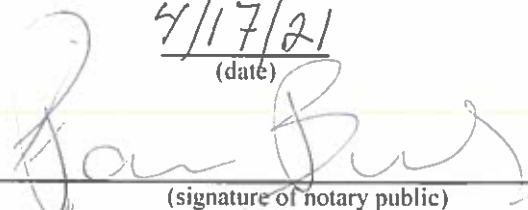
DAY OF

APRIL 2020  
(month) and (year)

MY COMMISSION EXPIRES

4/17/21  
(date)





(signature of notary public)

Verification and Sworn Statement (Residential Revenue)

Verification:

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

County of (county name): Mohave  
Name (owner or official) title: Rafe Cohen, President  
Company name: Sunrise Vistas Utilities Company

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

FOR THE YEAR ENDING: 12/31/19

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.

Sworn Statement: IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING THE CALENDAR YEAR WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)

\$277,236  
(The amount in the box above includes  
\$15,657 in sales taxes  
billed or collected)

RECEIVED  
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4/22/2020, 05:43 PM

ARIZONA CORPORATION COMMISSION  
UTILITIES DIVISION

  
signature of owner/official

818.986.3909  
telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC  
IN AND FOR THE COUNTY

Los Angeles  
(county name)

THIS

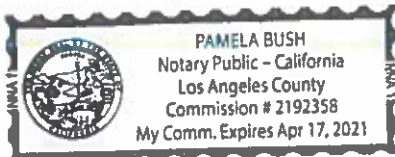
21<sup>st</sup>

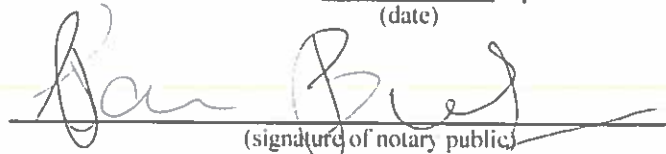
DAY OF

April 2020  
(month) and (year)

MY COMMISSION EXPIRES

4-17-21  
(date)



  
(signature of notary public)