

**ANNUAL REPORT**

Of

Company Name: **Pine Meadows Utilities, LLC**  
7581 E. Academy Blvd., Ste. 229

Mailing Address: **Denver** **CO**  
80230

Docket No.: **SW-03962A**  
For the Year Ended: **12/31/24**

**RECEIVED BY EMAIL**  
**5/14/2025, 9:24 PM**  
**ARIZONA CORPORATION COMMISSION**  
**UTILITIES DIVISION**

**WASTEWATER 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: **5/14/2025**

ARIZONA CORPORATION COMMISSION  
WASTEWATER UTILITY ANNUAL REPORT  
Pine Meadows Utilities, LLC  
A Class  Utility

For the Calendar Year Ended:

Primary Address:   
City:  State:  Zip Code:

Telephone Number:

Date of Original Organization of Utility:

Person to whom correspondence should be addressed concerning this report:

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

Regulatory and Management Contact

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

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:

Counties Served:

<b>Important changes during the year</b>
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	For those companies not subject to the affiliated interest rules, has there been a change in ownership or direct control during the year?
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	If yes, please provide specific details in the box below.
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	Has the company been notified by any other regulatory authorities during the year, that they are out of compliance?
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	If yes, please provide specific details in the box below.
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Utility Plant in Service (Wastewater)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OCLD (OC less AD)
351	Organization	\$3,329	\$0	\$0	\$3,329	\$0	\$3,329
352	Franchises	0	0	0	0	0	0
353	Land and Land Rights	0	0	0	0	0	0
354	Structures and Improvements	27,290	0	0	27,290	18,873	8,418
355	Power Generation Equipment	90,000	0	0	90,000	90,000	0
360	Collections Wastewater - Force	110,852	0	0	110,852	49,363	61,489
361	Collections Wastewater - Gravity	205,528	0	0	205,528	92,488	113,040
362	Special Collecting Structures	0	4,002	0	4,002	0	4,002
363	Services to Customers	50,000	0	0	50,000	22,500	27,500
364	Flow Measuring Devices	0	0	0	0	0	0
365	Flow Measuring Installations	0	0	0	0	0	0
366	Reuse Services	0	0	0	0	0	0
367	Reuse Meters & Meter Installations	0	0	0	0	0	0
370	Receiving Wells	96,000	0	0	96,000	71,928	24,072
371	Pumping Equipment	58,720	1,151	0	59,871	35,585	24,286
374	Reuse Distribution Reservoirs	0	0	0	0	0	0
375	Reuse Trans. And Distr. Equipment	0	0	0	0	0	0
380	Treatment and Disposal Equipment	342,058	0	0	342,058	316,949	25,108
381	Plant Sewers	0	0	0	0	0	0
382	Outfall Sewer Lines	0	0	0	0	0	0
389	Other Plant and Misc. Equipment	7,537	0	0	7,537	7,537	0
390	Office Furniture and Equipment	118	0	0	118	116	2
390.1	Computer & Software	0	0	0	0	0	0
391	Transportation Equipment	0	0	0	0	0	0
392	Stores Equipment	0	0	0	0	0	0
393	Tools, Shop and Garage Equipment	0	0	0	0	0	0
394	Laboratory Equipment	2,586	0	0	2,586	2,586	0
395	Power Operated Equipment	0	0	0	0	0	0
396	Communication Equipment	0	0	0	0	0	0
397	Miscellaneous Equipment	0	0	0	0	0	0
398	Other Tangible Plant	101	0	0	101	101	0
	<b>Totals</b>	<b>\$994,118</b>	<b>\$5,153</b>	<b>\$0</b>	<b>\$999,270</b>	<b>\$708,025</b>	<b>\$291,246</b>

**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.

Depreciation Expense for the Current Year (Wastewater)								
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Fully Depreciated/Non- depreciable Plant	Depreciation Percentages	Depreciation Expense
351	Organization	\$3,329	\$0	\$0	\$3,329	\$3,329		\$0
352	Franchises	0	0	0	0	0		0
353	Land and Land Rights	0	0	0	0	0		0
354	Structures and Improvements	27,290	0	0	27,290	0	3.33%	909
355	Power Generation Equipment	90,000	0	0	90,000	90,000		0
360	Collections Wastewater - Force	110,852	0	0	110,852	0	2.00%	2,217
361	Collections Wastewater - Gravity	205,528	0	0	205,528	0	2.00%	4,111
362	Special Collecting Structures	0	4,002	0	4,002	0		0
363	Services to Customers	50,000	0	0	50,000	0	2.00%	1,000
364	Flow Measuring Devices	0	0	0	0	0		0
365	Flow Measuring Installations	0	0	0	0	0		0
366	Reuse Services	0	0	0	0	0		0
367	Reuse Meters & Meter Installations	0	0	0	0	0		0
370	Receiving Wells	96,000	0	0	96,000	0	3.33%	3,197
371	Pumping Equipment	58,720	1,151	0	59,871	24,151	12.50%	4,393
374	Reuse Distribution Reservoirs	0	0	0	0	0		0
375	Reuse Trans. And Distr. Equipment	0	0	0	0	0		0
380	Treatment and Disposal Equipment	342,058	0	0	342,058	313,945	5.00%	1,406
381	Plant Sewers	0	0	0	0	0		0
382	Outfall Sewer Lines	0	0	0	0	0		0
389	Other Plant and Misc. Equipment	7,537	0	0	7,537	0		0
390	Office Furniture and Equipment	118	0	0	118	0	6.67%	8
390.1	Computer & Software	0	0	0	0	0		0
391	Transportation Equipment	0	0	0	0	0		0
392	Stores Equipment	0	0	0	0	0		0
393	Tools, Shop and Garage Equipment	0	0	0	0	0		0
394	Laboratory Equipment	2,586	0	0	2,586	2,586		0
395	Power Operated Equipment	0	0	0	0	0		0
396	Communication Equipment	0	0	0	0	0		0
397	Miscellaneous Equipment	0	0	0	0	0		0
398	Other Tangible Plant	101	0	0	101	101		0
	<b>Subtotal</b>	\$994,118	\$5,153	\$0	\$999,270	\$434,111		\$17,240

Contribution(s) in Aid of Construction (Gross)	\$868,312
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	<b>\$868,312</b>
Times: Proposed Amortization Rate	3.05%
<b>Amortization of CIAC</b>	\$26,487

Less: Amortization of CIAC \$26,487

**DEPRECIATION EXPENSE** **(\$9,247)**

**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.

Pine Meadows Utilities, LLC  
Annual Report  
Balance Sheet Assets  
12/31/24

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current and Accrued Assets			
131	Cash		\$2,093	\$6,811
132	Special Deposits		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		15,909	14,724
142	Other Accounts Receivable		0	0
143	Accumulated Provision for Uncollectable Accounts		0	0
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		0	0
173	Accrued Utility Revenue		0	0
174	Miscellaneous Current and Accrued Assets		0	0
	<b>Total Current and Accrued Assets</b>		<b>\$18,001</b>	<b>\$21,534</b>
	<b>Deferred Debits</b>			
186.1	Deferred Rate Case Expense		\$0	\$0
	<b>Total Deferred Debits</b>		<b>\$0</b>	<b>\$0</b>
	<b>Fixed Assets</b>			
101	Utility Plant in Service*		\$994,118	\$999,270
103	Property Held for Future Use		0	0
105	Construction Work in Progress		7,870	14,410
108	Accumulated Depreciation (enter as negative)*		(690,864)	(708,025)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	<b>Total Fixed Assets</b>		<b>\$311,123</b>	<b>\$305,656</b>
	<b>Total Assets</b>		<b>\$329,124</b>	<b>\$327,190</b>

**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.

Note these items feed automatically from the adjusted end of year balance from AR4.

Pine Meadows Utilities, LLC  
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		\$44,306	\$87,725
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		756	1,092
236	Accrued Taxes		1,853	0
237	Accrued Interest		0	0
241	Miscellaneous Current and Accrued Liabilities		0	0
253	Other Deferred Credits		0	0
	<b>Total Current Liabilities</b>		<b>\$46,915</b>	<b>\$88,817</b>
	<b>Long Term Debt</b>			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	<b>Total Long Term Debt</b>		<b>\$0</b>	<b>\$0</b>
	<b>Deferred Credits</b>			
252	Advances in Aid of Construction		\$0	\$0
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		868,312	868,312
272	Less: Amortization of Contributions		(682,477)	(670,084)
281	Accumulated Deferred Income Tax		0	0
	<b>Total Deferred Credits</b>		<b>\$185,835</b>	<b>\$198,228</b>
	<b>Total Liabilities</b>		<b>\$232,750</b>	<b>\$287,044</b>
	<b>Capital Accounts</b>			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		(257,860)	(235,860)
215	Retained Earnings		354,234	276,006
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	<b>Total Capital</b>		<b>\$96,374</b>	<b>\$40,146</b>
	<b>Total Liabilities and Capital</b>		<b>\$329,124</b>	<b>\$327,190</b>

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

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

Wastewater Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2024 - 12/31/2024	Last Year 01/01/2023 - 12/31/2023
	<b>Operating Revenue</b>		
521	Flat Rate Revenues	\$102,438	\$102,735
522	Measured Revenues	0	0
534	Rents from Wastewater Property	0	0
536	Other Wastewater Revenues	1,882	2,496
	<b>Total Revenues</b>	<b>\$104,319</b>	<b>\$105,231</b>
	<b>Operating Expenses</b>		
701	Salaries and Wages	\$13,421	\$3,119
704	Employee Pensions and Benefits	452	80
710	Purchased Wastewater Treatment	0	0
711	Sludge Removal Expense	2,250	2,000
715	Purchased Power	14,705	13,294
716	Fuel for Power Production	0	0
718	Chemicals	8,038	6,117
720	Materials and Supplies	464	3,184
720.1	Repairs and Maintenance	795	5,099
720.2	Office Supplies and Expense	0	1,309
721	Office Expense	3,016	0
731	Contractual Services -Engineering	0	0
732	Contractual Services - Accounting	644	1,807
733	Contractual Services - Legal	405	211
734	Contractual Services - Management Fees	18,994	21,942
735	Contractual Services - Testing	11,463	11,007
736	Contractual Services - Other	32,146	20,582
740	Rents - Building	305	639
742	Rents - Equipment	197	0
750	Transportation Expenses	315	1,735
757	Insurance - General Liability	0	0
758	Insurance - Worker's Compensation	0	0
759	Insurance - Other	2,934	3,180
760	Advertising Expense	0	0
766	Regulatory Commission Expense - Rate Case	0	0
767	Regulatory Commission Expense - Other	10,584	4,422
770	Bad Debt Expense	7,296	452
775	Miscellaneous Expense	3,242	3,516
403	Depreciation Expense (From Schedule AR4)	(9,247)	(14,907)
408	Taxes Other Than Income	0	0
408.11	Property Taxes	4,258	3,706
408.12	Payroll Taxes	0	0
409	Income Taxes	0	0
	<b>Total Operating Expenses</b>	<b>\$126,678</b>	<b>\$92,493</b>
	<b>Operating Income / (Loss)</b>	<b>(\$22,359)</b>	<b>\$12,738</b>
	<b>Other Income / (Expense)</b>		
414	Gain (Loss) on Dispositions	\$0	\$0
419	Interest and Dividend Income	0	0
421	Non-Utility Income	0	48
426	Miscellaneous Non-Utility (Expense)	(35)	0
427	Interest (Expense)	(10)	(33)
	<b>Total Other Income / (Expense)</b>	<b>(\$45)</b>	<b>\$15</b>
	<b>Net Income / (Loss)</b>	<b>(\$22,404)</b>	<b>\$12,753</b>

**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.



**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	0.2	0.2
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	0.2	0.2
Customer Service	0.0	0.0	0.0	0.0
Accounting	0.0	0.0	0.1	0.1
Business Office	0.0	0.0	0.1	0.1
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
<b>Total</b>	0.0	0.0	0.6	0.6

**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. A full-time employee is based on 2080 total hours per year. Please calculate partial employees using 2080 hours.

Pine Meadows Utilities, LLC  
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				
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amt. Issued				
Amount Outstanding				
Date of Maturity				
Interest Rate				
Current Year Interest				
Current Year Principal				

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

<b>Wastewater Utility Plant Description</b>
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<u>Name of System:</u>	Pine Meadow Utilities, LLC
<u>Wastewater Inventory Number (if applicable):</u>	103676
<u>Type of Treatment</u>	Other
<u>Design Capacity of Plant (Gallons per day)</u>	37000

LIFT STATION FACILITIES					
Location	Quantity of Pumps	Horsepower Per Pump	Rated Capacity Per Pump (GPM)	Wet Well Capacity (gals)	Year Constructed
32.5 Highline Drive, Sta	2	10	50	2070	

FORCE MAINS		
Size	Material	Length (Feet)
2 inch	PVC	1,411
4 inch	PVC	5,304

MANHOLES	
Type	Quantity
Standard	42
Drop	

CLEANOUTS
Quantity
1

**Note:** If you are filing for more than one system, please provide separate sheets for each system.

**Instructions:** Fill out the Grey Cells with the relevent information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report. Copy and paste this sheet as many times as is necessary.

[illegible]

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

<b>SOLIDS PROCESSING AND HANDLING FACILITIES</b>	Bar Screen, One aerated sludge holding tank/digester
<b>DISINFECTION EQUIPMENT</b> (Chlorinator, Ultra-Violet, Etc.)	one chlorine contact tank with tablet feed system
<b>FILTRATION EQUIPMENT</b> (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	N/A
<b>STRUCTURES</b> (Buildings, Fences, Etc.)	One stick-built on-site operations/equipment control building with concrete loading dock. Perimeter chain link fence.
<b>Other</b> (Laboratory Equipment, Tools, Vehicles, Standby, Power Generators, Etc.)	Laboratory/process control testing equipment. 50kw standby generator.

**Note:** If you are filing for more than one system, please provide separate sheets for each system.

**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. Copy and paste this sheet as many times as is necessary.

Pine Meadows Utilities, LLC  
Annual Report  
Wastewater Flows  
12/31/24

Wastewater Flows					
Month	Number of Services	Total Monthly Sewage Flow (Gallons)	Sewage Flow on Peak Day	Purchased Power Expense <sup>1</sup>	Purchased Power (kWh) <sup>2</sup>
January	119	281,000	15,000	\$1,018	6,018
February	119	223,000	13,000	1,038	6,300
March	119	300,000	13,000	996	5,803
April	120	274,000	16,000	1,125	6,526
May	120	263,000	12,000	1,322	7,067
June	120	258,000	13,000	1,279	6,751
July	121	268,000	14,000	1,416	7,832
August	121	268,000	17,000	1,292	6,888
September	121	276,000	12,000	1,331	7,115
October	120	270,000	14,000	1,318	7,077
November	121	268,000	15,000	1,287	8,183
December	120	289,000	20,000	1,284	8,160
	<b>Totals</b>	<b>3,238,000</b>	<b>174,000</b>	<b>\$14,705</b>	<b>83,720</b>

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal	Other
Groundwater Permit Number	N/A
ADEQ Aquifer Protection Permit ("APP") Number	P103676
ADEQ Reuse Permit Number	
EPA NPDES Permit Number	AZ0025305
APP Effluent Treatment Requirement (Class)?	
Permitted Flow Rate	37,000
Permitted Organic Capacity	
Hydraulic Capacity	150%
Type of Biological Treatment	

In the space below, list all violations within the past 12 months:

**Note:** If you are filing for more than one system, please provide separate sheets for each system.

<sup>1</sup> Enter the total purchased power costs for the power meters associated with this system.

<sup>2</sup> Enter the total purchased kWh used by the power meters associated with this system.

**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.

Pine Meadows Utilities, LLC  
Annual Report  
Utility Shutoffs / Disconnects  
12/31/24

Utility Shutoffs / Disconnects	
Name of System:	Pine Meadow Utilities, LLC
Wastewater Inventory Number (if applicable):	103676

Month	Termination without Notice R14-2-609.B	Termination with Notice R14-2- 609.C	Other
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	0
June	0	0	0
July	0	0	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Other (description):**

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

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2024 was
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\$4,258
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If no property taxes paid, explain why.
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<b>Instructions:</b> Fill out the Grey Cells with the relevent information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.
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**Verification and Certification (Taxes)**

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

County of (county name):

Gila

Name (owner or official) title:

Jill Schwartz

Company name:

Pine Meadows Utilities, LLC

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

314-401-2761

telephone no.