

ANNUAL REPORT

Of

Company Name: **Pine Meadows Utilities, LLC**
4720 East Cotton Gin Loop, Suite 130

Mailing Address: Phoenix AZ
85040

Docket No.: **SW-03962A**
For the Year Ended: **12/31/25**

RECEIVED BY EMAIL

5/15/2026, 1:42 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: **5/15/2026**

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

For the Calendar Year Ended: 12/31/25

Primary Address:

4720 East Cotton Gin Loop, Suite 130			
City:	Phoenix	State:	Arizona
		Zip Code:	85040

Telephone Number:

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Date of Original Organization of Utility:

5/2/2000

Person to whom correspondence should be addressed concerning this report:

Name:

Jill Schwartz

Telephone No. :

314-401-2761

Address:

4720 East Cotton Gin Loop, Suite 130			
City:	Phoenix	State:	Arizona
		Zip Code:	85040

Email:

jschwartz@jwwater.net

Regulatory and Management Contact

Name:

Jill Schwartz

Telephone No. :

314-401-2761

Address:

4720 East Cotton Gin Loop, Suite 130			
City:	Phoenix	State:	Arizona
		Zip Code:	85040

Email:

jschwartz@jwwater.net

Regulatory Contact

Name:

Cherishe Barbee

Telephone No. :

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Address:

4720 East Cotton Gin Loop, Suite 130			
City:	Phoenix	State:	Arizona
		Zip Code:	85040

Email:

cbarbee@jwwater.net

NA

Name:

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Telephone No. :

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Address:

City:	.	State:	Arizona
		Zip Code:	.

Email:

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NA

Name:

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Telephone No. :

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Address:

City:	.	State:	Arizona
		Zip Code:	.

Email:

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Ownership:

Limited Liability Company ("LLC")

Counties Served:

Gila

Important changes during the year
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N/A	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.

Yes	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.
	ADEQ notified Pine Meadows Utilities of deficiencies related to its Houston Creek Landing WWTP Discharge Monitoring Report and Self Monitoring Report Form.

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	19,782	7,509
355	Power Generation Equipment	90,000	0	0	90,000	90,000	0
360	Collections Wastewater - Force	110,852	0	0	110,852	51,580	59,272
361	Collections Wastewater - Gravity	205,528	0	0	205,528	96,598	108,930
362	Special Collecting Structures	4,002	4,203	0	8,205	162	8,042
363	Services to Customers	50,000	2,360	0	52,360	23,524	28,836
364	Flow Measuring Devices	0	6,708	0	6,708	335	6,373
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	75,125	20,875
371	Pumping Equipment	59,871	57,958	0	117,829	43,744	74,085
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	12,486	0	354,544	318,667	35,877
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	12	0	130	130	0
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
	Totals	\$999,270	\$83,727	\$0	\$1,082,997	\$729,870	\$353,128

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	0.00%	\$0
352	Franchises	0	0	0	0	0	0.00%	0
353	Land and Land Rights	0	0	0	0	0	0.00%	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	5.00%	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	4,002	4,203	0	8,205	0	2.00%	122
363	Services to Customers	50,000	2,360	0	52,360	0	2.00%	1,024
364	Flow Measuring Devices	0	6,708	0	6,708	0	10.00%	335
365	Flow Measuring Installations	0	0	0	0	0	10.00%	0
366	Reuse Services	0	0	0	0	0	2.00%	0
367	Reuse Meters & Meter Installations	0	0	0	0	0	8.33%	0
370	Receiving Wells	96,000	0	0	96,000	0	3.33%	3,197
371	Pumping Equipment	59,871	57,958	0	117,829	24,151	12.50%	8,087
374	Reuse Distribution Reservoirs	0	0	0	0	0	2.50%	0
375	Reuse Trans. And Distr. Equipment	0	0	0	0	0	2.50%	0
380	Treatment and Disposal Equipment	342,058	12,486	0	354,544	313,945	5.00%	1,718
381	Plant Sewers	0	0	0	0	0	5.00%	0
382	Outfall Sewer Lines	0	0	0	0	0	3.33%	0
389	Other Plant and Misc. Equipment	7,537	0	0	7,537	7,537	6.67%	0
390	Office Furniture and Equipment	118	12	0	130	130	6.67%	(0)
390.1	Computer & Software	0	0	0	0	0	20.00%	0
391	Transportation Equipment	0	0	0	0	0	20.00%	0
392	Stores Equipment	0	0	0	0	0	4.00%	0
393	Tools, Shop and Garage Equipment	0	0	0	0	0	5.00%	0
394	Laboratory Equipment	2,586	0	0	2,586	2,586	10.00%	0
395	Power Operated Equipment	0	0	0	0	0	5.00%	0
396	Communication Equipment	0	0	0	0	0	10.00%	0
397	Miscellaneous Equipment	0	0	0	0	0	10.00%	0
398	Other Tangible Plant	101	0	0	101	101	10.00%	0
	Subtotal	\$999,270	\$83,727	\$0	\$1,082,997	\$441,778		\$21,719

Contribution(s) in Aid of Construction (Gross)	\$868,312
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$868,312
Times: Proposed Amortization Rate	3.39%
Amortization of CIAC	\$29,411

Less: Amortization of CIAC **\$29,411**

DEPRECIATION EXPENSE **(\$7,692)**

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
12/31/25

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2025)	Balance at End of Year (2025)
Account No.	Current and Accrued Assets			
131	Cash		\$6,811	\$2,835
132	Special Deposits		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		14,724	18,279
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
	Total Current and Accrued Assets		\$21,534	\$21,114
	Deferred Debits			
186.1	Deferred Rate Case Expense		\$0	\$0
	Total Deferred Debits		\$0	\$0
	Fixed Assets			
101	Utility Plant in Service*		\$999,270	\$1,082,997
103	Property Held for Future Use		0	0
105	Construction Work in Progress		14,410	171,699
108	Accumulated Depreciation (enter as negative)*		(708,025)	(729,870)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$305,656	\$524,827
	Total Assets		\$327,190	\$545,941

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 (2025)	Balance at End of Year (2025)
Account No.	Current Liabilities			
231	Accounts Payable		\$87,725	\$23,281
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	300,299
235	Customer Deposits		1,092	1,260
236	Accrued Taxes		0	0
237	Accrued Interest		0	0
241	Miscellaneous Current and Accrued Liabilities		0	0
253	Other Deferred Credits		0	0
	Total Current Liabilities		\$88,817	\$324,840
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	Total Long Term Debt		\$0	\$0
	Deferred Credits			
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		(670,084)	(706,266)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$198,228	\$162,046
	Total Liabilities		\$287,044	\$486,886
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		(235,860)	(225,860)
215	Retained Earnings		276,006	284,915
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$40,146	\$59,055
	Total Liabilities and Capital		\$327,190	\$545,941

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 01/01/2025 - 12/31/2025	Last Year 01/01/2024 - 12/31/2024
	Operating Revenue		
521	Flat Rate Revenues	\$102,532	\$102,438
522	Measured Revenues	0	0
534	Rents from Wastewater Property	0	0
536	Other Wastewater Revenues	1,981	1,882
	Total Revenues	\$104,513	\$104,319
	Operating Expenses		
701	Salaries and Wages	\$0	\$13,421
704	Employee Pensions and Benefits	2,098	452
710	Purchased Wastewater Treatment	0	0
711	Sludge Removal Expense	10,000	2,250
715	Purchased Power	16,021	14,705
716	Fuel for Power Production	0	0
718	Chemicals	2,446	8,038
720	Materials and Supplies	1,327	464
720.1	Repairs and Maintenance	1,157	795
720.2	Office Supplies and Expense	2,210	0
721	Office Expense	0	3,016
731	Contractual Services -Engineering	0	0
732	Contractual Services - Accounting	1,631	644
733	Contractual Services - Legal	2,750	405
734	Contractual Services - Management Fees	8,466	18,994
735	Contractual Services - Testing	11,324	11,463
736	Contractual Services - Other	28,958	32,146
740	Rents - Building	189	305
742	Rents - Equipment	0	197
750	Transportation Expenses	0	315
757	Insurance - General Liability	1,031	0
758	Insurance - Worker's Compensation	0	0
759	Insurance - Other	1,112	2,934
760	Advertising Expense	0	0
766	Regulatory Commission Expense - Rate Case	4,997	0
767	Regulatory Commission Expense - Other	6,387	10,584
770	Bad Debt Expense	1,452	7,296
775	Miscellaneous Expense	4,785	3,242
403	Depreciation Expense (From Schedule AR4)	(7,692)	(9,247)
408	Taxes Other Than Income	0	0
408.11	Property Taxes	4,626	4,258
408.12	Payroll Taxes	0	0
409	Income Taxes	2,334	0
	Total Operating Expenses	\$107,609	\$126,678
	Operating Income / (Loss)	(\$3,096)	(\$22,359)
	Other Income / (Expense)		
414	Gain (Loss) on Dispositions	\$0	\$0
419	Interest and Dividend Income	0	0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	(35)
427	Interest (Expense)	(32)	(10)
	Total Other Income / (Expense)	(\$32)	(\$45)
	Net Income / (Loss)	(\$3,128)	(\$22,404)

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	0.0	0.0
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	1.0	1.0
Customer Service	0.0	0.0	1.0	1.0
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	0.0	0.0	0.0	0.0
Other	0.0	0.0	0.0	0.0
Total	0.0	0.0	2.0	2.0

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)
12/31/25

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

Meter Deposit Balance at Test Year End:	NA
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Meter Deposits Refunded During the Test Year:	NA
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<i>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 <u>not</u> be listed. Input 0 or none if there is nothing to report for that cell.</i>
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Wastewater Utility Plant Description

Name of System:	Pine Meadow Utilities, LLC
Wastewater Inventory Number (if applicable):	103676
Type of Treatment	Other
Design Capacity of Plant (Gallons per day)	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	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 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.

[illegible]

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

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

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.

Wastewater Flows					
Month	Number of Services	Total Monthly Sewage Flow (Gallons)	Sewage Flow on Peak Day	Purchased Power Expense ¹	Purchased Power (kWh) ²
January	120	244,000	17,000	\$1,378	\$9,062
February	120	245,000	13,000	1,306	8,431
March	121	239,000	12,000	1,270	7,911
April	121	244,000	12,000	1,324	8,307
May	121	261,000	17,000	1,431	7,824
June	121	254,000	12,000	1,385	7,303
July	119	264,000	19,000	1,368	8,771
August	120	262,000	18,000	1,271	7,960
September	122	248,000	11,000	1,452	7,815
October	122	236,000	9,000	1,396	7,407
November	123	256,000	15,000	1,218	7,163
December	121	247,000	15,000	1,222	7,128
	Totals	3,000,000	170,000	\$16,021	95,082

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal	Evaporation Ponds
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	N/A

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.

¹ Enter the total purchased power costs for the power meters associated with this system.

² 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
12/31/25

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
Total	0	0	0

Other (description):

N/A

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.

Pine Meadows Utilities, LLC
Annual Report
Property Taxes
12/31/25

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2025 was	
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	\$4,626
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If no property taxes paid, explain why.

0

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.

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: Jason Williamson
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: 12/31/25

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

CERTIFICATION I CERTIFY THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

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



signature of owner/official

720-949-1347

telephone no.