

ANNUAL REPORT

Of

Company Name:

Saddlebrooke Utility Company 9532 E. Riggs Rd.

Mailing Address: Sun Lakes AZ
85248

Docket No.:

SW-02849A

For the Year Ended:

12/31/24

RECEIVED BY EMAIL
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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
Saddlebrooke Utility Company
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:

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:

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

Ownership:

Counties Served:

Important changes during the year
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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	\$21,369	\$0	\$0	\$21,369	\$0	\$21,369
352	Franchises	0	0	0	0	0	0
353	Land and Land Rights	125,000	0	0	125,000	0	125,000
354	Structures and Improvements	146,980	5,100	0	152,080	66,957	85,123
355	Power Generation Equipment	220,014	18,598	528	238,084	173,038	65,046
360	Collections Wastewater - Force	162,827	0	0	162,827	130,520	32,307
361	Collections Wastewater - Gravity	6,957,247	304,091	0	7,261,338	5,658,581	1,602,757
362	Special Collecting Structures	0	0	0	0	0	0
363	Services to Customers	1,611,389	148,099	0	1,759,488	1,232,689	526,799
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	641,524	0	0	641,524	591,254	50,270
371	Pumping Equipment	1,402,014	297,045	49,610	1,649,449	910,986	738,463
374	Reuse Distribution Reservoirs	0	0	0	0	0	0
375	Reuse Trans. And Distr. Equipment	975,346	6,590	6,000	975,936	336,445	639,491
380	Treatment and Disposal Equipment	7,101,647	20,312	30,517	7,091,442	5,777,886	1,313,556
381	Plant Sewers	0	0	0	0	0	0
382	Outfall Sewer Lines	29,192	0	0	29,192	29,192	0
389	Other Plant and Misc. Equipment	643,459	0	0	643,459	115,823	527,636
390	Office Furniture and Equipment	1,297	0	0	1,297	(679)	1,976
390.1	Computer & Software	126,217	3,605	3,500	126,322	80,182	46,140
391	Transportation Equipment	186,504	0	0	186,504	102,313	84,191
392	Stores Equipment	0	0	0	0	0	0
393	Tools, Shop and Garage Equipment	40,160	0	0	40,160	12,659	27,501
394	Laboratory Equipment	10,713	8,715	0	19,428	8,028	11,401
395	Power Operated Equipment	1,826	0	0	1,826	(3,057)	4,883
396	Communication Equipment	208,077	0	0	208,077	44,457	163,620
397	Miscellaneous Equipment	0	0	0	0	0	0
398	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$20,612,802	\$812,155	\$90,155	\$21,334,802	\$15,267,273	\$6,067,530

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.

Saddlebrooke Utility Company
Annual Report
Depreciation Expense for the Current Year (Wastewater)
12/31/24

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	\$21,369	\$0	\$0	\$21,369	\$21,369	0.00%	\$0
352	Franchises	0	0	0	0	0	0.00%	0
353	Land and Land Rights	125,000	0	0	125,000	125,000	0.00%	0
354	Structures and Improvements	146,980	5,100	0	152,080	38,520	3.33%	3,697
355	Power Generation Equipment	220,014	18,598	528	238,084	74,350	5.00%	7,735
360	Collections Wastewater - Force	162,827	0	0	162,827	0	2.00%	3,257
361	Collections Wastewater - Gravity	6,957,247	304,091	0	7,261,338	2,194,950	2.00%	98,287
362	Special Collecting Structures	0	0	0	0	0	0.00%	0
363	Services to Customers	1,611,389	148,099	0	1,759,488	218,400	2.00%	29,341
364	Flow Measuring Devices	0	0	0	0	0	0.00%	0
365	Flow Measuring Installations	0	0	0	0	0	0.00%	0
366	Reuse Services	0	0	0	0	0	0.00%	0
367	Reuse Meters & Meter Installations	0	0	0	0	0	0.00%	0
370	Receiving Wells	641,524	0	0	641,524	33,425	3.33%	20,250
371	Pumping Equipment	1,402,014	297,045	49,610	1,649,449	563,233	12.50%	120,312
374	Reuse Distribution Reservoirs	0	0	0	0	0	0.00%	0
375	Reuse Trans. And Distr. Equipment	975,346	6,590	6,000	975,936	0	2.50%	24,391
380	Treatment and Disposal Equipment	7,101,647	20,312	30,517	7,091,442	4,973,300	5.00%	106,162
381	Plant Sewers	0	0	0	0	0	0.00%	0
382	Outfall Sewer Lines	29,192	0	0	29,192	29,192	3.33%	0
389	Other Plant and Misc. Equipment	643,459	0	0	643,459	0	4.00%	25,738
390	Office Furniture and Equipment	1,297	0	0	1,297	0	6.67%	87
390.1	Computer & Software	126,217	3,605	3,500	126,322	1,486	20.00%	24,957
391	Transportation Equipment	186,504	0	0	186,504	10,401	20.00%	35,221
392	Stores Equipment	0	0	0	0	0	0.00%	0
393	Tools, Shop and Garage Equipment	40,160	0	0	40,160	0	5.00%	2,008
394	Laboratory Equipment	10,713	8,715	0	19,428	6,649	10.00%	842
395	Power Operated Equipment	1,826	0	0	1,826	0	5.00%	91
396	Communication Equipment	208,077	0	0	208,077	0	10.00%	20,808
397	Miscellaneous Equipment	0	0	0	0	0	10.00%	0
398	Other Tangible Plant	0	0	0	0	0	10.00%	0
	Subtotal	\$20,612,802	\$812,155	\$90,155	\$21,334,802	\$8,290,275		\$523,182

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	4.01%
Amortization of CIAC	\$0

Less: Amortization of CIAC

DEPRECIATION EXPENSE

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.

Saddlebrooke Utility Company
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		\$409,888	\$477,109
132	Special Deposits		0	0
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		199,676	207,332
142	Other Accounts Receivable		5,454	0
143	Accumulated Provision for Uncollectable Accounts		0	0
145	Accounts Receivable - Related Parties		1,405	470
146	Notes Receivable from Associated Companies		1,767,634	0
151	Plant Material and Supplies		0	0
162	Prepayments		19,855	14,180
173	Accrued Utility Revenue		0	0
174	Miscellaneous Current and Accrued Assets		0	0
181	Unamortized Debt Discounts		5,125	3,463
	Total Current and Accrued Assets		\$2,409,037	\$702,553
	Deferred Debits			
186.1	Deferred Rate Case Expense		\$60,960	\$23,849
	Total Deferred Debits		\$60,960	\$23,849
	Fixed Assets			
101	Utility Plant in Service*		\$20,612,802	\$21,334,802
103	Property Held for Future Use		0	0
105	Construction Work in Progress		223,178	5,773
108	Accumulated Depreciation (enter as negative)*		(14,829,688)	(15,267,273)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$6,006,292	\$6,073,303
	Total Assets		\$8,476,289	\$6,799,705

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

Saddlebrooke Utility Company
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		\$108,334	\$32,078
232	Notes Payable (Current Portion)		0	0
233	Accounts Payable - Related Party		5,834	13,490
234	Notes Payable to Associated Companies		0	25,325
235	Customer Deposits		0	0
236	Accrued Taxes		53,935	48,679
237	Accrued Interest		1,831	0
241	Miscellaneous Current and Accrued Liabilities		36,845	9,358
253	Other Deferred Credits		0	18,015
	Total Current Liabilities		\$206,779	\$146,944
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$2,396,429	\$0
	Total Long Term Debt		\$2,396,429	\$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		0	0
272	Less: Amortization of Contributions		0	0
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$0	\$0
	Total Liabilities		\$2,603,208	\$146,944
	Capital Accounts			
201	Common Stock Issued		\$98,472	\$98,472
211	Other Paid-In Capital		3,224,839	3,224,839
215	Retained Earnings		2,549,770	3,329,428
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$5,873,081	\$6,652,739
	Total Liabilities and Capital		\$8,476,289	\$6,799,683

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

Saddlebrooke Utility Company
Annual Report
Wastewater Comparative Income Statement
12/31/24

Wastewater Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2024 -	Last Year 01/01/2023 -
	Operating Revenue		
521	Flat Rate Revenues	\$2,223,947	\$2,217,718
522	Measured Revenues	63,487	56,028
534	Rents from Wastewater Property	0	0
536	Other Wastewater Revenues	38,253	45,238
	Total Revenues	\$2,325,688	\$2,318,984
	Operating Expenses		
701	Salaries and Wages	\$254,794	\$219,268
703	Salaries and Wages - Officers	\$21,570	\$25,071
704	Employee Pensions and Benefits	31,819	24,125
710	Purchased Wastewater Treatment	0	0
711	Sludge Removal Expense	88,370	93,064
715	Purchased Power	217,631	230,105
716	Fuel for Power Production	0	0
718	Chemicals	4,087	17,436
720	Materials and Supplies	0	0
720.1	Repairs and Maintenance	54,026	34,994
720.2	Office Supplies and Expense	0	60,593
721	Office Expense	63,693	0
731	Contractual Services -Engineering	7,625	0
732	Contractual Services - Accounting	11,170	10,700
733	Contractual Services - Legal	113	353
734	Contractual Services - Management Fees	0	0
735	Contractual Services - Testing	27,092	30,764
736	Contractual Services - Other	48,745	50,375
740	Rents - Building	0	3,945
742	Rents - Equipment	3,945	0
750	Transportation Expenses	18,065	886
756	Insurance - Vehicle	4,598	7,622
757	Insurance - General Liability	40,030	38,102
758	Insurance - Worker's Compensation	0	0
759	Insurance - Other	0	0
760	Advertising Expense	0	0
766	Regulatory Commission Expense - Rate Case	0	0
767	Regulatory Commission Expense - Other	0	0
770	Bad Debt Expense	978	1,690
775	Miscellaneous Expense	15,481	15,932
403	Depreciation Expense (From Schedule AR4)	523,182	727,461
407.4	Amortization of Regulatory Asset	0	0
407.5	Amortization of Regulatory Liability	0	0
408.11	Property Taxes	84,280	97,577
408.12	Payroll Taxes	27,090	22,988
408.13	Other Taxes and Licenses	20,386	11,470
409	Income Taxes	0	0
434	Rate Case Adjustments	0	0
	Total Operating Expenses	\$1,568,771	\$1,724,521
	Operating Income / (Loss)	\$756,917	\$594,463
	Other Income / (Expense)		
414	Gain (Loss) on Dispositions	\$0	\$0
419	Interest and Dividend Income	122,458	122,422
421	Non-Utility Income	117,916	5,489
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(84,005)	(122,746)
	Total Other Income / (Expense)	\$156,369	\$5,165
	Net Income / (Loss)	\$913,286	\$599,628

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.

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	0.3	0.0	0.3
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	1.9	0.6	0.0	2.5
Customer Service	0.0	0.3	0.0	0.3
Accounting	0.0	0.0	0.5	0.5
Business Office	0.0	0.0	0.0	0.0
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	0.0	0.4	0.0	0.4
Other	0.0	0.0	0.0	0.0
Total	1.9	1.6	0.5	4.0

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.

Saddlebrooke Utility Company
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	1/25/2022	NA	NA	NA
Source of Loan	Wells Fargo	NA	NA	NA
ACC Decision No.	78151	NA	NA	NA
Reason for Loan	Capital Restruct/P	NA	NA	NA
Dollar Amt. Issued	\$3,300,000	NA	NA	NA
Amount Outstanding	\$2,867,857	NA	NA	NA
Date of Maturity	1/25/2027	NA	NA	NA
Interest Rate	4.58%	NA	NA	NA
Current Year Interest	\$122,746	NA	NA	NA
Current Year Principal	\$2,396,429	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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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.

Wastewater Utility Plant Description

Name of System:	Saddlebrooke Utility Company
Wastewater Inventory Number (if applicable):	none
Type of Treatment	other
Design Capacity of Plant (Gallons per day)	1,240,000

LIFT STATION FACILITIES

Location	Quantity of Pumps	Horsepower Per Pump	Rated Capacity Per Pump (GPM)	Wet Well Capacity (gals)	Year Constructed
Construction Yard	2	3	50	1000	1997
Unit 7	2	6	50	1020	1997
Unit 9	2	10	140	677	1997
Unit 19	2	5	140	888	1995
Unit 27	2	5	120	380	2000
Unit 36	2	35	500	1800	1999
Unit 21 North	2	11	131	1197	2001
Unit 21 South	2	85	275	1795	2001
Unit 46	2	20	600	1800	2003
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	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

FORCE MAINS

Size	Material	Length (Feet)
4 inch	PVC	1,772
6 inch	PVC	8,046
<4 inch	PVC	8,002
>6 inch	PVC	2,797
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA

MANHOLES

Type	Quantity
Standard	1,023
Drop	25

CLEANOUTS

Quantity
135
0
0
0

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 Utility Plant Description (Continued)						
GRAVITY MAINS				SERVICES/LATERALS		
Sizes (inches)	Material	Length (feet)		Size (inches)	Material	Quantity
4	PVC	6,302		4	PVC	5,268
8	PVC	275,296		6	NA	0
10	PVC	2,787		8	NA	0
3	PVC	760		10	NA	0
NA	NA	N/A				
NA	NA	N/A				
NA	NA	N/A				
NA	NA	N/A				
NA	NA	N/A				
NA	NA	N/A				
NA	NA	N/A				
NA	NA	N/A				
NA	NA	N/A				
NA	NA	N/A				
NA	NA	N/A				
NA	NA	N/A				

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

SOLIDS PROCESSING AND HANDLING FACILITIES	Centrifuge
DISINFECTION EQUIPMENT (Chlorinator, Ultra-Violet, Etc.)	Ultra-Violet
FILTRATION EQUIPMENT (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	Sand, anthracite, and dual media filters
STRUCTURES (Buildings, Fences, Etc.)	Buildings, fences
Other (Laboratory Equipment, Tools, Vehicles, Standby, Power Generators, Etc.)	Generators, vehicles, microscope

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.

Saddlebrooke Utility Company
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 ¹	Purchased Power (kWh) ²
January	5,295	13,787,000	550,000	\$18,768	143,955
February	5,297	13,639,000	531,000	19,369	139,452
March	5,296	15,122,000	719,000	19,651	152,287
April	5,296	13,388,000	546,000	19,012	147,572
May	5,298	11,659,000	420,000	18,707	146,151
June	5,308	9,933,000	391,000	17,658	136,450
July	5,313	10,618,000	506,000	19,829	138,510
August	5,314	10,805,000	444,000	15,080	110,577
September	5,314	10,246,000	425,000	13,205	99,765
October	5,314	11,668,000	451,000	14,189	102,542
November	5,318	13,152,000	542,000	17,973	127,428
December	5,318	13,220,000	473,000	19,500	144,804
	Totals	147,237,000	5,998,000	\$212,941	1,589,493

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal	Reuse
Groundwater Permit Number	100356
ADEQ Aquifer Protection Permit ("APP") Number	NA
ADEQ Reuse Permit Number	PL100356
EPA NPDES Permit Number	AZ0022853
APP Effluent Treatment Requirement (Class)?	A+
Permitted Flow Rate	1.24 MGD
Permitted Organic Capacity	280 mg/l(BOD design inflow)%
Hydraulic Capacity	3.72 MGD (Peak)%
Type of Biological Treatment	Extended Aeration (EA)

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.

Saddlebrooke Utility Company
Annual Report
Utility Shutoffs / Disconnects
12/31/24

Utility Shutoffs / Disconnects		
Name of System:	Saddlebrooke Utility Company	
Wastewater Inventory Number (if applicable):	none	

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):

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.

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2024 was
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\$84,280

If no property taxes paid, explain why.

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.

Verification and Certification (Taxes)

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

County of (county name): Pinal
Name (owner or official) title: Jill Schwartz
Company name: Saddlebrooke Utility Company

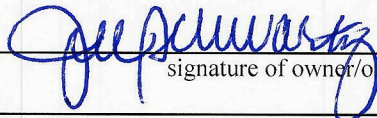
DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

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.