

ANNUAL REPORT

Of

Company Name:

Park Water Company, Inc.

PO Box 85160

Mailing Address: Tucson AZ
85754

RECEIVED BY EMAIL
4/27/2026, 4:00 PM
ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

Docket No.: W-02353A
For the Year Ended:

12/31/25

WATER 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:

4/15/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Park Water Company, Inc.
A Class

E

 Utility

For the Calendar Year Ended: 12/31/25

Primary Address:

PO BOX 85160

City:

TUCSON

 State:

Arizona

 Zip Code:

85754

Telephone Number:

520-623-5172

Date of Original Organization of Utility:

8/12/1988

Person to whom correspondence should be addressed concerning this report:

Name:

DORINDA CHACON

Telephone No. :

520-623-5172

Address:

PO BOX 85160

City:

TUCSON

 State:

Arizona

 Zip Code:

85754

Email:

INFO@SOUTHWESTERNUTILITY.COM

NA

Name:

n/a

Telephone No. :

n/a

Address:

n/a

City:

n/a

 State:

Arizona

 Zip Code:

85754

Email:

n/a

NA

Name:

n/a

Telephone No. :

n/a

Address:

n/a

City:

n/a

 State:

Arizona

 Zip Code:

85754

Email:

n/a

NA

Name:

n/a

Telephone No. :

n/a

Address:

n/a

City:

n/a

 State:

Arizona

 Zip Code:

85754

Email:

n/a

NA

Name:

n/a

Telephone No. :

n/a

Address:

n/a

City:

n/a

 State:

Arizona

 Zip Code:

85754

Email:

n/a

Ownership:

"C" Corporation

Counties Served:

Pinal

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Park Water Company, Inc.

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.
	n/a

N/A	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

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	\$0	\$0	\$0	\$0
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	3,000	0	0	3,000	0	3,000
304	Structures and Improvements	1,685	0	0	1,685	1,480	205
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	229,474	0	0	229,474	93,109	136,365
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	166,883	3,592	0	170,475	157,068	13,407
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	12,752	1,950	0	14,702	305	14,397
330.2	Pressure Tanks	8,619	0	0	8,619	431	8,188
331	Transmission and Distribution Mains	93,581	0	0	93,581	26,696	66,885
333	Services	23,940	1,981	0	25,920	2,394	23,526
334	Meters and Meter Installations	33,460	7,508	0	40,968	14,191	26,777
335	Hydrants	0	0	0	0	0	0
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	0	0	0	0	0	0
340.1	Computer & Software	2,435	0	0	2,435	487	1,948
341	Transportation Equipment	0	0	0	0	0	0
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
	Totals	\$575,830	\$15,031	\$0	\$590,860	\$296,161	\$294,699

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	0.00%	\$0
302	Franchises	0	0	0	0	0	0	0.00%	0
303	Land and Land Rights	3,000	0	0	3,000	0	3,000	0.00%	0
304	Structures and Improvements	1,685	0	0	1,685	1,480	205	3.33%	7
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	0.00%	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0	0.00%	0
307	Wells and Springs	229,474	0	0	229,474	93,109	136,365	3.33%	4,541
308	Infiltration Galleries	0	0	0	0	0	0	0.00%	0
309	Supply Mains	0	0	0	0	0	0	0.00%	0
310	Power Generation Equipment	0	0	0	0	0	0	0.00%	0
311	Pumping Equipment	166,883	3,592	0	170,475	157,068	13,407	12.50%	1,451
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	0	0	0	0	0	0	0.00%	0
320.2	Solution Chemical Feeders	0	0	0	0	0	0	0.00%	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	0.00%	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0	0.00%	0
330.1	Storage Tanks	12,752	1,950	0	14,702	305	14,397	2.22%	298
330.2	Pressure Tanks	8,619	0	0	8,619	431	8,188	5.00%	409
331	Transmission and Distribution Mains	93,581	0	0	93,581	26,696	66,885	2.00%	1,338
333	Services	23,940	1,981	0	25,920	2,394	23,526	3.33%	750
334	Meters and Meter Installations	33,460	7,508	0	40,968	14,191	26,777	8.33%	1,918
335	Hydrants	0	0	0	0	0	0	0.00%	0
336	Backflow Prevention Devices	0	0	0	0	0	0	0.00%	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0	0.00%	0
340	Office Furniture and Equipment	0	0	0	0	0	0	0.00%	0
340.1	Computer & Software	2,435	0	0	2,435	487	1,948	20.00%	390
341	Transportation Equipment	0	0	0	0	0	0	0.00%	0
342	Stores Equipment	0	0	0	0	0	0	0.00%	0
343	Tools, Shop and Garage Equipment	0	0	0	0	0	0	0.00%	0
344	Laboratory Equipment	0	0	0	0	0	0	0.00%	0
345	Power Operated Equipment	0	0	0	0	0	0	0.00%	0
346	Communication Equipment	0	0	0	0	0	0	0.00%	0
347	Miscellaneous Equipment	0	0	0	0	0	0	0.00%	0
348	Other Tangible Plant	0	0	0	0	0	0	0.00%	0
	Subtotal	\$575,830	\$15,031	\$0	\$590,860	\$296,161	\$294,699		\$11,102

Contribution(s) in Aid of Construction (Gross)	\$27,741
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$27,741
Times: Proposed Amortization Rate	3.77%
Amortization of CIAC	\$1,045

Less: Amortization of CIAC **\$1,045**

DEPRECIATION EXPENSE **\$10,057**

Park Water Company, Inc.
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		\$51,762	\$22,510
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		6,962	18,942
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		12,044	1,232
174	Miscellaneous Current and Accrued Assets		15,119	15,119
	Total Current and Accrued Assets		\$85,887	\$57,804
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$575,830	\$590,860
103	Property Held for Future Use		0	0
105	Construction Work in Progress		24,271	24,271
108	Accumulated Depreciation (enter as negative)*		(292,142)	(296,161)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$307,959	\$318,971
	Total Assets		\$393,846	\$376,774

*Note these items feed automatically from AR3 UPIS Page 4

Park Water Company, Inc.
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		\$53,415	\$35,993
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		1,758	(400)
236	Accrued Taxes		2,433	3,598
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$57,606	\$39,191
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$85,555	\$75,045
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		34,137	33,951
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		27,741	27,741
272	Less: Amortization of Contributions		(5,611)	(5,611)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$56,267	\$56,081
	Total Liabilities		\$199,429	\$170,317
	Capital Accounts			
201	Common Stock Issued		(\$28,229)	(\$28,229)
211	Other Paid-In Capital		0	1,080
215	Retained Earnings		203,384	211,727
218	Proprietary Capital (Sole Props and Partnerships)		19,263	21,881
	Total Capital		\$194,418	\$206,458
	Total Liabilities and Capital		\$393,846	\$376,775

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

Park Water Company, Inc.
Annual Report
Water Comparative Income Statement
12/31/25

Water 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		
461	Metered Water Revenue	\$162,498	\$141,039
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	1,927	1,602
474	Other Water Revenue	35	0
	Total Revenues	\$164,460	\$142,641
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	14,691	18,331
618	Chemicals	0	708
620	Materials and Supplies	650	341
620.1	Repairs and Maintenance	1,015	1,306
620.2	Office Supplies and Expense	5,593	4,873
630	Contractual Services	5,330	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	5,811	4,249
633	Contractual Services - Legal	2,975	3,735
634	Contractual Services - Management Fees	53,892	54,700
635	Contractual Services - Water Testing	1,714	2,221
636	Contractual Services - Other	0	4,160
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	4,478	4,308
657	Insurance - General Liability	4,887	3,380
657.1	Insurance - Health and Life	5,488	4,984
665	Regulatory Commission Expense - Rate	1,695	4,056
670	Bad Debt Expense	1,351	0
675	Miscellaneous Expense	2,937	3,168
403	Depreciation Expense (From Schedule AR4)	10,057	0
408	Taxes Other Than Income	0	0
408.11	Property Taxes	4,427	7,076
409	Income Taxes	21,232	57
427.1	Customer Security Deposit Interest	32	119
	Total Operating Expenses	\$148,256	\$121,771
	Operating Income / (Loss)	\$16,204	\$20,870
	Other Income / (Expense)		
419	Interest and Dividend Income	\$2	\$2
421	Non-Utility Income	86	97
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	(449)	(1,706)
	Total Other Income / (Expense)	(\$361)	(\$1,607)
	Net Income / (Loss)	\$15,843	\$19,263

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.5	0.0	0.0	0.5
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	0.0	0.3	0.3
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	1.0	1.0
Meter reader	0.0	0.0	0.0	0.0
Customer Service	0.0	0.0	0.1	0.1
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
Total	0.5	0.0	1.6	2.1

Park Water Company, Inc.
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	7/9/2010	1/0/1900	1/0/1900	1/0/1900
Source of Loan	WIFA	0	0	0
ACC Decision No.	71421	0	0	0
Reason for Loan	NEW WELL	0	0	0
Dollar Amt. Issued	\$198,000	\$0	\$0	\$0
Amount Outstanding	\$59,081	\$0	\$0	\$0
Date of Maturity	7/1/2030	1/0/1900	1/0/1900	1/0/1900
Interest Rate	4.50%	0.00%	0.00%	0.00%
Current Year Interest	\$3,533	\$0	\$0	\$0
Current Year Principal	\$11,689	\$0	\$0	\$0

Meter Deposit Balance at Test Year End:	\$12,097
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Meter Deposits Refunded During the Test Year:	\$1,858
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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.

[illegible]

Name of system water delivered to:	NA		
ADWR PCC Number:	NA		
Source of water delivered to another system	NA		

Name of system water received from:	NA	
ADWR PCC Number:		NA
Source of water received	NA	
Well registry 55# (55-XXXXXX):	NA	

Month	Water withdrawn (gallons)1	Water sold (gallons)2	Water delivered (sold) to other systems (gallons)3	Water received (purchased) from other systems (gallons)4	Estimated authorized use (gallons)5	Purchased Power Expense ⁶	Purchased Power (kWh)
January	977,556.00	831,815.00	0.00	0.00	75,000.00	\$1,216	6,333
February	920,775.00	732,540.00	0.00	0.00	125,000.00	1,060	5,417
March	946,637.00	845,453.00	0.00	0.00	0.00	1,076	5,247
April	944,806.00	724,233.00	0.00	0.00	100,000.00	1,018	5,386
May	1,389,593.00	1,215,226.00	0.00	0.00	0.00	1,383	7,787
June	1,333,829.00	1,126,408.00	0.00	0.00	50,000.00	1,245	6,951
July	1,338,939.00	1,021,717.00	0.00	0.00	150,000.00	1,238	7,176
August	1,690,607.00	1,435,717.00	0.00	0.00	0.00	1,730	10,066
September	1,266,184.00	1,167,573.00	0.00	0.00	0.00	1,277	7,135
October	1,110,926.00	1,078,330.00	0.00	0.00	0.00	1,302	7,590
November	1,086,069.00	762,422.00	0.00	0.00	200,000.00	1,231	6,803
December	1,074,649.00	923,565.00	0.00	0.00	0.00	915	4,777
Totals	14,080,570.00	11,864,999.00	0.00	0.00	700,000.00	\$14,691	80,668

If applicable, in the space below please provide a description for all un-metered water use along with amounts: Estimated use is from leaks and the cooresponding flushing after repairs have been made.

1	Water withdrawn - Total gallons of water withdrawn from pumped sources.
2	Water sold - Total gallons from customer meters, and other sales such as construction water.
3	Water delivered (sold) to other systems - Total gallons of water delivered to other systems.
4	Water received (purchased) from other systems - Total gallons of water purchased/received from other systems.
5	Estimated authorized use - Total estimated gallons from authorized metered or unmetered use. Authorized uses such as flushing (mains, services and hydrants) draining/cleaning tanks, process, construction, fire fighting, etc. Non-authorized use (real losses) are service line breaks and leaks, water main breaks, meter inaccuracies and theft.
6	Enter the total purchased power costs for the power meters associated with this system.
7	Enter the total purchased kWh used by the power meters associated with this system.

Water Utility Plant Description			
Name of the System:	PARK WATER CO		
ADEQ Public Water System Number:	AZ0411407		
ADWR PCC Number:	91-000583.0000		

MAINS		
Sizes (inches)	Material	Length (feet)
2.00	PVC	1,810
3.00	PVC	28,220
4.00	PVC	18,940
6.00	PVC	6,050
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	100%	1982	
NA	0%	0	
NA	0%	0	
NA	0%	0	
NA	0%	0	

BOOSTER PUMPS		
Horsepower	GPM	Quantity
5	100	1
7.5	150	1
10	200	2
0	0	0

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
12,000	Steel	1	2010
15,000	Steel	1	1982
25,000	Steel	1	1995
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
5/8 X 3/4	181	10%	30%
0.75	6	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 *	0
Other	0

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
2,000	Steel	1	1982
3,000	Steel	1	2005
3,000	Steel	1	2010
0	0	0	0
0	n/a0	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)
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For the following three items, list the utility owned assets in each category for each system.

TREATMENT EQUIPMENT:	Chlorinator
STRUCTURES:	NA
OTHER:	NA

Customer and Other Information		
Name of the System:	PARK WATER CO	
ADEQ Public Water System Number:	AZ0411407	
ADWR PCC Number:	91-000583.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	149	0	0	0	0
February	149	0	0	0	0
March	147	0	0	0	0
April	150	0	0	0	0
May	150	0	0	0	0
June	150	0	0	0	0
July	151	0	0	0	0
August	152	0	0	0	0
September	152	0	0	0	0
October	152	0	0	0	0
November	152	0	0	0	0
December	153	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?

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

NA

Park Water Company, Inc.
Annual Report
Utility Shutoffs / Disconnects
12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	PARK WATER CO
ADEQ Public Water System Number:	AZ0411407
ADWR PCC Number:	91-000583.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.C	Other
January	0	7	0
February	0	4	0
March	0	4	0
April	0	3	0
May	0	5	0
June	0	7	0
July	0	8	0
August	0	4	0
September	0	6	0
October	0	2	0
November	0	4	0
December	0	4	0
Total	0	58	0

Other (description):

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.

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2025 was
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\$4,427

If no property taxes paid, explain why.

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.

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: Dorinda Chacon
Company name: Park Water Company, Inc.

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.

Dorinda Chacon

signature of owner/official

520-624-1460

telephone no.



Lacey Ramee Merritt
Pima County
July 1st 2028