

ANNUAL REPORT

Of

Company Name: **Picacho Peak Water Company**
PO Box 1115

Mailing Address: Red Rock AZ
85145

RECEIVED BY EMAIL
4/13/2026, 2:42 PM
ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

Docket No.: W-02351A
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: **4/13/2026**

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Picacho Peak Water Company
A Class ☐ E Utility

For the Calendar Year Ended: 12/31/25

Primary Address:

PO Box 1115		
City: Red Rock	State: Arizona	Zip Code: 85145

Telephone Number:

N/A

Date of Original Organization of Utility:

7/13/1997

Person to whom correspondence should be addressed concerning this report:

Name:

Sonn S Ahlbrecht

Telephone No. :

(602) 275-1710

Address:

PO Box 50793		
City: Phoenix	State: Arizona	Zip Code: 85076

Email:

sonncpa@gmail.com

Management Contact
Name:

Mike Wirth

Telephone No. :

(480) 446-9555

Address:

PO Box 1115		
City: Red Rock	State: Arizona	Zip Code: 85145

Email:

ppwcpicacho@gmail.com

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Name:

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Telephone No. :

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Address:

City:	State:	Zip Code:

Email:

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Name:

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Telephone No. :

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Address:

City:	State:	Zip Code:

Email:

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Name:

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Telephone No. :

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Address:

City:	State:	Zip Code:

Email:

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Ownership:

Association--Cooperative

Counties Served:

Pinal

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Picacho Peak Water Company

Important changes during the year
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No	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

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 violation type 52 follow up or routine tap M/R (LCR) dated 1/13/25, two ADEQ violation type 45 failure to address deficiency (GWR) both dated 3/11/25, two ADEQ violation type 75 public notice rule linked to violation both dated 5/19/25

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	4,300	0	0	4,300	0	4,300
304	Structures and Improvements	3,158	7,203	0	10,361	2,899	7,462
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	79,360	0	0	79,360	16,891	62,469
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	0	0	0	0	0	0
310	Power Generation Equipment	67,205	802	0	68,007	11,781	56,226
311	Pumping Equipment	74,632	0	0	74,632	46,696	27,936
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	53,214	0	0	53,214	46,266	6,948
330	Distribution Reservoirs and Standpipes	8,089	0	0	8,089	1,204	6,885
330.1	Storage Tanks	156,488	17,468	0	173,956	10,033	163,923
330.2	Pressure Tanks	44,809	21,313	0	66,122	29,967	36,155
331	Transmission and Distribution Mains	129,204	0	0	129,204	53,784	75,420
333	Services	2,643	0	0	2,643	621	2,022
334	Meters and Meter Installations	12,274	6,409	0	18,683	7,675	11,008
335	Hydrants	0	0	0	0	0	0
336	Backflow Prevention Devices	16,747	4,823	0	21,570	5,926	15,644
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	0	0	0	0	0	0
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	840	788	0	1,628	165	1,463
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$652,963	\$58,806	\$0	\$711,769	\$233,908	\$477,861

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	4,300	0	0	4,300	4,300	0	0.00%	0
304	Structures and Improvements	3,158	7,203	0	10,361	2,544	7,817	3.33%	140
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	79,360	0	0	79,360	8,475	70,885	3.33%	2,360
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	67,205	802	0	68,007	0	68,007	5.00%	3,380
311	Pumping Equipment	74,632	0	0	74,632	25,130	49,502	12.50%	6,454
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	53,214	0	0	53,214	31,301	21,913	10.00%	2,191
330	Distribution Reservoirs and Standpipes	8,089	0	0	8,089	0	8,089	2.22%	180
330.1	Storage Tanks	156,488	17,468	0	173,956	0	173,956	2.22%	4,113
330.2	Pressure Tanks	44,809	21,313	0	66,122	10,657	55,465	5.00%	2,567
331	Transmission and Distribution Mains	129,204	0	0	129,204	26,112	103,092	2.00%	2,062
333	Services	2,643	0	0	2,643	450	2,193	3.33%	73
334	Meters and Meter Installations	12,274	6,409	0	18,683	0	18,683	8.33%	1,527
335	Hydrants	0	0	0	0	0	0	0.00%	0
336	Backflow Prevention Devices	16,747	4,823	0	21,570	0	21,570	6.67%	1,376
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	0	0	0	0	0	0	0.00%	0
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	840	788	0	1,628	0	1,628	10.00%	123
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	\$652,963	\$58,806	\$0	\$711,769	\$108,969	\$602,800		\$26,547

Contribution(s) in Aid of Construction (Gross)	\$17,405
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	17,405
Amortizable Contribution(s)	\$0
Times: Proposed Amortization Rate	4.40%
Amortization of CIAC	\$0

Less: Amortization of CIAC **\$0**

DEPRECIATION EXPENSE **\$26,547**

Picacho Peak Water Company
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		\$11,828	\$10,344
134	Working Funds		0	0
135	Temporary Cash Investments		84,792	64,782
141	Customer Accounts Receivable		17,356	14,432
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		7,899	7,258
162	Prepayments		7,618	7,796
174	Miscellaneous Current and Accrued Assets		21,455	0
	Total Current and Accrued Assets		\$150,948	\$104,612
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$652,963	\$711,769
103	Property Held for Future Use		0	0
105	Construction Work in Progress		3,927	0
108	Accumulated Depreciation (enter as negative)*		(190,728)	(233,908)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$466,162	\$477,861
	Total Assets		\$617,110	\$582,473

*Note these items feed automatically from AR3 UPIS Page 4

Picacho Peak Water Company
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		\$7,240	\$2,677
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		0	0
236	Accrued Taxes		0	0
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$7,240	\$2,677
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		0	0
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		17,405	17,405
272	Less: Amortization of Contributions		(17,405)	(17,405)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$0	\$0
	Total Liabilites		\$7,240	\$2,677
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		1,100	1,000
215	Retained Earnings		608,770	578,796
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$609,870	\$579,796
	Total Liabilities and Capital		\$617,110	\$582,473

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

Picacho Peak Water Company
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	\$179,568	\$171,294
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	0	0
	Total Revenues	\$179,568	\$171,294
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	13,955	11,674
618	Chemicals	100	0
620	Materials and Supplies	554	0
620.1	Repairs and Maintenance	7,293	7,886
620.2	Office Supplies and Expense	1,047	683
630	Contractual Services	3,000	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	7,641	11,369
633	Contractual Services - Legal	0	28
634	Contractual Services - Management Fees	0	0
635	Contractual Services - Water Testing	258	790
636	Contractual Services - Other	7,140	10,871
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	214	0
657	Insurance - General Liability	2,125	572
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	319	1,734
403	Depreciation Expense (From Schedule AR4)	26,547	24,196
408	Taxes Other Than Income	0	0
408.11	Property Taxes	7,818	7,112
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$78,011	\$76,915
	Operating Income / (Loss)	\$101,557	\$94,379
	Other Income / (Expense)		
419	Interest and Dividend Income	\$4,041	\$6,098
421	Non-Utility Income	124	311
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	(3)
	Total Other Income / (Expense)	\$4,165	\$6,406
	Net Income / (Loss)	\$105,722	\$100,785

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	0.3	0.3
Meter reader	0.0	0.0	0.1	0.1
Customer Service	0.0	0.0	0.0	0.0
Accounting	0.0	0.0	0.6	0.6
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	1.0	1.0

Picacho Peak Water Company
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	No loans	No loans	No loans	No loans
Source of Loan	No loans	No loans	No loans	No loans
ACC Decision No.	No loans	No loans	No loans	No loans
Reason for Loan	No loans	No loans	No loans	No loans
Dollar Amt. Issued	No loans	No loans	No loans	No loans
Amount Outstanding	No loans	No loans	No loans	No loans
Date of Maturity	No loans	No loans	No loans	No loans
Interest Rate	No loans	No loans	No loans	No loans
Current Year Interest	No loans	No loans	No loans	No loans
Current Year Principal	No loans	No loans	No loans	No loans

Meter Deposit Balance at Test Year End:	\$0
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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.

Well and Water Usage

[illegible]

Name of system water delivered to:	
ADWR PCC Number:	91-000945.000 Picacho Peak RV Resort
Source of water delivered to another system	Ground Water

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

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 Expense6	Purchased Power (kWh)7
January	2,813,400.00	417,833.00	2,081,926.00	0.00	0.00	\$1,127	8,041
February	2,265,600.00	306,672.00	1,720,692.00	0.00	0.00	1,095	7,826
March	2,247,500.00	357,551.00	1,531,568.00	0.00	0.00	1,174	6,950
April	2,772,600.00	394,176.00	1,991,380.00	0.00	0.00	1,233	7,647
May	1,990,400.00	324,282.00	1,323,681.00	0.00	0.00	1,279	7,303
June	2,185,600.00	379,742.00	1,469,379.00	0.00	0.00	1,101	6,074
July	1,421,900.00	237,910.00	983,070.00	0.00	0.00	838	6,128
August	1,363,400.00	264,147.00	876,680.00	0.00	0.00	646	4,553
September	1,431,200.00	297,900.00	970,541.00	0.00	0.00	717	4,237
October	1,414,200.00	223,341.00	995,789.00	0.00	0.00	1,316	7,617
November	1,492,200.00	285,178.00	1,083,831.00	0.00	0.00	1,693	10,401
December	1,683,100.00	222,628.00	1,307,759.00	0.00	0.00	1,735	10,795
Totals	23,080,100.00	3,711,360.00	16,336,296.00	0.00	0.00	\$13,955	87,572

If applicable, in the space below please provide a description for all un-metered water use along with amounts:

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:	PICACHO PEAK WATER COMPANY		
ADEQ Public Water System Number:	AZ0411038		
ADWR PCC Number:	91-000536.0000		

MAINS

[illegible]

CUSTOMER METERS

[illegible]

SERVICE LINES

SERVICE LINES		
Material	Percent of system installed	Year
PVC	10%	2021

BOOSTER PUMPS

BOOSTER PUMPS		
Horsepower	GPM	Quantity
7.5		2

FIRE HYDRANTS

FIRE HYDRANTS	
Type	Quantity
Standard *	0
Other	0

STORAGE TANKS

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
12,000	Poly	2	2022
12,000	Poly	3	2023

PRESSURE/BLADDER TANKS

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
85	Steel	12	2016
83	Steel	2	2022

* 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:	Under sink reverse osmosis units
STRUCTURES:	Shade structures over the tanks
OTHER:	Backflow prevension devices, standpipe

Customer and Other Information		
Name of the System:	PICACHO PEAK WATER COMPANY	
ADEQ Public Water System Number:	AZ0411038	
ADWR PCC Number:	91-000536.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	3	2	5	0	2
February	3	2	5	0	2
March	3	2	5	0	1
April	3	2	5	0	1
May	3	2	5	0	1
June	3	2	5	0	1
July	3	2	5	0	1
August	3	2	5	0	0
September	3	2	5	0	1
October	3	2	5	0	0
November	3	2	5	0	0
December	3	2	5	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.

N/A

Picacho Peak Water Company
Annual Report
Utility Shutoffs / Disconnects
12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	PICACHO PEAK WATER COMPANY
ADEQ Public Water System Number:	AZ0411038
ADWR PCC Number:	91-000536.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.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.

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2025 was
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\$7,661

If no property taxes paid, explain why.

All taxes paid.

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): Maricopa
Name (owner or official) title: Michael Wirth, President
Company name: Picacho Peak Water Company

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.

Michael Wirth

signature of owner/official

(480) 446-9555

telephone no.