

ANNUAL REPORT

Of

Company Name:

Ridgeview Utility Company

4720 East Cotton Gin Loop, Suite 130

Mailing Address: Phoenix AZ
85040

RECEIVED BY EMAIL
5/15/2026, 1:42 PM
ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

Docket No.: W-03861A
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:

5/15/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Ridgeview Utility Company
A Class ☐ D 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:

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
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On-Site Manager
Name:

Ed MacMeans

Telephone No. :

520-825-3423

Address:

40004 S Ridgeview Blvd			
City:	Tucson	State:	Arizona
Zip Code:	85739		

Email:

emacmeans@jwwater.net
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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
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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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NA
Name:

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Telephone No. :

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Address:

City:		State:	Arizona
Zip Code:			

Email:

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Ownership:

"S" Corporation

Counties Served:

Pinal

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.

No	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.

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	55,315	0	0	55,315	0	55,315
303	Land and Land Rights	0	0	0	0	0	0
304	Structures and Improvements	34,070	0	0	34,070	18,454	15,616
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	1,101,906	0	0	1,101,906	671,523	430,383
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	711,007	0	0	711,007	293,017	417,990
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	1,754	1,362	0	3,116	591	2,525
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	171,818	0	0	171,818	109,450	62,368
330.2	Pressure Tanks	2,774	0	0	2,774	476	2,298
331	Transmission and Distribution Mains	1,771,522	1,872	0	1,773,394	527,491	1,245,902
333	Services	343,878	0	0	343,878	87,713	256,165
334	Meters and Meter Installations	68,632	0	0	68,632	(84,494)	153,127
335	Hydrants	351,822	0	0	351,822	101,213	250,609
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	1,524	0	0	1,524	813	711
340.1	Computer & Software	2,700	0	0	2,700	796	1,904
341	Transportation Equipment	4,091	0	0	4,091	1,327	2,764
342	Stores Equipment	0	0	0	0	0	0
343	Tools, Shop and Garage Equipment	2,359	0	0	2,359	1,390	969
344	Laboratory Equipment	0	0	0	0	0	0
345	Power Operated Equipment	2,350	0	0	2,350	323	2,027
346	Communication Equipment	4,847	0	0	4,847	(64)	4,911
347	Miscellaneous Equipment	3,896	0	0	3,896	1,743	2,153
348	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$4,636,266	\$3,234	\$0	\$4,639,500	\$1,731,764	\$2,907,735

Ridgeview Utility Company
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/25

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	55,315	0	0	55,315	55,315	0	0.00%	0
303	Land and Land Rights	0	0	0	0	0	0	0.00%	0
304	Structures and Improvements	34,070	0	0	34,070	0	34,070	3.33%	1,135
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	2.50%	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0	0.00%	0
307	Wells and Springs	1,101,906	0	0	1,101,906	0	1,101,906	3.33%	36,693
308	Infiltration Galleries	0	0	0	0	0	0	3.00%	0
309	Supply Mains	0	0	0	0	0	0	2.00%	0
310	Power Generation Equipment	0	0	0	0	0	0	5.00%	0
311	Pumping Equipment	711,007	0	0	711,007	435,163	275,844	12.50%	34,481
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	0	0	0	0	0	0	3.33%	0
320.2	Solution Chemical Feeders	1,754	1,362	0	3,116	0	3,116	20.00%	487
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	3.00%	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0	0.00%	0
330.1	Storage Tanks	171,818	0	0	171,818	0	171,818	2.22%	3,814
330.2	Pressure Tanks	2,774	0	0	2,774	0	2,774	5.00%	139
331	Transmission and Distribution Mains	1,771,522	1,872	0	1,773,394	0	1,773,394	2.00%	35,449
333	Services	343,878	0	0	343,878	0	343,878	3.33%	11,451
334	Meters and Meter Installations	68,632	0	0	68,632	10,641	57,991	8.33%	4,831
335	Hydrants	351,822	0	0	351,822	0	351,822	2.00%	7,036
336	Backflow Prevention Devices	0	0	0	0	0	0	6.67%	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0	6.67%	0
340	Office Furniture and Equipment	1,524	0	0	1,524	1,369	155	6.67%	10
340.1	Computer & Software	2,700	0	0	2,700	0	2,700	20.00%	540
341	Transportation Equipment	4,091	0	0	4,091	1,841	2,250	20.00%	450
342	Stores Equipment	0	0	0	0	0	0	3.00%	0
343	Tools, Shop and Garage Equipment	2,359	0	0	2,359	0	2,359	4.00%	94
344	Laboratory Equipment	0	0	0	0	0	0	3.00%	0
345	Power Operated Equipment	2,350	0	0	2,350	0	2,350	5.00%	118
346	Communication Equipment	4,847	0	0	4,847	3,353	1,494	10.00%	149
347	Miscellaneous Equipment	3,896	0	0	3,896	3,896	(0)	10.00%	(0)
348	Other Tangible Plant	0	0	0	0	0	0	5.00%	0
	Subtotal	\$4,636,266	\$3,234	\$0	\$4,639,500	\$511,579	\$4,127,921		\$136,878

Contribution(s) in Aid of Construction (Gross)	13,334
Less: Non Amortizable Contribution(s)	-
Fully Amortized Contribution(s)	-
Amortizable Contribution(s)	13,334
Times: Proposed Amortization Rate	3.32%
Amortization of CIAC	\$442

Less: Amortization of CIAC \$442

DEPRECIATION EXPENSE **\$136,435**

Ridgeview Utility 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		\$82,187	\$26,516
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		27,323	36,704
142	Other Receivables		0	0
145	Accounts Receivable - Related Party		0	0
146	Notes Receivable from Associated Companies		0	126,880
151	Plant Material and Supplies		0	0
162	Prepayments		252	(0)
174	Miscellaneous Current and Accrued Assets		0	2,411
	Total Current and Accrued Assets		\$109,762	\$192,511
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$4,636,266	\$4,639,500
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(1,536,164)	(1,731,764)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$3,100,102	\$2,907,735
	Total Assets		\$3,209,864	\$3,100,246

*Note these items feed automatically from AR3 UPIS Page 4

Ridgeview Utility 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		\$5,158	\$4,127
232	Notes Payable (Current Portion)		0	0
233	Accounts Payable - Related Party		3,280	(0)
234	Notes Payable to Associated Companies		11,865	28,396
235	Customer Deposits		0	0
236	Accrued Taxes		6,761	0
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		1,933	1,869
	Total Current Liabilities		\$28,997	\$34,392
	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		13,334	13,334
272	Less: Amortization of Contributions		(2,801)	(3,001)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$10,533	\$10,333
	Total Liabilites		\$39,530	\$44,725
	Capital Accounts			
201	Common Stock Issued		\$2,400,000	\$2,400,000
211	Other Paid-In Capital		944,997	944,997
215	Retained Earnings		(174,663)	(289,476)
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$3,170,334	\$3,055,521
	Total Liabilities and Capital		\$3,209,864	\$3,100,245

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

Ridgeview Utility 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	\$383,905	\$281,926
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	1,869	1,977
474	Other Water Revenue	0	57,738
	Total Revenues	\$385,775	\$341,641
	Operating Expenses		
601	Salaries and Wages	\$35,836	\$41,074
603	Salaries and Wages - Officers	0	3,806
604	Employee Pensions and Benefits	15,081	7,349
610	Purchased Water	0	0
615	Purchased Power	114,045	89,548
618	Chemicals	7,453	3,120
620	Materials and Supplies	67	0
620.1	Repairs and Maintenance	2,666	2,333
620.2	Office Supplies and Expense	6,288	5,044
630	Contractual Services	0	0
631	Contractual Services -Engineering	0	0
632	Contractual Services - Accounting	10,082	460
633	Contractual Services - Legal	18,697	0
634	Contractual Services - Management Fees	16,741	0
635	Contractual Services - Water Testing	0	0
636	Contractual Services - Other	40,626	8,671
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	182	12,034
656	Insurance - Vehicles	0	3,609
657	Insurance - General Liability	12,219	5,659
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	181	0
675	Miscellaneous Expense	4,260	2,028
403	Depreciation Expense (From Schedule AR4)	136,435	126,180
408.11	Property Taxes	10,283	10,166
408.12	Payroll Taxes	2,825	2,455
408.13	Other taxes and licenses	1,902	2,366
409	Income Taxes	13,784	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$449,656	\$325,901
	Operating Income / (Loss)	(\$63,882)	\$15,740
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	240	3,665
426	Miscellaneous Non-Utility (Expense)	1	0
427	Interest (Expense)	0	(1,443)
	Total Other Income / (Expense)	\$241	\$2,222
	Net Income / (Loss)	(\$63,641)	\$17,962

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)	0.9	0.0	0.0	0.9
Meter reader	0.0	0.0	0.0	0.0
Customer Service	0.0	0.1	0.0	0.1
Accounting	0.0	0.1	0.0	0.1
Business Office	0.0	0.0	0.0	0.0
Rates Department	0.0	0.1	0.0	0.1
Administrative Staff	0.0	0.0	0.0	0.0
Other	0.0	0.1	0.0	0.1
Total	0.9	0.4	0.0	1.3

Ridgeview Utility 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	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:	N/A
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Meter Deposits Refunded During the Test Year:	N/A
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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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Well and Water Usage

[illegible]

Name of system water delivered to:	LAGO DEL ORO WATER CO	
ADWR PCC Number:	91-000558.0000	
Source of water delivered to another system	Ground Water	

Name of system water received from:	LAGO DEL ORO WATER CO	
ADWR PCC Number:	91-000558.0000	
Source of water received	Ground Water	
Well registry 55# (55-XXXXXX):	N/A	

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) ⁷
January	4,726,000.00	3,915,476.00	773,500.00	0.00	0.00	\$8,502	26,535
February	4,051,000.00	3,162,680.00	173,100.00	0.00	0.00	8,395	26,326
March	4,237,000.00	4,128,025.00	0.00	(103,800.00)	0.00	8,364	24,632
April	8,436,000.00	9,514,161.00	0.00	(1,529,900.00)	0.00	11,322	55,477
May	17,738,000.00	18,856,907.00	0.00	(1,536,000.00)	0.00	15,372	99,276
June	21,607,400.00	23,012,383.00	0.00	(2,722,860.00)	0.00	14,047	84,887
July	17,459,600.00	17,279,979.00	832,260.00	0.00	0.00	12,417	65,983
August	16,019,000.00	18,149,657.00	0.00	(2,682,300.00)	0.00	11,926	60,663
September	8,230,000.00	8,820,942.00	0.00	(1,817,500.00)	0.00	9,858	40,774
October	8,187,000.00	9,561,053.00	0.00	(422,000.00)	0.00	0	0
November	5,879,000.00	5,820,361.00	0.00	(628,800.00)	0.00	10,752	47,029
December	4,496,000.00	3,654,884.00	0.00	(506,500.00)	0.00	3,002	28,036
Totals	121,066,000.00	125,876,508.00	1,778,860.00	(11,949,660.00)	0.00	\$113,957	559,619

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:	LAGO DEL ORO WATER CO		
ADEQ Public Water System Number:	AZ0411117		
ADWR PCC Number:	91-000558.0000		

MAINS		
Sizes (inches)	Material	Length (feet)
6.00	PVC	16,620
6.00	ACP, DIP, PVC	48
8.00	PVC	20,341
8.00	ACP, DIP, PVC	40
12.00	PVC	7,109

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,00,000 gallons	Percent over 10 years old
5/8 X 3/4	480	33%	unknown
0.75	9	67%	unknown
1	8	57%	unknown
2	5	60%	unknown
3	2	100%	unknown
6	1	100%	unknown
8	1	100%	unknown

SERVICE LINES		
Material	Percent of system	Year installed
Copper	100%	2004

BOOSTER PUMPS			
Horsepower	GPM	Quantity	
60	1,250	1	
20	550	2	
25	~650	1	
7.5	~150	2	

FIRE HYDRANTS	
Type	Quantity
Standard *	73
Other	

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
250,000	Steel	1	1993
250,000	Steel	1	1997

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000	Steel	1	1993

* 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:	Sodium Hydrochlorite Pump
STRUCTURES:	Sound Enclosure Building
OTHER:	*Lago Del Oro Water Company and Ridgeview Utility Company entered into a water facilities sharing agreement on November 2, 2000. This agreement was approved by the Arizona Corporation Commission in Decision 65216. The agreement, in short, allows Ridgeview Utility Company to store water from two (2) of its wells in Lago Del Oro Water Company's storage tanks.

Customer and Other Information	
Name of the System:	LAGO DEL ORO WATER CO
ADEQ Public Water System Number:	AZ0411117
ADWR PCC Number:	91-000558.0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	454	0	7	17	1
February	456	0	7	17	1
March	458	0	7	17	1
April	459	0	7	18	1
May	462	0	7	18	1
June	463	0	7	18	1
July	465	0	7	19	1
August	466	0	7	18	1
September	468	0	7	18	1
October	469	0	7	18	1
November	471	0	7	18	1
December	473	0	7	18	1

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.

Ridgeview Utility Company
Annual Report
 Utility Shutoffs / Disconnects
 12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	LAGO DEL ORO WATER CO
ADEQ Public Water System Number:	AZ0411117
ADWR PCC Number:	91-000558.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.C	Other
January	0	0	0
February	0	1	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	1	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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\$10,283

If no property taxes paid, explain why.

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.

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:

Jason Williamson

Company name:

Ridgeview Utility Company

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

FOR THE YEAR ENDING:

12/31/25

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.