

ANNUAL REPORT

Of

Company Name:

Saguaro Water Company

PO Box 85160

Mailing Address: Tucson AZ
85754

Docket No.: W-01790A
For the Year Ended:

12/31/25

RECEIVED BY EMAIL

7/16/2026, 1:53 PM

**ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION**

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:

Corrected Filing

Application Date:

7/16/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Saguaro Water Company
A Class ☒ 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:

1/6/1985

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:

na

Telephone No. :

na

Address:

na
City: na State: na Zip Code: na
Email: na

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Name:

na

Telephone No. :

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Address:

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City: na State: na Zip Code: na
Email: na

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Name:

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Telephone No. :

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Address:

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City: na State: na Zip Code: na
Email: na

na

Name:

na

Telephone No. :

na

Address:

na
City: na State: na Zip Code: na
Email: na

Ownership:

"S" Corporation

Counties Served:

Pima

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Saguaro 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

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.
	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	\$29,256	\$0	\$0	\$29,256	\$29,256	\$0
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	57,869	2,595	0	60,464	0	60,464
304	Structures and Improvements	3,263	0	0	3,263	0	3,263
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	202,364	1,600	0	203,964	202,551	1,413
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	5,295,547	0	0	5,295,547	3,942,154	1,353,392
310	Power Generation Equipment	0	0	0	0	0	0
311	Pumping Equipment	176,677	22,376	0	199,053	179,532	19,521
320	Water Treatment Equipment	31,727	0	0	31,727	31,727	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	587,304	0	0	587,304	587,304	0
330.1	Storage Tanks	0	0	0	0	0	0
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	579,568	0	0	579,568	565,360	14,208
333	Services	10,846	0	0	10,846	10,846	0
334	Meters and Meter Installations	420,378	96,687	0	517,065	63,338	453,727
335	Hydrants	1,744	0	0	1,744	0	1,744
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	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	402	0	0	402	0	402
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	28,647	0	0	28,647	0	28,647
348	Other Tangible Plant	250	0	0	250	0	250
	Totals	\$7,425,841	\$123,258	\$0	\$7,549,099	\$5,612,068	\$1,937,030

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	\$29,256	\$0	\$0	\$29,256	\$0	\$29,256	0.00%	\$0
302	Franchises	0	0	0	0	0	0	0.00%	0
303	Land and Land Rights	57,869	2,595	0	60,464	0	60,464	0.00%	0
304	Structures and Improvements	3,263	0	0	3,263	0	3,263	0.00%	0
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	202,364	1,600	0	203,964	0	203,964	28.09%	57,075
308	Infiltration Galleries	0	0	0	0	0	0	0.00%	0
309	Supply Mains	5,295,547	0	0	5,295,547	0	5,295,547	0.00%	0
310	Power Generation Equipment	0	0	0	0	0	0	0.00%	0
311	Pumping Equipment	176,677	22,376	0	199,053	0	199,053	0.00%	0
320	Water Treatment Equipment	31,727	0	0	31,727	0	31,727	4.00%	1,269
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	587,304	0	0	587,304	0	587,304	0.14%	839
330.1	Storage Tanks	0	0	0	0	0	0	0.00%	0
330.2	Pressure Tanks	0	0	0	0	0	0	0.00%	0
331	Transmission and Distribution Mains	579,568	0	0	579,568	0	579,568	31.06%	179,992
333	Services	10,846	0	0	10,846	0	10,846	3.19%	346
334	Meters and Meter Installations	420,378	96,687	0	517,065	0	517,065	3.40%	15,938
335	Hydrants	1,744	0	0	1,744	0	1,744	9.27%	162
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	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	402	0	0	402	0	402	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	28,647	0	0	28,647	0	28,647	0.00%	0
348	Other Tangible Plant	250	0	0	250	0	250	8.00%	20
	Subtotal	\$7,425,841	\$123,258	\$0	\$7,549,099	\$0	\$7,549,099		\$255,641

Contribution(s) in Aid of Construction (Gross)	\$6,383,634
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	13,725
Amortizable Contribution(s)	\$6,369,909
Times: Proposed Amortization Rate	3.39%
Amortization of CIAC	\$215,709

Less: Amortization of CIAC **\$215,709**

DEPRECIATION EXPENSE **\$39,932**

Saguaro 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		\$250,039	\$116,197
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		4,433	237
146	Notes Receivable from Associated Companies		68,500	68,500
151	Plant Material and Supplies		0	0
162	Prepayments		0	0
174	Miscellaneous Current and Accrued Assets		2,100	2,100
	Total Current and Accrued Assets		\$325,072	\$187,034
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$7,425,841	\$7,549,099
103	Property Held for Future Use		0	0
105	Construction Work in Progress		16,287	16,287
108	Accumulated Depreciation (enter as negative)*		(5,356,427)	(5,612,068)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$2,085,700	\$1,953,317
	Total Assets		\$2,410,772	\$2,140,351

*Note these items feed automatically from AR3 UPIS Page 4

Saguaro 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		\$7,743	\$40,424
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		6,869	6,869
236	Accrued Taxes		6,609	4,221
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		6,196	3,696
	Total Current Liabilities		\$27,417	\$55,210
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$72,667	\$77,644
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		1,640,502	1,631,238
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		4,752,396	4,752,396
272	Less: Amortization of Contributions		(1,944,303)	(2,160,012)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$4,448,594	\$4,223,622
	Total Liabilites		\$4,548,678	\$4,356,476
	Capital Accounts			
201	Common Stock Issued		\$102,100	\$102,100
211	Other Paid-In Capital		291,709	291,709
215	Retained Earnings		(2,531,715)	(2,609,933)
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		(\$2,137,906)	(\$2,216,124)
	Total Liabilities and Capital		\$2,410,772	\$2,140,352

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

Saguaro 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	\$1,016,117	\$899,541
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	165	32
474	Other Water Revenue	4,099	5,417
	Total Revenues	\$1,020,381	\$904,990
	Operating Expenses		
601	Salaries and Wages	\$0	\$619
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	130,705	194,859
618	Chemicals	0	0
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	23,702	0
620.2	Office Supplies and Expense	2,349	3,284
630	Contractual Services	0	0
631	Contractual Services - Engineering	15,976	6,798
632	Contractual Services - Accounting	5,145	3,151
633	Contractual Services - Legal	2,101	3,374
634	Contractual Services - Management Fees	429,500	418,907
635	Contractual Services - Water Testing	4,343	5,128
636	Contractual Services - Other	0	0
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	0	0
657	Insurance - General Liability	1,345	9,439
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	8,755	0
675	Miscellaneous Expense	11,373	3,736
403	Depreciation Expense (From Schedule AR4)	39,932	46,300
408	Taxes Other Than Income	962	0
408.11	Property Taxes	63,385	43,298
409	Income Taxes	3,969	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$743,542	\$738,893
	Operating Income / (Loss)	\$276,839	\$166,097
	Other Income / (Expense)		
419	Interest and Dividend Income	\$40	\$28
421	Non-Utility Income	(488)	575
426	Miscellaneous Non-Utility (Expense)	0	(29,288)
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	(\$448)	(\$28,684)
	Net Income / (Loss)	\$276,391	\$137,412

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.5	0.0	0.0	0.5
Vice-president	0.5	0.0	0.0	0.5
Manager	0.0	0.0	1.0	1.0
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	1.0	1.0
Customer Service	0.0	0.0	0.7	0.7
Accounting	0.0	0.0	0.2	0.2
Business Office	0.0	0.0	0.3	0.3
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	0.0	0.0	0.2	0.2
Other	0.0	0.0	0.0	0.0
Total	1.0	0.0	4.4	5.4

Saguaro 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	NA	NA	NA	NA
Source of Loan	0	0	0	0
ACC Decision No.	0	0	0	0
Reason for Loan	0	0	0	0
Dollar Amt. Issued	\$0	\$0	\$0	\$0
Amount Outstanding	\$0	\$0	\$0	\$0
Date of Maturity	NA	NA	NA	NA
Interest Rate	0.00%	0.00%	0.00%	0.00%
Current Year Interest	\$0	\$0	\$0	\$0
Current Year Principal	\$0	\$0	\$0	\$0

Meter Deposit Balance at Test Year End:	\$48,510
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Meter Deposits Refunded During the Test Year:	\$27,803
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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)7
January	9,885,000.00	9,349,808.00	0.00	0.00	0.00	\$8,818	56,586
February	11,751,000.00	10,403,588.89	0.00	0.00	0.00	7,023	44,832
March	12,065,000.00	10,494,035.47	0.00	0.00	0.00	8,387	53,765
April	10,578,000.00	9,100,321.27	0.00	0.00	0.00	8,575	54,994
May	13,284,000.00	11,502,533.00	0.00	0.00	0.00	11,336	67,051
June	14,206,000.00	13,196,679.00	0.00	0.00	0.00	13,779	82,141
July	15,513,000.00	14,555,971.00	0.00	0.00	0.00	13,445	80,035
August	27,594,000.00	25,890,561.00	0.00	0.00	0.00	11,456	65,015
September	13,184,000.00	12,368,047.00	0.00	0.00	0.00	12,707	72,394
October	15,974,000.00	14,503,947.00	0.00	0.00	0.00	11,524	76,924
November	19,261,000.00	17,437,122.00	0.00	0.00	0.00	9,613	68,957
December	11,296,000.00	10,112,557.00	0.00	0.00	0.00	6,263	44,665
Totals	174,591,000.00	158,915,170.63	0.00	0.00	0.00	\$122,926	767,359

If applicable, in the space below please provide a description for all un-metered water use along with amounts: NA	
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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:		SAGUARO WATER COMPANY	
ADEQ Public Water System Number:		AZ0410177	
ADWR PCC Number:		91-000467.0000	

MAINS		
Sizes (inches)	Material	Length (feet)
4.00	PVC	15,610
6.00	PVC	44,844
6.00	DIP/ACP	1,536
8.00	PVC	86,555
8.00	DIP/ACP	465
12.00	PVC	11,865
12.00	DIP/ACP	18,850
na	na	na
na	na	na
na	na	na
na	na	na
na	na	na
na	na	na
na	na	na

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

BOOSTER PUMPS		
Horsepower	GPM	Quantity
15	150	2
25	250	2
50	500	4
na	na	na

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
500,000	STEEL	1	2004
na	na	na	na
na	na	na	na
na	na	na	na
na	na	na	na
na	na	na	na

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	717	1%	1%
0.75	410	1%	1%
1	216	1%	1%
2	2	50%	50%
3	1	100%	100%
na	na	na	na
na	na	na	na
na	na	na	na
na	na	na	na
na	na	na	na
na	na	na	na
na	na	na	na
na	na	na	na
na	na	na	na
na	na	na	na
na	na	na	na

FIRE HYDRANTS	
Type	Quantity
Standard *	235
Other	0

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
5,000	STEEL	4	1994
5,000	STEEL	2	2004
na	na	na	na
na	na	na	na
na	na	na	na
na	na	na	na

* 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
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OTHER:	NA
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Customer and Other Information		
Name of the System:	SAGUARO WATER COMPANY	
ADEQ Public Water System Number:	AZ0410177	
ADWR PCC Number:	91-000467.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	1,323	0	11	0	0
February	1,321	0	12	0	0
March	1,322	0	12	0	0
April	1,322	0	12	0	0
May	1,318	0	13	0	0
June	1,323	0	14	0	0
July	1,325	0	14	0	0
August	1,329	0	13	0	0
September	1,327	0	13	0	0
October	1,332	0	13	0	0
November	1,327	0	13	0	0
December	1,327	0	15	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

Saguaro Water Company
Annual Report
 Utility Shutoffs / Disconnects
 12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	SAGUARO WATER COMPANY
ADEQ Public Water System Number:	AZ0410177
ADWR PCC Number:	91-000467.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.C	Other
January	0	0	0
February	0	8	0
March	0	4	0
April	0	0	0
May	0	5	0
June	0	5	0
July	0	2	0
August	0	0	0
September	0	11	0
October	0	11	0
November	0	0	0
December	0	0	0
Total	0	46	0

Other (description):

NA

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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\$63,385

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):

Pima

Name (owner or official) title:

Dorinda Chacon

Company name:

Saguaro 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.

Dorinda Chacon

signature of owner/official

520-624-1460

telephone no.



Lacey Merritt
Pima County
July 1st 2028