

ANNUAL REPORT

Of

Company Name: Tall Pine Estates Water & Improvement Association

HC 31 Box 25

Mailing Address: 707 Western Lane to address

Mormon Lake AZ

86038

RECEIVED BY EMAIL

4/8/2026, 2:05 PM

**ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION**

Docket No.: W-01976A

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: 3/22/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Tall Pine Estates Water & Improvement Association
A Class ☐ Utility

For the Calendar Year Ended: 12/31/25

Primary Address: HC 31 Box 25
City: Mormon Lake State: Arizona Zip Code: 86038

Telephone Number: 928-419-7386

Date of Original Organization of Utility: 5/18/1965

Person to whom correspondence should be addressed concerning this report:

Name: Branden Johnson
Telephone No.: 928-419-7386
Address: HC 31 Box 25
City: Mormon Lake State: Arizona Zip Code: 86038
Email: TallPineWater@Outlook.com

NA
Name: NA
Telephone No.: NA
Address: NA
City: NA State: NA Zip Code: 0
Email: NA

NA
Name: NA
Telephone No.: NA
Address: NA
City: NA State: NA Zip Code: 0
Email: NA

NA
Name: NA
Telephone No.: NA
Address: NA
City: NA State: NA Zip Code: 0
Email: NA

NA
Name: NA
Telephone No.: NA
Address: NA
City: NA State: NA Zip Code: 0
Email: NA

Ownership: "C" Corporation

Counties Served: Coconino

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Tall Pine Estates Water & Improvement Association

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?
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	If yes, please provide specific details in the box below.
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	NA
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No	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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	NA
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Tall Pine Estates Water & Improvement Association
Annual Report
Utility Plant in Service (Water)
12/31/25

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	0	0	0	0	0	0
304	Structures and Improvements	16,556	0	0	16,556	5,216	11,340
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	0	0	0	0	0	0
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	0	0	0	0	0	0
310	Power Generation Equipment	10,862	0	0	10,862	1,358	9,504
311	Pumping Equipment	51,322	0	0	51,322	30,323	20,999
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	28,122	0	0	28,122	0	28,122
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	58,553	0	0	58,553	5,915	52,638
333	Services	0	0	0	0	0	0
334	Meters and Meter Installations	0	0	0	0	0	0
335	Hydrants	896	297	0	1,193	896	297
336	Backflow Prevention Devices	0	0	0	0	0	0
339	Other Plant and Misc. Equipment	10,404	0	0	10,404	9,350	1,054
340	Office Furniture and Equipment	0	0	0	0	0	0
340.1	Computer & Software	0	0	0	0	0	0
341	Transportation Equipment	1,000	0	0	1,000	1,000	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	8,000	0	0	8,000	8,000	0
348	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$185,714	\$297	\$0	\$186,011	\$62,058	\$123,953

Tall Pine Estates Water & Improvement Association
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	0	0	0	0	0	0	0.00%	0
303	Land and Land Rights	0	0	0	0	0	0	0.00%	0
304	Structures and Improvements	16,556	0	0	16,556	0	16,556	74.00%	12,251
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	0	0	0	0	0	0	0.00%	0
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	10,862	0	0	10,862	0	10,862	98.00%	10,644
311	Pumping Equipment	51,322	0	0	51,322	0	51,322	58.00%	29,767
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	28,122	0	0	28,122	0	28,122	0.00%	0
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	58,553	0	0	58,553	0	58,553	94.00%	55,040
333	Services	0	0	0	0	0	0	0.00%	0
334	Meters and Meter Installations	0	0	0	0	0	0	0.00%	0
335	Hydrants	896	297	0	1,193	0	1,193	0.00%	0
336	Backflow Prevention Devices	0	0	0	0	0	0	0.00%	0
339	Other Plant and Misc. Equipment	10,404	0	0	10,404	0	10,404	13.00%	1,353
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	1,000	0	0	1,000	0	1,000	15.00%	150
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	8,000	0	0	8,000	0	8,000	15.00%	1,200
348	Other Tangible Plant	0	0	0	0	0	0	0.00%	0
	Subtotal	\$185,714	\$297	\$0	\$186,011	\$0	\$186,011		\$110,405

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	59.35%
Amortization of CIAC	\$0

Less: Amortization of CIAC \$0

DEPRECIATION EXPENSE **\$110,405**

Tall Pine Estates Water & Improvement Association
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		\$47,839	\$18,243
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		0	0
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		968	0
174	Miscellaneous Current and Accrued Assets		0	0
	Total Current and Accrued Assets		\$48,808	\$18,243
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$185,714	\$186,011
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation		0	(62,058)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$185,714	\$123,953
	Total Assets		\$234,522	\$142,196

*Note these items feed automatically from AR3 UPIS Page 4

Tall Pine Estates Water & Improvement Association
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		\$0	\$0
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		47,839	18,243
236	Accrued Taxes		968	0
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$48,807	\$18,243
	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		0	0
272	Less: Amortization of Contributions		0	(62,058)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$0	(\$62,058)
	Total Liabilities		\$48,807	(\$43,815)
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	297
215	Retained Earnings		185,714	185,714
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$185,714	\$186,011
	Total Liabilities and Capital		\$234,521	\$142,196

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

Tall Pine Estates Water & Improvement Association
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	\$59,550	\$85,350
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	\$59,550	\$85,350
	Operating Expenses		
601	Salaries and Wages	\$19,000	\$17,200
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	3,353	3,421
618	Chemicals	0	0
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	32,563	36,140
620.2	Office Supplies and Expense	1,319	36
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	0	78
633	Contractual Services - Legal	0	0
634	Contractual Services - Management Fees	0	0
635	Contractual Services - Water Testing	3,889	5,301
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	2,533	2,173
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	0	0
403	Depreciation Expense (From Schedule AR4)	110,405	123,934
408	Taxes Other Than Income	0	0
408.11	Property Taxes	968	1,111
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$174,030	\$189,394
	Operating Income / (Loss)	(\$114,480)	(\$104,044)
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	\$0	\$0
	Net Income / (Loss)	(\$114,480)	(\$104,044)

TALL PINES ESTATES WATER AND IMPROV. ASSN.
FINANCIAL REPORT- JANUARY thru DECEMBER 2025

Beginning Balance as of 1/1/2025:	\$47,839.26
Deposits:	\$59,550.00
Expenses:	\$89,146.42
Ending Balance on 12/31/2025:	\$18,242.84

Expense Breakdown:

APS - Electric at Wellsite	3353.35
AZ DEQ - Permits, MAP monitoring assistance program	2219.56
BankCard Serv. - Debit Card for Equipment and Repairs	3775.24
BankCard Serv. - Office supplies, Microsoft Word subscription	1319.28
Branden Johson - Bookkeeping	12000.00
Coconino County Property Taxes	968.34
Computer software - Quickbooks Intuit	1121.38
Don Short - weeding around pump house and fire hydrants	250.00
Insurance - Auto Owners, Cincinnati/Passey Bond	2533.00
Jeff Haupricht - Water Manager Services	6750.00
Matrix New World - Engineering Middle Well	21439.60
Report Filing Fees - AZ Corporation Commission, CPA for Depreciation Report	51.00
Summit Construction - Water Line Replacement Anglers Loop (1/2 of cost Jan 2025)	28787.50
Summit Construction - Water Repair	545.84
Well sign - Middle well, required by AZ DEQ	95.22
Western Technologies - Water Testing Services	3889.00
Yavapai Gas - Propane for Wellsite	48.11

TOTAL EXPENSES: \$89,146.42

Tall Pine Estates Water & Improvement Association
 Annual Report
 Full time equivalent employees
 12/31/25

Part - 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	1.0	1.0
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	0.0	0.0
Meter reader	0.0	0.0	0.0	0.0
Customer Service	0.0	0.0	0.0	0.0
Accounting	0.0	0.0	0.0	0.0
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	1.0	1.0
Other	0.0	0.0	0.0	0.0
Total	0.0	0.0	2.0	2.0

- Part-time

Tall Pine Estates Water & Improvement Association
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:	\$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												
Name of the System: TALL PINES ESTATES WATER												
ADEQ Public Water System Number:				AZ0403024								
ADWR PCC Number:				91-000096.0000								
Well registry 55# (55-XXXXXX):	Pump Horsepower	Pump Yield (gpm)	Casing Depth (feet)	Casing Diameter (inches)	Pump Motor Type **	Year Drilled	Water level 2015	Water level 2025	Meter Size (inches)	How measured:	Active	
55-9 (18-09)	3	80	8	NA	Sub	1965	NA	NA	NA	NA	NA	NA
55-28C80-1	3	80	8	NA	Sub	1985	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	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	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	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	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	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	NA	NA

Name of system water delivered to:		TALL PINES ESTATES WATER										
ADWR PCC Number:		91-000096.0000										
Source of water delivered to another system		NA										
Name of system water received from:		TALL PINES ESTATES WATER										
ADWR PCC Number:		91-000096.0000										
Source of water received		NA										
Well registry 55# (55-XXXXXX):		55-9 (18-09)										

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	81,600.00	0.00	0.00	0.00	0.00	\$415	NA
February	282,800.00	0.00	0.00	0.00	0.00	383	NA
March	144,100.00	0.00	0.00	0.00	0.00	369	NA
April	196,400.00	0.00	0.00	0.00	0.00	313	NA
May	446,300.00	0.00	0.00	0.00	0.00	444	NA
June	415,900.00	0.00	0.00	0.00	0.00	172	NA
July	311,800.00	0.00	0.00	0.00	0.00	249	NA
August	466,700.00	0.00	0.00	0.00	0.00	250	NA
September	323,100.00	0.00	0.00	0.00	0.00	242	NA
October	269,200.00	0.00	0.00	0.00	0.00	202	NA
November	243,300.00	0.00	0.00	0.00	0.00	165	NA
December	163,000.00	0.00	0.00	0.00	0.00	151	NA
Totals	3,344,200.00	0.00	0.00	0.00	0.00	\$3,353	0

If applicable, in the space below please provide a description for all un-metered water use along with amounts:												
No meters - \$500.00 Annual Assessment for each Homeowner Customer												

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:	TALL PINES ESTATES WATER		
ADEQ Public Water System Number:	AZ0403024		
ADWR PCC Number:	91-000096.0000		

MAINS		
Sizes (inches)	Material	Length (feet)
2.00	ABS/PVC	2,100
4.00	ABS/PVC	3,750
5.00	Transite	9,350
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

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
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
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

SERVICE LINES			
Material	Percent of system	Year installed	
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

BOOSTER PUMPS			
Horsepower	GPM	Quantity	
7.5	100	1	
7.5	100	1	
NA	NA	NA	
NA	NA	NA	

FIRE HYDRANTS	
Type	Quantity
Standard *	0
Other	10

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
20,000	STEEL	1	unknown
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000	Steel	1	unknown
5,000	Steel	1	unknown
NA	NA	NA	NA
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:	None
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STRUCTURES:	pump house, storage tank ~20,000 gallons
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OTHER:	None
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Customer and Other Information	
Name of the System:	TALL PINES ESTATES WATER
ADEQ Public Water System Number:	AZ0403024
ADWR PCC Number:	91-000096.0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	80	0	0	0	0
February	80	0	0	0	0
March	80	0	0	0	0
April	80	0	0	0	0
May	80	0	0	0	0
June	80	0	0	0	0
July	80	0	0	0	0
August	80	0	0	0	0
September	80	0	0	0	0
October	80	0	0	0	0
November	80	0	0	0	0
December	80	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.

Added one fire hydrant

Tall Pine Estates Water & Improvement Association
Annual Report
 Utility Shutoffs / Disconnects
 12/31/25

Utility Shutoffs / Disconnects		
Name of the System:	TALL PINES ESTATES WATER	
ADEQ Public Water System Number:		AZ0403024
ADWR PCC Number:		91-000096.0000

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):

None

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.

Tall Pine Estates Water & Improvement Association
Annual Report
Property Taxes
12/31/25

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2025 was	\$968

If no property taxes paid, explain why.
NA

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.

Coconino County Treasurer

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
██████████	99955340	Oct 31, 2025	Oct 20, 2025	10-31-2025-ET-034889

TALL PINES ESTATES WATER & IMPROVEMENT ASSN INC
HC 31 BOX 25
MORMON LAKE, AZ 86038

Situs Address

Payor

MULTIPLE PAYORS - PNC LOCKBOX 10.28.25

Legal Description

TOTAL VALUE OF OPERATING PROPERTY

Payments Received
PNC LOCKBOX
Reference 7

Multi-Account Payment

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2025	Tax Charge	\$968.34	\$0.00	\$968.34	\$0.00
				\$968.34	\$0.00
Account Balance					\$0.00



Statement of Taxes Due

COCONINO COUNTY TREASURER

Account Number [REDACTED]
Assessed To

Parcel 99955340
TALL PINES ESTATES WATER & IMPROVEMENT ASSN INC
C/O: REUBEN LEWIS
HC 31 BOX 25
MORMON LAKE, AZ 86038

Legal Description		Situa Address		
TOTAL VALUE OF OPERATING PROPERTY				
Year	Charges	Billed	Payments	Balance
2025	Tax Charge	\$519.12	\$0.00	\$519.12
2025	Tax Charge	\$449.22	\$0.00	\$449.22
2024	Tax Charge	\$529.02	\$529.02	\$0.00
2024	Tax Charge	\$582.26	\$582.26	\$0.00
2023	Tax Charge	\$547.98	\$547.98	\$0.00
2023	Tax Charge	\$596.00	\$596.00	\$0.00
2022	Interest	\$14.28	\$14.28	\$0.00
2022	Interest	\$14.82	\$14.82	\$0.00
2022	Tax Charge	\$535.56	\$535.56	\$0.00
2022	Tax Charge	\$555.76	\$555.76	\$0.00
2021	Tax Charge	\$916.22	\$916.22	\$0.00
2021	Tax Charge	\$464.18	\$464.18	\$0.00
2020	Tax Charge	\$470.76	\$470.76	\$0.00
2020	Tax Charge	\$872.86	\$872.86	\$0.00
2019	Tax Charge	\$924.54	\$924.54	\$0.00
2019	Tax Charge	\$479.08	\$479.08	\$0.00
2018	Tax Charge	\$545.72	\$545.72	\$0.00
2018	Tax Charge	\$486.00	\$486.00	\$0.00
2017	Tax Charge	\$465.22	\$465.22	\$0.00
2017	Tax Charge	\$499.16	\$499.16	\$0.00
2016	Tax Charge	\$423.78	\$423.78	\$0.00
2016	Tax Charge	\$502.20	\$502.20	\$0.00
Grand Total Due as of 09/30/2025				\$968.34

Tax Billed at 2025 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0048300000	\$33.57	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$1,881	\$301
SD#1 FLAGSTAFF COMMUNITY COLLEGE	0.0067110000	\$46.63	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$41,553	\$6,648
SD#1 ADJACENT WAYS	0.0019470000	\$13.53			
Taxes Billed 2025	0.0456960000	\$317.54	Total	\$43,434	\$6,949

Tax Billed at 2025 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0050000000	\$24.86			
Taxes Billed 2025	0.0050000000	\$24.86	Total	\$0	\$0

Tax Billed at 2025 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
COCONINO COUNTY	0.0048300000	\$24.01	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$31,066	\$4,971
SD#1 FLAGSTAFF COMMUNITY COLLEGE	0.0067110000	\$33.36			
SD#1 ADJACENT WAYS	0.0019470000	\$9.68	Total	\$31,066	\$4,971
Taxes Billed 2025	0.0456960000	\$227.16			

Check # 1114 10/12/2025 1968.54



Statement of Taxes Due

COCONINO COUNTY TREASURER

Tax Billed at 2025 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD ASSISTANCE FUND	0.0010000000	\$6.95	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$1.881	\$301
LIBRARY DISTRICT	0.0031560000	\$21.93			
PUB HEALTH SERVICE	0.0025000000	\$17.37	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$41,553	\$6,648
JTED-CAVIAT	0.0005000000	\$3.47			
SD#1 BUDGET OVERRIDES	0.0054150000	\$37.63			
SD#1 DESEGREGATION	0.0012470000	\$8.67	Total	\$43,434	\$6,949
SD#1 CLASS B BONDS	0.0049150000	\$34.16			
Taxes Billed 2025	0.0187330000	\$130.18			

Tax Billed at 2025 Rates for Tax Area 0110 - SD#1 FD MORMON LAKE

Authority	Tax Rate	Amount	Values	Actual	Assessed
FD MORMON LAKE	0.0350000000	\$173.98	WATER, SEWER & WASTEWATER UTILITY COMPANIES	\$31,066	\$4,971
FD ASSISTANCE FUND	0.0010000000	\$4.97			
LIBRARY DISTRICT	0.0031560000	\$15.69			
PUB HEALTH SERVICE	0.0025000000	\$12.43	Total	\$31,066	\$4,971
JTED-CAVIAT	0.0005000000	\$2.49			
SD#1 BUDGET OVERRIDES	0.0054150000	\$26.92			
SD#1 DESEGREGATION	0.0012470000	\$6.20			
SD#1 CLASS B BONDS	0.0049150000	\$24.43			
Taxes Billed 2025	0.0537330000	\$267.10			

Tax Billed at 2025 Rates for Tax Area 0100 - SD#1 ONLY

Authority	Tax Rate	Amount	Values	Actual	Assessed
FLOOD CONTROL DIST	0.0050000000	\$1.50	Total	\$0	\$0
Taxes Billed 2025	0.0050000000	\$1.50			

Make payment to:

Coconino County Treasurer 110 E. Cherry Avenue Flagstaff, AZ 86001 (1-877) 500-1818 (928) 679-8188

Verification and Certification (Taxes)

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

County of (county name): Coconino
Name (owner or official) title: Branden Johnson, Treasurer
Company name: Tall Pine Estates Water & Improvement Association

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.

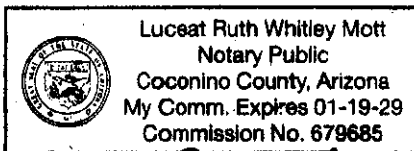
Branden Johnson

signature of owner/official

State of Arizona
County of Coconino

9284197386

telephone no.



Luceat Ruth Whitley Mott