

ANNUAL REPORT

Of

Company Name: **Walden Meadows Community Co-Op**
9325 Donegal Dr., Ste. A

Mailing Address: Kirkland AZ
86332

Docket No.: W-02369A
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: **5/6/2026**

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Walden Meadows Community Co-Op
A Class ☐ E Utility

For the Calendar Year Ended: 12/31/25

Primary Address:

9325 Donegal Drive, Suite A

City:

Kirkland

 State:

Arizona

 Zip Code:

86332

Telephone Number:

(928) 442-3473

Date of Original Organization of Utility:

5/5/1976

Person to whom correspondence should be addressed concerning this report:

Name:

Terry Williams

Telephone No. :

(928) 442-3473

Address:

9325 Donegal Drive, Suite A

City:

Kirkland

 State:

Arizona

 Zip Code:

86332

Email:

waldenmeadows@aol.com

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Name:

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Telephone No. :

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Address:

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City:

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 State:

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 Zip Code:

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Name:

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Name:

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Telephone No. :

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Address:

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City:

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 State:

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 Zip Code:

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Email:

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Ownership:

Association--Cooperative

Counties Served:

Yavapai

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Walden Meadows Community Co-Op

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	\$0	\$0	\$0	\$0	\$0	\$0
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	25,481	0	0	25,481	0	25,481
304	Structures and Improvements	115,765	0	0	115,765	109,495	6,270
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	230,792	0	0	230,792	125,238	105,554
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	401,690	3,553	0	405,243	310,428	94,815
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	689	0	0	689	345	344
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	260,300	0	0	260,300	149,498	110,802
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	455,997	2,106	0	458,103	296,081	162,022
333	Services	20,926	0	0	20,926	15,785	5,141
334	Meters and Meter Installations	41,264	38,065	0	79,329	30,595	48,734
335	Hydrants	0	4,663	0	4,663	47	4,616
336	Backflow Prevention Devices	3,386	0	0	3,386	790	2,596
339	Other Plant and Misc. Equipment	0	0	0	0	0	0
340	Office Furniture and Equipment	12,710	0	0	12,710	12,710	0
340.1	Computer & Software	0	0	0	0	0	0
341	Transportation Equipment	20,879	12,950	0	33,829	22,174	11,655
342	Stores Equipment	0	0	0	0	0	0
343	Tools, Shop and Garage Equipment	2,243	0	0	2,243	1,960	283
344	Laboratory Equipment	0	0	0	0	0	0
345	Power Operated Equipment	0	0	0	0	0	0
346	Communication Equipment	15,157	4,226	0	19,383	15,282	4,101
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$1,607,279	\$65,563	\$0	\$1,672,842	\$1,090,428	\$582,414

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	25,481	0	0	25,481	25,481	0	0.00%	0
304	Structures and Improvements	115,765	0	0	115,765	109,165	6,600	3.33%	220
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	230,792	0	0	230,792	77,526	153,266	3.33%	5,104
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	401,690	3,553	0	405,243	230,399	174,844	12.50%	24,326
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	689	0	0	689	0	689	20.00%	138
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	260,300	0	0	260,300	97,800	162,500	2.22%	3,608
330.2	Pressure Tanks	0	0	0	0	0	0	0.00%	0
331	Transmission and Distribution Mains	455,997	2,106	0	458,103	264,506	193,597	2.00%	3,851
333	Services	20,926	0	0	20,926	13,918	7,008	3.33%	233
334	Meters and Meter Installations	41,264	38,065	0	79,329	13,893	65,436	8.33%	3,865
335	Hydrants	0	4,663	0	4,663	0	4,663	2.00%	47
336	Backflow Prevention Devices	3,386	0	0	3,386	0	3,386	6.67%	226
339	Other Plant and Misc. Equipment	0	0	0	0	0	0	0.00%	0
340	Office Furniture and Equipment	12,710	0	0	12,710	12,710	0	6.67%	0
340.1	Computer & Software	0	0	0	0	0	0	0.00%	0
341	Transportation Equipment	20,879	12,950	0	33,829	20,879	12,950	20.00%	1,295
342	Stores Equipment	0	0	0	0	0	0	0.00%	0
343	Tools, Shop and Garage Equipment	2,243	0	0	2,243	1,126	1,117	5.00%	56
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	15,157	4,226	0	19,383	15,056	4,327	10.00%	221
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	\$1,607,279	\$65,563	\$0	\$1,672,842	\$882,459	\$790,383		\$43,190

Contribution(s) in Aid of Construction (Gross)	\$336,962
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$336,962
Times: Proposed Amortization Rate	varies
Amortization of CIAC	\$21,515

Less: Amortization of CIAC **\$21,515**

DEPRECIATION EXPENSE **\$21,675**

Walden Meadows Community Co-Op
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		\$109,991	\$65,234
134	Working Funds		124	124
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		25,866	21,269
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		0	0
174	Miscellaneous Current and Accrued Assets		12,710	12,710
	Total Current and Accrued Assets		\$148,691	\$99,337
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$1,607,279	\$1,672,842
103	Property Held for Future Use		0	261,840
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(1,047,238)	(1,090,428)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$560,041	\$844,254
	Total Assets		\$708,732	\$943,591

*Note these items feed automatically from AR3 UPIS Page 4

Walden Meadows Community Co-Op
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		\$65	\$13,332
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		12,514	9,630
236	Accrued Taxes		5,301	4,037
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		6,538	3,337
	Total Current Liabilities		\$24,418	\$30,336
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$184,541	\$317,465
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		0	10,237
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		330,637	336,962
272	Less: Amortization of Contributions		(49,750)	(71,265)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$280,887	\$275,934
	Total Liabilities		\$489,846	\$623,735
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		7,458	77,458
215	Retained Earnings		211,428	242,398
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$218,886	\$319,856
	Total Liabilities and Capital		\$708,732	\$943,591

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

Walden Meadows Community Co-Op
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	\$232,206	\$232,414
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	10,541	10,629
471	Miscellaneous Service Revenues	0	4,166
474	Other Water Revenue	1,950	20,700
	Total Revenues	\$244,697	\$267,909
	Operating Expenses		
601	Salaries and Wages	\$113,389	\$99,347
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	44,106	45,107
618	Chemicals	3,427	2,895
620	Materials and Supplies	1,249	385
620.1	Repairs and Maintenance	13,070	42,774
620.2	Office Supplies and Expense	12,203	1,520
630	Contractual Services	0	1,055
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	3,250	2,700
633	Contractual Services - Legal	0	0
634	Contractual Services - Management Fees	0	0
635	Contractual Services - Water Testing	5,070	4,870
636	Contractual Services - Other	9,398	1,238
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	3,321	11,601
657	Insurance - General Liability	12,097	4,590
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	1,569	1,075
675	Miscellaneous Expense	190	5,697
403	Depreciation Expense (From Schedule AR4)	21,675	36,459
408	Taxes Other Than Income	10,518	9,901
408.11	Property Taxes	8,391	11,388
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	464	0
	Total Operating Expenses	\$263,387	\$282,602
	Operating Income / (Loss)	(\$18,690)	(\$14,693)
	Other Income / (Expense)		
419	Interest and Dividend Income	\$440	
421	Non-Utility Income	5,468	
426	Miscellaneous Non-Utility (Expense)	0	
427	Interest (Expense)	(15,769)	
	Total Other Income / (Expense)	(\$9,861)	\$0
	Net Income / (Loss)	(\$28,551)	(\$14,693)

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	0.0	0.0
Meter reader	0.2	0.0	0.0	0.2
Customer Service	0.2	0.0	0.0	0.2
Accounting	0.2	0.0	0.0	0.2
Business Office	0.2	0.0	0.0	0.2
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	0.3	0.0	0.0	0.3
Other	0.9	0.0	0.0	0.9
Total	2.0	0.0	0.0	2.0

Walden Meadows Community Co-Op
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	9/22/2017	10/23/2007	ongoing draws	N/A
Source of Loan	WIFA	WIFA	CoBank/USDA	N/A
ACC Decision No.	76333	71234/72006	78426	N/A
Reason for Loan	Well pump repl	New storage tank	upgrade system	N/A
Dollar Amt. Issued	\$12,581	\$160,000	\$1,602,000	N/A
Amount Outstanding	\$2,636	\$44,161	\$262,914	N/A
Date of Maturity	9/1/2027	9/1/2027	not final	N/A
Interest Rate	3.40%	3.68%	1.38%	N/A
Current Year Interest	\$116	\$1,812	\$13,441	N/A
Current Year Principal	\$1,403	\$9,427	\$0	N/A

Meter Deposit Balance at Test Year End:	\$10,237
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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:	N/A
Source of water delivered to another system	

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 Expense ⁶	Purchased Power (kWh) ⁷
January	1,880,400.00	1,353,337.00	0.00	0.00	0.00	\$3,221	19,999
February	1,746,674.00	1,351,264.00	0.00	0.00	0.00	3,121	19,041
March	1,906,914.00	1,235,881.00	0.00	0.00	0.00	2,996	17,871
April	2,245,920.00	1,638,529.00	0.00	0.00	0.00	3,290	20,175
May	2,595,817.00	2,015,774.00	0.00	0.00	0.00	3,594	23,000
June	3,095,240.00	2,206,540.00	0.00	0.00	0.00	3,926	25,433
July	3,500,840.00	2,860,732.00	0.00	0.00	0.00	4,286	34,391
August	3,431,046.00	2,649,951.00	0.00	0.00	0.00	3,963	31,347
September	2,733,351.00	2,004,337.00	0.00	0.00	0.00	4,678	32,067
October	2,436,218.00	1,894,964.00	0.00	0.00	0.00	3,782	24,095
November	2,146,333.00	1,572,825.00	0.00	0.00	0.00	3,643	22,987
December	1,923,787.00	1,376,710.00	0.00	0.00	0.00	3,605	22,185
Totals	29,642,540.00	22,160,844.00	0.00	0.00	0.00	\$44,105	292,591

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

The Southern Yavapai Fire Department uses un-metered water. We don't know the 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:	WALDEN MEADOWS COMM COOP		
ADEQ Public Water System Number:	AZ0413184		
ADWR PCC Number:	91-000676.0000		

MAINS

[illegible]

CUSTOMER METERS

[illegible]

SERVICE LINES

Material	Percent of system	Year installed
Other	100%	

BOOSTER PUMPS

Horsepower	GPM	Quantity
15		4
5		2

FIRE HYDRANTS

Type	Quantity
Standard *	7
Other	3

STORAGE TANKS

Capacity (gallons)	Material	Quantity	Year installed
100,000	Steel	1	1982
30,000	Steel	1	1982
175,000	Steel	1	1982
80,000	Steel	1	2010

PRESSURE/BLADDER TANKS

Capacity (gallons)	Material	Quantity	Year installed
110	Steel	2	2014
100	Steel	3	2014

* 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:	Chlorination system
STRUCTURES:	Office building, 2 pump houses, fixed storage shed, 2 water dispensing stations, Conex box
OTHER:	75 KV generator, 1995 Ford 2000-gallon water truck

Customer and Other Information		
Name of the System:	WALDEN MEADOWS COMM COOP	
ADEQ Public Water System Number:	AZ0413184	
ADWR PCC Number:	91-000676.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	471	0	2	0	2
February	473	0	2	0	2
March	473	0	2	0	2
April	474	0	2	0	2
May	477	0	2	0	2
June	475	0	2	0	2
July	477	0	2	0	2
August	479	0	2	0	2
September	477	0	2	0	2
October	479	0	2	0	2
November	475	0	2	0	2
December	473	0	2	0	2

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.

Continue to replace meters and install another fire hydrant

Walden Meadows Community Co-Op
Annual Report
Utility Shutoffs / Disconnects
12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	WALDEN MEADOWS COMM COOP
ADEQ Public Water System Number:	AZ0413184
ADWR PCC Number:	91-000676.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.C	Other
January	0	2	0
February	0	0	0
March	0	0	0
April	0	1	0
May	0	0	0
June	0	1	0
July	0	1	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	2	0
December	0	0	0
Total	0	7	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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\$0

If no property taxes paid, explain why.

The utility questioned the amount of taxes due. The inquiry delayed payment.
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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):

Yavapai

Name (owner or official) title:

Terry Williams, President

Company name:

Walden Meadows Community Co-Op

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.

Terry Williams
signature of owner/official

(928) 442-3473

telephone no.