

ANNUAL REPORT

Of

Company Name: **Bensch Ranch Utilities, LLC**
4720 East Cotton Gin Loop, Suite 130

Mailing Address: Phoenix AZ
85040

Docket No.: **SW-04026A**
For the Year Ended: **12/31/25**

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

WASTEWATER 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
WASTEWATER UTILITY ANNUAL REPORT
Bensch Ranch Utilities, LLC
A Class ☒ 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:

11/14/2000

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

Regulatory and Management Contact

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

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

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:

Limited Liability Company ("LLC")

Counties Served:

Yavapai

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.
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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 notified Bensch Ranch Utilities of deficiencies related to its Self Monitoring Report Form.
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Utility Plant in Service (Wastewater)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OCLD (OC less AD)
351	Organization	\$14,816	\$0	\$0	\$14,816	\$0	\$14,816
352	Franchises	0	0	0	0	0	0
353	Land and Land Rights	45,000	0	0	45,000	0	45,000
354	Structures and Improvements	39,847	0	0	39,847	23,828	16,019
355	Power Generation Equipment	0	0	0	0	0	0
360	Collections Wastewater - Force	0	0	0	0	0	0
361	Collections Wastewater - Gravity	413,468	0	0	413,468	169,522	243,946
362	Special Collecting Structures	15,272	9,883	0	25,154	633	24,521
363	Services to Customers	27,000	0	0	27,000	11,070	15,930
364	Flow Measuring Devices	0	0	0	0	0	0
365	Flow Measuring Installations	0	0	0	0	0	0
366	Reuse Services	0	0	0	0	0	0
367	Reuse Meters & Meter Installations	0	0	0	0	0	0
370	Receiving Wells	0	0	0	0	0	0
371	Pumping Equipment	12,034	(5)	0	12,029	11,298	731
374	Reuse Distribution Reservoirs	13,747	1,126	0	14,873	800	14,073
375	Reuse Trans. And Distr. Equipment	0	0	0	0	0	0
380	Treatment and Disposal Equipment	330,212	0	0	330,212	330,212	(0)
381	Plant Sewers	0	0	0	0	0	0
382	Outfall Sewer Lines	24,000	0	0	24,000	16,384	7,616
389	Other Plant and Misc. Equipment	0	0	0	0	0	0
390	Office Furniture and Equipment	0	0	0	0	0	0
390.1	Computer & Software	0	0	0	0	0	0
391	Transportation Equipment	0	0	0	0	0	0
392	Stores Equipment	0	0	0	0	0	0
393	Tools, Shop and Garage Equipment	0	0	0	0	0	0
394	Laboratory Equipment	0	0	0	0	0	0
395	Power Operated Equipment	0	0	0	0	0	0
396	Communication Equipment	0	0	0	0	0	0
397	Miscellaneous Equipment	0	0	0	0	0	0
398	Other Tangible Plant	0	0	0	0	0	0
	Totals	\$935,395	\$11,003	\$0	\$946,398	\$563,746	\$382,652

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.

Bensch Ranch Utilities, LLC
Annual Report
Depreciation Expense for the Current Year (Wastewater)
12/31/25

Depreciation Expense for the Current Year (Wastewater)								
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Fully Depreciated/Non- depreciable Plant	Depreciation Percentages	Depreciation Expense
351	Organization	\$14,816	\$0	\$0	\$14,816	\$14,816	0.00%	\$0
352	Franchises	0	0	0	0	0	0.00%	0
353	Land and Land Rights	45,000	0	0	45,000	45,000	0.00%	0
354	Structures and Improvements	39,847	0	0	39,847	0	3.33%	1,327
355	Power Generation Equipment	0	0	0	0	0	5.00%	0
360	Collections Wastewater - Force	0	0	0	0	0	2.00%	0
361	Collections Wastewater - Gravity	413,468	0	0	413,468	0	2.00%	8,269
362	Special Collecting Structures	15,272	9,883	0	25,154	0	2.00%	404
363	Services to Customers	27,000	0	0	27,000	0	2.00%	540
364	Flow Measuring Devices	0	0	0	0	0	10.00%	0
365	Flow Measuring Installations	0	0	0	0	0	10.00%	0
366	Reuse Services	0	0	0	0	0	2.00%	0
367	Reuse Meters & Meter Installations	0	0	0	0	0	8.33%	0
370	Receiving Wells	0	0	0	0	0	3.30%	0
371	Pumping Equipment	12,034	(5)	0	12,029	10,729	12.50%	163
374	Reuse Distribution Reservoirs	13,747	1,126	0	14,873	0	2.50%	358
375	Reuse Trans. And Distr. Equipment	0	0	0	0	0	2.50%	0
380	Treatment and Disposal Equipment	330,212	0	0	330,212	330,212	5.00%	0
381	Plant Sewers	0	0	0	0	0	5.00%	0
382	Outfall Sewer Lines	24,000	0	0	24,000	0	3.30%	792
389	Other Plant and Misc. Equipment	0	0	0	0	0	6.67%	0
390	Office Furniture and Equipment	0	0	0	0	0	6.67%	0
390.1	Computer & Software	0	0	0	0	0	20.00%	0
391	Transportation Equipment	0	0	0	0	0	20.00%	0
392	Stores Equipment	0	0	0	0	0	4.00%	0
393	Tools, Shop and Garage Equipment	0	0	0	0	0	5.00%	0
394	Laboratory Equipment	0	0	0	0	0	10.00%	0
395	Power Operated Equipment	0	0	0	0	0	5.00%	0
396	Communication Equipment	0	0	0	0	0	10.00%	0
397	Miscellaneous Equipment	0	0	0	0	0	10.00%	0
398	Other Tangible Plant	0	0	0	0	0	10.00%	0
	Subtotal	\$935,395	\$11,003	\$0	\$946,398	\$400,756		\$11,853

Contribution(s) in Aid of Construction (Gross)	\$463,968
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$463,968
Times: Proposed Amortization Rate	2.17%
Amortization of CIAC	\$10,079

Less: Amortization of CIAC \$10,079

DEPRECIATION EXPENSE \$1,774

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.

Bensch Ranch Utilities, LLC
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		\$1,764	\$3,005
132	Special Deposits		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		2,764	3,657
142	Other Accounts Receivable		0	0
143	Accumulated Provision for Uncollectable Accounts		0	0
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		0	0
173	Accrued Utility Revenue		0	0
174	Miscellaneous Current and Accrued Assets		0	0
	Total Current and Accrued Assets		\$4,528	\$6,661
	Deferred Debits			
186.1	Deferred Rate Case Expense		\$0	\$0
	Total Deferred Debits		\$0	\$0
	Fixed Assets			
101	Utility Plant in Service*		\$935,395	\$946,398
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	46,330
108	Accumulated Depreciation (enter as negative)*		(537,748)	(563,746)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$397,647	\$428,983
	Total Assets		\$402,175	\$435,644

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.

Note these items feed automatically from the adjusted end of year balance from AR4.

Bensch Ranch Utilities, LLC
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		\$45,626	\$4,249
232	Notes Payable (Current Portion)		100	100
234	Notes Payable to Associated Companies		0	79,212
235	Customer Deposits		564	940
236	Accrued Taxes		0	0
237	Accrued Interest		0	0
241	Miscellaneous Current and Accrued Liabilities		0	0
253	Other Deferred Credits		0	0
	Total Current Liabilities		\$46,290	\$84,500
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	Total Long Term Debt		\$0	\$0
	Deferred Credits			
252	Advances in Aid of Construction		\$0	\$0
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		509,468	463,968
272	Less: Amortization of Contributions		(313,206)	(326,711)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$196,262	\$137,257
	Total Liabilities		\$242,552	\$221,757
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		26,845	75,845
215	Retained Earnings		132,777	138,042
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$159,622	\$213,887
	Total Liabilities and Capital		\$402,175	\$435,644

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.

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

Bensch Ranch Utilities, LLC
Annual Report
Wastewater Comparative Income Statement
12/31/25

Wastewater 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		
521	Flat Rate Revenues	\$34,454	\$34,430
522	Measured Revenues	0	0
534	Rents from Wastewater Property	0	0
536	Other Wastewater Revenues	348	(106)
	Total Revenues	\$34,801	\$34,324
	Operating Expenses		
701	Salaries and Wages	\$0	\$4,564
704	Employee Pensions and Benefits	4,362	181
710	Purchased Wastewater Treatment	0	0
711	Sludge Removal Expense	0	0
715	Purchased Power	12,735	10,684
716	Fuel for Power Production	0	0
718	Chemicals	0	0
720	Materials and Supplies	500	188
720.1	Repairs and Maintenance	800	400
720.2	Office Supplies and Expense	1,487	0
721	Office Expense	0	1,666
731	Contractual Services -Engineering	500	0
732	Contractual Services - Accounting	1,286	1,113
733	Contractual Services - Legal	7,258	0
734	Contractual Services - Management Fees	4,844	6,330
735	Contractual Services - Testing	7,229	7,055
736	Contractual Services - Other	12,606	9,321
740	Rents - Building	64	308
742	Rents - Equipment	0	250
750	Transportation Expenses	0	420
757	Insurance - General Liability	564	961
758	Insurance - Worker's Compensation	0	0
759	Insurance - Other	626	694
760	Advertising Expense	0	0
766	Regulatory Commission Expense - Rate Case	0	0
767	Regulatory Commission Expense - Other	0	5,952
770	Bad Debt Expense	0	0
775	Miscellaneous Expense	6,558	1,286
403	Depreciation Expense (From Schedule AR4)	1,774	11,482
408	Taxes Other Than Income	0	0
408.11	Property Taxes	1,005	826
408.12	Payroll Taxes	0	0
409	Income Taxes	1,401	0
	Total Operating Expenses	\$65,598	\$63,680
	Operating Income / (Loss)	(\$30,797)	(\$29,356)
	Other Income / (Expense)		
414	Gain (Loss) on Dispositions	\$0	\$0
419	Interest and Dividend Income	0	0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	(5)	0
427	Interest (Expense)	(11)	(17)
	Total Other Income / (Expense)	(\$17)	(\$17)
	Net Income / (Loss)	(\$30,813)	(\$29,373)

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.

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	1.0	1.0
Customer Service	0.0	0.0	1.0	1.0
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	0.0	0.0
Other	0.0	0.0	0.0	0.0
Total	0.0	0.0	2.0	2.0

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. A full-time employee is based on 2080 total hours per year. Please calculate partial employees using 2080 hours.

Bensch Ranch Utilities, LLC
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:	NA
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Meter Deposits Refunded During the Test Year:	NA
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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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Wastewater Utility Plant Description

Name of System:		Bensch Ranch Utilities, LLC	
Wastewater Inventory Number (if applicable):		105001	
Type of Treatment		Other	
Design Capacity of Plant (Gallons per day)		58650	

LIFT STATION FACILITIES

[illegible]

FORCE MAINS

Size	Material	Length (Feet)
1.5 inch	PVC	2,883
2 inch	PVC	1,411
2.5 inch	PVC	809
3 inch	PVC	1,511
4 inch	PVC	5,095
5 inch	PVC	388
6 inch	PVC	1,714

MANHOLES

Type	Quantity
Standard	57
Drop	

CLEANOUTS

Quantity
39

Note: If you are filing for more than one system, please provide separate sheets for each system.

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. Copy and paste this sheet as many times as is necessary.

Wastewater Utility Plant Description (Continued)						
GRAVITY MAINS				SERVICES/LATERALS		
Sizes (inches)	Material	Length (feet)		Size (inches)	Material	Quantity
4	PVC	32,800		2	PVC	114
6	NA	2		4	NA	0
8	NA	0		6	NA	0
10	NA	0		8	NA	0
12	NA	0				
15	NA	0				
18	NA	0				
21	NA	0				
24	NA	0				
30	NA	0				

For the following five items, list the utility owned assets in each category for each system.

SOLIDS PROCESSING AND HANDLING FACILITIES	Sludge digesting and settling tank
DISINFECTION EQUIPMENT (Chlorinator, Ultra-Violet, Etc.)	Tablet chlorine feed system with contact tank and tablet dechlorination unit
FILTRATION EQUIPMENT (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	N/A
STRUCTURES (Buildings, Fences, Etc.)	Prefabricated metal site operations and equipment building. Effluent Percolation Pond (39,000 gal. capacity)
Other (Laboratory Equipment, Tools, Vehicles, Standby, Power Generators, Etc.)	Standard lab equipment

Note: If you are filing for more than one system, please provide separate sheets for each system.

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. Copy and paste this sheet as many times as is necessary.

Bensch Ranch Utilities, LLC
Annual Report
Wastewater Flows
12/31/25

Wastewater Flows					
Month	Number of Services	Total Monthly Sewage Flow (Gallons)	Sewage Flow on Peak Day	Purchased Power Expense ¹	Purchased Power (kWh) ²
January	38	42,776	1,586	\$1,026	6,582
February	38	35,551	1,545	963	5,954
March	38	38,520	1,545	947	5,677
April	37	46,350	1,545	987	6,059
May	37	76,937	5,574	1,174	6,623
June	38	105,404	4,854	1,162	6,390
July	38	78,306	2,526	1,037	6,646
August	37	105,030	4,256	1,014	6,447
September	37	107,336	5,084	1,195	6,673
October	37	94,158	3,434	1,139	6,211
November	37	84,938	3,162	1,035	6,388
December	37	97,057	3,389	1,057	6,587
	Totals	912,363	38,500	\$12,735	76,237

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal	Evaporation Ponds
Groundwater Permit Number	None
ADEQ Aquifer Protection Permit ("APP") Number	P105001
ADEQ Reuse Permit Number	None
EPA NPDES Permit Number	N/A
APP Effluent Treatment Requirement (Class)?	B+
Permitted Flow Rate	1670 gpd
Permitted Organic Capacity	N/A
Hydraulic Capacity	200%
Type of Biological Treatment	N/A

In the space below, list all violations within the past 12 months:

Note: If you are filing for more than one system, please provide separate sheets for each system.

¹ Enter the total purchased power costs for the power meters associated with this system.

² Enter the total purchased kWh used by the power meters associated with this system.

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.

Bensch Ranch Utilities, LLC
 Annual Report
 Utility Shutoffs / Disconnects
 12/31/25

Utility Shutoffs / Disconnects	
Name of System:	Bensch Ranch Utilities, LLC
Wastewater Inventory Number (if applicable):	105001

Month	Termination without Notice R14-2-609.B	Termination with Notice R14-2- 609.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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\$1,005

If no property taxes paid, explain why.

0

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.

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: Jason Williamson
Company name: Bensch Ranch Utilities, LLC

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.