

**ANNUAL REPORT**

Of

Company Name:   
7581 E. Academy Blvd., Ste. 229

Mailing Address: Denver CO  
80230

**RECEIVED BY EMAIL**  
4/15/2024, 3:49 PM  
**ARIZONA CORPORATION COMMISSION**  
**UTILITIES DIVISION**

Docket No.:   
For the Year Ended:

**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:   
Application Date:

ARIZONA CORPORATION COMMISSION  
WASTEWATER UTILITY ANNUAL REPORT  
Pine Meadows Utilities, LLC  
A Class  Utility

For the Calendar Year Ended:

Primary Address:   
City:  State:  Zip Code:

Telephone Number:

Date of Original Organization of Utility:

Person to whom correspondence should be addressed concerning this report:

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

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

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

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

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

Ownership:

Counties Served:

**Important changes during the year**

	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.

	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 (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	\$3,329			\$3,329		\$3,329
352	Franchises	0			0		0
353	Land and Land Rights	0			0		0
354	Structures and Improvements	27,290			27,290	17,964	9,326
355	Power Generation Equipment	90,000			90,000	90,000	0
360	Collections Wastewater - Force	110,852			110,852	47,146	63,706
361	Collections Wastewater - Gravity	205,528			205,528	88,377	117,151
362	Special Collecting Structures	0			0		0
363	Services to Customers	50,000			50,000	21,500	28,500
364	Flow Measuring Devices	0			0		0
365	Flow Measuring Installations	0			0		0
366	Reuse Services	0			0		0
367	Reuse Meters & Meter Installations	0			0		0
370	Receiving Wells	96,000			96,000	68,731	27,269
371	Pumping Equipment	49,470	9,250		58,720	31,264	27,457
374	Reuse Distribution Reservoirs	0			0		0
375	Reuse Trans. And Distr. Equipment	0			0		0
380	Treatment and Disposal Equipment	325,623	16,435		342,058	315,543	26,514
381	Plant Sewers	0			0		0
382	Outfall Sewer Lines	0			0		0
389	Other Plant and Misc. Equipment	7,537			7,537	7,537	0
390	Office Furniture and Equipment	118			118	116	2
390.1	Computer & Software	0			0		0
391	Transportation Equipment	0			0		0
392	Stores Equipment	0			0		0
393	Tools, Shop and Garage Equipment	0			0		0
394	Laboratory Equipment	2,586			2,586	2,586	0
395	Power Operated Equipment	0			0		0
396	Communication Equipment	0			0		0
397	Miscellaneous Equipment	0			0		0
398	Other Tangible Plant	101			101	101	0
	<b>Totals</b>	<b>\$968,433</b>	<b>\$25,685</b>	<b>\$0</b>	<b>\$994,118</b>	<b>\$690,864</b>	<b>\$303,253</b>

**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.

Pine Meadows Utilities, LLC  
Annual Report  
Depreciation Expense for the Current Year (Wastewater)  
12/31/23

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	\$3,329	\$0	\$0	\$3,329	\$3,329		\$0
352	Franchises	0	0	0	0			0
353	Land and Land Rights	0	0	0	0			0
354	Structures and Improvements	27,290	0	0	27,290		3.33%	909
355	Power Generation Equipment	90,000	0	0	90,000	90,000		0
360	Collections Wastewater - Force	110,852	0	0	110,852		2.00%	2,217
361	Collections Wastewater - Gravity	205,528	0	0	205,528		2.00%	4,111
362	Special Collecting Structures	0	0	0	0			0
363	Services to Customers	50,000	0	0	50,000		2.00%	1,000
364	Flow Measuring Devices	0	0	0	0			0
365	Flow Measuring Installations	0	0	0	0			0
366	Reuse Services	0	0	0	0			0
367	Reuse Meters & Meter Installations	0	0	0	0			0
370	Receiving Wells	96,000	0	0	96,000		3.33%	3,197
371	Pumping Equipment	49,470	9,250	0	58,720	24,151	12.50%	3,743
374	Reuse Distribution Reservoirs	0	0	0	0			0
375	Reuse Trans. And Distr. Equipment	0	0	0	0			0
380	Treatment and Disposal Equipment	325,623	16,435	0	342,058	313,945	5.00%	995
381	Plant Sewers	0	0	0	0			0
382	Outfall Sewer Lines	0	0	0	0			0
389	Other Plant and Misc. Equipment	7,537	0	0	7,537			0
390	Office Furniture and Equipment	118	0	0	118		6.67%	8
390.1	Computer & Software	0	0	0	0			0
391	Transportation Equipment	0	0	0	0			0
392	Stores Equipment	0	0	0	0			0
393	Tools, Shop and Garage Equipment	0	0	0	0			0
394	Laboratory Equipment	2,586	0	0	2,586	2,586		0
395	Power Operated Equipment	0	0	0	0			0
396	Communication Equipment	0	0	0	0			0
397	Miscellaneous Equipment	0	0	0	0			0
398	Other Tangible Plant	101	0	0	101	101		0
	<b>Subtotal</b>	<b>\$968,433</b>	<b>\$25,685</b>	<b>\$0</b>	<b>\$994,118</b>	<b>\$434,111</b>		<b>\$16,179</b>

Contribution(s) in Aid of Construction (Gross)	\$868,312
Less: Non Amortizable Contribution(s)	
Fully Amortized Contribution(s)	
Amortizable Contribution(s)	<b>\$868,312</b>
Times: Proposed Amortization Rate	3.58%
<b>Amortization of CIAC</b>	<b>\$31,086</b>
<b>Less: Amortization of CIAC</b>	<b>\$31,086</b>
<b>DEPRECIATION EXPENSE:</b>	<b>(\$14,907)</b>

**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.

Pine Meadows Utilities, LLC  
Annual Report  
Balance Sheet Assets  
12/31/23

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2023)	Balance at End of Year (2023)
<b>Account No.</b>	<b>Current and Accrued Assets</b>			
131	Cash		\$3,485	\$2,093
132	Special Deposits			
135	Temporary Cash Investments			
141	Customer Accounts Receivable		8,648	15,909
142	Other Accounts Receivable			
143	Accumulated Provision for Uncollectable Accounts			
146	Notes Receivable from Associated Companies			
151	Plant Material and Supplies			
162	Prepayments			
173	Accrued Utility Revenue			
174	Miscellaneous Current and Accrued Assets			
	<b>Total Current and Accrued Assets</b>		<b>\$12,133</b>	<b>\$18,001</b>
	<b>Deferred Debits</b>			
186.1	Deferred Rate Case Expense			
	<b>Total Deferred Debits</b>		<b>\$0</b>	<b>\$0</b>
	<b>Fixed Assets</b>			
101	Utility Plant in Service*		\$968,433	\$994,118
103	Property Held for Future Use			
105	Construction Work in Progress		4,820	7,870
108	Accumulated Depreciation (enter as negative)*		(675,197)	(690,864)
121	Non-Utility Property			
122	Accumulated Depreciation - Non Utility			
	<b>Total Fixed Assets</b>		<b>\$298,056</b>	<b>\$311,123</b>
	<b>Total Assets</b>		<b>\$310,189</b>	<b>\$329,124</b>

**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.

Pine Meadows Utilities, LLC  
Annual Report  
Balance Sheet Liabilities and Owners Equity

<b>Balance Sheet Liabilities and Owners Equity</b>				
	<b>Liabilities</b>		Balance at Beginning of Year (2023)	Balance at End of Year (2023)
<b>Account No.</b>	<b>Current Liabilities</b>			
231	Accounts Payable		\$24,318	\$44,306
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies			
235	Customer Deposits		840	756
236	Accrued Taxes			1,853
237	Accrued Interest			
241	Miscellaneous Current and Accrued Liabilities			
253	Other Deferred Credits			
	<b>Total Current Liabilities</b>		<b>\$25,158</b>	<b>\$46,915</b>
	<b>Long Term Debt</b>			
224	Long Term Debt (Notes and Bonds)			
	<b>Total Long Term Debt</b>		<b>\$0</b>	<b>\$0</b>
	<b>Deferred Credits</b>			
252	Advances in Aid of Construction			
255	Accumulated Deferred Investment Tax Credits			
271	Contributions in Aid of Construction		868,312	868,312
272	Less: Amortization of Contributions		(651,414)	(682,477)
281	Accumulated Deferred Income Tax			
	<b>Total Deferred Credits</b>		<b>\$216,898</b>	<b>\$185,835</b>
	<b>Total Liabilities</b>		<b>\$242,056</b>	<b>\$232,750</b>
	<b>Capital Accounts</b>			
201	Common Stock Issued			
211	Other Paid-In Capital		(257,860)	(257,860)
215	Retained Earnings		325,993	354,234
218	Proprietary Capital (Sole Props and Partnerships)			
	<b>Total Capital</b>		<b>\$68,133</b>	<b>\$96,374</b>
	<b>Total Liabilities and Capital</b>		<b>\$310,189</b>	<b>\$329,124</b>

**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!

Pine Meadows Utilities, LLC  
Annual Report  
Wastewater Comparative Income Statement  
12/31/23

<b>Wastewater Comparative Income Statement</b>			
Account No.	Calendar Year	Current Year 01/01/2023 - 12/31/2023	Last Year 01/01/2022 - 12/31/2022
	<b>Operating Revenue</b>		
521	Flat Rate Revenues	\$102,735	\$102,273
522	Measured Revenues		
534	Rents from Wastewater Property		
536	Other Wastewater Revenues	2,496	1,215
	<b>Total Revenues</b>	<b>\$105,231</b>	<b>\$103,488</b>
	<b>Operating Expenses</b>		
701	Salaries and Wages	\$3,119	\$435
704	Employee Pensions and Benefits	80	32
710	Purchased Wastewater Treatment		
711	Sludge Removal Expense	2,000	19,325
715	Purchased Power	13,294	12,366
716	Fuel for Power Production		
718	Chemicals	6,117	15,055
720	Materials and Supplies	3,184	7,223
720.1	Repairs and Maintenance	5,099	2,697
720.2	Office Supplies and Expense	1,309	306
721	Office Expense		
731	Contractual Services -Engineering		
732	Contractual Services - Accounting	1,807	1,900
733	Contractual Services - Legal	211	13,856
734	Contractual Services - Management Fees	21,942	14,953
735	Contractual Services - Testing	11,007	12,229
736	Contractual Services - Other	20,582	20,278
740	Rents - Building	639	186
742	Rents - Equipment		
750	Transportation Expenses	1,735	45
757	Insurance - General Liability		944
758	Insurance - Worker's Compensation		62
759	Insurance - Other	3,180	975
760	Advertising Expense		
766	Regulatory Commission Expense - Rate Case		0
767	Regulatory Commission Expense - Other	4,422	2,830
770	Bad Debt Expense	452	
775	Miscellaneous Expense	3,516	5,510
403	Depreciation Expense (From Schedule AR4)	(14,907)	719
408	Taxes Other Than Income		
408.11	Property Taxes	3,706	3,174
408.12	Payroll Taxes		
409	Income Taxes		
	<b>Total Operating Expenses</b>	<b>\$92,493</b>	<b>\$135,100</b>
	<b>Operating Income / (Loss)</b>	<b>\$12,738</b>	<b>(\$31,613)</b>
	<b>Other Income / (Expense)</b>		
414	Gain (Loss) on Dispositions		
419	Interest and Dividend Income		
421	Non-Utility Income	48	17,372
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)	(33)	(45)
	<b>Total Other Income / (Expense)</b>	<b>\$15</b>	<b>\$17,327</b>
	<b>Net Income / (Loss)</b>	<b>\$12,753</b>	<b>(\$14,286)</b>

**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
Vice-president				0.0
Manager			0.2	0.2
Engineering Staff				0.0
System Operator(s)			0.2	0.2
Customer Service				0.0
Accounting			0.1	0.1
Business Office			0.1	0.1
Rates Department				0.0
Administrative Staff				0.0
Other				0.0
<b>Total</b>	0.0	0.0	0.6	0.6

**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.

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued				
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amt. Issued				
Amount Outstanding				
Date of Maturity				
Interest Rate				
Current Year Interest				
Current Year Principal				

Meter Deposit Balance at Test Year End:

Meter Deposits Refunded During the Test Year:

*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.*

<b>Wastewater Utility Plant Description</b>	
Name of System:	Pine Meadow Utilities, LLC
Wastewater Inventory Number (if applicable):	103676
Type of Treatment	Other
Design Capacity of Plant (Gallons per day)	37000

<b>LIFT STATION FACILITIES</b>					
Location	Quantity of Pumps	Horsepower Per Pump	Rated Capacity Per Pump (GPM)	Wet Well Capacity (gals)	Year Constructed
32.5 Highline Drive, Sta 2	2	10	50	2070	

<b>FORCE MAINS</b>		
Size	Material	Length (Feet)
2 inch	PVC	1,411
4 inch	PVC	5,304

<b>MANHOLES</b>	
Type	Quantity
Standard	42
Drop	

<b>CLEANOUTS</b>	
	Quantity
	1

**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	NA		4	PVC	125
6	PVC	1,637			
8	PVC	4,941			

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

<b>SOLIDS PROCESSING AND HANDLING FACILITIES</b>	Bar Screen, One aerated sludge holding tank/digester
<b>DISINFECTION EQUIPMENT</b> (Chlorinator, Ultra-Violet, Etc.)	one chlorine contact tank with tablet feed system
<b>FILTRATION EQUIPMENT</b> (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	N/A
<b>STRUCTURES</b> (Buildings, Fences, Etc.)	One stick-built on-site operations/equipment control building with concrete loading dock. Perimeter chain link fence.
<b>Other</b> (Laboratory Equipment, Tools, Vehicles, Standby, Power Generators, Etc.)	Laboratory/process control testing equipment. 50kw standby generator.

**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 Flows					
Month	Number of Services	Total Monthly Sewage Flow (Gallons)	Sewage Flow on Peak Day	Purchased Power Expense <sup>1</sup>	Purchased Power (kWh) <sup>2</sup>
January	118	306,000	15,000	\$908	5,755
February	118	260,000	16,000	895	5,649
March	120	319,000	31,000	947	5,484
April	119	287,000	14,000	957	5,561
May	119	291,000	13,000	1,074	5,714
June	119	270,000	12,000	1,117	6,130
July	119	286,000	16,000	1,088	5,815
August	120	285,000	15,000	1,073	5,680
September	119	277,000	25,000	1,197	6,692
October	119	254,000	13,000	1,110	5,979
November	119	275,000	12,000	1,048	6,413
December	119	272,000	14,000	1,003	5,914
<b>Totals</b>		<b>3,382,000</b>	<b>196,000</b>	<b>\$12,417</b>	<b>70,786</b>

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal	Other
Groundwater Permit Number	N/A
ADEQ Aquifer Protection Permit ("APP") Number	P103676
ADEQ Reuse Permit Number	
EPA NPDES Permil Number	AZ0025305
APP Effluent Treatment Requirement (Class)?	
Permitted Flow Rate	37,000
Permitted Organic Capacity	
Hydraulic Capacity	150%
Type of Biological Treatment	

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

Nitrogen AL and DL Exc. (all year) & Coliform (April)

**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 relevent information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

**Other Wastewater System Information**

**Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).**

Use one of the following methods:

- (a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:  
 $ERC = ( \text{Total SFR gallons treated (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day} )$

For wastewater only utilities:

Subtract all general use and other non residential customer gallons from the total gallons treated. Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day.

**NOTE:** Total gallons treated includes both treated and purchased treatment.

ERC   
Method used:

What is the present system connection capacity (in ERC's \*) using existing lines?

What is the future system connection capacity (in ERC's \*) upon service area buildout?

Describe any plans and estimated completion dates for any enlargements or improvements of this system.

Company is applying to ADEQ for a change of discharge from the direct discharge to Houston Creek, to an on-site percolation pond, which will be located on the WWTP site.

If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known.

If the utility does not engage in reuse, has a reuse feasibility study been completed?

If so, when?

Pine Meadows Utilities, LLC  
 Annual Report  
 Utility Shutoffs / Disconnects  
 12/31/23

Utility Shutoffs / Disconnects	
Name of System:	Pine Meadow Utilities, LLC
Wastewater Inventory Number (if applicable):	103676

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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Other (description):

**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.

Pine Meadows Utilities, LLC  
Annual Report  
Property Taxes  
12/31/23

<b>Property Taxes</b>	
Amount of actual property taxes paid during Calendar Year 2023 was	\$3,706

If no property taxes paid, explain why.

**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  I, the undersigned of the  
(state name)

County of (county name):

Name (owner or official) title:

Company name:

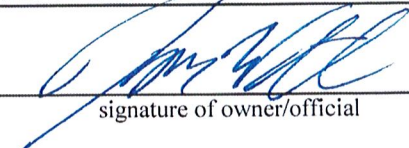
DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

FOR THE YEAR ENDING:

12/31/23

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**

  
signature of owner/official

telephone no.

