

ANNUAL REPORT

Of

Company Name: **Pine Valley Water Company**
480 Raintree Rd

Mailing Address: Sedona AZ
86351

Docket No.: W-02181A
For the Year Ended: 12/31/24

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: 3/12/25

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Pine Valley Water Company
A Class ☐ Utility

For the Calendar Year Ended: 12/31/24

Primary Address: 480 RAINTREE ROAD
City: SEDONA State: Arizona Zip Code: 86351

Telephone Number: 928-451-1640

Date of Original Organization of Utility: 7/28/72

Person to whom correspondence should be addressed concerning this report:

Name: LISA WISCHMEIER
Telephone No. : 928-451-1640
Address: 480 RAINTREE ROAD
City: SEDONA State: Arizona Zip Code: 86351
Email: PINEVALLEYWATER@GMAIL.COM

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: "C" Corporation

Counties Served: Yavapai

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.
	N/A

	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	\$4,298			\$4,298		\$4,298
302	Franchises	75			75		75
303	Land and Land Rights	11,994			11,994		11,994
304	Structures and Improvements	10,007			10,007		10,007
305	Collecting & Improving Reservoirs	0			0		0
306	Lake, River, Canal Intakes	0			0		0
307	Wells and Springs	9,872			9,872		9,872
308	Infiltration Galleries	0			0		0
309	Supply Mains	0			0		0
310	Power Generation Equipment	0			0		0
311	Pumping Equipment	51,394			51,394		51,394
320	Water Treatment Equipment	0			0		0
320.1	Water Treatment Plants	57,233			57,233	44,068	13,165
320.2	Solution Chemical Feeders	0			0		0
320.3	Point-of-Use Treatment Devices	0			0		0
330	Distribution Reservoirs and Standpipes	0			0		0
330.1	Storage Tanks	0			0		0
330.2	Pressure Tanks	0			0		0
331	Transmission and Distribution Mains	54,957			54,957		54,957
333	Services	20,669			20,669		20,669
334	Meters and Meter Installations	7,615			7,615		7,615
335	Hydrants	4,759			4,759		4,759
336	Backflow Prevention Devices	0			0		0
339	Other Plant and Misc. Equipment	10,448			10,448	726	9,722
340	Office Furniture and Equipment	644			644		644
340.1	Computer & Software	0			0		0
341	Transportation Equipment	0			0		0
342	Stores Equipment	0			0		0
343	Tools, Shop and Garage Equipment	0			0		0
344	Laboratory Equipment	0			0		0
345	Power Operated Equipment	0			0		0
346	Communication Equipment	0			0		0
347	Miscellaneous Equipment	0			0		0
348	Other Tangible Plant	14,857			14,857		14,857
	Totals	\$258,822	\$0	\$0	\$258,822	\$44,794	\$214,028

Pine Valley Water Company
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/24

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	\$4,298	\$0	\$0	\$4,298		\$4,298		\$0
302	Franchises	75	0	0	75		75		0
303	Land and Land Rights	11,994	0	0	11,994		11,994		0
304	Structures and Improvements	10,007	0	0	10,007		10,007		0
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	9,872	0	0	9,872		9,872		0
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	51,394	0	0	51,394		51,394		0
320	Water Treatment Equipment	0	0	0	0		0		0
320.1	Water Treatment Plants	57,233	0	0	57,233		57,233	2.00%	1,145
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	0	0	0	0		0		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	54,957	0	0	54,957		54,957		0
333	Services	20,669	0	0	20,669		20,669		0
334	Meters and Meter Installations	7,615	0	0	7,615		7,615		0
335	Hydrants	4,759	0	0	4,759		4,759		0
336	Backflow Prevention Devices	0	0	0	0		0		0
339	Other Plant and Misc. Equipment	10,448	0	0	10,448		10,448	2.00%	209
340	Office Furniture and Equipment	644	0	0	644		644		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	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	0	0	0	0		0		0
348	Other Tangible Plant	14,857	0	0	14,857		14,857		0
	Subtotal	\$258,822	\$0	\$0	\$258,822	\$0	\$258,822		\$1,354

Contribution(s) in Aid of Construction (Gross)
Less: Non Amortizable Contribution(s)
Fully Amortized Contribution(s)
Amortizable Contribution(s)
Times: Proposed Amortization Rate
Amortization of CIAC

\$0
\$0
0.52%
\$0

Less: Amortization of CIAC **\$0**

DEPRECIATION EXPENSE **\$1,354**

Pine Valley Water Company
Annual Report
Balance Sheet Assets
12/31/24

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current and Accrued Assets			
131	Cash		\$8,236	\$1,167
134	Working Funds			
135	Temporary Cash Investments			
141	Customer Accounts Receivable		5,957	5,778
146	Notes Receivable from Associated Companies			
151	Plant Material and Supplies			
162	Prepayments			
174	Miscellaneous Current and Accrued Assets		(8,841)	(7,248)
	Total Current and Accrued Assets		\$5,352	(\$303)
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$258,822	\$258,822
103	Property Held for Future Use			
105	Construction Work in Progress			
108	Accumulated Depreciation (enter as negative)*		(234,581)	(44,794)
121	Non-Utility Property		34,501	
122	Accumulated Depreciation - Non Utility			
	Total Fixed Assets		\$58,742	\$214,028
	Total Assets		\$64,094	\$213,725

*Note these items feed automatically from AR3 UPIS Page 4

Pine Valley Water Company
Annual Report
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2024)	Balance at End of Year (2024)
Account No.	Current Liabilities			
231	Accounts Payable		\$48,462	\$59,462
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies			
235	Customer Deposits		17,055	17,423
236	Accrued Taxes		583	583
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities			
	Total Current Liabilities		\$66,100	\$77,468
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)			
	Deferred Credits			
251	Unamortized Premium on Debt			
252	Advances in Aid of Construction			
255	Accumulated Deferred Investment Tax Credits			
271	Contributions in Aid of Construction			
272	Less: Amortization of Contributions			
281	Accumulated Deferred Income Tax			
	Total Deferred Credits		\$0	\$0
	Total Liabilities		\$66,100	\$77,468
	Capital Accounts			
201	Common Stock Issued		\$1,000	\$1,000
211	Other Paid-In Capital		78,790	58,392
215	Retained Earnings		(81,796)	(81,796)
218	Proprietary Capital (Sole Props and Partnerships)			
	Total Capital		(\$2,006)	(\$22,404)
	Total Liabilities and Capital		\$64,094	\$55,064

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

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2024 - 12/31/2024	Last Year 01/01/2023 - 12/31/2023
	Operating Revenue		
461	Metered Water Revenue	\$126,421	\$121,232
460	Unmetered Water Revenue		
462	Fire Protection Revenue		
469	Guaranteed Revenues (Surcharges)		
471	Miscellaneous Service Revenues		
474	Other Water Revenue		
	Total Revenues	\$126,421	\$121,232
	Operating Expenses		
601	Salaries and Wages	\$3,000	
604	Employee Pensions and Benefits		
610	Purchased Water		
615	Purchased Power	15,462	15,245
618	Chemicals		
620	Materials and Supplies		
620.1	Repairs and Maintenance	32,745	12,016
620.2	Office Supplies and Expense	2,034	
630	Contractual Services		
631	Contractual Services - Engineering		
632	Contractual Services - Accounting		875
633	Contractual Services - Legal		
634	Contractual Services - Management Fees	84,000	86,000
635	Contractual Services - Water Testing		
636	Contractual Services - Other		7,677
640	Rents		
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expenses		
657	Insurance - General Liability	2,182	2,692
657.1	Insurance - Health and Life		
665	Regulatory Commission Expense - Rate		
670	Bad Debt Expense		
675	Miscellaneous Expense	2,709	828
403	Depreciation Expense (From Schedule AR4)	1,354	1,354
408	Taxes Other Than Income	7,938	
408.11	Property Taxes	3,244	3,360
409	Income Taxes		
427.1	Customer Security Deposit Interest		
	Total Operating Expenses	\$154,668	\$130,047
	Operating Income / (Loss)	(\$28,247)	(\$8,815)
	Other Income / (Expense)		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility (Expense)		
427	Interest (Expense)		
	Total Other Income / (Expense)	\$0	\$0
	Net Income / (Loss)	(\$28,247)	(\$8,815)

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President				0.0
Vice-president				0.0
Manager			2,080.0	2,080.0
Engineering Staff				0.0
System Operator(s)			2,080.0	2,080.0
Meter reader				0.0
Customer Service				0.0
Accounting				0.0
Business Office				0.0
Rates Department				0.0
Administrative Staff				0.0
Other				0.0
Total	0.0	0.0	4,160.0	4,160.0

Pine Valley Water Company
Annual Report
Supplemental Financial Data (Long-Term Debt)
12/31/24

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	N/A			
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.

Well and Water Usage

Name of the System:

ADEQ Public Water System Number.

ADWR PCC Number: _____

[illegible]

Name of system water delivered to:

ADWR PCC Number:

Source of water delivered to another system

Name of system water received from:

ADWR PCC Number

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 Expense6	Purchased Power (kWh)7
January	1,145,600.00	1,102,300.00				\$741	5,284
February	837,400.00	806,500.00				744	5,284
March	728,400.00	702,200.00				692	4,817
April	866,900.00	834,300.00				791	5,473
May	1,268,500.00	1,219,900.00				1,035	7,560
June	1,442,600.00	1,400,200.00				1,283	9,763
July	1,908,400.00	1,850,700.00				1,580	12,380
August	2,148,100.00	2,085,100.00				1,453	11,220
September	1,870,600.00	1,813,600.00				1,406	10,875
October	1,865,500.00	1,811,100.00				1,372	10,550
November	1,720,700.00	1,661,800.00				1,130	8,339
December	1,130,600.00	1,092,200.00				859	6,055
Totals	16,933,300.00	16,379,900.00	0.00	0.00	0.00	\$13,085	97,633

If applicable, in the space below please provide a description for all un-metered water use along with 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:	PINE VALLEY WATER CO		
ADEQ Public Water System Number:	AZ0413103		
ADWR PCC Number:	91-000656.0000		

MAINS

[illegible]

CUSTOMER METERS

[illegible]

SERVICE LINES

SERVICE LINES		
Material	Percent of system	Year installed
Black poly	100%	1997

BOOSTER PUMPS

BOOSTER PUMPS		
Horsepower	GPM	Quantity
7.5	75	2

FIRE HYDRANTS

FIRE HYDRANTS	
Type	Quantity
Standard *	6
Other	1

STORAGE TANKS

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
166,000	GALVANIZED STEEL	1	1972
40	GALVANIZED STEEL	1	1972

PRESSURE/BLADDER TANKS

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
5,000	NIZED STEEL	1	1972

* 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)
--

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

TREATMENT EQUIPMENT:	ARSENIC REMOVAL ABSORPTION UNIT/ VESSEL/ FILTERS/ FLOW METER
STRUCTURES:	ARSENIC TREATMENT FACILITY BUILDING/ STORAGE SUPPLY/ GENERATOR BUILDING/ FENCES
OTHER:	

Customer and Other Information	
Name of the System:	Pine Valley Water Company
ADEQ Public Water System Number:	AZ0413103
ADWR PCC Number:	91-000656,0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	187				
February	186				
March	186				
April	185				
May	185				
June	186				
July	185				
August	183				
September	183				
October	184				
November	186				
December	184				

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.

Pine Valley Water Company
Annual Report
Utility Shutoffs / Disconnects
12/31/24

Utility Shutoffs / Disconnects	
Name of the System:	PINE VALLEY WATER CO
ADEQ Public Water System Number:	AZ0413103
ADWR PCC Number:	91-000656.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2-410.C	Other
January	N/A		
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Total	0	0	0

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.

Property Taxes	
----------------	--

Amount of actual property taxes paid during Calendar Year 2024 was
--

\$3,244

If no property taxes paid, explain why.

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:

LISA WISCHMEIER SECRETARY

Company name:

Pine Valley Water Company

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

FOR THE YEAR ENDING:

12/31/24

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

928-451-1640

telephone no.

AMENDED

RECEIVED BY EMAIL

4/17/2025, 9:47PM

**ARIZONA CORPORATION COMMISSION UTILITIES
DIVISION**

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:

LISA WISCHMEIER SECRETARY

Company name:

Pine Valley Water Company

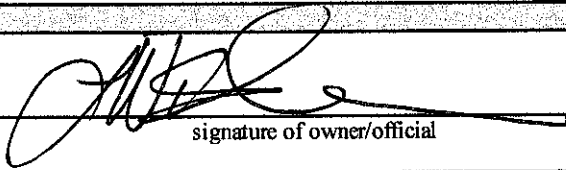
DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

FOR THE YEAR ENDING:

12/31/24

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

928-451-1640

telephone no.

2025 MAR 25 A.M. 11
ARIZONA CORPORATION COMMISSION