

ANNUAL REPORT

Of

Company Name: Willow Springs Utilities, LLC
3275 W. Ina Rd., Ste. 275

Mailing Address: Tucson AZ
85741-2338

Docket No.: WS-20432A
For the Year Ended: 12/31/17

RECEIVED

FEB 12 2018

ARIZONA CORP COMMISSION
UTILITIES DIVISION - DIRECTOR'S OFFICE

WASTEWATER UTILITY

To

Arizona Corporation Commission

Due on April 15th

Email: rdelafuente@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: 2017

2-12-18

ARIZONA CORPORATION COMMISSION
WASTEWATER UTILITY ANNUAL REPORT
Willow Springs Utilities, LLC
A Class Utility

1. For the Calendar Year Ended: 12/31/17

2. Address:

3275 W. Ina Road, Suite 275					
City:	Tucson	State:	Arizona	Zip Code:	85741

3. Telephone Number: 520.618.4127

4. Date of Original Organization of Utility: 7/18/2006

5. Person to whom correspondence should be addressed concerning this report:

Name: Kevin Tarbox
Telephone No. : 520.618.4127
Address: 3275 W. Ina Road, Suite 275
City: Tucson State: Arizona Zip Code: 85741
Email: kevin.tarbox@lennar.com

6. On-Site Manager:

Name: No Facility On-site
Telephone No. : 0
Address: 0
City: 0 State: Zip Code: 0
Email: 0

7. Ownership: Limited Liability Company ("LLC")

8. Counties Served: Pinal

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	\$0	\$0	\$0	\$0	\$0	\$0
352	Franchises	\$0	\$0	\$0	0	\$0	0
353	Land and Land Rights	\$0	\$0	\$0	0	\$0	0
354	Structures and Improvements	\$0	\$0	\$0	0	\$0	0
355	Power Generation Equipment	\$0	\$0	\$0	0	\$0	0
360	Collections Wastewater - Force	\$0	\$0	\$0	0	\$0	0
361	Collections Wastewater - Gravity	\$0	\$0	\$0	0	\$0	0
362	Special Collecting Structures	\$0	\$0	\$0	0	\$0	0
363	Services to Customers	\$0	\$0	\$0	0	\$0	0
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	\$0	\$0	\$0	0	\$0	0
374	Reuse Distribution Reservoirs	\$0	\$0	\$0	0	\$0	0
375	Reuse Trans. And Distr. Equipment	\$0	\$0	\$0	0	\$0	0
380	Treatment and Disposal Equipment	\$0	\$0	\$0	0	\$0	0
381	Plant Sewers	\$0	\$0	\$0	0	\$0	0
382	Outfall Sewer Lines	\$0	\$0	\$0	0	\$0	0
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	\$0	\$0	\$0	\$0	\$0	\$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.

Willow Springs Utilities, LLC
 Annual Report
 Depreciation Expense for the Current Year (Wastewater)
 12/31/17

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	\$0	\$0	\$0	\$0	\$0	0.00%	\$0
352	Franchises	0	0	0	0	\$0	0.00%	0
353	Land and Land Rights	0	0	0	0	\$0	0.00%	0
354	Structures and Improvements	0	0	0	0	\$0	0.00%	0
355	Power Generation Equipment	0	0	0	0	\$0	0.00%	0
360	Collections Wastewater - Force	0	0	0	0	\$0	0.00%	0
361	Collections Wastewater - Gravity	0	0	0	0	\$0	0.00%	0
362	Special Collecting Structures	0	0	0	0	\$0	0.00%	0
363	Services to Customers	0	0	0	0	\$0	0.00%	0
364	Flow Measuring Devices	0	0	0	0	\$0	0.00%	0
365	Flow Measuring Installations	0	0	0	0	\$0	0.00%	0
366	Reuse Services	0	0	0	0	\$0	0.00%	0
367	Reuse Meters & Meter Installations	0	0	0	0	\$0	0.00%	0
370	Receiving Wells	0	0	0	0	\$0	0.00%	0
371	Pumping Equipment	0	0	0	0	\$0	0.00%	0
374	Reuse Distribution Reservoirs	0	0	0	0	\$0	0.00%	0
375	Reuse Trans. And Distr. Equipment	0	0	0	0	\$0	0.00%	0
380	Treatment and Disposal Equipment	0	0	0	0	\$0	0.00%	0
381	Plant Sewers	0	0	0	0	\$0	0.00%	0
382	Outfall Sewer Lines	0	0	0	0	\$0	0.00%	0
389	Other Plant and Misc. Equipment	0	0	0	0	\$0	0.00%	0
390	Office Furniture and Equipment	0	0	0	0	\$0	0.00%	0
390.1	Computer & Software	0	0	0	0	\$0	0.00%	0
391	Transportation Equipment	0	0	0	0	\$0	0.00%	0
392	Stores Equipment	0	0	0	0	\$0	0.00%	0
393	Tools, Shop and Garage Equipment	0	0	0	0	\$0	0.00%	0
394	Laboratory Equipment	0	0	0	0	\$0	0.00%	0
395	Power Operated Equipment	0	0	0	0	\$0	0.00%	0
396	Communication Equipment	0	0	0	0	\$0	0.00%	0
397	Miscellaneous Equipment	0	0	0	0	\$0	0.00%	0
398	Other Tangible Plant	0	0	0	0	\$0	0.00%	0
	Subtotal	\$0	\$0	\$0	\$0	\$0		\$0

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

Less: Amortization of CIAC

DEPRECIATION EXPENSE

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.

Willow Springs Utilities, LLC
 Annual Report
 Balance Sheet Assets
 12/31/17

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2017)	Balance at End of Year (2017)
Account No.	Current and Accrued Assets			
131	Cash		\$0	\$0
132	Special Deposits		\$0	\$0
135	Temporary Cash Investments		\$0	\$0
141	Customer Accounts Receivable		\$0	\$0
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		\$0	\$0
	Deferred Debits			
186.1	Deferred Rate Case Expense		\$0	\$0
	Total Deferred Debits		\$0	\$0
	Fixed Assets			
101	Utility Plant in Service*		\$0	\$0
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		0	0
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$0	\$0
	Total Assets		\$0	\$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.

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

Willow Springs Utilities, LLC
 Annual Report
 Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2017)	Balance at End of Year (2017)
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		\$0	\$0
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		\$0	\$0
	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		\$0	\$0
272	Less: Amortization of Contributions		\$0	\$0
281	Accumulated Deferred Income Tax		\$0	\$0
	Total Deferred Credits		\$0	\$0
	Total Liabilities		\$0	\$0
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		\$0	\$0
215	Retained Earnings		\$0	\$0
218	Proprietary Capital (Sole Props and Partnerships)		\$0	\$0
	Total Capital		\$0	\$0
	Total Liabilities and Capital		\$0	\$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.

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

Willow Springs Utilities, LLC
Annual Report
Wastewater Comparative Income Statement
12/31/17

Wastewater Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2017 - 12/31/2017	Last Year 01/01/2016 - 12/31/2016
	Operating Revenue		
521	Flat Rate Revenues		
522	Measured Revenues		
534	Rents from Wastewater Property		
536	Other Wastewater Revenues		
	Total Revenues	\$0	\$0
	Operating Expenses		
701	Salaries and Wages		
704	Employee Pensions and Benefits		
710	Purchased Wastewater Treatment		
711	Sludge Removal Expense		
715	Purchased Power		
716	Fuel for Power Production		
718	Chemicals		
720	Materials and Supplies		
720.1	Repairs and Maintenance		
720.2	Office Supplies and Expense		
721	Office Expense		
731	Contractual Services - Engineering		
732	Contractual Services - Accounting		
733	Contractual Services - Legal		
734	Contractual Services - Management Fees		
735	Contractual Services - Testing		
736	Contractual Services - Other		
740	Rents - Building		
742	Rents - Equipment		
750	Transportation Expenses		
757	Insurance - General Liability		
758	Insurance - Worker's Compensation		
759	Insurance - Other		
760	Advertising Expense		
766	Regulatory Commission Expense - Rate Case		
767	Regulatory Commission Expense - Other		
770	Bad Debt Expense		
775	Miscellaneous Expense		
403	Depreciation Expense (From Schedule AR4)		
408	Taxes Other Than Income		
408.11	Property Taxes		
408.12	Payroll Taxes		
409	Income Taxes		
	Total Operating Expenses	\$0	\$0
	Operating Income / (Loss)	\$0	\$0
	Other Income / (Expense)		
414	Gain (Loss) on Dispositions		
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)	\$0	\$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.

Willow Springs Utilities, LLC
 Annual Report
 Supplemental Financial Data (Long-Term Debt)
 12/31/17

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:	\$0
-----------------------------------------	-----

Meter Deposits Refunded During the Test Year:	\$0
-----------------------------------------------	-----

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.

Wastewater Flows					
Month	Number of Services	Total Monthly Sewage Flow	Sewage Flow on Peak Day	Purchased Power Expense ¹	Purchased Power (kWh) ²
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
	Totals	0	0	\$0	0

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal	
Groundwater Permit Number	
ADEQ Aquifer Protection Permit ("APP") Number	
ADEQ Reuse Permit Number	
EPA NPDES Permil Number	
APP Effluent Treatment Requirement (Class)?	

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.

Willow Springs Utilities, LLC
 Annual Report
 Utility Shutoffs / Disconnects
 12/31/17

Name of System:	N/A
Wastewater Inventory Number (if applicable):	N/A

Utility Shutoffs / Disconnects			
Month	Termination without Notice R14-2-609.B	Termination with Notice R14-2-609.C	Other
January			
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.

Willow Springs Utilities, LLC
Annual Report
Property Taxes
12/31/17

Property Taxes	
Amount of actual property taxes paid during Calendar Year 2017 was	\$0

If no property taxes paid, explain why.
Currently there is no property or assets owned by the Utility.

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.

Willow Springs Utilities, LLC
Annual Report
Verification and Sworn Statement (Taxes)
12/31/17

Verification and Sworn Statement (Taxes)

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

County of (county name):

Pinal

Name (owner or official) title:

Willow Springs Properties LLC

Company name:

Willow Springs Utilities, LLC

RECEIVED

FEB 12 2018

ARIZONA CORP COMMISSION
UTILITIES DIVISION - DIRECTOR'S OFFICE

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

FOR THE YEAR ENDING: 12/31/17

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.

Sworn Statement: I HEREBY ATTEST THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

I HEREBY ATTEST THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

Kountaly

signature of owner/official

520.618.4127

telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC
IN AND FOR THE COUNTY

THIS

12

DAY OF

Pina

(county name)

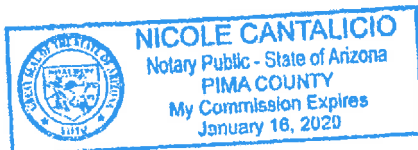
February 2018

(month) and (year)

MY COMMISSION EXPIRES

1/16/2020

(date)



Nicole Cantalicio
(signature of notary public)

Verification and Sworn Statement

Verification:

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

County of (county name): Pinal

Name (owner or official) title: Willow Springs Properties LLC

Company name: Willow Springs Utilities, LLC

RECEIVED

FEB 12 2018

ARIZONA CORP COMMISSION
UTILITIES DIVISION - DIRECTOR'S OFFICE

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

FOR THE YEAR ENDING: 12/31/17

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.

Sworn Statement: IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING THE CALENDAR YEAR WAS:

Arizona Intrastate Gross Operating Revenues Only (\$) \$0
(The amount in the box above includes \$0 in sales taxes billed or collected)

Kent C. Oy
signature of owner/official

520.618.4127
telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY Pima
(county name)

THIS 12 DAY OF February 2018
(month) and (year)

MY COMMISSION EXPIRES 1/16/2020
(date)

Nicole Cantalicio
(signature of notary public)

