

**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

**WATER UTILITY**

To

Arizona Corporation Commission

**Due on April 15th**

Email: [rdelafuente@azcc.gov](mailto: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: 2/12/2018

2-12-18

ARIZONA CORPORATION COMMISSION  
WATER 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 On-site facilities  
Telephone No. :   
Address:   
City:  State:  Zip Code:   
Email:

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

8. Counties Served: Pinal

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	\$0	\$0	\$0	0	\$0	0
304	Structures and Improvements	\$0	\$0	\$0	0	\$0	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	\$0	\$0	\$0	0	\$0	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	\$0	\$0	\$0	0	\$0	0
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	\$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	\$0	\$0	\$0	0	\$0	0
333	Services	\$0	\$0	\$0	0	\$0	0
334	Meters and Meter Installations	\$0	\$0	\$0	0	\$0	0
335	Hydrants	\$0	\$0	\$0	0	\$0	0
336	Backflow Prevention Devices	\$0	\$0	\$0	0	\$0	0
339	Other Plant and Misc. Equipment	\$0	\$0	\$0	0	\$0	0
340	Office Furniture and Equipment	\$0	\$0	\$0	0	\$0	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	\$0	\$0	\$0	0	\$0	0
	<b>Totals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</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.

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

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	Depreciation Percentages	Depreciation Expense
301	Organization	\$0	\$0	\$0	\$0	\$0	0.00%	\$0
302	Franchises	0	0	0	0	\$0	0.00%	0
303	Land and Land Rights	0	0	0	0	\$0	0.00%	0
304	Structures and Improvements	0	0	0	0	\$0	0.00%	0
305	Collecting & Improving Reservoirs	0	0	0	0	\$0	0.00%	0
306	Lake, River, Canal Intakes	0	0	0	0	\$0	0.00%	0
307	Wells and Springs	0	0	0	0	\$0	0.00%	0
308	Infiltration Galleries	0	0	0	0	\$0	0.00%	0
309	Supply Mains	0	0	0	0	\$0	0.00%	0
310	Power Generation Equipment	0	0	0	0	\$0	0.00%	0
311	Pumping Equipment	0	0	0	0	\$0	0.00%	0
320	Water Treatment Equipment	0	0	0	0	\$0	0.00%	0
320.1	Water Treatment Plants	0	0	0	0	\$0	0.00%	0
320.2	Solution Chemical Feeders	0	0	0	0	\$0	0.00%	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	\$0	0.00%	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	\$0	0.00%	0
330.1	Storage Tanks	0	0	0	0	\$0	0.00%	0
330.2	Pressure Tanks	0	0	0	0	\$0	0.00%	0
331	Transmission and Distribution Mains	0	0	0	0	\$0	0.00%	0
333	Services	0	0	0	0	\$0	0.00%	0
334	Meters and Meter Installations	0	0	0	0	\$0	0.00%	0
335	Hydrants	0	0	0	0	\$0	0.00%	0
336	Backflow Prevention Devices	0	0	0	0	\$0	0.00%	0
339	Other Plant and Misc. Equipment	0	0	0	0	\$0	0.00%	0
340	Office Furniture and Equipment	0	0	0	0	\$0	0.00%	0
340.1	Computer & Software	0	0	0	0	\$0	0.00%	0
341	Transportation Equipment	0	0	0	0	\$0	0.00%	0
342	Stores Equipment	0	0	0	0	\$0	0.00%	0
343	Tools, Shop and Garage Equipment	0	0	0	0	\$0	0.00%	0
344	Laboratory Equipment	0	0	0	0	\$0	0.00%	0
345	Power Operated Equipment	0	0	0	0	\$0	0.00%	0
346	Communication Equipment	0	0	0	0	\$0	0.00%	0
347	Miscellaneous Equipment	0	0	0	0	\$0	0.00%	0
348	Other Tangible Plant	0	0	0	0	\$0	0.00%	0
	<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>

Contribution(s) in Aid of Construction (Gross) \$0  
 Less: Non Amortizable Contribution(s) 0  
 Fully Amortized Contribution(s) 0  
 Amortizable Contribution(s) \$0  
 Times: Proposed Amortization Rate  
 Amortization of CIAC

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.	<b>Current and Accrued Assets</b>			
131	Cash		\$0	\$0
134	Working Funds		\$0	\$0
135	Temporary Cash Investments		\$0	\$0
141	Customer Accounts Receivable		\$0	\$0
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		\$0	\$0
	<b>Total Current and Accrued Assets</b>		<b>\$0</b>	<b>\$0</b>
Account No.	<b>Fixed Assets</b>			
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 <b>(enter as negative)*</b>		0	0
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	<b>Total Fixed Assets</b>		<b>\$0</b>	<b>\$0</b>
	<b>Total Assets</b>		<b>\$0</b>	<b>\$0</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 AR3 UPIS Page 3

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.	<b>Current Liabilities</b>			
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
242	Miscellaneous Current and Accrued Liabilities		\$0	\$0
	<b>Total Current Liabilities</b>		<b>\$0</b>	<b>\$0</b>
	<b>Long Term Debt</b>			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	<b>Deferred Credits</b>			
251	Unamortized Premium on Debt		\$0	\$0
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
	<b>Total Deferred Credits</b>		<b>\$0</b>	<b>\$0</b>
	<b>Total Liabilities</b>		<b>\$0</b>	<b>\$0</b>
	<b>Capital Accounts</b>			
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
	<b>Total Capital</b>		<b>\$0</b>	<b>\$0</b>
	<b>Total Liabilities and Capital</b>		<b>\$0</b>	<b>\$0</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:** Total liabilities and Capital must match total assets for the beginning and end of the year!

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

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year	Last Year
		01/01/2017 - 12/31/2017	01/01/2016 - 12/31/2016
	<b>Operating Revenue</b>		
461	Metered Water Revenue	\$0	\$0
460	Unmetered Water Revenue	\$0	\$0
462	Fire Protection Revenue	\$0	\$0
469	Guaranteed Revenues (Surcharges)	\$0	\$0
471	Miscellaneous Service Revenues	\$0	\$0
474	Other Water Revenue	\$0	\$0
	<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>
	<b>Operating Expenses</b>		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	\$0	0
610	Purchased Water	\$0	0
615	Purchased Power	\$0	0
618	Chemicals	\$0	0
620	Materials and Supplies	\$0	0
620.1	Repairs and Maintenance	\$0	0
620.2	Office Supplies and Expense	\$0	0
630	Contractual Services	\$0	0
631	Contractual Services -Engineering	\$0	0
632	Contractual Services - Accounting	\$0	0
633	Contractual Services - Legal	\$0	0
634	Contractual Services - Management Fees	\$0	0
635	Contractual Services - Water Testing	\$0	0
636	Contractual Services - Other	\$0	0
640	Rents	\$0	0
641	Rental of Building/Real Property	\$0	0
642	Rental of Equipment	\$0	0
650	Transportation Expenses	\$0	0
657	Insurance - General Liability	\$0	0
657.1	Insurance - Health and Life	\$0	0
665	Regulatory Commission Expense - Rate	\$0	0
670	Bad Debt Expense	\$0	0
675	Miscellaneous Expense	\$0	0
403	Depreciation Expense (From Schedule AR4)		0
408	Taxes Other Than Income	0	0
408.11	Property Taxes	0	0
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	<b>Total Operating Expenses</b>	<b>\$0</b>	<b>\$0</b>
	<b>Operating Income / (Loss)</b>	<b>\$0</b>	<b>\$0</b>
	<b>Other Income / (Expense)</b>		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	\$0	\$0
426	Miscellaneous Non-Utility (Expense)	\$0	\$0
427	Interest (Expense)	\$0	\$0
	<b>Total Other Income / (Expense)</b>	<b>\$0</b>	<b>\$0</b>
	<b>Net Income / (Loss)</b>	<b>\$0</b>	<b>\$0</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.

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	N/A	N/A	N/A	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:	\$0
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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.*







Water Use Data Sheet							
Name of the System:		N/A					
ADEQ Public Water System Number:		N/A					
Month	Number of Customers	Gallons Sold (thousands) <sup>1</sup>	Gallons Pumped (thousands) <sup>2</sup>	Gallons Purchased (thousands) <sup>3</sup>	Estimated Gallons Authorized Use (thousands) <sup>4</sup>	Purchased Power Expense <sup>5</sup>	Purchased Power (kWh) <sup>6</sup>
January	N/A						
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Totals		0	0	0	0	\$0	0

If the system has fire hydrants, what is the fire flow requirements?  GPM for  hrs.

Does the system have chlorination treatment?

Is the Water Utility located in an ADWR Active Management Area (AMA)?   
 If yes, which AMA?

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?   
 If yes, provide the GPCPD amount:

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

**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.

- 1 Gallons sold - Total gallons from customer meters, and other sold gallons such as Construction water.
- 2 Gallons pumped - Total gallons from pumped sources.
- 3 Gallons purchased - Total gallons purchased from other sources.
- 4 Estimated gallons authorized use - Total estimated gallons from authorized metered or unmetered use. Authorized use such as flushing (mains, services and hydrants) draining/cleaning tanks, process, construction, fire fighting, etc.
- 5 Enter the total purchased power costs for the power meters associated with this system.
- 6 Enter the total purchased kWh used by the power meters associated with this system.

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

ADEQ System No. :	N/A
-------------------	-----

Utility Shutoffs / Disconnects			
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			
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Other (description):

<b>Instructions:</b> 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.
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Willow Springs Utilities, LLC  
Annual Report  
Property Taxes  
12/31/17

<b>Property Taxes</b>
-----------------------

Amount of actual property taxes paid during Calendar Year 2017 was

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)

RECEIVED

FEB 12 2018

ARIZONA CORP COMMISSION  
UTILITIES DIVISION - DIRECTOR'S OFFICE

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

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.

Koumtey

signature of owner/official

520-618-4127

telephone no.

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

THIS

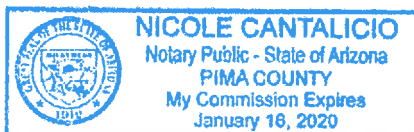
12

DAY OF

Pima  
(county name)  
February 2018  
(month) and (year)

MY COMMISSION EXPIRES

1/16/2020  
(date)



Nicole Cantalicio  
(signature of notary public)

Verification and Sworn Statement

RECEIVED

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

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)

Kentucky

signature of owner/official

520-615-4127

telephone no.

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

THIS

12

DAY OF

Pina

(county name)

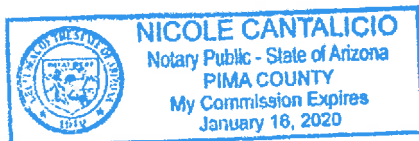
February 2018

(month) and (year)

MY COMMISSION EXPIRES

1/16/2020

(date)



Nicola

(signature of notary public)

