

NEW APPLICATION

1 SHAPIRO LAW FIRM, P.C.  
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4 Attorney for SaddleBrooke Utility Company  
5

6 BEFORE THE ARIZONA CORPORATION COMMISSION  
7

8 IN THE MATTER OF THE APPLICATION OF  
SADDLEBROOKE UTILITY COMPANY,  
9 AN ARIZONA CORPORATION, FOR  
AUTHORITY TO: (1) ISSUE EVIDENCE OF  
10 INDEBTEDNESS IN AN AMOUNT NOT TO  
EXCEED \$5,000,000; AND (2) ENCUMBER ITS  
11 REAL PROPERTY AND PLANT AS  
SECURITY FOR SUCH INDEBTEDNESS.  
12

DOCKET NO: SW-02849A-26-\_\_\_\_  
  
APPLICATION (FINANCING)

13 Pursuant to A.R.S. §§ 40-301 and 40-302, SaddleBrooke Utility Company (“SBU”  
14 or “Company”), an Arizona public service corporation, hereby applies for authority from  
15 the Arizona Corporation Commission (“Commission”) to (1) issue evidence of  
16 indebtedness in an amount not to exceed \$5,000,000 on the terms and conditions set forth  
17 below, and (2) encumber its real property and utility plant as security for such  
18 indebtedness. SBU addresses its sewer system in this Application.<sup>1</sup>

19 In support of this Application, SBU states as follows:

20 **A. General Background.**

21 1. SBU is an Arizona public service corporation engaged in providing  
22 wastewater utility service to portions of Pinal County, Arizona, pursuant to a Certificate  
23 of Convenience and Necessity granted by the Commission.  
24

25 <sup>1</sup> SBU and Staff will file a stipulation to consolidate this proceeding with rate applications filed by SBU (Docket No.  
26 SW-02849A-26-0079) and Mountain Pass Utility Company (“MPU”) (Docket No. SW-03841A-26-0078), and the  
financing application filed by MPU (docket number to be determined).

1           2.     SBU's present rates and charges for utility service were approved by  
2 the Commission in Decision No. 78151 (July 28, 2021).

3           3.     The Company's office is located at 4720 E. Cotton Gin Loop,  
4 Suite 130, Phoenix, Arizona 85040 and its telephone number is (888) 712-1120.  
5 The primary management contact is Jason Williamson, the Company's President.

6           4.     Jill Schwartz is the person responsible for overseeing and directing  
7 the conduct of this Application. Her business address is 4720 E. Cotton Gin Loop,  
8 Suite 130, Phoenix, Arizona 85040; her telephone number is (314) 401-2761; and her e-  
9 mail address is jschwartz@jwwater.net. **All discovery, data requests and other**  
10 **requests for information concerning this Application should be directed to**  
11 **Ms. Schwartz, with a copy by e-mail to undersigned counsel at jay@shapslawaz.com**  
12 **and whitney@shapslawaz.com.**

13           5.     Financial statements for the twelve-month period ending  
14 December 31, 2025, and statements projecting SBU's estimated financial performance for  
15 the next five years are attached as **Exhibit 1**.

16           **B.     Purposes of Financial Transaction.**

17           6.     SBU seeks Commission approval of long-term debt financing herein  
18 to rebalance the Company's current capital structure of 100% equity to a capital structure  
19 of 60% equity and 40% debt and for financing capital expenditures and/or general  
20 corporate purposes.

21           7.     If this Application is approved, SBU will borrow the amount  
22 necessary to achieve and maintain a capital structure consisting of 60% equity and 40%  
23 debt, which amount will not exceed \$5,000,000.

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1           **C.    Terms and Conditions of Financial Transactions.**

2           8.       The lender will be JW Water Holdings, LLC (“JW Water”), the  
3 parent company, or an affiliate to be formed for the purpose of being the lender to  
4 subsidiaries. The lender’s term sheet is attached hereto as **Exhibit 2**. JW Water, or an  
5 affiliate to be formed, will provide the loan at a fixed rate based on the 20-year  
6 US Treasury rate plus 150-basis points. The rate shall be determined using the Treasury  
7 rate applicable on the closing date. The maturity date for the debt financing from  
8 JW Water, or an affiliate, shall not be more than 20 years after closing.

9           **D.    Effects of Financial Transactions.**

10          9.       SBU’s pro forma balance sheet for the period ending December 31,  
11 2027 is included in **Exhibit 1**. The pro forma balance sheet reflects the impact of the  
12 financing transactions that are the subject of this Application. As noted, the Company’s  
13 pro forma capital structure is approximately 60% equity and 40% debt.

14          10.      With the proposed new debt, SBU will have a Debt Service Coverage  
15 Ratio (“DSCR”) of 4.12 and a Times Interest Earned Ratio (“TIER”) of 4.52 based upon a  
16 pro forma 2027 balance sheet and 2027 income statement (see **Exhibit 1**). Projected  
17 balance sheets and income statements for the years 2026-2030 are shown in **Exhibit 1**  
18 along with the resulting DSCR and TIER for each projected year.

19          11.      The proposed debt will be fully amortized over, up to, 240 equal  
20 monthly installments, on a mortgage style basis. The amortization schedule for the  
21 current estimated loan amount is shown in **Exhibit 3**.

22          12.      The loan proceeds will be issued for lawful purposes, as discussed  
23 herein, and the execution of the loan agreement with JW Water, or an affiliate, and the  
24 grant of a security interest in SBU’s real property, plant and system, and the undertaking  
25 of the obligations set forth therein are within the Company’s corporate powers.  
26 A Corporate Resolution authorizing the contemplated transaction is attached as **Exhibit 4**.



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RESPECTFULLY SUBMITTED this 6th day of May, 2026.

SHAPIRO LAW FIRM, P.C.

By: /s/ Jay L. Shapiro  
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Attorney for SaddleBrooke Utility Company

**ORIGINAL** was e-Filed  
this 6th day of May, 2026, with:

Docket Control  
Arizona Corporation Commission  
1200 W. Washington Street  
Phoenix, AZ 85007

By: /s/ Whitney Birk

SBU  
Financing Application  
Exhibit 1



Line No.		Actual 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030
1	<b>Revenues</b>						
2	Flat Rate & Measured Revenues	\$ 2,302,488	\$ 2,272,975	\$ 3,047,034	\$ 3,047,034	\$ 3,047,034	\$ 3,047,034
3	Other Revenues	36,778	39,688	39,688	39,688	39,688	39,688
4	<b>Total Revenues</b>	<b>\$ 2,339,266</b>	<b>\$ 2,312,662</b>	<b>\$ 3,086,722</b>	<b>\$ 3,086,722</b>	<b>\$ 3,086,722</b>	<b>\$ 3,086,722</b>
5	<b>Operating Expenses</b>						
6	Salaries and Wages	\$ 205,644	\$ 205,644	\$ 211,813	\$ 218,167	\$ 224,712	\$ 231,454
7	Salaries and Wages - Officers	2,750	-	-	-	-	-
8	Employee Benefits	69,603	69,603	71,691	73,842	76,057	78,339
9	Sludge Removal Expense	95,633	95,665	98,535	101,491	104,536	107,672
10	Purchased Power	221,582	219,439	226,023	232,803	239,787	246,981
11	Fuel for Power Production	17,669	17,675	18,205	18,751	19,314	19,893
12	Chemicals	17,669	17,675	18,205	18,751	19,314	19,893
13	Materials and Supplies	69,650	69,552	71,638	73,787	76,001	78,281
14	Office Expenses	65,497	61,359	63,200	65,096	67,048	69,060
15	Contractual Services - Engineering	838	838	863	889	915	943
16	Contractual Services - Accounting	17,358	40,675	41,895	43,152	44,447	45,780
17	Contractual Services - Legal	-	69,055	71,127	73,261	75,458	77,722
18	Contractual Services - Management Fees	-	404,149	416,273	428,761	441,624	454,873
19	Contractual Services - Testing	27,787	27,787	28,621	29,479	30,364	31,275
20	Contractual Services - Other	177,275	65,873	67,850	69,885	71,982	74,141
21	Building Rent	-	-	-	-	-	-
22	Equipment Rent	3,945	3,945	4,063	4,185	4,311	4,440
23	Transportation Expense	7,136	7,136	7,350	7,570	7,797	8,031
24	Insurance - Vehicle	4,907	4,907	5,054	5,205	5,362	5,522
25	Insurance - General Liability	72,977	72,977	75,166	77,421	79,744	82,136
26	Insurance - Workman's Compensation	-	-	-	-	-	-
27	Insurance - Other	-	-	-	-	-	-
28	Advertising Expenses	-	-	-	-	-	-
29	Regulatory Commission Expenses - Rate Case	-	-	-	-	-	-
30	Regulatory Commission Expenses - Other	5,363	5,363	5,524	5,690	5,860	6,036
31	Depreciation and Amortization	203,697	254,771	305,845	316,379	326,912	326,912
32	Bad Debt Expense	1,004	1,126	1,160	1,195	1,230	1,267
33	Property Taxes	77,230	73,297	76,644	85,046	93,261	101,768
34	Miscellaneous Expense	19,005	19,005	19,575	20,162	20,767	21,390
35	Taxes Other than Income	53,261	53,261	54,859	56,504	58,200	59,946
36	Income Taxes	66,080	116,250	221,970	207,258	192,351	179,745
37							
38	<b>Total Operating Expenses</b>	<b>\$ 1,503,559</b>	<b>\$ 1,977,025</b>	<b>\$ 2,183,148</b>	<b>\$ 2,234,732</b>	<b>\$ 2,287,354</b>	<b>\$ 2,333,501</b>
39	<b>Operating Income</b>	<b>\$ 835,707</b>	<b>\$ 335,637</b>	<b>\$ 903,574</b>	<b>\$ 851,990</b>	<b>\$ 799,368</b>	<b>\$ 753,221</b>
40	<b>Other Income (Expense)</b>						
41	Gains (Losses) From Disposition of Utility Property	-	-	-	-	-	-
42	Interest and Dividend Income	21,933	-	-	-	-	-
43	Miscellaneous Non-Utility Income	117,922	-	-	-	-	-
44	Miscellaneous Non-Utility Expenses	-	-	-	-	-	-
45	Interest Expense	(6,221)	-	(249,049)	(242,387)	(235,290)	(227,729)
46							
47	<b>Total Other Income (Expense)</b>	<b>\$ 133,634</b>	<b>\$ -</b>	<b>\$ (249,049)</b>	<b>\$ (242,387)</b>	<b>\$ (235,290)</b>	<b>\$ (227,729)</b>
48	<b>Net Profit (Loss)</b>	<b>\$ 969,341</b>	<b>\$ 335,637</b>	<b>\$ 654,525</b>	<b>\$ 609,603</b>	<b>\$ 564,078</b>	<b>\$ 525,492</b>
49							
50							
51	<u>Debt Service Coverage Ratio (DSCR)</u>						
52	[1] EBITDA			\$ 1,447,380	\$ 1,392,097	\$ 1,335,595	\$ 1,277,352
53	Principle			102,063	108,725	115,822	123,383
54	Interest			249,049	242,387	235,290	227,729
55	[2] Total Payment			\$ 351,112	\$ 351,112	\$ 351,112	\$ 351,112
56	DSCR [1]/[2]			4.12	3.96	3.80	3.64
57							
58	<u>Times Interest Earned Ratio (TIER)</u>						
59	[3] EBIT			\$ 1,125,544	\$ 1,059,248	\$ 991,718	\$ 932,966
60	[4] Interest			249,049	242,387	235,290	227,729
61	TIER [3]/[4]			4.52	4.37	4.21	4.10
62							
63	<u>Assumptions:</u>						
64	(1) Assumes proposed revenue increase from current rate case goes into effect in May 2027.						
65	(2) Assumes increase in operating expenses of 3% annually.						
66	(3) Property Taxes computed using ADOR formula.						
67	(4) Income taxes computed using statutory rates.						
68	(5) Assumes payments on debt from new financing begins in 2027 based upon funding of capital improvements and capital structure rebalancing in 2026						



Line No.	Actual 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030
1	<b>ASSETS</b>					
2	\$ 21,488,875	\$ 23,721,875	\$ 24,249,875	\$ 24,249,875	\$ 24,249,875	\$ 24,249,875
3	-	-	-	-	-	-
4	18,689	18,689	18,689	18,689	18,689	18,689
5	-	-	-	-	-	-
6	(15,487,186)	(15,741,957)	(16,047,801)	(16,364,180)	(16,691,092)	(17,018,004)
7	\$ 6,020,378	\$ 7,998,607	\$ 8,220,762	\$ 7,904,384	\$ 7,577,472	\$ 7,250,559
8						
9	<b>CURRENT ASSETS</b>					
10	\$ 268,922	\$ 1,074,856	\$ 1,051,216	\$ 1,100,505	\$ 1,128,161	\$ 1,128,620
11	-	-	-	-	-	-
12	195,368	195,368	195,368	195,368	195,368	195,368
13	(38,902)	(38,902)	(38,902)	(38,902)	(38,902)	(38,902)
14	-	-	-	-	-	-
15	-	-	-	-	-	-
16	-	-	-	-	-	-
17	3,088	3,088	3,088	3,088	3,088	3,088
18	-	-	-	-	-	-
19	2,216	2,216	2,216	2,216	2,216	2,216
20	\$ 430,692	\$ 1,236,625	\$ 1,212,986	\$ 1,262,274	\$ 1,289,931	\$ 1,290,390
21						
22	<b>OTHER ASSETS</b>					
23	\$ 2,111	\$ 2,111	\$ 2,111	\$ 2,111	\$ 2,111	\$ 2,111
24	-	-	-	-	-	-
25	\$ 2,111	\$ 2,111	\$ 2,111	\$ 2,111	\$ 2,111	\$ 2,111
26						
27	\$ 6,453,181	\$ 9,237,343	\$ 9,435,859	\$ 9,168,769	\$ 8,869,513	\$ 8,543,060
28						
29	<b>LIABILITIES AND STOCKHOLDER EQUITY</b>					
30						
31	\$ 7,151,990	\$ 5,961,692	\$ 6,080,801	\$ 5,920,547	\$ 5,740,994	\$ 5,545,122
32						
33	\$ -	\$ 3,974,461	\$ 4,053,867	\$ 3,947,031	\$ 3,827,329	\$ 3,696,748
34						
35	<b>CURRENT LIABILITIES</b>					
36	\$ 35,678	\$ 35,678	\$ 35,678	\$ 35,678	\$ 35,678	\$ 35,678
37	-	-	-	-	-	-
38	(832,880)	(832,880)	(832,880)	(832,880)	(832,880)	(832,880)
39	-	-	-	-	-	-
40	-	-	-	-	-	-
41	-	-	-	-	-	-
42	68,131	68,131	68,131	68,131	68,131	68,131
43	-	-	-	-	-	-
44	9,358	9,358	9,358	9,358	9,358	9,358
45	\$ (719,714)	\$ (719,714)	\$ (719,714)	\$ (719,714)	\$ (719,714)	\$ (719,714)
46						
47	<b>DEFERRED CREDITS</b>					
48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
49	-	-	-	-	-	-
50	-	-	-	-	-	-
51	-	-	-	-	-	-
52	-	-	-	-	-	-
53	-	-	-	-	-	-
54	-	-	-	-	-	-
55	-	-	-	-	-	-
56	-	-	-	-	-	-
57	-	-	-	-	-	-
58	-	-	-	-	-	-
59	20,904	20,904	20,904	20,904	20,904	20,904
60	\$ 20,904	\$ 20,904	\$ 20,904	\$ 20,904	\$ 20,904	\$ 20,904
61						
62	\$ 6,453,181	\$ 9,237,343	\$ 9,435,859	\$ 9,168,769	\$ 8,869,513	\$ 8,543,060
63						
64	% Debt	0.0%	40.0%	40.0%	40.0%	40.0%
65	% Equity	100.0%	60.0%	60.0%	60.0%	60.0%

SBU  
Financing Application  
Exhibit 2



## Term Sheet

Lender:	JW Water Holdings, LLC or an affiliate to be formed for the purpose of being the lender to subsidiaries.
Borrower:	<b>SaddleBrooke Utility Company</b>
Guarantor(s):	None
Type of Credit:	Seller financing
Purpose:	Achieve and maintain a capital structure of 60% equity and 40% debt. The Company will accomplish this through a funding of capital projects or rebalancing of the capital structure as necessary.
Loan Amount:	\$5,000,000
Amortization:	Two hundred forty (240) equal monthly installments, on a mortgage style basis, fully amortizing.
Maturity Date:	20 years after Closing Date
Collateral:	All Real Property and Plant Assets of the Borrower
Interest Rate:	A fixed rate based on the 20-year US Treasury rate plus a 150-basis point (1.5%) credit spread. The rate shall be determined using the Treasury rate applicable on the closing date. Based on the 20-year US Treasury rate as of March 18, 2026, of 4.84%, the indicative all-in rate, including the credit spread, would be 6.34%.
Closing Costs:	One-half of the escrow fees
Repayment Terms:	Principal and interest payments will be made monthly. Based on the indicative rate noted above, the total monthly payment would be \$36,809. The actual payments will be based on the current 20-year US Treasury rate plus the applicable spread.
Prepayment Penalty:	None

SBU  
Financing Application  
Exhibit 3



**SaddleBrooke Utility Company**

Amortization Schedule

At Projected Loan Amount

**Exhibit 3**

Principal \$ 3,974,461  
 Term (Years) 20  
 Months 240  
 Annual Rate 6.34%  
 Monthly Rate 0.53%

<u>Month</u>	<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>			
1	2027	8,261	20,998	29,259			
2	2027	8,305	20,955	29,259			
3	2027	8,348	20,911	29,259			
4	2027	8,393	20,867	29,259			
5	2027	8,437	20,822	29,259			
6	2027	8,481	20,778	29,259			
7	2027	8,526	20,733	29,259			
8	2027	8,571	20,688	29,259			
9	2027	8,617	20,643	29,259			
10	2027	8,662	20,597	29,259			
11	2027	8,708	20,551	29,259	Principal	Interest	Total
12	2027	8,754	20,505	29,259	102,063	249,049	351,112
13	2028	8,800	20,459	29,259			
14	2028	8,847	20,413	29,259			
15	2028	8,893	20,366	29,259			
16	2028	8,940	20,319	29,259			
17	2028	8,988	20,272	29,259			
18	2028	9,035	20,224	29,259			
19	2028	9,083	20,176	29,259			
20	2028	9,131	20,129	29,259			
21	2028	9,179	20,080	29,259			
22	2028	9,228	20,032	29,259			
23	2028	9,276	19,983	29,259	Principal	Interest	Total
24	2028	9,325	19,934	29,259	108,725	242,387	351,112
25	2029	9,375	19,885	29,259			
26	2029	9,424	19,835	29,259			
27	2029	9,474	19,785	29,259			
28	2029	9,524	19,735	29,259			
29	2029	9,574	19,685	29,259			
30	2029	9,625	19,634	29,259			
31	2029	9,676	19,584	29,259			



**SaddleBrooke Utility Company**

Amortization Schedule

At Projected Loan Amount

**Exhibit 3**

32	2029	9,727	19,532	29,259			
33	2029	9,778	19,481	29,259			
34	2029	9,830	19,429	29,259			
35	2029	9,882	19,378	29,259	Principal	Interest	Total
36	2029	9,934	19,325	29,259	115,822	235,290	351,112
37	2030	9,987	19,273	29,259			
38	2030	10,039	19,220	29,259			
39	2030	10,092	19,167	29,259			
40	2030	10,146	19,114	29,259			
41	2030	10,199	19,060	29,259			
42	2030	10,253	19,006	29,259			
43	2030	10,307	18,952	29,259			
44	2030	10,362	18,898	29,259			
45	2030	10,416	18,843	29,259			
46	2030	10,472	18,788	29,259			
47	2030	10,527	18,732	29,259	Principal	Interest	Total
48	2030	10,582	18,677	29,259	123,383	227,729	351,112
49	2031	10,638	18,621	29,259			
50	2031	10,695	18,565	29,259			
51	2031	10,751	18,508	29,259			
52	2031	10,808	18,451	29,259			
53	2031	10,865	18,394	29,259			
54	2031	10,922	18,337	29,259			
55	2031	10,980	18,279	29,259			
56	2031	11,038	18,221	29,259			
57	2031	11,096	18,163	29,259			
58	2031	11,155	18,104	29,259			
59	2031	11,214	18,045	29,259			
60	2031	11,273	17,986	29,259			
61	2032	11,333	17,927	29,259			
62	2032	11,393	17,867	29,259			
63	2032	11,453	17,806	29,259			
64	2032	11,513	17,746	29,259			
65	2032	11,574	17,685	29,259			
66	2032	11,635	17,624	29,259			
67	2032	11,697	17,562	29,259			
68	2032	11,759	17,501	29,259			
69	2032	11,821	17,439	29,259			



**SaddleBrooke Utility Company**

Amortization Schedule

At Projected Loan Amount

**Exhibit 3**

70	2032	11,883	17,376	29,259
71	2032	11,946	17,313	29,259
72	2032	12,009	17,250	29,259
73	2033	12,073	17,187	29,259
74	2033	12,136	17,123	29,259
75	2033	12,200	17,059	29,259
76	2033	12,265	16,994	29,259
77	2033	12,330	16,930	29,259
78	2033	12,395	16,864	29,259
79	2033	12,460	16,799	29,259
80	2033	12,526	16,733	29,259
81	2033	12,592	16,667	29,259
82	2033	12,659	16,600	29,259
83	2033	12,726	16,534	29,259
84	2033	12,793	16,466	29,259
85	2034	12,861	16,399	29,259
86	2034	12,929	16,331	29,259
87	2034	12,997	16,262	29,259
88	2034	13,066	16,194	29,259
89	2034	13,135	16,125	29,259
90	2034	13,204	16,055	29,259
91	2034	13,274	15,986	29,259
92	2034	13,344	15,915	29,259
93	2034	13,414	15,845	29,259
94	2034	13,485	15,774	29,259
95	2034	13,556	15,703	29,259
96	2034	13,628	15,631	29,259
97	2035	13,700	15,559	29,259
98	2035	13,772	15,487	29,259
99	2035	13,845	15,414	29,259
100	2035	13,918	15,341	29,259
101	2035	13,992	15,267	29,259
102	2035	14,066	15,193	29,259
103	2035	14,140	15,119	29,259
104	2035	14,215	15,044	29,259
105	2035	14,290	14,969	29,259
106	2035	14,365	14,894	29,259
107	2035	14,441	14,818	29,259



**SaddleBrooke Utility Company**

Amortization Schedule

At Projected Loan Amount

**Exhibit 3**

108	2035	14,518	14,742	29,259
109	2036	14,594	14,665	29,259
110	2036	14,671	14,588	29,259
111	2036	14,749	14,510	29,259
112	2036	14,827	14,432	29,259
113	2036	14,905	14,354	29,259
114	2036	14,984	14,275	29,259
115	2036	15,063	14,196	29,259
116	2036	15,143	14,117	29,259
117	2036	15,223	14,037	29,259
118	2036	15,303	13,956	29,259
119	2036	15,384	13,875	29,259
120	2036	15,465	13,794	29,259
121	2037	15,547	13,712	29,259
122	2037	15,629	13,630	29,259
123	2037	15,712	13,548	29,259
124	2037	15,795	13,465	29,259
125	2037	15,878	13,381	29,259
126	2037	15,962	13,297	29,259
127	2037	16,046	13,213	29,259
128	2037	16,131	13,128	29,259
129	2037	16,216	13,043	29,259
130	2037	16,302	12,957	29,259
131	2037	16,388	12,871	29,259
132	2037	16,475	12,785	29,259
133	2038	16,562	12,697	29,259
134	2038	16,649	12,610	29,259
135	2038	16,737	12,522	29,259
136	2038	16,826	12,434	29,259
137	2038	16,915	12,345	29,259
138	2038	17,004	12,255	29,259
139	2038	17,094	12,166	29,259
140	2038	17,184	12,075	29,259
141	2038	17,275	11,984	29,259
142	2038	17,366	11,893	29,259
143	2038	17,458	11,801	29,259
144	2038	17,550	11,709	29,259
145	2039	17,643	11,616	29,259



**SaddleBrooke Utility Company**

Amortization Schedule

At Projected Loan Amount

**Exhibit 3**

146	2039	17,736	11,523	29,259
147	2039	17,830	11,430	29,259
148	2039	17,924	11,335	29,259
149	2039	18,019	11,241	29,259
150	2039	18,114	11,145	29,259
151	2039	18,210	11,050	29,259
152	2039	18,306	10,953	29,259
153	2039	18,403	10,857	29,259
154	2039	18,500	10,760	29,259
155	2039	18,598	10,662	29,259
156	2039	18,696	10,564	29,259
157	2040	18,795	10,465	29,259
158	2040	18,894	10,365	29,259
159	2040	18,994	10,266	29,259
160	2040	19,094	10,165	29,259
161	2040	19,195	10,064	29,259
162	2040	19,296	9,963	29,259
163	2040	19,398	9,861	29,259
164	2040	19,501	9,759	29,259
165	2040	19,604	9,656	29,259
166	2040	19,707	9,552	29,259
167	2040	19,811	9,448	29,259
168	2040	19,916	9,343	29,259
169	2041	20,021	9,238	29,259
170	2041	20,127	9,132	29,259
171	2041	20,233	9,026	29,259
172	2041	20,340	8,919	29,259
173	2041	20,448	8,811	29,259
174	2041	20,556	8,703	29,259
175	2041	20,664	8,595	29,259
176	2041	20,774	8,486	29,259
177	2041	20,883	8,376	29,259
178	2041	20,994	8,266	29,259
179	2041	21,105	8,155	29,259
180	2041	21,216	8,043	29,259
181	2042	21,328	7,931	29,259
182	2042	21,441	7,818	29,259
183	2042	21,554	7,705	29,259



**SaddleBrooke Utility Company**

Amortization Schedule

At Projected Loan Amount

**Exhibit 3**

184	2042	21,668	7,591	29,259
185	2042	21,783	7,477	29,259
186	2042	21,898	7,362	29,259
187	2042	22,013	7,246	29,259
188	2042	22,130	7,130	29,259
189	2042	22,247	7,013	29,259
190	2042	22,364	6,895	29,259
191	2042	22,482	6,777	29,259
192	2042	22,601	6,658	29,259
193	2043	22,720	6,539	29,259
194	2043	22,841	6,419	29,259
195	2043	22,961	6,298	29,259
196	2043	23,082	6,177	29,259
197	2043	23,204	6,055	29,259
198	2043	23,327	5,932	29,259
199	2043	23,450	5,809	29,259
200	2043	23,574	5,685	29,259
201	2043	23,699	5,561	29,259
202	2043	23,824	5,435	29,259
203	2043	23,950	5,310	29,259
204	2043	24,076	5,183	29,259
205	2044	24,204	5,056	29,259
206	2044	24,331	4,928	29,259
207	2044	24,460	4,799	29,259
208	2044	24,589	4,670	29,259
209	2044	24,719	4,540	29,259
210	2044	24,850	4,410	29,259
211	2044	24,981	4,278	29,259
212	2044	25,113	4,146	29,259
213	2044	25,246	4,014	29,259
214	2044	25,379	3,880	29,259
215	2044	25,513	3,746	29,259
216	2044	25,648	3,611	29,259
217	2045	25,783	3,476	29,259
218	2045	25,920	3,340	29,259
219	2045	26,057	3,203	29,259
220	2045	26,194	3,065	29,259
221	2045	26,333	2,927	29,259



**SaddleBrooke Utility Company**

Amortization Schedule

At Projected Loan Amount

**Exhibit 3**

222	2045	26,472	2,788	29,259
223	2045	26,612	2,648	29,259
224	2045	26,752	2,507	29,259
225	2045	26,894	2,366	29,259
226	2045	27,036	2,224	29,259
227	2045	27,179	2,081	29,259
228	2045	27,322	1,937	29,259
229	2046	27,466	1,793	29,259
230	2046	27,612	1,648	29,259
231	2046	27,757	1,502	29,259
232	2046	27,904	1,355	29,259
233	2046	28,052	1,208	29,259
234	2046	28,200	1,060	29,259
235	2046	28,349	911	29,259
236	2046	28,498	761	29,259
237	2046	28,649	610	29,259
238	2046	28,800	459	29,259
239	2046	28,953	307	29,259
240	2046	29,106	154	29,259

SBU  
Financing Application  
Exhibit 4

**CERTIFIED RESOLUTIONS OF THE BOARD OF DIRECTORS  
OF SADDLEBROOKE UTILITY COMPANY**

Jason Williamson, the President of SaddleBrooke Utility Company (“SBU” or “Company”), a corporation duly organized under the laws of the State of Arizona, hereby certifies that the following resolutions of the Board of Directors of SBU were adopted by the sole member of the Board of Directors by written consent, dated May 5, 2026, that such resolutions have not been amended, altered or repealed, and that such resolutions remain in full force and effect on the date hereof:

Financing Application to Arizona Corporation Commission

RESOLVED, that SBU is authorized to apply to the Arizona Corporation Commission (“Commission”) to obtain approval of the financing for the Company’s sewer system contemplated in the Company’s Application (Financing) (“Application”), in an amount necessary to rebalance the Company’s current capital structure of 100% equity to a capital structure of 60% equity and 40% debt and for financing capital expenditures and/or general corporate purposes.

FURTHER RESOLVED, that SBU may obtain financing in an amount not to exceed \$5,000,000, at a fixed rate based on the 20-year US Treasury rate plus 150-basis points (“Debt”).

FURTHER RESOLVED, that the Debt will be fully amortized over, up to, 240 equal monthly installments, on a mortgage style basis.

FURTHER RESOLVED, that SBU’s officers, agents, and attorneys are authorized to prepare and submit all proper filings and disclosures and seek and obtain any and all necessary approvals in connection with the processing of the Application.

Incurring of the Debt

RESOLVED, that SBU, upon receipt of approval from the Commission, incur the Debt.

FURTHER RESOLVED, that the Debt shall be upon such terms and conditions as comply with the order of the Commission and that are approved by Jason Williamson, as President of SBU, and that upon such approval, Jason Williamson be, and thereby is, authorized and directed to execute such promissory notes, security instruments and/or other evidence of the Debt, and related documents, as deemed reasonable and appropriate.

General

RESOLVED, that Jason Williamson and Shapiro Law Firm, P.C. by and through Jay Shapiro, each be and hereby are, authorized to represent SBU in all matters before the Commission.

FURTHER RESOLVED, that Jason Williamson be, and thereby is, authorized and directed to take such further actions as may be necessary or advisable to carry out the intent of these resolutions.

Signed by:  
  
C4B925185FC3404  
\_\_\_\_\_  
Jason Williamson, President