



Pinal County Treasurer
Annual Report
FY 2025-2026

Michael P. McCord

Pinal County Treasurer

TABLE OF CONTENTS

<i>MANDATE, VISION AND MISSION</i>	3
---	----------

PROPERTY TAX

<i>TOP 50 TAXPAYERS</i>	<i>4</i>
<i>TAX DISTRIBUTIONS</i>	<i>5</i>
<i>TAX LIEN SALES</i>	
<i>-AUCTION~OVER THE COUNTER~STATE DEED</i>	<i>6</i>

FINANCIAL SERVICES

<i>BALANCE SHEET</i>	<i>7-8</i>
<i>STATEMENT OF RECEIPTS, DISBURSEMENTS, AND CHANGES IN AGENCY ACCOUNTS</i>	<i>9</i>
<i>LINES OF CREDIT & GENERAL FUND REVENUE</i>	
<i>RECOURSES</i>	<i>10</i>
<i>NOTES:</i>	<i>11</i>
<i>-SUMMARY OF SIGNIFICANT ACCOUNT POLICIES</i>	
<i>-INVESTMENTS</i>	
<i>AFFIDAVIT OF TAX COLLECTOR'S REPORT</i>	<i>12</i>

MANDATE

The Pinal County Treasurer is the custodian of public monies, responsible for the collection and distribution of the personal and real property taxes levied by the county and various taxing entities (i.e., Political Subdivisions) including the community college, school districts, fire districts, sanitary districts, water and irrigation districts, various improvement districts, flood control districts and cities/towns.

Additional Responsibilities of the office include:

- Providing financial services to special districts and political subdivisions within Pinal County
- Investing county monies while maintaining liquidity to conduct business on a daily basis following the methodology of liquidity, safety and yield.
- Receipt and disbursement of public funds
- Debt management of bond issues
- Payment of school and county warrants
- Offering delinquent taxes for purchase at a Tax Lien Sale in February that increases the revenue from unpaid delinquent taxes
- Overseeing the process of deeding property to the State of Arizona for parcels with five years of delinquent taxes

VISION

The Pinal County Treasurer's Office is dedicated to providing easily accessible tax information and resources to better help taxpayers understand the collection, distribution, and billing process.

MISSION

Our mission is to provide outstanding customer service to the taxpayers of Pinal County both online and in person. The Treasurer's office works with all taxing authorities in a collaborative environment to better serve our community in the collection, distribution, and investment of revenues.

TOP FIFTY TAXPAYERS 2025

TOP 50 TAXPAYERS -2025		
RANK	NAME	TAX BILLED
1	ARIZONA PUBLIC SERVICE COMPANY	3,677,448.50
2	CORECIVIC WESTERN OPERATIONS LLC	1,892,484.26
3	SOUTHWEST GAS CORPORATION	883,147.78
4	ASARCO LLC/RAY COPPER COMPLEX	791,085.84
5	LUCID USA INC	708,621.52
6	EL PASO NATURAL GAS CO	670,683.90
7	UNISOURCE ENERGY CORPORATIO (EPF)	618,259.68
8	KOHLER CO	613,720.22
9	ARIZONA WATER COMPANY	605,175.10
10	JOHNSON UTILITIES LLC	453,063.58
11	LUCID USA INC (FKA ATIEVA USA INC)	419,104.00
12	RESOLUTION COPPER MINING LLC	317,265.12
13	STORE MASTER FUNDING I LLC	315,542.28
14	PROGRESS RESIDENTIAL 2014-1 BORROWER LLC	271,028.14
15	GOLD BOND BUILDING PRODUCTS, LLC	267,544.70
16	PALO VERDE UTILITY COMPANY	259,612.88
17	WAL-MART STORES EAST LP	253,580.16
18	WAL-MART STORES INC #3751	244,974.88
19	STOREY ENERGY CENTER LLC	242,232.44
20	IH6 PROPERTY PHOENIX LP	235,252.56
21	UNION PACIFIC RAILROAD	235,050.14
22	SANTA CRUZ WATER COMPANY, LLC	207,367.94
23	SMITHS FOOD & DRUG CENTERS INC	206,968.48
24	ABBOTT MANUFACTURING	194,441.20
25	FRITO LAY SALES INC	182,854.40
26	SAINT SOLAR, LLC	156,661.98
27	WOF SW GGP 1 LLC	155,998.58
28	TOLL BROTHERS AZ CONSTRUCTION COMPANY	152,376.98
29	GIGAPOWER	147,193.96
30	QWEST CORPORATION	137,629.30
31	HEXCEL CORPORATION	131,769.30
32	BVKV CASA GRANDE OWNER LLC	130,652.34
33	WEST LINE SOLAR, LLC	127,422.72
34	TRACTOR SUPPLY COMPANY #1808	126,985.72
35	D R HORTON INC	124,458.76
36	TRANSWESTERN PIPELINE CO	124,322.32
37	STATE OF ARIZONA	123,730.24
38	CIRCLE K STORES INC #08746	120,054.48
39	TRICO ELECTRIC CO-OP INC	111,192.62
40	CENTRAL LINE SOLAR, LLC	107,691.34
41	APPLE INC.	100,944.88
42	CADC PARTNERS LLC	100,721.30
43	EAST LINE SOLAR, LLC	100,378.86
44	SUN LAKES-CASA GRANDE DEVELOPMENT LLC	99,105.82
45	PALM CREEK HOLDINGS LLC	97,488.96
46	SKY CASA GRANDE LLC	97,405.54
47	VOLKSWAGEN OF AMERICA DBA VORELCO INC	97,089.54
48	SAINT ENERGY STORAGE II, LLC	96,881.30
49	DAISY BRAND LLC	96,818.52
50	FRITO-LAY INC	95,946.54

COUNTYWIDE TAX DISTRIBUTION

COUNTYWIDE TAX DISTRIBUTIONS 2021-2025					
TAX YEAR	LEVY	COLLECTIONS	OUTSTANDING	PERCENTAGE COLLECTED	ADJUSTMENTS
2025	487,419,173.78	477,608,526.71	9,810,647.05	97.99%	(6,152,508.47)
2024	458,683,471.29	455,462,429.38	3,221,041.91	99.30%	(6,518,392.18)
2023	439,410,839.03	437,703,028.97	1,707,810.09	99.61%	(4,526,111.67)
2022	413,145,742.92	412,328,126.40	817,616.50	99.80%	(3,873,306.67)
2021	412,980,043.62	412,520,497.98	459,545.68	99.89%	(149,797.60)

TAX LIEN SALE REALAUCTION

TAX LIEN SALE FEBRUARY 2022-2026					
YEAR	2026	2025	2024	2023	2022
PARCEL TOTAL ADVERTISED	4,998	5,127	6,662	8,385	15,573
PARCELS NOT FOR SALE	533	730	686	595	839
TOTAL REGISTERED USERS	13,375	11,621	10,188	8,842	7,356
TOTAL QUALIFIED BIDDERS	224	204	210	229	200
TOTAL ITEMS BID ON	3,371	3,210	3,335	4,195	2,851
TOTAL BIDS	19,354	22,532	16,818	22,021	20,705
TOTAL AMOUNT SOLD	2,599,917.14	2,407,446.17	2,376,631.10	2,165,364.74	2,510,809.85

TOTAL TAX LIEN/OVER THE COUNTER SALES 2022-2026					
YEAR	2026	2025	2024	2023	2022
PARCEL TOTAL ADVERTISED	1,925	3,155	4,707	8,095	20,281
PARCELS NOT FOR SALE	119	60	444	194	728
TOTAL REGISTERED USERS	13,424	13,402	13,424	13,424	13,424
TOTAL AMOUNT SOLD	89,514	150,810	133,700	232,518	574,127

STATE TAX DEED SALE 2022-2026					
YEAR	2026	2025	2024	2023	2022
PARCEL TOTAL ADVERTISED	4	24	31	0	13
TOTAL PARCELS SOLD	0	22	31	0	13
TOTAL REGISTERED USERS					
TOTAL ITEMS BID ON	0	22	31	0	22
TOTAL BIDS	0	190	860	0	293
TOTAL AMOUNT SOLD	0.00	99,953.00	111,093.22	0.00	75,366.00

**Statement of Receipts, Disbursements,
and Changes in Agency Accounts**

Annual Reporting as of Ending June 30, 2026

Receipts:

Tax

Personal Property	\$ 21,812,138.53
Personal Property Interest & Fees	\$ 263,554.15
Real Property	\$ 471,161,725.32
Real Property Interest & Fees	\$ 1,606,924.18

Non Tax

State	\$ 5,703,804.14
County	\$ 549,009,286.16
Cities	\$ 24,765,605.32
Schools	\$ 544,674,305.41
Jr. College	\$ 28,949,646.82
Special Districts	\$ 59,064,410.01
Miscellaneous	\$ 5,072,323.60

Total Receipts	<u>\$ 1,712,083,723.64</u>
----------------	----------------------------

Disbursements:

Warrants Redeemed:		
County	\$471,297,195.65	
Schools	\$644,192,884.06	
Jr. College	\$60,000,000.00	
Special Districts and Misc.	\$51,611,762.90	\$ 1,227,101,842.61
Disbursed by Treasurer		\$ 113,821,226.93
Remitted to Agencies		\$ 148,540,447.91

Total Disbursements	<u>\$ 1,489,463,517.45</u>
---------------------	----------------------------

Agency Accounts July 1, 2025	\$ 967,328,212.69
------------------------------	-------------------

Agency Accounts June 30, 2026	\$ 1,176,679,598.00
-------------------------------	---------------------

Increase (Decrease) in Agency Accounts	\$ 209,351,385.31
--	-------------------

Pinal County, Arizona

Office of the Treasurer

Agency Fund

Balance Sheet

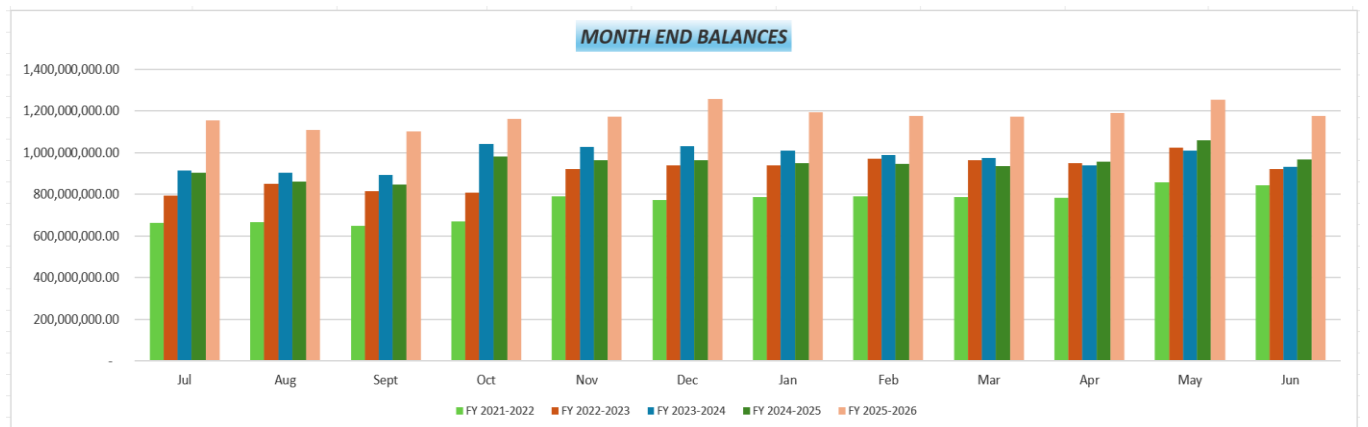
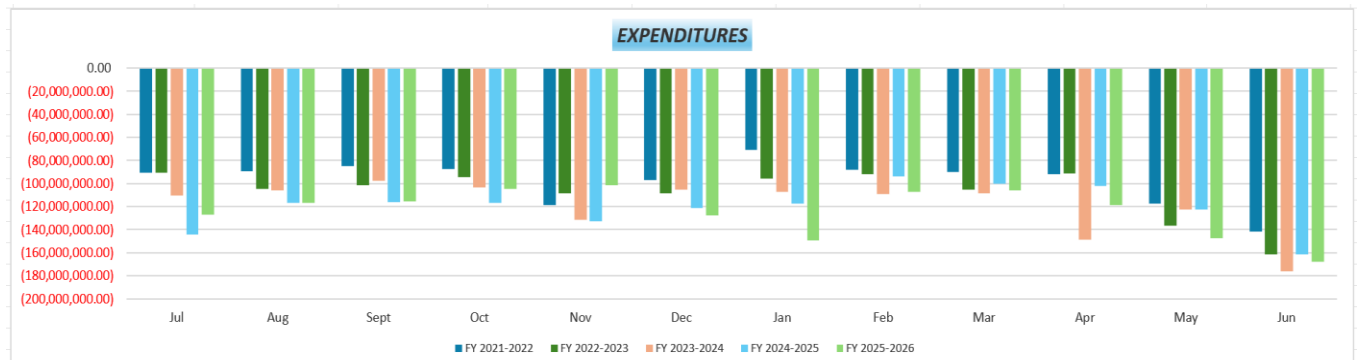
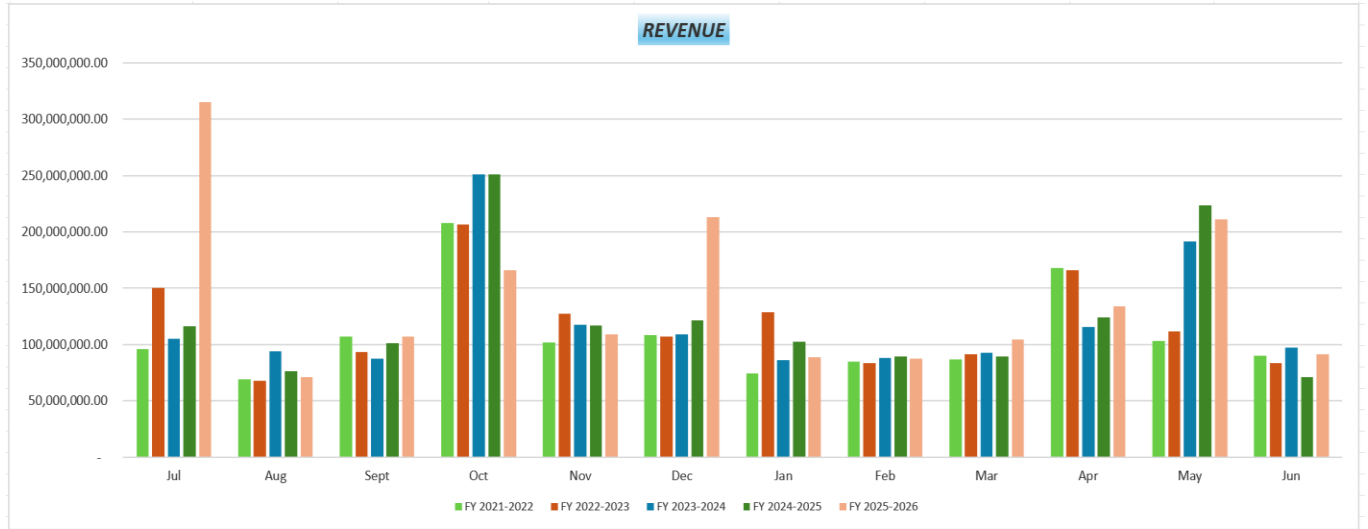
As of June 30, 2026

ASSETS

Cash	\$ 26,503,316.85
Short Term Investments	\$ -
Investments	\$ 1,150,176,281.15
	<u>\$ 1,176,679,598.00</u>

LIABILITIES

State	\$ 651,300.05
County	\$ 560,166,562.20
Cities	\$ 2,104,448.67
School Districts	\$ 296,179,098.41
Junior College	\$ 171,932,073.00
Special Districts	\$ 139,928,133.64
Miscellaneous	\$ 5,717,982.03
	<u>\$ 1,176,679,598.00</u>



LINES OF CREDIT

LINES OF CREDIT 2022-2026					
YEAR	2026	2025	2024	2023	2022
PRIME RATE AS OF 6/30	6.75%	7.50%	8.50%	3.25%	4.75%
LOC LIMITS					
COUNTY	0.00	0.00	0.00	0.00	0.00
SCHOOLS	2,050,000.00	1,050,000.00	1,050,000.00	250,000.00	263,000.00
JUNIOR COLLEGE	0.00	0.00	0.00	0.00	0.00
SPECIAL DISTRICTS	1,750,000.00	1,750,000.00	1,750,000.00	1,750,000.00	2,000,000.00
TOTAL	3,800,000.00	2,800,000.00	2,800,000.00	2,000,000.00	2,263,000.00

GENERAL FUND REVENUE SOURCES

GENERAL FUND REVENUE SOURCES			
FISCAL YEAR	2025~2026 YTD	2024~2025 YTD	% CHANGE
CHARGES FOR SERVICES	7,089,623	6,353,125	11.59
COUNTY SALES TAX	45,067,052	43,063,830	4.65
FINE & FORFEITS	2,576,749	2,090,717	23.25
INTERGOVERNMENTAL	84,788,128	80,690,783	5.08
LICENSES & Permits	8,341,726	8,847,184	(5.71)
PROPERTY TAXES	137,196,037	129,031,844	6.33
TRANSFERS IN & MISCELLANEOUS	28,220,524	18,724,970	50.71
TOTAL	313,279,837.95	288,802,453.04	8.48

NOTE 1 - Summary of Significant Account Policies

Basis of Accounting - The financial statements have been prepared on the cash basis of accounting. Under the cash basis, receipts are recorded when received and disbursements are recorded when paid.

Fund Accounting - In order to ensure observance of limitations and restrictions placed on the use of the resources held by the Treasurer as custodian or fiscal agent for the political subdivisions of the County and State, the accounts are maintained in accordance with the principles of fund accounting. These principles require their use in accordance with the activities or objectives specified for the resources. Accordingly, financial transactions have been recorded and reported in an Agency Fund.

NOTE 2 - Investments

At June 30, 2026 the County Treasurer held the following investments recorded at **cost**:

Wells Fargo Short Term Investments	\$ -
Wells Fargo Money Market	\$ 165,000,000.00
Wells Fargo Bond Money Market	\$ 177,372,920.26
Stifel Nicolaus Investments	\$ 205,033,885.50
Stifel (Formerly Vining Sparks Investments)	\$ 34,998,250.00
Wells Fargo Investments	\$ 149,936,387.52
Multi-Bank Securities Investments	\$ 219,785,809.38
Mischler Financial Group	\$ 187,553,756.71
Principal Trust*	\$ 10,000,000.00
Arizona State Treasurer	\$ 495,271.78
Total	<u>\$1,150,176,281.15</u>

NOTE: All securities are book entry and are held in safekeeping at Principal Trust.*

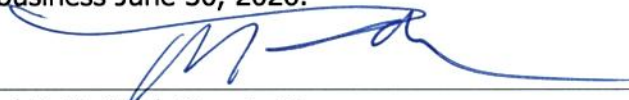
Pinal County Treasurer's Report and Ex-Officio

Tax Collector's Report for Annual Reporting Ending June 30, 2026

Affidavit

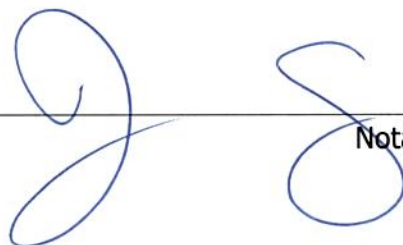
State of Arizona)
)
County of Pinal)

I, Michael P. McCord, Treasurer and Ex-Officio Tax Collector of Pinal County, State of Arizona, do solemnly swear that the report herewith submitted, is true and correct statement of transactions of my office for the fiscal year ending June 30, 2026 and that the balance as herein indicated is the true and correct balance as of the close of business June 30, 2026.



Michael P. McCord, County Treasurer

Subscribed and sworn to before me this 31ST day of August, 2026



Notary Public

