

ANNUAL REPORT

Of

Company Name: Biasi Water Company, Inc.
PO Box 518

Mailing Address: Beaver Dam AZ
86432

RECEIVED BY EMAIL

4/13/2026, 5:26 AM

**ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION**

Docket No.: WS-02812A
For the Year Ended: 12/31/25

WASTEWATER 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: 4/13/2026

ARIZONA CORPORATION COMMISSION
WASTEWATER UTILITY ANNUAL REPORT
Biasi Water Company, Inc.
A Class Utility

For the Calendar Year Ended: 12/31/25

Primary Address:
City: State: Zip Code:

Telephone Number:

Date of Original Organization of Utility:

Person to whom correspondence should be addressed concerning this report:

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:

Name:
Telephone No. :
Address:
City: State: Zip Code:
Email:

Ownership:

Counties Served:

Important changes during the year
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No	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.

No	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.

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	26,913	0	0	26,913	26,322	591
355	Power Generation Equipment	21,157	0	0	21,157	2,432	18,725
360	Collections Wastewater - Force	96,695	0	0	96,695	94,568	2,127
361	Collections Wastewater - Gravity	79,235	0	0	79,235	23,193	56,043
362	Special Collecting Structures	0	0	0	0	0	0
363	Services to Customers	5,200	0	0	5,200	5,086	114
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	12,123	0	0	12,123	6,600	5,523
371	Pumping Equipment	38,944	2,778	1,250	40,472	23,799	16,673
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	149,687	0	0	149,687	149,687	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	15,242	739	0	15,982	15,222	759
390	Office Furniture and Equipment	0	0	0	0	0	0
390.1	Computer & Software	0	0	0	0	0	0
391	Transportation Equipment	21,823	0	0	21,823	11,246	10,577
392	Stores Equipment	0	0	0	0	0	0
393	Tools, Shop and Garage Equipment	3,901	0	0	3,901	738	3,163
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	\$470,920	\$3,517	\$1,250	\$473,187	\$358,891	\$114,296

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.

Biasi Water Company, Inc.
Annual Report
Depreciation Expense for the Current Year (Wastewater)
12/31/25

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	26,913	0	0	26,913	0	3.33%	896
355	Power Generation Equipment	21,157	0	0	21,157	0	5.00%	1,058
360	Collections Wastewater - Force	96,695	0	0	96,695	0	2.00%	1,934
361	Collections Wastewater - Gravity	79,235	0	0	79,235	0	2.00%	1,585
362	Special Collecting Structures	0	0	0	0	0	2.00%	0
363	Services to Customers	5,200	0	0	5,200	0	2.00%	104
364	Flow Measuring Devices	0	0	0	0	0	10.00%	0
365	Flow Measuring Installations	0	0	0	0	0	10.00%	0
366	Reuse Services	0	0	0	0	0	2.00%	0
367	Reuse Meters & Meter Installations	0	0	0	0	0	8.33%	0
370	Receiving Wells	12,123	0	0	12,123	0	3.33%	404
371	Pumping Equipment	38,944	2,778	1,250	40,472	0	12.50%	4,963
374	Reuse Distribution Reservoirs	0	0	0	0	0	2.50%	0
375	Reuse Trans. And Distr. Equipment	0	0	0	0	0	2.50%	0
380	Treatment and Disposal Equipment	149,687	0	0	149,687	149,687	5.00%	0
381	Plant Sewers	0	0	0	0	0	5.00%	0
382	Outfall Sewer Lines	0	0	0	0	0	3.33%	0
389	Other Plant and Misc. Equipment	15,242	739	0	15,982	0	6.67%	1,041
390	Office Furniture and Equipment	0	0	0	0	0	6.67%	0
390.1	Computer & Software	0	0	0	0	0	20.00%	0
391	Transportation Equipment	21,823	0	0	21,823	0	20.00%	4,365
392	Stores Equipment	0	0	0	0	0	4.00%	0
393	Tools, Shop and Garage Equipment	3,901	0	0	3,901	0	5.00%	195
394	Laboratory Equipment	0	0	0	0	0	10.00%	0
395	Power Operated Equipment	0	0	0	0	0	5.00%	0
396	Communication Equipment	0	0	0	0	0	10.00%	0
397	Miscellaneous Equipment	0	0	0	0	0	10.00%	0
398	Other Tangible Plant	0	0	0	0	0	0.00%	0
	Subtotal	\$470,920	\$3,517	\$1,250	\$473,187	\$149,687		\$16,545

Contribution(s) in Aid of Construction (Gross)	\$0
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	<u>\$0</u>
Times: Proposed Amortization Rate	5.11%
Amortization of CIAC	\$0

Less: Amortization of CIAC \$0

DEPRECIATION EXPENSE **\$16,545**

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.

Biasi Water Company, Inc.
Annual Report
Balance Sheet Assets
12/31/25

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2025)	Balance at End of Year (2025)
Account No.	Current and Accrued Assets			
131	Cash		\$39,443	\$9,715
132	Special Deposits		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		7,997	7,094
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		\$47,441	\$16,810
	Deferred Debits			
186.1	Deferred Rate Case Expense		\$0	\$0
	Total Deferred Debits		\$0	\$0
	Fixed Assets			
101	Utility Plant in Service*		\$470,920	\$473,187
103	Property Held for Future Use		0	0
105	Construction Work in Progress		55,850	55,850
108	Accumulated Depreciation (enter as negative)*		(343,597)	(358,891)
121	Non-Utility Property		58,753	58,753
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$241,926	\$228,899
	Total Assets		\$289,367	\$245,709

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.

Biasi Water Company, Inc.
Annual Report
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2025)	Balance at End of Year (2025)
Account No.	Current Liabilities			
231	Accounts Payable		\$2,023	(\$484)
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		0	0
236	Accrued Taxes		2,135	239
237	Accrued Interest		0	0
241	Miscellaneous Current and Accrued Liabilities		0	0
253	Other Deferred Credits		0	0
	Total Current Liabilities		\$4,157	(\$245)
	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		\$4,157	(\$245)
	Capital Accounts			
201	Common Stock Issued		\$109,127	\$109,127
211	Other Paid-In Capital		188,977	175,394
215	Retained Earnings		(12,894)	(38,567)
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$285,210	\$245,953
	Total Liabilities and Capital		\$289,367	\$245,709

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

Wastewater Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2025 - 12/31/2025	Last Year 01/01/2024 - 12/31/2024
	Operating Revenue		
521	Flat Rate Revenues	\$102,096	\$98,304
522	Measured Revenues		
534	Rents from Wastewater Property		
536	Other Wastewater Revenues	275	325
	Total Revenues	\$102,371	\$98,629
	Operating Expenses		
701	Salaries and Wages	36,351.03	36,661.88
704	Employee Pensions and Benefits	0	0
710	Purchased Wastewater Treatment	0	0
711	Sludge Removal Expense	0	0
715	Purchased Power	3,680	3,378
716	Fuel for Power Production	800	0
718	Chemicals	0	0
720	Materials and Supplies	6,017	8,306
720.1	Repairs and Maintenance	0	0
720.2	Office Supplies and Expense	0	0
721	Office Expense	0	0
731	Contractual Services -Engineering	999	1,307
732	Contractual Services - Accounting	1,076	994
733	Contractual Services - Legal	63	61
734	Contractual Services - Management Fees	0	0
735	Contractual Services - Testing	4,745	3,985
736	Contractual Services - Other	22,802	19,857
740	Rents - Building	0	0
742	Rents - Equipment	0	0
750	Transportation Expenses	3,472	4,794
757	Insurance - General Liability	2,365	2,633
758	Insurance - Worker's Compensation	0	0
759	Insurance - Other	0	0
760	Advertising Expense	0	0
766	Regulatory Commission Expense - Rate Case	0	0
767	Regulatory Commission Expense - Other	21	0
770	Bad Debt Expense	0	0
775	Miscellaneous Expense	9,324	5,854
403	Depreciation Expense (From Schedule AR4)	16,545	16,036
408	Taxes Other Than Income	3,032	2,997
408.11	Property Taxes	3,118	3,147
408.12	Payroll Taxes	0	0
409	Income Taxes	0	0
	Total Operating Expenses	\$114,410	\$110,009
	Operating Income / (Loss)	(\$12,039)	(\$11,380)
	Other Income / (Expense)		
414	Gain (Loss) on Dispositions	\$0	\$0
419	Interest and Dividend Income	249	860
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	(115)	(60)
427	Interest (Expense)	0	(13)
	Total Other Income / (Expense)	\$134	\$788
	Net Income / (Loss)	(\$11,905)	(\$10,592)

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.

Biasi Water Company, Inc.
Annual Report
Full time equivalent employees
12/31/25

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.3	0.0	0.0	0.3
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	0.0	0.0	0.0
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.3	0.0	0.2	0.5
Customer Service	0.3	0.0	0.0	0.3
Accounting	0.0	0.0	0.0	0.0
Business Office	0.0	0.0	0.0	0.0
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	0.0	0.0	0.0	0.0
Other	0.0	0.0	0.0	0.0
Total	0.9	0.0	0.2	1.1

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. A full-time employee is based on 2080 total hours per year. Please calculate partial employees using 2080 hours.

Biasi Water Company, Inc.
 Annual Report
 Supplemental Financial Data (Long-Term Debt)
 12/31/25

Supplemental Financial Data (Long-Term Debt)				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	None			
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:	
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Meter Deposits Refunded During the Test Year:	
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<i>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 <u>not</u> be listed. Input 0 or none if there is nothing to report for that cell.</i>
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Wastewater Utility Plant Description

<u>Name of System:</u>	Biasi Water Company	
<u>Wastewater Inventory Number (if applicable):</u>	103612	
<u>Type of Treatment</u>	Anaerobic Lagoon	
<u>Design Capacity of Plant (Gallons per day)</u>	115400	

LIFT STATION FACILITIES

[illegible]

FORCE MAINS

[illegible]

MANHOLES

Type	Quantity
Standard	33
Drop	

CLEANOUTS

Quantity
0

Note: If you are filing for more than one system, please provide separate sheets for each system.

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. Copy and paste this sheet as many times as is necessary.

[illegible]

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

SOLIDS PROCESSING AND HANDLING FACILITIES	None
DISINFECTION EQUIPMENT (Chlorinator, Ultra-Violet, Etc.)	None
FILTRATION EQUIPMENT (Rapid Sand, Slow Sand, Activated Carbon, Etc.)	2,200 LF 6' Chain Link Fencing
STRUCTURES (Buildings, Fences, Etc.)	None
Other (Laboratory Equipment, Tools, Vehicles, Standby, Power Generators, Etc.)	None

Note: If you are filing for more than one system, please provide separate sheets for each system.

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. Copy and paste this sheet as many times as is necessary.

Wastewater Flows					
Month	Number of Services	Total Monthly Sewage Flow (Gallons)	Sewage Flow on Peak Day	Purchased Power Expense ¹	Purchased Power (kWh) ²
January	155	465,890		\$390	2,931
February	155	466,310		330	2,476
March	155	442,020		310	2,325
April	155	442,680		304	2,284
May	155	376,610		290	2,179
June	155	343,900		232	1,745
July	155	369,750		266	1,999
August	155	357,290		291	2,186
September	155	351,010		259	1,948
October	155	356,980		281	2,112
November	155	420,340		325	2,439
December	155	462,860		401	3,008
	Totals	4,855,640	0	\$3,680	27,632

Provide the following information as applicable per wastewater system:

Method of Effluent Disposal	Evaporation Ponds
Groundwater Permit Number	
ADEQ Aquifer Protection Permit ("APP") Number	103612
ADEQ Reuse Permit Number	
EPA NPDES Permit Number	
APP Effluent Treatment Requirement (Class)?	
Permitted Flow Rate	115,400
Permitted Organic Capacity	
Hydraulic Capacity	
Type of Biological Treatment	N/A

In the space below, list all violations within the past 12 months:

None

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 relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

Biasi Water Company, Inc.
 Annual Report
 Utility Shutoffs / Disconnects
 12/31/25

Utility Shutoffs / Disconnects	
Name of System:	Biasi Water Company
Wastewater Inventory Number (if applicable):	103612

Month	Termination without Notice R14-2-609.B	Termination with Notice R14-2- 609.C	Other
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	0
June	0	0	0
July	0	0	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
Total	0	0	0

Other (description):

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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.

Biagi Water Company, Inc.
Annual Report
Property Taxes
12/31/25

Property Taxes

Amount of actual property taxes paid during Calendar Year 2025 was

\$3,118

If no property taxes paid, explain why.

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.

Verification and Certification (Taxes)

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

County of (county name):

Mohave

Name (owner or official) title:

Gary Biase, President

Company name:

Biase Water Company, Inc.

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

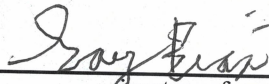
FOR THE YEAR ENDING:

12/31/25

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

928-347-5291

telephone no.