

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

WATER 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
WATER 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
--

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 (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	7,014.00	\$0	\$0	\$7,014	\$0	\$7,014
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	0	0	0	0	0	0
304	Structures and Improvements	27,491	0	0	27,491	21,298	6,192
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	26,911	0	0	26,911	20,821	6,090
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	78,521	0	0	78,521	53,002	25,519
310	Power Generation Equipment	0	0	0	0	0	0
311	Pumping Equipment	35,879	11,135	5,787	41,227	8,794	32,434
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	83,055	93,696	0	176,751	44,808	131,943
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	280,371	0	0	280,371	76,106	204,265
333	Services	35,281	0	0	35,281	6,816	28,465
334	Meters and Meter Installations	10,916	0	0	10,916	4,075	6,841
335	Hydrants	24,469	0	0	24,469	4,056	20,413
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	7,436	0	0	7,436	4,867	2,568
340.1	Computer & Software	6,725	1,055	0	7,780	6,830	949
341	Transportation Equipment	38,613	0	0	38,613	33,349	5,264
342	Stores Equipment	0	0	0	0	0	0
343	Tools, Shop and Garage Equipment	2,737	0	0	2,737	1,071	1,666
344	Laboratory Equipment	0	0	0	0	0	0
345	Power Operated Equipment	3,018	0	0	3,018	2,097	921
346	Communication Equipment	0	0	0	0	0	0
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Tangible Plant	266	0	0	266	236	30
	Totals	\$668,702	\$105,886	\$5,787	\$768,801	\$288,225	\$480,576

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

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	Depreciable Plant	Depreciation Percentages	Depreciation Expense
301	Organization	\$7,014	\$0	\$0	\$7,014	\$0	\$7,014	0.00%	\$0
302	Franchises	0	0	0	0	0	0	0.00%	0
303	Land and Land Rights	0	0	0	0	0	0	0.00%	0
304	Structures and Improvements	27,491	0	0	27,491	0	27,491	3.33%	915
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	2.50%	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0	2.50%	0
307	Wells and Springs	26,911	0	0	26,911	0	26,911	3.33%	896
308	Infiltration Galleries	0	0	0	0	0	0	6.67%	0
309	Supply Mains	78,521	0	0	78,521	0	78,521	2.00%	1,570
310	Power Generation Equipment	0	0	0	0	0	0	5.00%	0
311	Pumping Equipment	35,879	11,135	5,787	41,227	0	41,227	12.50%	4,819
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	0	0	0	0	0	0	3.33%	0
320.2	Solution Chemical Feeders	0	0	0	0	0	0	20.00%	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	0.00%	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0	0.00%	0
330.1	Storage Tanks	83,055	93,696	0	176,751	0	176,751	2.22%	2,884
330.2	Pressure Tanks	0	0	0	0	0	0	5.00%	0
331	Transmission and Distribution Mains	280,371	0	0	280,371	0	280,371	2.00%	5,607
333	Services	35,281	0	0	35,281	0	35,281	3.33%	1,175
334	Meters and Meter Installations	10,916	0	0	10,916	0	10,916	8.33%	909
335	Hydrants	24,469	0	0	24,469	0	24,469	2.00%	489
336	Backflow Prevention Devices	0	0	0	0	0	0	6.67%	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0	6.67%	0
340	Office Furniture and Equipment	7,436	0	0	7,436	0	7,436	6.67%	496
340.1	Computer & Software	6,725	1,055	0	7,780	6,725	1,055	20.00%	105
341	Transportation Equipment	38,613	0	0	38,613	0	38,613	20.00%	7,723
342	Stores Equipment	0	0	0	0	0	0	4.00%	0
343	Tools, Shop and Garage Equipment	2,737	0	0	2,737	0	2,737	5.00%	137
344	Laboratory Equipment	0	0	0	0	0	0	10.00%	0
345	Power Operated Equipment	3,018	0	0	3,018	0	3,018	5.00%	151
346	Communication Equipment	0	0	0	0	0	0	10.00%	0
347	Miscellaneous Equipment	0	0	0	0	0	0	10.00%	0
348	Other Tangible Plant	266	0	0	266	0	266	5.00%	13
	Subtotal	\$668,702	\$105,886	\$5,787	\$768,801	\$6,725	\$762,077		\$27,891

Contribution(s) in Aid of Construction (Gross)	7,144.30
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$7,144
Times: Proposed Amortization Rate	3.66%
Amortization of CIAC	\$262

Less: Amortization of CIAC **\$262**

DEPRECIATION EXPENSE **\$27,629**

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		\$59,524	\$15,605
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		12,069	11,395
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
	Total Current and Accrued Assets		\$71,592	\$27,000
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$668,702	\$768,801
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(266,951)	(288,225)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$401,751	\$480,576
	Total Assets		\$473,344	\$507,576

*Note these items feed automatically from AR3 UPIS Page 4

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		\$3,052	(\$777)
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		717	1,155
236	Accrued Taxes		3,221	384
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$6,991	\$762
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		\$0	\$0
	Deferred Credits			
251	Unamortized Premium on Debt		\$0	\$0
252	Advances in Aid of Construction		120,337	120,337
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		7,144	7,144
272	Less: Amortization of Contributions		(2,571)	(2,824)
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		\$124,911	\$124,658
	Total Liabilites		\$131,901	\$125,420
	Capital Accounts			
201	Common Stock Issued		\$109,127	\$109,127
211	Other Paid-In Capital		268,374	281,957
215	Retained Earnings		(36,058)	(8,927)
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$341,442	\$382,156
	Total Liabilities and Capital		\$473,344	\$507,576

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

Water 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		
461	Metered Water Revenue	\$145,638	\$137,502
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	1,306	870
474	Other Water Revenue	0	0
	Total Revenues	\$146,944	\$138,372
	Operating Expenses		
601	Salaries and Wages	58,387.13	55,326.28
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	6,266	5,751
618	Chemicals	0	0
620	Materials and Supplies	10,419	8,982
620.1	Repairs and Maintenance	0	0
620.2	Office Supplies and Expense	0	0
630	Contractual Services	0	0
631	Contractual Services - Engineering	1,605	1,973
632	Contractual Services - Accounting	1,728	1,500
633	Contractual Services - Legal	100	91
634	Contractual Services - Management Fees	0	0
635	Contractual Services - Water Testing	1,813	350
636	Contractual Services - Other	807	822
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	5,577	7,235
657	Insurance - General Liability	3,799	3,973
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	33	0
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	6,512	1,537
403	Depreciation Expense (From Schedule AR4)	26,809	26,869
408	Taxes Other Than Income	4,352	4,204
408.11	Property Taxes	4,476	4,415
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$132,682	\$123,027
	Operating Income / (Loss)	\$14,262	\$15,345
	Other Income / (Expense)		
419	Interest and Dividend Income	400.72	1,298.22
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	(185)	(90)
427	Interest (Expense)	0	(19)
	Total Other Income / (Expense)	\$216	\$1,189
	Net Income / (Loss)	\$14,478	\$16,534

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	0.3	0.6
Meter reader	0.0	0.0	0.0	0.0
Customer Service	0.3	0.0	0.3	0.6
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	0.6	1.5

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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Biasi Water Company, Inc.
 Annual Report
 Summary of System Improvement Surcharge
 12/31/25

Summary of System Improvement Surcharge

Month	Surcharge Amount	Number of Customers	Total Billed	Total Collected	Total Deposited	Difference
January			\$0.00			\$0.00
February			0.00			0.00
March			0.00			0.00
April			0.00			0.00
May			0.00			0.00
June			0.00			0.00
July			0.00			0.00
August			0.00			0.00
September			0.00			0.00
October			0.00			0.00
November			0.00			0.00
December			0.00			0.00
Total for the year			\$0.00	\$0.00	\$0.00	\$0.00

Interest earned this year

Decision No. approving the mechanism

[illegible]

Name of system water delivered to:	
ADWR PCC Number:	
Source of water delivered to another system	

Name of system water received from:			
ADWR PCC Number:			
Source of water received			
Well registry 55# (55-XXXXXX):			

Month	Water withdrawn (gallons) ¹	Water sold (gallons) ²	Water delivered (sold) to other systems (gallons) ³	Water received (purchased) from other systems (gallons) ⁴	Estimated authorized use (gallons) ⁵	Purchased Power Expense ⁶	Purchased Power (kWh) ⁷
January	1,152,140.00	1,142,150.00				\$422	3,154
February	1,120,160.00	1,112,340.00				540	4,034
March	1,165,990.00	1,150,594.00				349	2,609
April	1,476,460.00	1,445,480.00				474	3,543
May	1,459,870.00	1,457,910.00				691	5,168
June	1,732,050.00	1,726,846.00				622	4,649
July	1,914,430.00	1,902,900.00				930	6,949
August	1,947,510.00	1,936,210.00				675	5,047
September	1,720,760.00	1,670,760.00				458	3,426
October	1,343,730.00	1,341,230.00				389	2,906
November	1,147,460.00	1,145,360.00				352	2,633
December	1,273,600.00	1,268,630.00				363	2,716
Totals	17,454,160.00	17,300,410.00	0.00	0.00	0.00	\$6,266	46,834

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

- | |
|---|
| 1 Water withdrawn - Total gallons of water withdrawn from pumped sources. |
| 2 Water sold - Total gallons from customer meters, and other sales such as construction water. |
| 3 Water delivered (sold) to other systems - Total gallons of water delivered to other systems. |
| 4 Water received (purchased) from other systems - Total gallons of water purchased/received from other systems. |
| 5 Estimated authorized use - Total estimated gallons from authorized metered or unmetered use. Authorized uses such as flushing (mains, services and hydrants) draining/cleaning tanks, process, construction, fire fighting, etc. Non-authorized use (real losses) are service line breaks and leaks, water main breaks, meter inaccuracies and theft. |
| 6 Enter the total purchased power costs for the power meters associated with this system. |
| 7 Enter the total purchased kWh used by the power meters associated with this system. |

Water Utility Plant Description		
Name of the System:	Biasi Water Company	
ADEQ Public Water System Number:	AZ0408138	
ADWR PCC Number:	91-000352.0000	

[illegible][illegible]

SERVICE LINES		
Material	Percent of system	Year installed

BOOSTER PUMPS		
Horsepower	GPM	Quantity
None		

FIRE HYDRANTS	
Type	Quantity
Standard *	27
Other	

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
100,000	Steel	1	1997

[illegible]

* A standard fire hydrant has two 2.5 inch hose connection nozzles with 7.5 threads per inch, and one 4.5 inch pumper connection nozzle with 4 threads per inch.

Water Utility Plant Description (Continued)
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For the following three items, list the utility owned assets in each category for each system.

TREATMENT EQUIPMENT:	None
STRUCTURES:	6' Fence at Tank Site
OTHER:	None

Customer and Other Information	
Name of the System:	BIASI WATER COMPANY
ADEQ Public Water System Number:	AZ0408138
ADWR PCC Number:	91-000352.0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	284				
February	284				
March	284				
April	284				
May	284				
June	284				
July	284				
August	283				
September	284				
October	284				
November	284				
December	284				

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

Does the system have chlorination treatment?

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

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

Describe any plans and estimated completion dates for any enlargements or improvements of this system.

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

Utility Shutoffs / Disconnects	
Name of the System:	BIASI WATER COMPANY
ADEQ Public Water System Number:	AZ0408138
ADWR PCC Number:	91-000352.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.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):

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.

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2025 was
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\$4,476

If no property taxes paid, explain why.

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.

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 Biasi, President

Company name:

Biasi Water Company, Inc.

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

FOR THE YEAR ENDING:

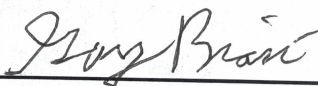
12/31/25

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.