

ANNUAL REPORT

Of

Company Name:

Anway Manville Water Company 455 Market St Suite 1940, PMB 166635
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Mailing Address: San Francisco CA
94105

Docket No.: W-03233A
For the Year Ended:

12/31/25

RECEIVED BY EMAIL
7/6/2026, 12:20 PM
ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

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:

7/2/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Anway Manville Water Company
A Class Utility

For the Calendar Year Ended: 12/31/25

Primary Address:

PO BOX 85160
City: TUCSON State: Arizona Zip Code: 85754

Telephone Number:

520-623-5172

Date of Original Organization of Utility:

1/3/1996

Person to whom correspondence should be addressed concerning this report:

Name:

Alysia Maya

Telephone No. :

602-695-0918

Address:

455 Market St Suite 1940, PMB 166635
City: San Francisco State: California Zip Code: 94105

Email:

amaya@cwautilities.com

NA

Name:

NA

Telephone No. :

NA

Address:

NA
City: NA State: NA Zip Code: NA

Email:

NA

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Name:

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Telephone No. :

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City: NA State: NA Zip Code: NA

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Telephone No. :

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Address:

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City: NA State: NA Zip Code: NA

Email:

NA

NA

Name:

NA

Telephone No. :

NA

Address:

NA
City: NA State: NA Zip Code: NA

Email:

NA

Ownership:

Limited Liability Company ("LLC")

Counties Served:

Pima

Important changes during the year
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N/A	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.
	n/a

N/A	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.
	n/a

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	\$13,282	\$0	\$0	\$13,282	\$0	\$13,282
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	2,273	0	0	2,273	0	2,273
304	Structures and Improvements	6,191	0	0	6,191	4,794	1,397
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	105,749	0	0	105,749	95,006	10,743
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	116,240	2,200	15,500	102,940	102,940	(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	5,206	0	0	5,206	5,206	(0)
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0
330	Distribution Reservoirs and Standpipes	38,327	(38,327)	0	0	0	0
330.1	Storage Tanks	177,191	25,637	0	202,828	65,826	137,002
330.2	Pressure Tanks	0	41,659	0	41,659	41,659	0
331	Transmission and Distribution Mains	420,109	0	59,056	361,053	172,600	188,453
333	Services	34,202	(2,200)	0	32,002	20,479	11,523
334	Meters and Meter Installations	40,781	63,567	0	104,348	32,970	71,379
335	Hydrants	17,499	0	0	17,499	3,411	14,088
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	6,523	0	0	6,523	4,836	1,687
	Totals	\$983,573	\$92,536	\$74,556	\$1,001,553	\$549,728	\$451,825

Anway Manville Water Company
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	\$13,282	\$0	\$0	\$13,282	\$13,282	\$0	0.00%	\$0
302	Franchises	0	0	0	0	0	0	0.00%	0
303	Land and Land Rights	2,273	0	0	2,273	2,273	0	0.00%	0
304	Structures and Improvements	6,191	0	0	6,191	0	6,191	3.33%	206
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	105,749	0	0	105,749	0	105,749	3.33%	3,521
308	Infiltration Galleries	0	0	0	0	0	0	6.67%	0
309	Supply Mains	0	0	0	0	0	0	2.00%	0
310	Power Generation Equipment	0	0	0	0	0	0	5.00%	0
311	Pumping Equipment	116,240	2,200	15,500	102,940	102,940	0	12.50%	831
320	Water Treatment Equipment	0	0	0	0	0	0	3.33%	0
320.1	Water Treatment Plants	0	0	0	0	0	0	3.33%	0
320.2	Solution Chemical Feeders	5,206	0	0	5,206	0	5,206	20.00%	1,041
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	33.33%	0
330	Distribution Reservoirs and Standpipes	38,327	(38,327)	0	0	0	0	2.22%	425
330.1	Storage Tanks	177,191	25,637	0	202,828	0	202,828	2.22%	4,218
330.2	Pressure Tanks	0	41,659	0	41,659	41,659	0	5.00%	(1,041)
331	Transmission and Distribution Mains	420,109	0	59,056	361,053	0	361,053	2.00%	7,812
333	Services	34,202	(2,200)	0	32,002	0	32,002	3.33%	1,102
334	Meters and Meter Installations	40,781	63,567	0	104,348	0	104,348	8.33%	6,045
335	Hydrants	17,499	0	0	17,499	0	17,499	2.00%	350
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	0	0	0	0	0	0	6.67%	0
340.1	Computer & Software	0	0	0	0	0	0	33.33%	0
341	Transportation Equipment	0	0	0	0	0	0	20.00%	0
342	Stores Equipment	0	0	0	0	0	0	4.00%	0
343	Tools, Shop and Garage Equipment	0	0	0	0	0	0	5.00%	0
344	Laboratory Equipment	0	0	0	0	0	0	10.00%	0
345	Power Operated Equipment	0	0	0	0	0	0	5.00%	0
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	6,523	0	0	6,523	0	6,523	10.00%	652
	Subtotal	\$983,573	\$92,536	\$74,556	\$1,001,553	\$160,154	\$841,399		\$25,163

Contribution(s) in Aid of Construction (Gross)	\$74,851
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$74,851
Times: Proposed Amortization Rate	2.99%
Amortization of CIAC	\$2,238

Less: Amortization of CIAC **\$2,238**

DEPRECIATION EXPENSE **\$22,925**

Anway Manville Water Company
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		\$14,003	\$25,485
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		5,155	(1,289)
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		4,341	5,807
174	Miscellaneous Current and Accrued Assets		0	30,000
	Total Current and Accrued Assets		\$23,499	\$60,003
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$983,573	\$1,001,553
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	27,533
108	Accumulated Depreciation (enter as negative)*		(536,363)	(549,728)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$447,210	\$479,358
	Total Assets		\$470,709	\$539,361

*Note these items feed automatically from AR3 UPIS Page 4

Anway Manville Water Company
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		\$8,427	\$45,287
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		2,409	90
235	Customer Deposits		5,170	4,970
236	Accrued Taxes		715	775
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$16,720	\$51,122
	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		94,874	47,834
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		62,416	74,851
272	Less: Amortization of Contributions		(26,916)	(36,652)
281	Accumulated Deferred Income Tax		82,772	82,772
	Total Deferred Credits		\$213,146	\$168,805
	Total Liabilities		\$229,866	\$219,926
	Capital Accounts			
201	Common Stock Issued		\$323,560	\$323,560
211	Other Paid-In Capital		100,000	266,000
215	Retained Earnings		(182,718)	(270,126)
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$240,842	\$319,434
	Total Liabilities and Capital		\$470,709	\$539,361

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

Anway Manville Water Company
Annual Report
Water Comparative Income Statement
12/31/25

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	\$148,239	\$156,314
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	1,496	1,415
	Total Revenues	\$149,735	\$157,729
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	15,919	16,759
618	Chemicals	0	0
620	Materials and Supplies	399	0
620.1	Repairs and Maintenance	2,335	2,827
620.2	Office Supplies and Expense	4,623	7,181
630	Contractual Services	0	94,491
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	14,665	5,362
633	Contractual Services - Legal	534	9,929
634	Contractual Services - Management Fees	74,763	59,652
635	Contractual Services - Water Testing	1,483	2,156
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	2,164	2,209
657	Insurance - General Liability	6,782	2,780
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	3,309	2,125
670	Bad Debt Expense	1,867	0
675	Miscellaneous Expense	7,124	929
403	Depreciation Expense (From Schedule AR4)	93,953	34,031
408	Taxes Other Than Income	(141)	0
408.11	Property Taxes	7,352	7,876
409	Income Taxes	(10)	0
427.1	Customer Security Deposit Interest	21	48
	Total Operating Expenses	\$237,143	\$248,355
	Operating Income / (Loss)	(\$87,408)	(\$90,626)
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	0	573
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	4,028
	Total Other Income / (Expense)	\$0	\$4,601
	Net Income / (Loss)	(\$87,408)	(\$86,025)

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.0	0.1	0.0	0.1
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	0.0	0.4	0.4
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	0.8	0.8
Meter reader	0.0	0.0	0.2	0.2
Customer Service	0.0	0.0	0.3	0.3
Accounting	0.0	0.0	0.1	0.1
Business Office	0.0	0.0	0.2	0.2
Rates Department	0.0	0.0	0.2	0.2
Administrative Staff	0.0	0.0	0.2	0.2
Other	0.0	0.0	0.0	0.0
Total	0.0	0.1	2.4	2.5

Anway Manville Water Company
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	NA	NA	NA	NA
Source of Loan	0	0	0	0
ACC Decision No.	0	0	0	0
Reason for Loan	0	0	0	0
Dollar Amt. Issued	\$0	\$0	\$0	\$0
Amount Outstanding	\$0	\$0	\$0	\$0
Date of Maturity	1/0/1900	1/0/1900	1/0/1900	1/0/1900
Interest Rate	0.00%	0.00%	0.00%	0.00%
Current Year Interest	\$0	\$0	\$0	\$0
Current Year Principal	\$0	\$0	\$0	\$0

Meter Deposit Balance at Test Year End:	\$320
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Meter Deposits Refunded During the Test Year:	\$40
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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.

Well and Water Usage

[illegible]

Name of system water delivered to:	NA	
<u>ADWR PCC Number:</u>		NA
Source of water delivered to another system	NA	

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

	Water withdrawn	Water sold	Water delivered	Water received	Estimated	Purchased	Purchased
Month	(gallons)1	(gallons)2	(sold) to other	(purchased) from	authorized use	Power	Power
			systems (gallons)3	other systems	(gallons)5	Expense ⁶	(kWh)7
			(gallons)4				
January	1,410,055.00	1,410,055.00	0.00	0.00	0.00	\$984	5,124
February	1,170,015.00	1,144,800.00	0.00	0.00	0.00	1,059	5,493
March	962,937.00	883,977.00	0.00	0.00	0.00	1,292	5,678
April	1,752,141.00	1,539,130.00	0.00	0.00	0.00	1,351	6,851
May	1,641,435.00	1,509,860.00	0.00	0.00	0.00	1,458	7,839
June	1,617,253.00	1,535,660.00	0.00	0.00	0.00	1,579	8,445
July	1,852,708.00	1,580,778.00	0.00	0.00	0.00	1,514	8,062
August	2,158,004.00	1,803,742.00	0.00	0.00	0.00	1,591	8,273
September	1,769,585.00	1,550,210.00	0.00	0.00	0.00	1,374	7,153
October	1,546,654.00	1,416,070.00	0.00	0.00	0.00	1,428	6,974
November	1,524,549.00	1,332,692.00	0.00	0.00	0.00	1,459	6,420
December	1,557,117.00	1,377,419.00	0.00	0.00	0.00	1,234	6,039
Totals	18,962,453.00	17,084,393.00	0.00	0.00	0.00	\$16,324	82,351

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

NA

- | | |
|---|--|
| 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:		ANWAY-MANVILLE LLC	
ADEQ Public Water System Number:		AZ0410354	
ADWR PCC Number:		91-000503.0000	

MAINS		
Sizes (inches)	Material	Length (feet)
4.00	PVC	1,231
6.00	PVC	10,408
6.00	AC/PVC	2,925
8.00	PVC	19,346
8.00	AC/PVC	171
12.00	PVC	4,720
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA
NA	NA	NA

SERVICE LINES			
Material	Percent of system	Year installed	
PVC	20%	1985	
Copper	80%	97-2012	
NA	NA	NA	
NA	NA	NA	
NA	NA	NA	

BOOSTER PUMPS		
Horsepower	GPM	Quantity
10	200	2
15	300	2
20	400	1
30	600	3

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
200,000	Steel	2	1998
330,000	Steel	1	2004
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	1,333	2%	4%
1	17	41%	29%
1.5	1	100%	100%
Compound 2	3	100%	100%
Turbine 3	1	0%	0%
Turbine 4	1	100%	100%
Turbine 6	1	100%	100%
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

FIRE HYDRANTS	
Type	Quantity
Standard *	75
Other	0

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
3,000	Steel	1	2004
5,000	Steel	1	2004
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA
NA	NA	NA	NA

* 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:	3 Chlorinators
STRUCTURES:	Fencing around wells
OTHER:	NA

Other 0

Customer and Other Information		
Name of the System:	ANWAY-MANVILLE LLC	
ADEQ Public Water System Number:	AZ0410354	
ADWR PCC Number:	91-000503.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	236	0	0	0	0
February	232	0	0	0	0
March	237	0	0	0	0
April	237	0	0	0	0
May	238	0	0	0	0
June	238	0	0	0	0
July	237	0	0	0	0
August	238	0	0	0	0
September	237	0	0	0	0
October	237	0	0	0	0
November	238	0	0	0	0
December	238	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?

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.

NA

Anway Manville Water Company
Annual Report
 Utility Shutoffs / Disconnects
 12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	ANWAY-MANVILLE LLC
ADEQ Public Water System Number:	AZ0410354
ADWR PCC Number:	91-000503.0000

Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2- 410.C	Other
January	0	5	0
February	0	4	0
March	0	3	0
April	0	4	0
May	0	9	0
June	0	4	0
July	0	9	0
August	0	4	0
September	0	4	0
October	0	3	0
November	0	2	0
December	0	2	0
Total	0	53	0

Other (description):

NA

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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\$7,352

If no property taxes paid, explain why.

NA

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):

Pima

Name (owner or official) title:

Alysia Maya, VP Finance & Regulatory Affairs

Company name:

Anway Manville Water Company

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

602-695-0918

telephone no.