

ANNUAL REPORT

Of

Company Name:

Beaver Valley Water Company, Inc. PO Box 550

Mailing Address: Littlefield AZ
86432

Docket No.: W-02015A
For the Year Ended:

12/31/25

RECEIVED BY EMAIL
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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:

4/3/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Beaver Valley Water Company, Inc.
A Class ☐ Utility

For the Calendar Year Ended: 12/31/25

Primary Address:

302 W. WILLIS STREET; SUITE 203			
City:	PRESCOTT	State:	Arizona
Zip Code:	86301		

Telephone Number:

928-445-5606

Date of Original Organization of Utility:

1/1/2017

Person to whom correspondence should be addressed concerning this report:

Name:

CHERY IBBOTSON

Telephone No. :

928-445-5606

Address:

302 W. WILLIS STREET; SUITE 203			
City:	PRESCOTT	State:	Arizona
Zip Code:	86301		

Email:

beavervalleywateraz@gmail.com

Owner
Name:

MICHAEL ARMSTEAD

Telephone No. :

928-951-4000

Address:

211 SADDLE RD			
City:	PAYSON	State:	Arizona
Zip Code:	85541		

Email:

ymepayson@msn.com

On-Site Manager
Name:

DEAN SHAFFER

Telephone No. :

928-978-2286

Address:

605 W. ARABIAN			
City:	PAYSON	State:	Arizona
Zip Code:	85541		

Email:

2swmlc@gmail.com

Statutory Agent
Name:

CHERYL IBBOTSON

Telephone No. :

928-445-5606

Address:

302 W WILLIS STREET; SUITE 203			
City:	PRESCOTT	State:	Arizona
Zip Code:	86301		

Email:

beavervalleywateraz@gmail.com

NA
Name:

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Telephone No. :

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Address:

City:		State:	Arizona
Zip Code:			

Email:

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Ownership:

"S" Corporation

Counties Served:

Gila

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 (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	\$0	\$0	\$0	\$0	\$0	\$0
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	0	0	0	0	0	0
304	Structures and Improvements	0	0	0	0	0	0
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	10,000	0	0	10,000	8,358	1,642
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	7,323	2,263	0	9,586	3,439	6,147
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	5,000	0	0	5,000	4,197	803
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	0	0	0	0	0	0
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	2,500	0	0	2,500	1,258	1,242
333	Services	0	0	0	0	0	0
334	Meters and Meter Installations	1,500	0	0	1,500	1,500	0
335	Hydrants	0	0	0	0	0	0
336	Backflow Prevention Devices	750	0	0	750	750	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	0	0	0	0	0	0
	Totals	\$27,073	\$2,263	\$0	\$29,336	\$19,502	\$9,834

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	\$0	\$0	\$0	\$0	\$0	\$0	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	0	0	0	0	0	0	0.00%	0
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	0.00%	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0	0.00%	0
307	Wells and Springs	10,000	0	0	10,000	0	10,000	3.33%	333
308	Infiltration Galleries	0	0	0	0	0	0	0.00%	0
309	Supply Mains	0	0	0	0	0	0	0.00%	0
310	Power Generation Equipment	0	0	0	0	0	0	0.00%	0
311	Pumping Equipment	7,323	2,263	0	9,586	0	9,586	12.50%	638
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	5,000	0	0	5,000	0	5,000	3.33%	167
320.2	Solution Chemical Feeders	0	0	0	0	0	0	0.00%	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	0	0	0	0	0	0	0.00%	0
330.2	Pressure Tanks	0	0	0	0	0	0	0.00%	0
331	Transmission and Distribution Mains	2,500	0	0	2,500	0	2,500	2.00%	50
333	Services	0	0	0	0	0	0	0.00%	0
334	Meters and Meter Installations	1,500	0	0	1,500	1,500	0	0.00%	0
335	Hydrants	0	0	0	0	0	0	0.00%	0
336	Backflow Prevention Devices	750	0	0	750	750	0	0.00%	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0	0.00%	0
340	Office Furniture and Equipment	0	0	0	0	0	0	0.00%	0
340.1	Computer & Software	0	0	0	0	0	0	0.00%	0
341	Transportation Equipment	0	0	0	0	0	0	0.00%	0
342	Stores Equipment	0	0	0	0	0	0	0.00%	0
343	Tools, Shop and Garage Equipment	0	0	0	0	0	0	0.00%	0
344	Laboratory Equipment	0	0	0	0	0	0	0.00%	0
345	Power Operated Equipment	0	0	0	0	0	0	0.00%	0
346	Communication Equipment	0	0	0	0	0	0	0.00%	0
347	Miscellaneous Equipment	0	0	0	0	0	0	0.00%	0
348	Other Tangible Plant	0	0	0	0	0	0	0.00%	0
	Subtotal	\$27,073	\$2,263	\$0	\$29,336	\$2,250	\$27,086		\$1,188

Contribution(s) in Aid of Construction (Gross)	\$0
Less: Non Amortizable Contribution(s)	0
Fully Amortized Contribution(s)	0
Amortizable Contribution(s)	\$0
Times: Proposed Amortization Rate	4.39%
Amortization of CIAC	\$0

Less: Amortization of CIAC \$0

DEPRECIATION EXPENSE \$1,188

Beaver Valley 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		\$54,973	\$76,584
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		12,814	11,737
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		\$67,787	\$88,321
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$27,073	\$29,336
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(18,314)	(19,502)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$8,759	\$9,834
	Total Assets		\$76,546	\$98,155

*Note these items feed automatically from AR3 UPIS Page 4

Beaver Valley 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		\$183,822	\$163,709
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		16,135	7,300
235	Customer Deposits		3,088	2,636
236	Accrued Taxes		0	0
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		\$203,045	\$173,645
	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		3,040	2,546
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		\$3,040	\$2,546
	Total Liabilities		\$206,085	\$176,191
	Capital Accounts			
201	Common Stock Issued		\$0	\$0
211	Other Paid-In Capital		0	0
215	Retained Earnings		(129,539)	(78,036)
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		(\$129,539)	(\$78,036)
	Total Liabilities and Capital		\$76,546	\$98,155

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

Beaver Valley Water Company, Inc.
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	\$134,165	\$134,136
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	13,960	13,955
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	2,146	1,684
	Total Revenues	\$150,272	\$149,775
	Operating Expenses		
601	Salaries and Wages		\$0
604	Employee Pensions and Benefits		0
610	Purchased Water		0
615	Purchased Power	11,776	12,511
618	Chemicals		0
620	Materials and Supplies		4,296
620.1	Repairs and Maintenance	5,059	2,843
620.2	Office Supplies and Expense	4,526	3,035
630	Contractual Services		0
631	Contractual Services - Engineering		0
632	Contractual Services - Accounting	12,337	12,237
633	Contractual Services - Legal		0
634	Contractual Services - Management Fees	42,000	43,500
635	Contractual Services - Water Testing	1,267	3,012
636	Contractual Services - Other	11,946	11,098
640	Rents	24,000	24,000
641	Rental of Building/Real Property		0
642	Rental of Equipment		306
650	Transportation Expenses	2,644	3,757
657	Insurance - General Liability		0
657.1	Insurance - Health and Life		0
665	Regulatory Commission Expense - Rate		0
670	Bad Debt Expense		
675	Miscellaneous Expense	2,340	221
403	Depreciation Expense (From Schedule AR4)	1,188	851
408	Taxes Other Than Income		0
408.11	Property Taxes	4,309	4,246
409	Income Taxes		0
427.1	Customer Security Deposit Interest	100	91
	Total Operating Expenses	\$123,492	\$126,004
	Operating Income / (Loss)	\$26,780	\$23,771
	Other Income / (Expense)		
419	Interest and Dividend Income		\$0
421	Non-Utility Income	90	90
426	Miscellaneous Non-Utility (Expense)		0
427	Interest (Expense)	(1,183)	0
	Total Other Income / (Expense)	(\$1,093)	\$90
	Net Income / (Loss)	\$25,687	\$23,861

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.0	0.0	0.0	0.0
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	0.0	1.0	1.0
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	1.0	1.0
Meter reader	0.0	0.0	1.0	1.0
Customer Service	0.0	0.0	1.0	1.0
Accounting	0.0	0.0	1.0	1.0
Business Office	0.0	0.0	1.0	1.0
Rates Department	0.0	0.0	0.0	0.0
Administrative Staff	0.0	0.0	1.0	1.0
Other	0.0	0.0	0.0	0.0
Total	0.0	0.0	7.0	7.0

Beaver Valley 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	n/a	n/a	n/a	n/a
Source of Loan	n/a	n/a	n/a	n/a
ACC Decision No.	n/a	n/a	n/a	n/a
Reason for Loan	n/a	n/a	n/a	n/a
Dollar Amt. Issued	n/a	n/a	n/a	n/a
Amount Outstanding	n/a	n/a	n/a	n/a
Date of Maturity	n/a	n/a	n/a	n/a
Interest Rate	n/a	n/a	n/a	n/a
Current Year Interest	n/a	n/a	n/a	n/a
Current Year Principal	n/a	n/a	n/a	n/a

Meter Deposit Balance at Test Year End:	\$2,546
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Meter Deposits Refunded During the Test Year:	\$494
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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.

[illegible]

Name of system water delivered to:	BEAVER VALLEY WC		
ADWR PCC Number:	91-000119.0000		
Source of water delivered to another system	NA		

Name of system water received from:	BEAVER VALLEY WC		
ADWR PCC Number:	91-000119.0000		
Source of water received	Ground Water		
Well registry 55# (55-XXXXXX):	63-1548		

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 (kW/h) ⁷
January	340,680.00	327,156.00	0.00	0.00		971.4	5,989
February	434,820.00	419,136.00	0.00	0.00		\$918	5,464
March	347,438.00	336,992.00	0.00	0.00		902	5,181
April	452,014.00	439,770.00	0.00	0.00		913	5,243
May	482,795.00	474,011.00	0.00	0.00		1,050	5,556
June	904,207.00	874,297.00	0.00	0.00		1,198	6,664
July	799,984.00	767,528.00	0.00	0.00		961	5,866
August	802,341.00	796,420.00	0.00	0.00		981	6,056
September	735,664.00	729,493.00	0.00	0.00		1,131	6,096
October	650,441.00	632,257.00	0.00	0.00		915	4,576
November	440,820.00	424,630.00	0.00	0.00		856	4,752
December	501,779.00	496,150.00	0.00	0.00		987	5,826
Totals	6,892,983.00	6,717,840.00	0.00	0.00	0.00	\$10,810	67,269

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:		BEAVER VALLEY WC	
ADEQ Public Water System Number:		AZ0404004	
ADWR PCC Number:		91-000119.0000	

MAINS		
Sizes (inches)	Material	Length (feet)
4.00	PVC	10,560
6.00	PVC	2,640
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	100%	
NA		
NA		
NA		
NA		

BOOSTER PUMPS		
Horsepower	GPM	Quantity
7.5	85	1

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
8,000			
8,000	GAVANIZED	1	
8,000	GAVANIZED	1	
8,000	GAVANIZED	1	

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
1	5	80%	98%
5/8 X 3/4	65	14%	99%
0.75	155	45%	99%
NA	0		
NA	0		
NA	0		
NA	0		
NA	0		
NA	0		
NA	0		
NA	0		
NA	0		
NA	0		
NA	0		
NA	0		
NA	0		
NA	0		

FIRE HYDRANTS	
Type	Quantity
Standard *	0
Other	0

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
5,000	STEEL	1	

* 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:	CL2 INJECTOR, 2 PRESSURE FILTERS
STRUCTURES:	N/A
OTHER:	N/A

Customer and Other Information	
Name of the System:	BEAVER VALLEY WC
ADEQ Public Water System Number:	AZ0404004
ADWR PCC Number:	91-000119.0000

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	225	0	0	0	0
February	224	0	0	0	0
March	219	0	0	0	0
April	222	0	0	0	0
May	225	0	0	0	0
June	224	0	0	0	0
July	225	0	0	0	0
August	225	0	0	0	0
September	224	0	0	0	0
October	225	0	0	0	0
November	224	0	0	0	0
December	222	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? No

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement? No

If yes, provide the GPCPD amount:

Is the Water Utility located in an ADWR Active Management Area (AMA)? No

If yes, which AMA? NA

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

Beaver Valley Water Company, Inc.

Annual Report

Utility Shutoffs / Disconnects

12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	BEAVER VALLEY WC
ADEQ Public Water System Number:	AZ0404004
ADWR PCC Number:	91-000119.0000

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):

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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.

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2025 was
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\$6,270

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.

Beaver Valley Water Company, Inc.
Annual Report
Verification and Certification (Taxes)
12/31/25

Verification and Certification (Taxes)

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

County of (county name):

Gila

Name (owner or official) title:

MICHAEL ARMSTEAD

Company name:

Beaver Valley 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 NOT CURRENT AND PAID IN FULL.



signature of owner/official

928-951-4000

telephone no.