

2026 APR 17 A 11:15

ANNUAL REPORT

Of

Company Name: **Mountain Dell Water, Inc.**
1492 W. Palmer Ave.

Mailing Address: **Flagstaff** **AZ**
86005

Docket No.: **W-01877A**
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: **1/15/2026**

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Mountain Dell Water, Inc.
A Class ☒ Utility

For the Calendar Year Ended: 12/31/25

Primary Address: 1492 W. Palmer Ave
City: Flagstaff State: AZ Zip Code: 86005

Telephone Number: 928-774-9550

Date of Original Organization of Utility: 1/15/1985

Person to whom correspondence should be addressed concerning this report:

Name: Peter Reznick
Telephone No. : 928-774-9550
Address: 1492 W. Palmer Ave.
City: Flagstaff State: AZ Zip Code: 86005
Email: Peterreznick@icloud.com

On-Site manager
Name: same
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:

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Mountain Dell Water, Inc.

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? NO
	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
302	Franchises	0			0		0
303	Land and Land Rights	15000			0		15000 0
304	Structures and Improvements	12302			0	12302	0
305	Collecting & Improving Reservoirs	0			0		0
306	Lake, River, Canal Intakes	0			0		0
307	Wells and Springs	14000			0		14000 0
308	Infiltration Galleries	0			0		0
309	Supply Mains	0			0		0
310	Power Generation Equipment	0			0		0
311	Pumping Equipment	66007			0	58185	21052 0
320	Water Treatment Equipment	0			0		0
320.1	Water Treatment Plants	0			0		0
320.2	Solution Chemical Feeders	0			0		0
320.3	Point-of-Use Treatment Devices	0			0		0
330	Distribution Reservoirs and Standpipes	0			0		0
330.1	Storage Tanks	43039	14200	0	57839 0	18105	26197 0
330.2	Pressure Tanks	4425			0	200	4225 0
331	Transmission and Distribution Mains	11825			0	10125	1750 0
333	Services	0			0		0
334	Meters and Meter Installations	20886			0	14604	6282 0
335	Hydrants	0			0		0
336	Backflow Prevention Devices	0			0		0
339	Other Plant and Misc. Equipment	4143			0	3444	0
340	Office Furniture and Equipment	1500			0	1500	0
340.1	Computer & Software	0			0		0
341	Transportation Equipment	5907			0	5907	0
342	Stores Equipment	0			0		0
343	Tools, Shop and Garage Equipment	15000			0	15000	0
344	Laboratory Equipment	0			0		0
345	Power Operated Equipment	1781			0	1781	0
346	Communication Equipment	0			0		0
347	Miscellaneous Equipment	0	11295		11295 0	565	10730 0
348	Other Tangible Plant	2971			0	2971	0
	Totals	219436 \$0	25495 \$0	\$0	244931 \$0	144689 \$0	99236 \$0

Mountain Dell Water, 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	\$0	\$0	\$0	\$0		\$0		\$0
302	Franchises	0	0	0	0		0		0
303	Land and Land Rights	15000	0	0	0	15000	0		0
304	Structures and Improvements	12302	0	0	0	12302	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	19000	0	0	0		0		0
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	5	3300
311	Pumping Equipment	66007	0	0	0		0		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	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	43639	14200	0	57839		0	5	454
330.2	Pressure Tanks	4425	0	0	0		0	5	100
331	Transmission and Distribution Mains	11875	0	0	0		0	5	500
333	Services	0	0	0	0		0		0
334	Meters and Meter Installations	20886	0	0	0		0	5	816
335	Hydrants	0	0	0	0		0		0
336	Backflow Prevention Devices	0	0	0	0		0		0
339	Other Plant and Misc. Equipment	4193	0	0	0	3494	0		0
340	Office Furniture and Equipment	1500	0	0	0	1500	0		0
340.1	Computer & Software	0	0	0	0		0		0
341	Transportation Equipment	5907	0	0	0	5907	0		0
342	Stores Equipment	0	0	0	0		0		0
343	Tools, Shop and Garage Equipment	15000	0	0	0	15000	0		0
344	Laboratory Equipment	0	0	0	0		0		0
345	Power Operated Equipment	1781	0	0	0	1781	0		0
346	Communication Equipment	0	0	0	0		0		0
347	Miscellaneous Equipment	0	14295	0	0		0	5	565
348	Other Tangible Plant	2971	0	0	0	2971	0		0
	Subtotal	219436	25495	0	24493	58604	0		5735

Contribution(s) in Aid of Construction (Gross)

Less: Non Amortizable Contribution(s)

Fully Amortized Contribution(s)

Amortizable Contribution(s)

Times: Proposed Amortization Rate

Amortization of CIAC

\$0

Less: Amortization of CIAC

DEPRECIATION EXPENSE 5735

Mountain Dell Water, 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			
232	Notes Payable (Current Portion)			
234	Notes Payable to Associated Companies			
235	Customer Deposits		314	66
236	Accrued Taxes			
237	Accrued Interest			
242	Miscellaneous Current and Accrued Liabilities			
	Total Current Liabilities		314 \$0	66 \$0
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)			
	Deferred Credits			
251	Unamortized Premium on Debt			
252	Advances in Aid of Construction			
255	Accumulated Deferred Investment Tax Credits			
271	Contributions in Aid of Construction			
272	Less: Amortization of Contributions			
281	Accumulated Deferred Income Tax			
	Total Deferred Credits		\$0	\$0
	Total Liabilities		\$0	\$0
	Capital Accounts			
201	Common Stock Issued		22000	22000
211	Other Paid-In Capital			
215	Retained Earnings		64906	103458
218	Proprietary Capital (Sole Props and Partnerships)			
	Total Capital		86906 \$0	125458 \$0
	Total Liabilities and Capital		87220 \$0	125524 \$0

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	93020		47769	
460	Unmetered Water Revenue				
462	Fire Protection Revenue				
469	Guaranteed Revenues (Surcharges)	18881		3147	
471	Miscellaneous Service Revenues	320			
474	Other Water Revenue			245	
	Total Revenues	112221	\$0	51161	\$0
	Operating Expenses				
601	Salaries and Wages				
604	Employee Pensions and Benefits				
610	Purchased Water				
615	Purchased Power	10400		11355	
618	Chemicals				
620	Materials and Supplies	3237		3970	
620.1	Repairs and Maintenance	1288		2450	
620.2	Office Supplies and Expense	2168		3234	
630	Contractual Services	850		2500	
631	Contractual Services - Engineering				
632	Contractual Services - Accounting				
633	Contractual Services - Legal				
634	Contractual Services - Management Fees				
635	Contractual Services - Water Testing	1063		856	
636	Contractual Services - Other				
640	Rents				
641	Rental of Building/Real Property	37358		1400	
642	Rental of Equipment	2400		2400	
650	Transportation Expenses			55	
657	Insurance - General Liability	1380		1170	
657.1	Insurance - Health and Life				
665	Regulatory Commission Expense - Rate				
670	Bad Debt Expense				
675	Miscellaneous Expense	54		222	
403	Depreciation Expense (From Schedule AR4)	5736		5170	
408	Taxes Other Than Income	6935		2830	
408.11	Property Taxes	775		870	
409	Income Taxes				
427.1	Customer Security Deposit Interest				
	Total Operating Expenses	73643	\$0	38482	\$0
	Operating Income / (Loss)	38578	\$0	12674	\$0
	Other Income / (Expense)				
419	Interest and Dividend Income				
421	Non-Utility Income				
426	Miscellaneous Non-Utility (Expense)				
427	Interest (Expense)				
	Total Other Income / (Expense)		\$0		\$0
	Net Income / (Loss)	38578	\$0	12674	\$0

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	2030			0.0
Vice-president				0.0
Manager				0.0
Engineering Staff				0.0
System Operator(s)				0.0
Meter reader				0.0
Customer Service				0.0
Accounting				0.0
Business Office				0.0
Rates Department				0.0
Administrative Staff				0.0
Other				0.0
Total	203 0.0	0.0	0.0	0.0

Mountain Dell Water, 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				
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:	66
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Meter Deposits Refunded During the Test Year:	248
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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:	
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	267	234					
February	272	241					
March	267	230					
April	269	238					
May	343	321					
June	340	298					
July	374	351					
August	450	395					
September	354	316					
October	418	364					
November	244	220					
December	285	224					
Totals	3864.00 0.00	3412.00 0.00	0.00	0.00	0.00	\$0	0

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:	Mountain Bell Water Co.
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ADEQ Public Water System Number: 03015

ADWR PCC Number:

[illegible][illegible]

SERVICE LINES		
Material	Percent of system	Year installed
Steel	60	1970
Poly	40	2010

BOOSTER PUMPS		
Horsepower	GPM	Quantity
10	37	1
15	40	1

FIRE HYDRANTS	
Type	Quantity
Standard *	
Other	

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
10,000	Steel	4	2023
			2024
			2025
			2026

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
2000	steel	1	2024

* 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)

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

TREATMENT EQUIPMENT:	
STRUCTURES:	<i>Pump house, Power house, well houses (2)</i>
OTHER:	<i>Tanks, Pressure tank, Truck, Backhoe</i>

Customer and Other Information		
Name of the System:	0	
ADEQ Public Water System Number:		
ADWR PCC Number:		

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	88	1			
February	88	1			
March	88	1			
April	88	1			
May	88	1			
June	88	1			
July	88	1			
August	88	1			
September	88	1			
October	88	1			
November	88	1			
December	88	1			

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

Does the system have chlorination treatment? N/A

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

Is the Water Utility located in an ADWR Active Management Area (AMA)? NO
 If yes, which AMA?

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

Mountain Dell Water, Inc.
Annual Report
Utility Shutoffs / Disconnects
12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	0
ADEQ Public Water System Number:	
ADWR PCC Number:	

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

Mountain Dell Water, Inc.
Annual Report
Property Taxes
12/31/25

Property Taxes	
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Amount of actual property taxes paid during Calendar Year 2025 was	
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775

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):

Name (owner or official) title:

Company name:

Coconino

Peter Reznick, President

Mountain Dell Water, Inc.

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

FOR THE YEAR ENDING:

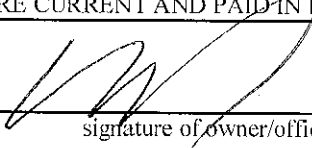
12/31/25

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

Cell - 928 - 608-4328 928-774-9550

telephone no.