

ANNUAL REPORT

Of

Company Name: Oatman Water Company, L.L.C.

c/o Steve Anderson

Mailing Address: 9184 N. 81st St.

Scottsdale AZ

85258

RECEIVED BY EMAIL

7/28/2026, 7:28 AM

ARIZONA CORPORATION COMMISSION

UTILITIES DIVISION

Docket No.: W-04069A

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: 7/28/2026

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Oatman Water Company, L.L.C.
A Class Utility

For the Calendar Year Ended:

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:

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
Oatman Water Company, L.L.C.

Important changes during the year
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	For those companies not subject to the affiliated interest rules, has there been a change in ownership or direct control during the year?
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	If yes, please provide specific details in the box below.
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	NONE
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	Has the company been notified by any other regulatory authorities during the year, that they are out of compliance?
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	If yes, please provide specific details in the box below.
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	NONE
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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	82,099	0	0	82,099	20,782	61,317
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	0	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	48,029	0	0	48,029	36,807	11,222
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	0	0	0	0	0	0
333	Services	0	0	0	0	0	0
334	Meters and Meter Installations	0	0	0	0	0	0
335	Hydrants	0	0	0	0	0	0
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	133,341	0	0	133,341	106,727	26,614
	Totals	\$263,469	\$0	\$0	\$263,469	\$164,316	\$99,153

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	82,099	0	0	82,099	0	82,099	3.33%	2,734
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	0	0	0	0	0	0	0.00%	0
320	Water Treatment Equipment	0	0	0	0	0	0	0.00%	0
320.1	Water Treatment Plants	0	0	0	0	0	0	0.00%	0
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	48,029	0	0	48,029	0	48,029	3.33%	1,599
330.2	Pressure Tanks	0	0	0	0	0	0	0.00%	0
331	Transmission and Distribution Mains	0	0	0	0	0	0	0.00%	0
333	Services	0	0	0	0	0	0	0.00%	0
334	Meters and Meter Installations	0	0	0	0	0	0	0.00%	0
335	Hydrants	0	0	0	0	0	0	0.00%	0
336	Backflow Prevention Devices	0	0	0	0	0	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	133,341	0	0	133,341	0	133,341	3.33%	4,440
	Subtotal	\$263,469	\$0	\$0	\$263,469	\$0	\$263,469		\$8,774

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	3.33%
Amortization of CIAC	\$0

Less: Amortization of CIAC \$0

DEPRECIATION EXPENSE **\$8,774**

Oatman Water Company, L.L.C.
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		\$55,871	\$86,924
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		12,488	14,190
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		24,328	23,128
162	Prepayments		0	0
174	Miscellaneous Current and Accrued Assets		0	0
	Total Current and Accrued Assets		\$92,687	\$124,242
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$263,469	\$263,469
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		(155,543)	(164,316)
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$107,926	\$99,153
	Total Assets		\$200,613	\$223,395

*Note these items feed automatically from AR3 UPIS Page 4

Oatman Water Company, L.L.C.
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		\$0	\$0
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		0	0
235	Customer Deposits		1,590	1,600
236	Accrued Taxes		454	342
237	Accrued Interest		0	
242	Miscellaneous Current and Accrued Liabilities		118,701	133,469
	Total Current Liabilities		\$120,745	\$135,411
	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		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		\$120,745	\$135,411
	Capital Accounts			
201	Common Stock Issued		\$100,000	\$100,000
211	Other Paid-In Capital		50,000	50,000
215	Retained Earnings		(70,132)	(62,016)
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		\$79,868	\$87,984
	Total Liabilities and Capital		\$200,613	\$223,395

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

Oatman Water Company, L.L.C.
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	\$82,324	\$83,898
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	119	166
474	Other Water Revenue	0	0
	Total Revenues	\$82,443	\$84,064
	Operating Expenses		
601	Salaries and Wages	\$0	\$0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	4,858	5,070
618	Chemicals	0	0
620	Materials and Supplies	152	693
620.1	Repairs and Maintenance	3,298	5,646
620.2	Office Supplies and Expense	962	2,157
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	3,600	3,600
633	Contractual Services - Legal	0	0
634	Contractual Services - Management Fees	7,500	7,500
635	Contractual Services - Water Testing	1,409	2,105
636	Contractual Services - Other	15,850	14,810
640	Rents	0	0
641	Rental of Building/Real Property	14,400	14,400
642	Rental of Equipment	.	1,661
650	Transportation Expenses	4,200	3,774
657	Insurance - General Liability	0	0
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	829	2,383
675	Miscellaneous Expense	5,518	5,170
403	Depreciation Expense (From Schedule AR4)	8,774	8,774
408	Taxes Other Than Income	0	0
408.11	Property Taxes	2,978	2,950
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$74,328	\$80,693
	Operating Income / (Loss)	\$8,116	\$3,371
	Other Income / (Expense)		
419	Interest and Dividend Income	\$0	\$0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	\$0	\$0
	Net Income / (Loss)	\$8,116	\$3,371

Full time equivalent employees

	Direct Company	Allocated	Outside service	Total
President	0.0	0.0	0.2	0.2
Vice-president	0.0	0.0	0.0	0.0
Manager	0.0	0.0	0.2	0.2
Engineering Staff	0.0	0.0	0.0	0.0
System Operator(s)	0.0	0.0	0.0	0.0
Meter reader	0.0	0.0	0.1	0.1
Customer Service	0.0	0.0	0.0	0.0
Accounting	0.0	0.0	0.2	0.2
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	0.3	0.3
Other	0.0	0.0	0.0	0.0
Total	0.0	0.0	1.0	1.0

Oatman Water Company, L.L.C.
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	NONE	NONE	NONE
Source of Loan	NONE	NONE	NONE	NONE
ACC Decision No.	NONE	NONE	NONE	NONE
Reason for Loan	NONE	NONE	NONE	NONE
Dollar Amt. Issued	NONE	NONE	NONE	NONE
Amount Outstanding	NONE	NONE	NONE	NONE
Date of Maturity	NONE	NONE	NONE	NONE
Interest Rate	NONE	NONE	NONE	NONE
Current Year Interest	NONE	NONE	NONE	NONE
Current Year Principal	NONE	NONE	NONE	NONE

Meter Deposit Balance at Test Year End:	\$1,090
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Meter Deposits Refunded During the Test Year:	\$100
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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:	NA	
ADWR PCC Number:		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	

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 ⁷ (kWh)
January	350,750.00	190,075.00	0.00	0.00	0.00	\$423	2,203
February	310,850.00	132,763.00	0.00	0.00	0.00	413	2,028
March	340,050.00	237,257.00	0.00	0.00	0.00	424	2,135
April	296,200.00	196,562.00	0.00	0.00	0.00	423	2,175
May	429,320.00	243,873.00	0.00	0.00	50,000.00	400	2,027
June	386,820.00	200,468.00	0.00	0.00	50,000.00	425	2,158
July	475,950.00	276,108.00	0.00	0.00	0.00	449	2,416
August	526,950.00	211,616.00	0.00	0.00	0.00	507	2,748
September	371,388.00	205,851.00	0.00	0.00	50,000.00	491	2,674
October	313,572.00	152,085.00	0.00	0.00	0.00	533	2,893
November	344,290.00	170,232.00	0.00	0.00	50,000.00	349	1,850
December	344,290.00	227,632.00	0.00	0.00	0.00	408	2,197
Totals	4,490,430.00	2,444,522.00	0.00	0.00	200,000.00	\$5,245	27,504

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

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:		OATMAN WATER COMPANY	
ADEQ Public Water System Number:		AZ 0408001	
ADWR PCC Number:		91-000307.0000	

MAINS		
Sizes (inches)	Material	Length (feet)
1.00	PVC	4,200
1.50	PVC	3,000
2.00	PVC	4,000
3.00	PVC	4,000
4.00	PVC	1,600
4.00	ACP, C900	800
3.00	HDPE	3,000
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0
NA	NA	0

CUSTOMER METERS			
Size (inches)	Quantity	Percent over 1,000,000 gallons	Percent over 10 years old
5/8 X 3/4	95	2%	10%
NA	0	0%	0%
NA	1	0%	0%
NA	2	0%	0%
NA	3	0%	0%
NA	4	0%	0%
NA	5	0%	0%
NA	6	0%	0%
NA	7	0%	0%
NA	8	0%	0%
NA	9	0%	0%
NA	10	0%	0%
NA	11	0%	0%
NA	12	0%	0%
NA	13	0%	0%
NA	14	0%	0%
NA	15	0%	0%

SERVICE LINES			
Material	Percent of system	Year installed	
PVC	95%	Veioua	
NA	0%	0	
NA	0%	0	
NA	0%	0	
NA	0%	0	

BOOSTER PUMPS		
Horsepower	GPM	Quantity
0	0	0
0	0	0
0	0	0
0	0	0

FIRE HYDRANTS	
Type	Quantity
Standard *	none
Other	none

STORAGE TANKS			
Capacity (gallons)	Material	Quantity	Year installed
50,000	STEEL	1	2002
55,000	STEEL	1	1910
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0

PRESSURE/BLADDER TANKS			
Capacity (gallons)	Material	Quantity	Year installed
7	ION BOND	1	2020
NONE	NONE	NONE	NONE
NONE	NONE	NONE	NONE
NONE	NONE	NONE	NONE
NONE	NONE	NONE	NONE
NONE	NONE	NONE	NONE

* 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:	UV DEVICE
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STRUCTURES:	NONE
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OTHER:	WELL WITH BLADDER, WATER TANK
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Customer and Other Information		
Name of the System:	OATMAN WATER COMPANY	
ADEQ Public Water System Number:	AZ0408001	
ADWR PCC Number:	91-000307.0000	

Month	Number of Customers				
	Single-Family	Multi-Family	Commercial	Turf/Irrigation	Other Non-Residential
January	69	0	18	0	0
February	67	0	18	0	0
March	70	0	18	0	0
April	68	0	18	0	0
May	69	0	18	0	0
June	69	0	18	0	0
July	70	0	18	0	0
August	69	0	18	0	0
September	69	0	18	0	0
October	71	0	18	0	0
November	67	0	18	0	0
December	77	0	18	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.

Meter replacement.

Oatman Water Company, L.L.C.
Annual Report
 Utility Shutoffs / Disconnects
 12/31/25

Utility Shutoffs / Disconnects	
Name of the System:	OATMAN WATER COMPANY
ADEQ Public Water System Number:	AZ0408001
ADWR PCC Number:	91-000307.0000

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	1	0
October	0	0	0
November	0	1	0
December	0	0	0
Total	0	2	0

Other (description):	NA
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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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\$2,978

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): Maricopa
Name (owner or official) title: STEPHEN ANDERSON
Company name: Oatman Water Company, L.L.C.

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.

Steve Anderson
signature of owner/official

602-690-0615
telephone no.