



## Filing Receipt

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**SOAH DOCKET NO. 473-20-4071.WS**  
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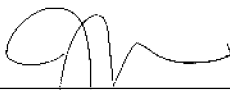
<b>RATEPAYERS APPEAL OF THE</b>	<b>§</b>	<b>BEFORE THE STATE OFFICE</b>
<b>DECISION BY WINDERMERE OAKS</b>	<b>§</b>	
<b>WATER SUPPLY CORPORATION TO</b>	<b>§</b>	<b>OF</b>
<b>CHANGE WATER AND SEWER</b>	<b>§</b>	
<b>RATES</b>	<b>§</b>	<b>ADMINISTRATIVE HEARINGS</b>

**WINDERMERE OAKS WATER SUPPLY CORPORATION'S RESPONSE TO  
COMMISSION STAFF'S SIXTH REQUEST FOR INFORMATION**

Windermere Oaks Water Supply Corporation (WOWSC) files this Response to the Sixth Request for Information (RFI) filed by the Staff of the Public Utility Commission of Texas (Staff). The discovery request was received by WOWSC on November 28, 2022; therefore, these responses are timely filed. Pursuant to 16 Tex. Admin. Code (TAC) § 22.144(c)(2)(F), these responses may be treated as if they were filed under oath.

Respectfully submitted,

**LLOYD GOSSELINK**  
**ROCHELLE & TOWNSEND, P.C.**  
816 Congress Avenue, Suite 1900  
Austin, Texas 78701  
(512) 322-5800  
(512) 472-0532 (Fax)

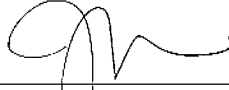
  
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JAMIE L. MAULDIN  
State Bar No. 24065694  
[jmauldin@lglawfirm.com](mailto:jmauldin@lglawfirm.com)

RICHARD A. ARNETT II  
State Bar No. 24131230  
[rarnett@lglawfirm.com](mailto:rarnett@lglawfirm.com)

**ATTORNEYS FOR WINDERMERE OAKS  
WATER SUPPLY CORPORATION**

**CERTIFICATE OF SERVICE**

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on December 12, 2022, in accordance with the Order Suspending Rules, issued in Project No. 50664.

A handwritten signature in black ink, appearing to read 'J. Mauldin', is positioned above a horizontal line.

JAMIE L. MAULDIN

**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-1:** Please reference Attachment MN-6 of the Rebuttal Testimony of Mike Nelson. For the test year, please provide the total gallonage usage for each tier in the following manner. If a member uses 15,500 gallons of water in a single month, please provide that usage as 2000 gallons for tier one, 2000 gallons for tier two, 4000 gallons for tier three, 2000 gallons for tier four, 5000 gallons for tier 5, and 500 gallons for tier 6. Please use this accounting method for all members and all revenue usage in the test year.

**RESPONSE:** Please see Attachment Staff 6-1.

The example in Staff 6-1 refers to six rate tiers. However, in its revenue model spreadsheet, WOWSC only uses five volumetric rate tiers as follows:

Tier 1= 0-2,000 gallons

Tier 2= 2,001-4,000 gallons

Tier 3= 4,001-8,000 gallons

Tier 4= 8,001-15,000 gallons

Tier 5= >15,000 gallons

Attachment Staff 6-1 reflects five volumetric tiers. WOWSC uses five volumetric tiers in its revenue model spreadsheet but distinguishes between two consumption groups within Tier 4: users that consume less than 10,000 gallons and more than 10,000 gallons. It distinguishes these groups because, for purposes of wastewater billing, WOWSC caps wastewater consumption at 10,000 gallons. Thus, although it appears that WOWSC uses six rate tiers in its revenue model spreadsheet, it utilizes five tiers as reflected in Attachment Staff 6-1.

Prepared by: Grant Rabon

Sponsored by: Grant Rabon

	Use	0 - 2,000	2,001-4,000	4,001-8,000	8,001-15,000	> 15,000	Total
January	764,100	316,300	152,300	84,400	32,100	179,000	<b>764,100</b>
February	513,800	294,500	134,900	57,300	10,700	16,400	<b>513,800</b>
March	535,900	295,100	132,900	71,700	31,500	4,700	<b>535,900</b>
April	666,000	308,700	167,000	108,000	60,000	22,300	<b>666,000</b>
May	702,000	319,100	166,600	114,300	52,100	49,900	<b>702,000</b>
June	818,600	329,300	185,100	151,700	98,100	54,400	<b>818,600</b>
July	980,000	350,100	217,500	194,400	106,100	111,900	<b>980,000</b>
August	1,184,700	360,800	247,700	286,100	202,000	88,100	<b>1,184,700</b>
September	1,465,300	361,400	254,500	309,500	294,200	245,700	<b>1,465,300</b>
October	903,600	343,400	209,600	193,200	105,200	52,200	<b>903,600</b>
November	770,100	336,600	169,700	101,000	52,600	110,200	<b>770,100</b>
December	718,500	328,500	168,400	99,400	42,700	79,500	<b>718,500</b>
<b>Annual (gallons)</b>	<b>10,022,600</b>	<b>3,943,800</b>	<b>2,206,200</b>	<b>1,771,000</b>	<b>1,087,300</b>	<b>1,014,300</b>	<b>10,022,600</b>

**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-2:** Do Windermere's appealed rates include the consideration of offsets for other revenues such as late fees, tap fees, standby fees, etc.? If so, how did Windermere incorporate the offsets into its 2019 revenue requirement used to set rates?

**RESPONSE:** WOWSC's appealed rates did not consider other revenue offsets primarily because the additional revenues were minimal and, therefore, not part of the TRWA rate analysis. Please refer to the TRWA analysis spreadsheet at Ex. WOWSC-07 at MN-2.

Late fees are variable amounts that only apply to current users who are late on their bills. Because WOWSC does not calculate an average annual late fee amount, it did not include late fees in the TRWA analysis sheet.

Tap and standby fees do not apply to current users of the water system and, therefore, are irrelevant for purposes of the appealed rates. The TRWA analysis does not consider the tap and standby fees because the fees are not usage rates.

Prepared by: Joe Gimenez

Sponsored by: Joe Gimenez

**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-3:** Please refer to Windermere's February 11, 2020 tariff. For each fee, rate, and charge identified in the tariff, please explain Windermere's process for determining reasonableness and necessity. Please indicate where in the existing record Windermere provided such information.

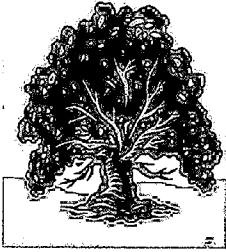
**RESPONSE:** Each fee, rate, and charge included in the tariff is an allowable charge that a non-profit water supply corporation can issue to sustain its business operations.

The corporation has a yearly budget-setting process that determines the costs and income necessary for the company to supply safe, clean, continuous, and adequate service to its members. Please refer to Minutes from Windermere Oaks Water Supply Corporation's February 11, 2020, Board Meeting at Exhibit WOWSC-02 at JG-7; Minutes from Windermere Oaks Water Supply Corporation's February 1, 2020, Board Meeting at WOWSC-03 at JG-24; Minutes from Windermere Oaks Water Supply Corporation's December 19, 2019, Board Meeting at WOWSC-03 at JG-32; and Attachment Staff 6-3(a).

Moreover, the Board uses monthly accounting reports to determine the reasonableness and necessity of its expenses and income. Please see Attachment Staff 6-3(b).

Prepared by: Joe Gimenez

Sponsored by: Joe Gimenez



## Windermere Oaks Water Supply Corporation

424 Coventry Rd  
Spicewood, Texas 78669

**2019 - 2020 Board of Directors:**  
Joe Gimenez, President  
Mike Nelson, Secretary/Treasurer  
Patricia Gerino, Director  
Dorothy Taylor, Director

**Windermere Oaks Water Supply Corporation (WOWSC) meeting held Thursday, January 23, 2020 at the Spicewood Community Center, 7901 Co Rd 404, Spicewood TX, 78669**

**2019 - 2020 Board Members Present:** Patricia Gerino, Joe Gimenez, Mike Nelson, Dorothy Taylor

### Minutes

The meeting was called to order at 6:02PM by Joe Gimenez. A quorum was established with four Board Members present. Bill Earnest sold his airport hangar and is no longer a WOWSC member or WOWSC Board Member.

- 1) Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person)
  - a) Rene Ffrench
    - i) Asked if WOWSC's Public Comment Policy is word for word as recommended by TRWA.
    - ii) Rates and assessments: Article 18 of USDA recommended by-laws
      - (1) Previous Board removed article 18
      - (2) Assessments are for shortfalls for water and sewage delivery and emergencies
      - (3) Believes an assessment is not appropriate for legal expenses
    - iii) Danny Flunker
      - (1) Bill Earnest has resigned for second time from WOWSC Board
      - (2) Board has not tried to sell remaining land
      - (3) Submitted a written request to add an agenda item to the upcoming Annual Member meeting for the plaintiff's (Rene Ffrench, John Richard Dial, Stuart Bruce Sorgen) suing WOWSC and WOWSC Board Members to present a ten-minute video regarding the current lawsuits.
- 2) Review, consider and take action to approve minutes of prior meetings:
  - a) December 14, 2019 and December 19, 2019 meeting minutes
    - i) Motion made and carried by all to approve both the December 14, 2019 and December 19, 2019 minutes
- 3) MANAGER'S REPORT –
  - a) MANAGER'S REPORT –
    - a. INSTALLATION OF GENERATOR – Update on timeline for completion of installation, including concrete slab, electrical work, possibility of service disruption and options to mitigate.
      - i. Generator was delivered and is in place on its concrete pad.
      - ii. Next step is to install the electrical switch.
        1. George is planning to rent a temporary generator to power the pumps during installation of the electrical switch to avoid a fall in water pressure.
        2. Proposal was made to send an alert to our community regarding the electrical switch installation
        3. Electrical switch installation is scheduled for next week
      - iii. Still need to install the propane tank
    - b. PRE-TREATMENT FACILITY – Update on any new bids and plans.
      - i. George to discuss water pre-treatment with the Walla Walla Washington water treatment plant
    - c. TRWA RATE ANALYSIS – Update on TRWA availability for rate analysis.



- i. George, Joe, and Mike met with James Smith of TRWA this week and provided James with WOWSC's Y2019 financials to use in his rate model analysis. James agreed to provide his rate analysis within a week.
- 4) TRWA MEMBERSHIP AND CONFERENCE ATTENDANCE – Consideration and possible action on TRWA 2020 Membership Dues Renewal Statement, including annual membership fees and voluntary contributions to Legal Defense Fund, Disaster Relief Fund, Building Fund, and Voluntary Foundation. Consideration and possible action on approval of Board member attendance at TRWA 2020 RuralWaterCon in San Antonio, March 25-27.
  - a) George provided Joe with the TRWA yearly membership dues bill of \$400. TRWA also requested donations to three voluntary funds of \$100 each and a defense fund donation of \$275.
    - i) Defense fund (\$275 donation requested) is for statewide legal issues
      - (1) George believes Municipalities do not pay sales tax on materials used in their WTP and WWTP.
      - (2) WOWSC pays sales tax on materials.
      - (3) TRWA has developed a legal program and for ~\$400 would represent WOWSC in a request to not pay sales tax on materials.
        - (a) If granted, sales tax on materials would not be paid moving forward.
      - (4) George to follow-up with TRWA on costs to represent WOWSC in a request to not pay sales tax on materials.
    - ii) Disaster Relief fund (\$100 donation requested) was established in Y2005
    - iii) Joe proposed WOWSC donate to both the Defense fund and Disaster Relief fund
    - iv) Dorothy requested additional information on all voluntary funds
    - v) Patricia and Mike agreed with donating \$100 to the Disaster Relief fund and for George to get additional information on the Defense fund and legal costs for representation to not pay sales tax on materials
    - vi) George mentioned that TXWARN also assists with disaster relief to all public and private Texas utilities
    - vii) Motion made and carried by all to approve the \$400 membership dues, \$100 Disaster Relief fund donation, and to further investigate the Defense fund donation and legal representation to not pay sales tax on materials
  - b) Joe may want to attend the Rural Water Conference.
    - i) Motion made and carried by all to approve Board members attendance at RuralWaterCon 2020
- 5) REPLACEMENT OF VACANCY -- Article 8, Section 9 of the WOWSC Bylaws state that “any vacancy occurring in the board of directors may be filled by affirmative vote of the remaining directors, though less than a quorum of the board. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.” Following the resignation of Board member Bill Earnest, the Board will consider and act upon filling the vacancy.
  - a) Bill Earnest found and recommended Rich Schaefer to take his place on the Board
  - b) Rich has a background in computers
  - c) Patricia knows Rich from working on the Spicewood Airport and Pilots Association Board of Directors where Rich is the treasurer.
  - d) Motion made and carried by all to accept Rich Schaefer as Board Director Place 2 for the remainder of the term ending at election 2021.
- 6) ANNUAL MEMBERS MEETING – Consideration of any items related to execution of annual members meeting on February 1, and action as needed.
  - a) Danny Flunker Submitted a written request to add an agenda item to the upcoming Annual Member meeting for the plaintiff's (Rene Ffrench, John Richard Dial, Stuart Bruce Sorgen) suing WOWSC and WOWSC Board Members to present a ten-minute video regarding the current lawsuits.
- 7) FINANCIAL REPORT – The Treasurer will provide overview of previous month's financial report and amend 2020 budget projections.
  - a) December Income: \$43.4K
    - i) December Water + Sewer revenue: \$28.5K
    - ii) Year to date (YTD) Water + Sewer revenue at \$369.5K of YTD budget \$325.4K
    - iii) YTD Equity Buy-in Fees revenue at \$50.6K versus annual budget \$27.6K
    - iv) YTD Water & Sewer Taps revenue at \$20.7K versus annual budget \$10.4K
  - b) December Expenses: \$79.2K

- i) \$45.6K legal fees paid in December
  - c) December Net Income: -\$35.8K
  - d) YTD Legal/Appraisal at \$166.6K of annual budget \$38.0K
    - i) \$128.6K of unplanned legal expenses
  - e) YTD Water + Sewer Repairs at \$28.3K of annual budget \$45.0K
  - f) YTD Net Income: \$41.2K
  - g) 2019 Metrics:
    - i) Debt to Service Coverage Ratio (DSCR): 1.10
    - ii) Debt to Capital Ratio: 0.16
    - iii) Days of Cash on Hand: 140 days
  - h) 2018 Metrics:
    - i) DSCR: 2.08
    - ii) Debt to Capital Ratio: 0.18
    - iii) Days of Cash on Hand: 186 days
  - i) Received in December \$62.1K in legal invoices
  - j) Proposal to increase legal budget from \$110K to \$250K as we've already been billed in January \$59.6K
  - k) Joe requested George summarize the extra hours he spent on the emergency temporary repairs to keep the water running and for the long-term repairs of the barge and water intake system.
  - l) Motion made and carried to amend Y2020 budget legal expenses from \$110K to \$250K
  - m) Motion made and carried by all to accept the December Financial Report
  - n) Tim Norden asked if our WOWSC Board had a preference regarding WOWSC's Y2019 financial audit using a modified cash basis method, GAAP method, or tax basis method. \$850 to complete and submit 990 tax form.
    - i) George took the action to request Tim learn the financial audit method other WTP & WWTP corporations use.
    - ii) Tabled item for future meeting.
  - o) Tim Norden provided George with a verbal quote of \$850 to complete and submit WOWSC's Y2019 990 tax form.
- 8) CONSIDERATION OF RATE INCREASE OR SPECIAL ASSESSMENT – In light of a total cost of over \$100,000 in upgrades to WOWSC utility infrastructure incurred in 2019 and budgeted for 2020, and in view of significant legal costs incurred in FY 2019 in defense of the corporation, in addition to unprecedented costs budgeted for FY 2020 regarding same, the Board will consider options for addressing the budgeted shortfall including a possible rate increase and/or approving a monthly assessment to member bills, as authorized by WOWSC's Tariff, Section G, Rates and Service Fees, #11 Assessments, which expressly provides: "if at the end of the fiscal year, or in the event of emergency repairs, the Board of Directors determines the total amount derived from the collection of water or wastewater charges to be insufficient for the payment of all costs incident to the operation of the Corporation's system during the year in which such charges are collected, the Board shall make and levy an assessment against each Member of the Corporation as the Board may determine or as may be required by Rural Development, so that the sum of such assessments and the amount collected from water and other sources is sufficient to fully pay all costs of the operation, maintenance, replacement and repayment on indebtedness for the year's operations."
- a) James Smith of TRWA ran through a couple of rate increase scenarios at this week's meeting
  - b) James to run a rate analysis using WOWSC's Y2019 financials in his model for review at our upcoming Annual Members meeting
  - c) Rate increase to be on the agenda of the Board meeting immediately following the Annual Members meeting
  - d) Joe stated rate increases have a 30-day notification requirement
  - e) April meter readings for May payments are targeted to include rate increase
  - f) Troupe Brewer communicated WOWSC's request to Lloyd Gosselink to spread invoice payments over several months

- g) Board believes the rate increase can be rolled back once all legal issues are fully resolved and all legal bills are paid
- 9) Executive Session under Texas Government Code § 551.071(1) and (2) regarding:
  - a) Jay Grissom Letter to WOWSC advising of intent to take issues to small claims court.
  - b) Ffrench, et al., Intervenor-plaintiffs and Double F Hangar Operations, LLC, et al. v. Friendship Homes & Hangars, LLC, Windermere Oaks WSC, et al., Cause No. 48292, 33rd Jud. Dist., Burnet County Dist. Ct.
    - i) Executive session started at 7:10PM
    - ii) Executive session ended at 8:04PM
    - iii) Open meeting reconvened at 8:05PM
- 10) Consideration and possible action on potential engagement of insurance coverage counsel
  - i) Motion made and carried by all to engage Lee Shidlofsky and Shidlofsky Law Firm as insurance council to provide insurance coverage advice and counsel
- 11) Consideration and possible action on items discussed in Executive Session.
  - a) None
- 12) New business and discussion and possible action on agenda for next meeting.
  - a) Y2020 Annual Members meeting
  - b) Saturday, Feb 1<sup>st</sup>, immediately following the WO POA Annual meeting at the Spicewood Community Center
    - i) Elect officers
    - ii) Rate increase or assessment
    - iii) Y2019 financial audit to use cash basis or tax basis method
  - c) Tuesday, Feb 11<sup>th</sup>, at 6:00PM at the Spicewood Community Center
    - i) Review previous Board Meetings' minutes
    - ii) Manager's report
    - iii) Review the January financial report
    - iv) Executive Session for legal issues
    - v) Budget discussion
    - vi) TRWA Defense fund donation and legal representation to not pay sales tax on materials
    - vii) COBANK loan application
- 13) Set date, time, and place for next meeting.
  - a) Saturday, February 1, immediately following the WO POA annual meeting at Spicewood Community Center
- 14) Motion made and carried to adjourn at 8:11PM



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on February 11, 2020

Billing Questions: (830) 598-7511 Ext 1  
 Water or Sewer Emergency: Phone (830) 598-7511 Ext 2

**VOLUMIOUS**

**Attachment Staff 6-3(b)  
(being provided in subsequent filing)**

**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-4:** How did Windermere determine that the fees, rates, and charges included in its February 11, 2020 tariff are eligible for recovery from customers? Please indicate where in the existing record Windermere provided such information.

**RESPONSE:** WOWSC's only sources of income are customers who receive monthly services, and standby fees from customers who own lots and will receive service in the future. Therefore, to supply safe, clean, continuous, and adequate service to its members, WOWSC must recover from its customers all income necessary to supply safe, clean, continuous, and adequate water and wastewater service to its members.

WOWSC recovers the fees, rates, and charges included in WOWSC's February 11, 2020, tariff to collect the level of income necessary to continue business operations. Please refer to Tariff of Windermere Oaks Water Supply Corporation (Approved February 11, 2020) exhibit WOWSC-02 at Voluminous Attachment JG-1. As discussed above, WOWSC uses monthly accounting reports to determine the level of income necessary operate. See Response to Staff 6-3; Attachment Staff 6-3(b).

Prepared by: Joe Gimenez  
Sponsored by: Joe Gimenez

**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-5:** Does Windermere's revenue requirement underlying the appealed rates include any costs of providing services that are separately identified in its February 11, 2020 tariff, such as tap fees, standby fees, etc.? If so, please identify by cost category (such as operations and maintenance, administrative and general), amount, and associated ratepayer fee (such as tap fee, standby fee).

**RESPONSE:** No.

Prepared by: Joe Gimenez

Sponsored by: Joe Gimenez

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**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-6:** Admit or deny: Windermere's appealed rates, based on the TRWA rate study, are designed to recover \$171,337 per year, which is the amount attributed to accounting and legal expenses in the TRWA rate study.

**RESPONSE:** Admit.

Prepared by: Joe Gimenez  
Sponsored by: Joe Gimenez

**SOAH DOCKET NO. 473-20-4071.WS**  
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**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-7:** Please reference Windermere' s response to Ratepayers 4-1. Admit or deny that Windermere adjusted the rates recommended by TRWA so that it could recover \$20,000 per month, or \$240,000 per year "to satisfy its obligations to law firms that totaled \$20,000 per month."

**RESPONSE:** Admit.

Prepared by: Joe Gimenez  
Sponsored by: Joe Gimenez



**SOAH DOCKET NO. 473-20-4071.WS**  
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**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-8:** Admit or deny: Windermere's stated revenue requirement of \$576,192, identified in the TRWA Rate Analysis (Attachment MN-2 of the Direct Testimony of Mike Nelson) includes only \$171,337 per year in accounting and legal expenses.

**RESPONSE:** Admit.

Prepared by: Joe Gimenez  
Sponsored by: Joe Gimenez

**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-9:** Please explain the conflicting amounts provided in Mr. Nelson's testimony and the response to Windermere's response to Ratepayers 4-1.

**RESPONSE:** Mr. Nelson testified that WOWSC “worked with our legal law firms on an agreement to where we could increase rates to pay them \$10,000 a month.” In response to RFI 4-1, WOWSC reported that its obligations to law firms totaled \$20,000 a month.

In his statement, Mr. Nelson referred to WOWSC’s agreements with two law firms: Lloyd Gosselink and Enoch Kever. Thus, he could have stated “to pay them [each] \$10,000 a month.” As stated in WOWSC’s response to RFI 4-1, this totals \$20,000 in legal fees a month.

Mr. Nelson also testified that “\$116.68 per month is a fixed cost portion of the base rate.” In response to RFI 4-1, WOWSC reported that the TRWA spreadsheet generated the calculated base rates at roughly \$175. These amounts represent two separate figures: \$116.68 represents the fixed cost portion of the base rates and \$175 represents the calculated base rates.

Prepared by: Joe Gimenez

Sponsored by: Joe Gimenez

**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-10:** Do any properties within Windermere' s certificated service area share a single meter? If yes, please provide the addresses that receive service from a shared meter and describe the billing practice for that meter. If possible, please provide the dates during which service was shared.

**RESPONSE:** WOWSC is aware of only one property that shares a single meter: a hangar property constructed in the 1970s or 1980s that received water service from a provider other than WOWSC. Four entities use the hangar unit.

WOWSC does not know when the entities initially received service from the shared meter, although they likely began receiving this service when the hangar was constructed. Therefore, because WOWSC does not know the date of the hangar's construction, it is not possible to provide the exact date when the service was initially shared.

WOWSC billing is sent to "Windermere Hangars," Account 59. Please see Confidential Attachment Staff 6-10 for the relevant address.

Prepared by: Joe Gimenez  
Sponsored by: Joe Gimenez

**Attachment Staff 6-10 is  
CONFIDENTIAL and is being  
provided in subsequent filing**

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**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-11:** Do any properties within Windermere's certificated service area share a single meter? If yes, please provide the addresses that receive service from a shared meter and describe the billing practice for that meter. If possible, please provide the dates during which service was shared.

**RESPONSE:** See Response to Staff 6-10; Confidential Attachment Staff 6-10.

Prepared by: Joe Gimenez  
Sponsored by: Joe Gimenez

**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-12:** Reference Windermere's Board meeting and annual meeting minutes. Is any property within Windermere's service area used for non-residential purposes? If Windermere is aware of any properties that receive service and is used for non-residential purposes, please provide the associated member name, membership number, and address for each.

**RESPONSE:** WOWSC's tariff does not request members to clarify whether its members are residential or non-residential. See Tariff for Windermere Oaks Water Supply Corporation (Approved February 11, 2020) exhibit WOWSC-02 at JG-1 (Voluminous Attachment). The only property that may be used for non-residential services is the hangar property discussed above. See Response to Staff 6-10.

Hangars indicate non-residential use; however, there are people in WOWSC's service area that use hangars as residences. Thus, WOWSC cannot confirm whether the hangars discussed in Staff 6-10 are residential or non-residential.

Prepared by: Joe Gimenez  
Sponsored by: Joe Gimenez

**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-13:** Please provide a list of all members that have paid equity buy-in fees, along with the corresponding membership number as identified on the membership certificate, the date on which the membership became effective, and where appropriate, the date on which membership was terminated. If the membership was transferred, rather than terminated, please provide the date of transfer.

**RESPONSE:** Please see Confidential Attachment Staff 6-13.

Prepared by: Joe Gimenez

Sponsored by: Joe Gimenez

**Attachment Staff 6-13 is  
CONFIDENTIAL and is being  
provided in subsequent filing**



**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-14:** Reference Windermere' s response to Ratepayers 4-5, Confidential Voluminous Attachment 4-5 at 45-58; 83-96; 140-163; 187-200; 230-243; 278-291; 324-337; 374-387; 424-437; 471-484; 528-541; 586-599. Please explain why there are members identified who have paid membership fees but who do not appear to have an assigned membership number.

**RESPONSE:** All members who have paid membership fees now have an assigned membership number. See Confidential Attachment Staff 6-13.

Prepared by: Joe Gimenez  
Sponsored by: Joe Gimenez

**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-15:** Reference Windermere' s response to Ratepayers 4-5, Confidential Voluminous Attachment 4-5 at 45-58; 83-96; 140-163; 187-200; 230-243; 278-291; 324-337; 374-387; 424-437; 471-484; 528-541; 586-599. Please identify any entities that are receiving service but do not have a membership number.

**RESPONSE:** In 2019, no entities received service without a membership number.

Currently, there is one entity that is receiving service that does not have a membership number: The account holder for accounts 724 and 725.

WOWSC has sent multiple membership applications by mail and email to this entity, but it has refused to sign and complete the applications. Therefore, WOWSC has been unable to assign it a membership number.

Prepared by: Joe Gimenez  
Sponsored by: Joe Gimenez

**WOWSC'S RESPONSE TO STAFF'S SIXTH RFI**

**STAFF 6-16:** Reference Windermere' s response to Ratepayers 4-5, particularly Confidential Voluminous Attachment 4-5 at 45-58; 83-96; 140-163; 187-200; 230-243; 278-291; 324-337; 374-387; 424-437; 471-484; 528-541; 586-599. Please confirm that all entities listed on the membership lists are certificate holding members.

**RESPONSE:** Confirm.

Prepared by: Joe Gimenez  
Sponsored by: Joe Gimenez

**Windermere Oaks WSC  
Summary of Income/Expense  
January 31, 2019**

Income	\$ 41,516.82
Expenses	<u>(13,379.07)</u>
Net Income/(Loss)	\$ 28,137.75
Bank Account Balances	
Checking	\$ 95,775.31
MM+	59,858.28
Capital Expenditure Reserve	<u>41,982.58</u>
Total:	\$ 197,616.17
WWTP Loan Balance	\$ 259,540.24

**Capital Expenditures Reserves**  
**January 31, 2019**

<b>Project</b>	<b>Budget</b>	<b>Paid to Date</b>	<b>Balance</b>	<b>Comments</b>
Tennis Village Lift Station	53,000.00	9,888.34		
Tennis Village Lift Station Final	7,666.52			BOD approved 8/30/17
1st Draw Water Mmgt. Pumps and tanks		27,416.52		
2nd Draw Water Mmgt.		12,500.00		
3rd Draw Water Mmgt		10,000.00		
<b>Total Expenses</b>	<b>60,666.52</b>	<b>59,804.86</b>	<b>861.66</b>	

Beginning C/E Reserve Income Balance			41,982.58
Monthly Transfers from Checking (01/31/19)			
Expenses (2017/2018)			
Barge Damage Expenses/Tranfers			
<b>Grand Total Reserve Income Balance</b>			<b>41,982.58</b>

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Windermere Oaks W.S.C.  
**Balance Sheet**  
As of January 31, 2019

	Jan 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10200 Cash in Bank-2100725	95,775.31
10205 Capital Expenditures Reserve	41,982.58
10400 MM/Contingency Funds-128546	59,858.28
Total Checking/Savings	197,616.17
Total Current Assets	197,616.17
Fixed Assets	
15402 Water Plant Generator (New Generator)	680.00
15401 Tennis Village Lift Station (Replace Lift Station)	59,804.86
15000 Furniture & Fixtures	2,572.62
15100 Equipment	109,418.15
15200 Fence	19,017.66
15300 Water Treatment Facility	191,994.20
15310 2004 Water Plant Expansion	6,500.00
15340 3-Phase Electrical Upgrade	8,699.00
15350 2004 Water Storage Tank	70,649.95
15400 Improvements	34,888.96
15500 Building	3,377.58
15600 Sewer Plant	125,233.87
15650 Barge Replacement	652.27
15700 Hydrotank Foundation	9,599.19
15750 Boat	4,000.00
15800 Decant Lagoon	18,475.51
15850 2014 WW Treatment Plant (Expenditures for WWTP)	788,648.35
15851 Total Land	
16800 Lot 253	6,403.75
16900 Land	54,705.69
Total 15851 Total Land	61,109.44
15900 Sewer Plant Bldg new	18,277.70
15950 2007 Water Treatment Plant	679,210.33
17000 Accumulated Depreciation	-848,935.83
Total Fixed Assets	1,363,873.81
Other Assets	
19300 Standby Fees Delinquent	6,008.00
Total Other Assets	6,008.00
<b>TOTAL ASSETS</b>	<b>1,567,497.98</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
25000 Water & Sewer Taxes Payable	1,807.73
Total Other Current Liabilities	1,807.73
Total Current Liabilities	1,807.73
Long Term Liabilities	
27500 Membership Fees Refundabl	95,730.00
27750 Loan ABT WWTP April 4 2014 (This is first loan for WWTP)	259,540.24
Total Long Term Liabilities	355,270.24
Total Liabilities	357,077.97
Equity	
39005 Retained Earnings	1,179,198.76
Net Income	31,221.25

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Cash Basis

**Windermere Oaks W.S.C.**  
**Balance Sheet**  
As of January 31, 2019

	Jan 31, 19
Total Equity	1,210,420.01
TOTAL LIABILITIES & EQUITY	1,567,497.98

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**January 2019**

	Jan 19	Budget	Jan 19	YTD Budget
Ordinary Income/Expense				
Income				
40000 · Standby Fees				
40000-5 · Standby Fees - Water	11,125.00		11,125.00	
40000-6 · Standby Fees - Sewer	11,125.00		11,125.00	
Total 40000 · Standby Fees	22,250.00		22,250.00	
40200 · Water & Sewer Services				
40200-5 · Water Services	15,740.60		15,740.60	
40200-6 · Sewer Services	10,102.24		10,102.24	
Total 40200 · Water & Sewer Services	25,842.84		25,842.84	
40300 · Late Charges				
40300-5 · Late Charges - Water	398.35		398.35	
40300-6 · Late Charges - Sewer	234.53		234.53	
Total 40300 · Late Charges	632.88		632.88	
40500 · Equity Buy-in Fees				
40500-5 · Equity Buy-In Fees - Water	2,300.00		2,300.00	
40500-6 · Equity Buy-In Fees - Sewer	2,300.00		2,300.00	
Total 40500 · Equity Buy-in Fees	4,600.00		4,600.00	
40600 · Water & Sewer Taps				
40600-5 · Water Taps	862.50		862.50	
40600-6 · Sewer Taps	1,725.00		1,725.00	
Total 40600 · Water & Sewer Taps	2,587.50		2,587.50	
Total Income	55,913.22		55,913.22	
Cost of Goods Sold				
50000 · COS-Operator				
50000-5 · COS Operator - Water	6,343.75		6,343.75	
50000-6 · COS Operator - Sewer	3,456.25		3,456.25	
Total 50000 · COS-Operator	9,800.00		9,800.00	
57500 · COS-Electricity				
57500-5 · COS Electricity -Water	688.74		688.74	
57500-6 · COS Electricity -Sewer	901.83		901.83	
Total 57500 · COS-Electricity	1,590.57		1,590.57	
58500 · LCRA - Raw Water Fee				
58500-5 · COS-LCRA Raw Water Fee - Water	379.01		379.01	
58500-6 · COS-LCRA Raw Water Fee - Sewer	252.68		252.68	



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Windermere Oaks W.S.C.  
Profit & Loss Budget Performance  
January 2019

	Jan 19	Budget	Jan 19	YTD Budget
Total 58500 · LCRA - Raw Water Fee	631.69		631.69	
59000 · COS-Lab Fees				
59000-5 · COS Lab Fees- Water	156.00		156.00	
59000-6 · COS Lab Fees- Sewer	2,258.00		2,258.00	
Total 59000 · COS-Lab Fees	2,414.00		2,414.00	
Total COGS	14,436.26		14,436.26	
Gross Profit	41,476.96		41,476.96	
Expense				
59610 · Install New Service Taps				
59610-5 · Install New Service Taps-Water	400.00		400.00	
59610-6 · Install New Service Taps-Sewer	751.68		751.68	
Total 59610 · Install New Service Taps	1,151.68		1,151.68	
62000 · Bank Charges				
62000-5 · Bank Charges - Water	16.59		16.59	
62000-6 · Bank Charges - Sewer	16.59		16.59	
Total 62000 · Bank Charges	33.18		33.18	
62600 · Billing Services				
62600-5 · Billing - Water	500.00		500.00	
62600-6 · Billing - Sewer	500.00		500.00	
Total 62600 · Billing Services	1,000.00		1,000.00	
66500 · Telephone and Internet				
66500-5 · Telephone/Internet - Water	158.67		158.67	
66500-6 · Telephone/Internet - Sewer	183.65		183.65	
Total 66500 · Telephone and Internet	342.32		342.32	
67000 · Postage & Shipping Expense				
67000-5 · Postage & Shipping - Water	40.25		40.25	
67000-6 · Postage & Shipping - Sewer	40.25		40.25	
Total 67000 · Postage & Shipping Expense	80.50		80.50	
68500 · Repairs & Maintenance				
68500-5 · Repairs & Maintenance - Water	1,165.00		1,165.00	
68522-5 · Barge Storm Damage 10/16/18 (Barge only storm damage)	5,448.68		5,448.68	
Total 68500 · Repairs & Maintenance	6,613.68		6,613.68	
71500 · Interest Expense				
71500-6 · Interest Expense - Sewer	1,074.21		1,074.21	

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**January 2019**

	<u>Jan 19</u>	<u>Budget</u>	<u>Jan 19</u>	<u>YTD Budget</u>
Total 71500 - Interest Expense	1,074.21		1,074.21	
Total Expense	10,295.57		10,295.57	
Net Ordinary Income	31,181.39		31,181.39	
Other Income/Expense				
Other Income				
41000 - Interest Income	39.86		39.86	
Total Other Income	39.86		39.86	
Net Other Income	39.86		39.86	
Net Income	<u>31,221.25</u>		<u>31,221.25</u>	

**Windermere Oaks WSC  
Summary of Income/Expense  
February 28, 2019**

Income	\$ 51,044.80
Expenses	<u>(19,521.63)</u>
Net Income/(Loss)	\$ 31,523.17
Bank Account Balances	
Checking	\$ 115,717.71
MM+	59,897.34
Capital Expenditure Reserve	<u>41,982.58</u>
Total:	\$ 217,597.63
WWTP Loan Balance	\$ 256,444.13

**Capital Expenditures Reserves**  
**February 28, 2019**

<b>Project</b>	<b>Budget</b>	<b>Paid to Date</b>	<b>Balance</b>	<b>Comments</b>
Tennis Village Lift Station	53,000.00	9,888.34		
Tennis Village Lift Station Final	7,666.52			BOD approved 8/30/17
1st Draw Water Mmgt. Pumps and tanks		27,416.52		
2nd Draw Water Mmgt.		12,500.00		
3rd Draw Water Mmgt		10,000.00		
<b>Total Expenses</b>	<b>60,666.52</b>	<b>59,804.86</b>	<b>861.66</b>	

Beginning C/E Reserve Income Balance			41,982.58
Monthly Transfers from Checking (01/31/19)			
Expenses (2017/2018)			
Barge Damage Expenses/Tranfers			-
<b>Grand Total Reserve Income Balance</b>			<b>41,982.58</b>

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Cash Basis

**Windermere Oaks W.S.C.**  
**Balance Sheet**  
 As of February 28, 2019

	Feb 28, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10200 Cash in Bank-2100725	115,717.71
10205 - Capital Expenditures Reserve	41,982.58
10400 - MM/Contingency Funds-128546	59,897.34
Total Checking/Savings	217,597.63
Total Current Assets	217,597.63
Fixed Assets	
15402 - Water Plant Generator (New Generator)	680.00
15401 - Tennis Village Lift Station (Replace Lift Station)	59,804.86
15000 - Furniture & Fixtures	2,572.62
15100 - Equipment	109,418.15
15200 - Fence	19,017.66
15300 - Water Treatment Facility	191,994.20
15310 - 2004 Water Plant Expansion	6,500.00
15340 - 3-Phase Electrical Upgrade	8,699.00
15350 - 2004 Water Storage Tank	70,649.95
15400 - Improvements	34,888.96
15500 - Building	3,377.58
15600 - Sewer Plant	125,233.87
15650 - Barge Replacement	652.27
15700 - Hydrotank Foundation	9,599.19
15750 - Boat	4,000.00
15800 - Decant Lagoon	18,475.51
15850 - 2014 WW Treatment Plant (Expenditures for WWTP)	788,648.35
15851 - Total Land	
16800 - Lot 253	6,403.75
16900 - Land	54,705.69
Total 15851 - Total Land	61,109.44
15900 - Sewer Plant Bldg new	18,277.70
15950 - 2007 Water Treatment Plant	679,210.33
17000 - Accumulated Depreciation	-848,935.83
Total Fixed Assets	1,363,873.81
Other Assets	
19300 - Standby Fees Delinquent	6,008.00
Total Other Assets	6,008.00
<b>TOTAL ASSETS</b>	<b>1,587,479.44</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
25000 - Water & Sewer Taxes Payable	1,958.39
Total Other Current Liabilities	1,958.39
Total Current Liabilities	1,958.39
Long Term Liabilities	
27500 - Membership Fees Refundabl	96,937.50
27750 - Loan ABT WWTP April 4 2014 (This is first loan for WWTP)	256,444.13
Total Long Term Liabilities	353,381.63
Total Liabilities	355,340.02
Equity	
39005 - Retained Earnings	1,179,198.76
Net Income	52,940.66

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Cash Basis

Windermere Oaks W.S.C.  
**Balance Sheet**  
As of February 28, 2019

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	Feb 28, 19
Total Equity	1,232,139.42
TOTAL LIABILITIES & EQUITY	<u>1,587,479.44</u>

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**February 2019**

	Feb 19	Budget	Jan - Feb 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	3,913.80	1,375.00	15,038.80	2,750.00	16,500.00
40000-6 · Standby Fees - Sewer	3,913.80	1,375.00	15,038.80	2,750.00	16,500.00
Total 40000 · Standby Fees	7,827.60	2,750.00	30,077.60	5,500.00	33,000.00
40200 · Water & Sewer Services					
40200-5 · Water Services	18,398.69	17,916.67	34,139.29	35,833.34	215,000.00
40200-6 · Sewer Services	11,566.55	11,666.67	21,668.79	23,333.34	140,000.03
Total 40200 · Water & Sewer Services	29,965.24	29,583.34	55,808.08	59,166.68	355,000.03
40300 · Late Charges					
40300-5 · Late Charges - Water	340.49	375.00	738.84	750.00	4,500.00
40300-6 · Late Charges - Sewer	222.41	250.00	456.94	500.00	3,000.00
Total 40300 · Late Charges	562.90	625.00	1,195.78	1,250.00	7,500.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	0.00	12.50	0.00	25.00	150.00
40410-6 · Membership Transfer Fees-Sewer	0.00	12.50	0.00	25.00	150.00
Total 40410 · Membership Transfer Fees	0.00	25.00	0.00	50.00	300.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	4,600.00	1,150.00	6,900.00	2,300.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	4,600.00	1,150.00	6,900.00	2,300.00	13,800.00
Total 40500 · Equity Buy-in Fees	9,200.00	2,300.00	13,800.00	4,600.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	1,725.00	431.25	2,587.50	862.50	5,175.00
40600-6 · Sewer Taps	1,725.00	431.25	3,450.00	862.50	5,175.00
Total 40600 · Water & Sewer Taps	3,450.00	862.50	6,037.50	1,725.00	10,350.00
46400 · Reconnect fee					
46400-5 · Reconnect Fee - Water	0.00	16.67	0.00	33.34	200.00
46400-6 · Reconnect Fee - Sewer	0.00	16.67	0.00	33.34	200.00
Total 46400 · Reconnect fee	0.00	33.34	0.00	66.68	400.00
Total Income	51,005.74	36,179.18	106,918.96	72,358.36	434,150.03
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	6,433.75	6,682.83	12,777.50	13,365.66	80,194.00
50000-6 · COS Operator - Sewer	3,456.25	3,598.42	6,912.50	7,196.84	43,181.00
Total 50000 · COS-Operator	9,890.00	10,281.25	19,690.00	20,562.50	123,375.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	1,203.78	943.25	1,203.78	1,886.50	11,319.00
57000-6 · COS Chemicals - Sewer	0.00	19.25	0.00	38.50	231.00
Total 57000 · COS-Chemicals	1,203.78	962.50	1,203.78	1,925.00	11,550.00

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**February 2019**

	Feb 19	Budget	Jan - Feb 19	YTD Budget	Annual Budget
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	903.05	1,116.50	1,591.79	2,233.00	13,398.00
57500-6 · COS Electricity -Sewer	903.04	808.50	1,804.87	1,617.00	9,702.00
Total 57500 · COS-Electricity	1,806.09	1,925.00	3,396.66	3,850.00	23,100.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	345.00	0.00	690.00	4,140.00
58000-6 · COS-Sludge Removal - Sewer	0.00	405.00	0.00	810.00	4,860.00
Total 58000 · COS-Sludge Removal	0.00	750.00	0.00	1,500.00	9,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	0.00	600.00	379.01	1,200.00	7,200.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	0.00	400.00	252.68	800.00	4,800.00
Total 58500 · LCRA - Raw Water Fee	0.00	1,000.00	631.69	2,000.00	12,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	0.00	346.67	156.00	693.34	4,160.00
59000-6 · COS Lab Fees- Sewer	0.00		2,258.00		
Total 59000 · COS-Lab Fees	0.00	346.67	2,414.00	693.34	4,160.00
Total COGS	12,899.87	15,265.42	27,336.13	30,530.84	183,185.00
Gross Profit	38,105.87	20,913.76	79,582.83	41,827.52	250,965.03
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	16.67	0.00	33.34	200.00
77600-6 · Website - Sewer	0.00	16.67	0.00	33.34	200.00
Total 77600 · Website	0.00	33.34	0.00	66.68	400.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	0.00	375.00	400.00	750.00	4,500.00
59610-6 · Install New Service Taps-Sewer	0.00	375.00	751.68	750.00	4,500.00
Total 59610 · Install New Service Taps	0.00	750.00	1,151.68	1,500.00	9,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	11.26	25.00	27.85	50.00	300.00
62000-6 · Bank Charges - Sewer	3.76	25.00	20.35	50.00	300.00
62000 · Bank Charges - Other	7.50		7.50		
Total 62000 · Bank Charges	22.52	50.00	55.70	100.00	600.00
62500 · Accounting					
62500-5 · Accounting - Water	0.00	416.67	0.00	833.34	5,000.00
62500-6 · Accounting - Sewer	0.00	416.67	0.00	833.34	5,000.00
Total 62500 · Accounting	0.00	833.34	0.00	1,666.68	10,000.00
62600 · Billing Services					
62600-5 · Billing - Water	640.58	700.00	1,140.58	1,400.00	8,400.00
62600-6 · Billing - Sewer	640.57	700.00	1,140.57	1,400.00	8,400.00



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Cash Basis

# Windermere Oaks W.S.C. Profit & Loss Budget Performance

February 2019

	Feb 19	Budget	Jan - Feb 19	YTD Budget	Annual Budget
Total 62600 · Billing Services	1,281.15	1,400.00	2,281.15	2,800.00	16,800.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	208.33	0.00	416.66	2,500.00
62804-6 · Professional Engineer - Sewer	0.00	291.67	0.00	583.34	3,500.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	333.34	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	83.33	0.00	166.66	1,000.00
Total 62800 · Total Contract Services	0.00	750.00	0.00	1,500.00	9,000.00
63000 · Legal/Appraisal					
63000-5 · Legal/Appraisal - Water	167.50	600.00	167.50	1,200.00	7,200.00
63000-6 · Legal/Appraisal - Sewer	167.50	600.00	167.50	1,200.00	7,200.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	3,168.70	983.33	3,168.70	1,966.66	11,800.00
63100-6 · Lawsuit 2017/18-Sewer	3,168.70	983.33	3,168.70	1,966.66	11,800.00
Total 63000 · Legal/Appraisal	6,672.40	3,166.66	6,672.40	6,333.32	38,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	77.08	0.00	154.16	925.00
63500-6 · Dues/Subscriptions - Sewer	0.00	77.08	0.00	154.16	925.00
63501 · CTWC Subscription	0.00	166.67	0.00	333.34	2,000.00
Total 63500 · Dues & Subscriptions	0.00	320.83	0.00	641.66	3,850.00
64000 · Regulatory System Fee					
64010-6 · TCEQ Annual Fee - Sewer	0.00	125.00	0.00	250.00	1,500.00
64020-5 · TCEQ Annual Water System Fee	0.00	62.50	0.00	125.00	750.00
Total 64000 · Regulatory System Fee	0.00	187.50	0.00	375.00	2,250.00
65500 · Insurance					
65500-5 · Insurance - Water	0.00	666.67	0.00	1,333.34	8,000.00
65500-6 · Insurance - Sewer	0.00	666.67	0.00	1,333.34	8,000.00
Total 65500 · Insurance	0.00	1,333.34	0.00	2,666.68	16,000.00
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	0.00	250.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	0.00	250.00	1,500.00
Total 66000 · Office Supplies	0.00	250.00	0.00	500.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	593.57	250.00	752.24	500.00	3,000.00
66500-6 · Telephone/Internet - Sewer	180.54	250.00	364.19	500.00	3,000.00
Total 66500 · Telephone and Internet	774.11	500.00	1,116.43	1,000.00	6,000.00
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	150.76	166.67	191.01	333.34	2,000.00
67000-6 · Postage & Shipping - Sewer	150.75	166.67	191.00	333.34	2,000.00
Total 67000 · Postage & Shipping Expense	301.51	333.34	382.01	666.68	4,000.00
68000 · Equipment Rental Expense	0.00	83.33	0.00	166.66	1,000.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	1,355.61	2,916.67	2,520.61	5,833.34	35,000.00

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03/08/19

Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**February 2019**

	Feb 19	Budget	Jan - Feb 19	YTD Budget	Annual Budget
68500-6 · Repairs & Maintenance - Sewer	1,070.00	833.33	1,070.00	1,666.66	10,000.00
68522-5 · Barge Storm Damage 10/16/18 (Barge only storm damage)	3,380.00	500.00	8,828.68	1,000.00	6,000.00
<b>Total 68500 · Repairs &amp; Maintenance</b>	<b>5,805.61</b>	<b>4,250.00</b>	<b>12,419.29</b>	<b>8,500.00</b>	<b>51,000.00</b>
68600 · Repair Parts					
68600-5 · Repair Parts - Water	506.62	933.33	506.62	1,866.66	11,200.00
68600-6 · Repair Parts - Sewer	0.00	400.00	0.00	800.00	4,800.00
<b>Total 68600 · Repair Parts</b>	<b>506.62</b>	<b>1,333.33</b>	<b>506.62</b>	<b>2,666.66</b>	<b>16,000.00</b>
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	0.00	125.00	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	0.00	125.00	750.00
<b>Total 69000 · Printing Expense</b>	<b>0.00</b>	<b>125.00</b>	<b>0.00</b>	<b>250.00</b>	<b>1,500.00</b>
71500 · Interest Expense					
71500-5 · Interest Expense - Water	0.00	1,166.67	0.00	2,333.34	14,000.00
71500-6 · Interest Expense - Sewer	1,061.60		2,135.81		
<b>Total 71500 · Interest Expense</b>	<b>1,061.60</b>	<b>1,166.67</b>	<b>2,135.81</b>	<b>2,333.34</b>	<b>14,000.00</b>
72100 · Taxes-Property	0.00	3.33	0.00	6.66	40.00
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	0.00	104.17	0.00	208.34	1,250.00
77500-6 · Meetings/Conferences-Sewer	0.00	104.17	0.00	208.34	1,250.00
<b>Total 77500 · Meetings/Conferences</b>	<b>0.00</b>	<b>208.34</b>	<b>0.00</b>	<b>416.68</b>	<b>2,500.00</b>
<b>Total Expense</b>	<b>16,425.52</b>	<b>17,078.35</b>	<b>26,721.09</b>	<b>34,156.70</b>	<b>204,940.00</b>
<b>Net Ordinary Income</b>	<b>21,680.35</b>	<b>3,835.41</b>	<b>52,861.74</b>	<b>7,670.82</b>	<b>46,025.03</b>
Other Income/Expense					
Other Income					
41000 · Interest Income	39.06		78.92		
<b>Total Other Income</b>	<b>39.06</b>		<b>78.92</b>		
Other Expense					
72500 · Depreciation Expense	0.00	4,666.67	0.00	9,333.34	56,000.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>4,666.67</b>	<b>0.00</b>	<b>9,333.34</b>	<b>56,000.00</b>
<b>Net Other Income</b>	<b>39.06</b>	<b>-4,666.67</b>	<b>78.92</b>	<b>-9,333.34</b>	<b>-56,000.00</b>
<b>Net Income</b>	<b>21,719.41</b>	<b>-831.26</b>	<b>52,940.66</b>	<b>-1,662.52</b>	<b>-9,974.97</b>

**Windermere Oaks WSC  
Summary of Income/Expense  
March 31, 2019**

Income	\$ 30,029.30
Expenses	<u>(14,836.06)</u>
Net Income/(Loss)	\$ 15,193.24
Bank Account Balances	
Checking	\$ 118,865.92
MM+	59,940.61
Capital Expenditure Reserve	<u>41,982.58</u>
Total:	\$ 220,789.11
WWTP Loan Balance	\$ 253,233.84

**Capital Expenditures Reserves**  
**March 31, 2019**

<b>Project</b>	<b>Budget</b>	<b>Paid to Date</b>	<b>Balance</b>	<b>Comments</b>
Tennis Village Lift Station	53,000.00	9,888.34		
Tennis Village Lift Station Final	7,666.52			BOD approved 8/30/17
1st Draw Water Mmgt. Pumps and tanks		27,416.52		
2nd Draw Water Mmgt.		12,500.00		
3rd Draw Water Mmgt		10,000.00		
<b>Total Expenses</b>	<b>60,666.52</b>	<b>59,804.86</b>	<b>861.66</b>	

Beginning C/E Reserve Income Balance			41,982.58
Monthly Transfers from Checking (01/31/19)			
Expenses (2017/2018)			
Barge Damage Expenses/Tranfers			-
<b>Grand Total Reserve Income Balance</b>			<b>41,982.58</b>

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## Windermere Oaks W.S.C.

## Balance Sheet

04/05/19

As of March 31, 2019

Accrual Basis

	Mar 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10200 Cash in Bank-2100725	118,865.92
10205 · Capital Expenditures Reserve	41,982.58
10400 · MM/Contingency Funds-128546	59,940.61
Total Checking/Savings	220,789.11
Accounts Receivable	
1200 · Accounts Receivable	150.00
Total Accounts Receivable	150.00
Total Current Assets	220,939.11
Fixed Assets	
15402 · Water Plant Generator (New Generator)	680.00
15401 · Tennis Village Lift Station (Replace Lift Station)	59,804.86
15000 · Furniture & Fixtures	2,572.62
15100 · Equipment	109,418.15
15200 · Fence	19,017.66
15300 · Water Treatment Facility	191,994.20
15310 · 2004 Water Plant Expansion	6,500.00
15340 · 3-Phase Electrical Upgrade	8,699.00
15350 · 2004 Water Storage Tank	70,649.95
15400 · Improvements	34,888.96
15500 · Building	3,377.58
15600 · Sewer Plant	125,233.87
15650 · Barge Replacement	652.27
15700 · Hydrotank Foundation	9,599.19
15750 · Boat	4,000.00
15800 · Decant Lagoon	18,475.51
15850 · 2014 WW Treatment Plant (Expenditures for WWTP)	788,648.35
15851 · Total Land	
16800 · Lot 253	6,403.75
16900 · Land	54,705.69
Total 15851 · Total Land	61,109.44
15900 · Sewer Plant Bldg new	18,277.70
15950 · 2007 Water Treatment Plant	679,210.33
17000 · Accumulated Depreciation	-848,935.83
Total Fixed Assets	1,363,873.81
Other Assets	
19300 · Standby Fees Delinquent	6,008.00
Total Other Assets	6,008.00
<b>TOTAL ASSETS</b>	<b>1,590,820.92</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	50.00
Total Accounts Payable	50.00
Other Current Liabilities	
25000 · Water & Sewer Taxes Payable	2,107.02
Total Other Current Liabilities	2,107.02
Total Current Liabilities	2,157.02
Long Term Liabilities	
27500 · Membership Fees Refundabl	97,742.50

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04/05/19

Accrual Basis

## Windermere Oaks W.S.C.

**Balance Sheet**

As of March 31, 2019

	Mar 31, 19
27750 • Loan ABT WWTP April 4 2014 (This is first loan for WWTP)	253,233.84
Total Long Term Liabilities	350,976.34
Total Liabilities	353,133.36
Equity	
39005 • Retained Earnings	1,179,298.76
Net Income	58,388.80
Total Equity	1,237,687.56
TOTAL LIABILITIES & EQUITY	1,590,820.92

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04/05/19  
Cash Basis

Windermere Oaks W.S.C.  
Profit & Loss Budget Performance  
March 2019

	Mar 19	Budget	Jan - Mar 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	124.20	1,375.00	15,163.00	4,125.00	16,500.00
40000-6 · Standby Fees - Sewer	124.20	1,375.00	15,163.00	4,125.00	16,500.00
Total 40000 · Standby Fees	248.40	2,750.00	30,326.00	8,250.00	33,000.00
40200 · Water & Sewer Services					
40200-5 · Water Services	17,770.24	17,916.67	51,909.53	53,750.01	215,000.00
40200-6 · Sewer Services	12,546.90	11,666.67	34,215.69	35,000.01	140,000.03
40200 · Water & Sewer Services - Other	-120.32		-120.32		
Total 40200 · Water & Sewer Services	30,196.82	29,583.34	86,004.90	88,750.02	355,000.03
40300 · Late Charges					
40300-5 · Late Charges - Water	286.22	375.00	1,025.06	1,125.00	4,500.00
40300-6 · Late Charges - Sewer	183.84	250.00	640.78	750.00	3,000.00
Total 40300 · Late Charges	470.06	625.00	1,665.84	1,875.00	7,500.00
40400 · Membership Fees	-1,050.00		-1,050.00		
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	0.00	12.50	0.00	37.50	150.00
40410-6 · Membership Transfer Fees-Sewer	0.00	12.50	0.00	37.50	150.00
40410 · Membership Transfer Fees - Other	120.75		120.75		
Total 40410 · Membership Transfer Fees	120.75	25.00	120.75	75.00	300.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-in Fees - Water	0.00	1,150.00	6,900.00	3,450.00	13,800.00
40500-6 · Equity Buy-in Fees - Sewer	0.00	1,150.00	6,900.00	3,450.00	13,800.00
Total 40500 · Equity Buy-in Fees	0.00	2,300.00	13,800.00	6,900.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	2,587.50	1,293.75	5,175.00
40600-6 · Sewer Taps	0.00	431.25	3,450.00	1,293.75	5,175.00
Total 40600 · Water & Sewer Taps	0.00	862.50	6,037.50	2,587.50	10,350.00
46400 · Reconnect fee					
46400-5 · Reconnect Fee - Water	0.00	16.67	0.00	50.01	200.00
46400-6 · Reconnect Fee - Sewer	0.00	16.67	0.00	50.01	200.00
Total 46400 · Reconnect fee	0.00	33.34	0.00	100.02	400.00
Total Income	29,986.03	36,179.18	136,904.99	108,537.54	434,150.03
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	6,343.75	6,682.83	19,121.25	20,048.49	80,194.00
50000-6 · COS Operator - Sewer	3,456.25	3,598.42	10,368.75	10,795.26	43,181.00
Total 50000 · COS-Operator	9,800.00	10,281.25	29,490.00	30,843.75	123,375.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	0.00	943.25	1,203.78	2,829.75	11,319.00

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Cash Basis

Windermere Oaks W.S.C.  
Profit & Loss Budget Performance  
March 2019

	Mar 19	Budget	Jan - Mar 19	YTD Budget	Annual Budget
57000-6 · COS Chemicals - Sewer	0.00	19.25	0.00	57.75	231.00
Total 57000 · COS-Chemicals	0.00	962.50	1,203.78	2,887.50	11,550.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	880.33	1,116.50	2,472.12	3,349.50	13,398.00
57500-6 · COS Electricity -Sewer	880.31	808.50	2,685.18	2,425.50	9,702.00
Total 57500 · COS-Electricity	1,760.64	1,925.00	5,157.30	5,775.00	23,100.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	345.00	0.00	1,035.00	4,140.00
58000-6 · COS-Sludge Removal - Sewer	0.00	405.00	0.00	1,215.00	4,860.00
Total 58000 · COS-Sludge Removal	0.00	750.00	0.00	2,250.00	9,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	318.29	600.00	697.30	1,800.00	7,200.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	318.29	400.00	570.97	1,200.00	4,800.00
Total 58500 · LCRA - Raw Water Fee	636.58	1,000.00	1,268.27	3,000.00	12,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	379.09	346.67	535.09	1,040.01	4,160.00
59000-6 · COS Lab Fees- Sewer	379.08		2,637.08		
Total 59000 · COS-Lab Fees	758.17	346.67	3,172.17	1,040.01	4,160.00
Total COGS	12,955.39	15,265.42	40,291.52	45,796.26	183,185.00
Gross Profit	17,030.64	20,913.76	96,613.47	62,741.28	250,965.03
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	16.67	0.00	50.01	200.00
77600-6 · Website - Sewer	0.00	16.67	0.00	50.01	200.00
Total 77600 · Website	0.00	33.34	0.00	100.02	400.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	3,229.44	375.00	3,629.44	1,125.00	4,500.00
59610-6 · Install New Service Taps-Sewer	0.00	375.00	751.68	1,125.00	4,500.00
Total 59610 · Install New Service Taps	3,229.44	750.00	4,381.12	2,250.00	9,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	7.50	25.00	35.35	75.00	300.00
62000-6 · Bank Charges - Sewer	7.50	25.00	27.85	75.00	300.00
62000 · Bank Charges - Other	0.00		7.50		
Total 62000 · Bank Charges	15.00	50.00	70.70	150.00	600.00
62500 · Accounting					
62500-5 · Accounting - Water	242.50	416.67	242.50	1,250.01	5,000.00
62500-6 · Accounting - Sewer	242.50	416.67	242.50	1,250.01	5,000.00
Total 62500 · Accounting	485.00	833.34	485.00	2,500.02	10,000.00
62600 · Billing Services					



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04/05/19

Cash Basis

# Windermere Oaks W.S.C. Profit & Loss Budget Performance

March 2019

	Mar 19	Budget	Jan - Mar 19	YTD Budget	Annual Budget
62600-5 · Billing - Water	955.05	700.00	2,095.63	2,100.00	8,400.00
62600-6 · Billing - Sewer	955.05	700.00	2,095.62	2,100.00	8,400.00
Total 62600 · Billing Services	1,910.10	1,400.00	4,191.25	4,200.00	16,800.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	208.33	0.00	624.99	2,500.00
62804-6 · Professional Engineer - Sewer	0.00	291.67	0.00	875.01	3,500.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	500.01	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	83.33	0.00	249.99	1,000.00
Total 62800 · Total Contract Services	0.00	750.00	0.00	2,250.00	9,000.00
63000 · Legal/Appraisal					
63000-5 · Legal/Appraisal - Water	0.00	600.00	167.50	1,800.00	7,200.00
63000-6 · Legal/Appraisal - Sewer	0.00	600.00	167.50	1,800.00	7,200.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	0.00	983.33	3,168.70	2,949.99	11,800.00
63100-6 · Lawsuit 2017/18-Sewer	0.00	983.33	3,168.70	2,949.99	11,800.00
Total 63000 · Legal/Appraisal	0.00	3,166.66	6,672.40	9,499.98	38,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	77.08	0.00	231.24	925.00
63500-6 · Dues/Subscriptions - Sewer	0.00	77.08	0.00	231.24	925.00
63501 · CTWC Subscription	0.00	166.67	0.00	500.01	2,000.00
Total 63500 · Dues & Subscriptions	0.00	320.83	0.00	962.49	3,850.00
64000 · Regulatory System Fee					
64010-6 · TCEQ Annual Fee - Sewer	0.00	125.00	0.00	375.00	1,500.00
64020-5 · TCEQ Annual Water System Fee	0.00	62.50	0.00	187.50	750.00
Total 64000 · Regulatory System Fee	0.00	187.50	0.00	562.50	2,250.00
65500 · Insurance					
65500-5 · Insurance - Water	0.00	666.67	0.00	2,000.01	8,000.00
65500-6 · Insurance - Sewer	0.00	666.67	0.00	2,000.01	8,000.00
Total 65500 · Insurance	0.00	1,333.34	0.00	4,000.02	16,000.00
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	0.00	375.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	0.00	375.00	1,500.00
Total 66000 · Office Supplies	0.00	250.00	0.00	750.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	160.56	250.00	912.80	750.00	3,000.00
66500-6 · Telephone/Internet - Sewer	180.56	250.00	544.75	750.00	3,000.00
Total 66500 · Telephone and Internet	341.12	500.00	1,457.55	1,500.00	6,000.00
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	119.03	166.67	310.04	500.01	2,000.00
67000-6 · Postage & Shipping - Sewer	75.80	166.67	266.80	500.01	2,000.00
Total 67000 · Postage & Shipping Expense	194.83	333.34	576.84	1,000.02	4,000.00
68000 · Equipment Rental Expense	0.00	83.33	0.00	249.99	1,000.00

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04/05/19

Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**March 2019**

	Mar 19	Budget	Jan - Mar 19	YTD Budget	Annual Budget
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	846.50	2,916.67	3,367.11	8,750.01	35,000.00
68500-6 · Repairs & Maintenance - Sewer	700.25	833.33	1,770.25	2,499.99	10,000.00
68522-5 · Barge Storm Damage 10/16/18 (Barge only storm damage)	2,788.11	500.00	11,616.79	1,500.00	6,000.00
Total 68500 · Repairs & Maintenance	4,334.86	4,250.00	16,754.15	12,750.00	51,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	0.00	933.33	506.62	2,799.99	11,200.00
68600-6 · Repair Parts - Sewer	0.00	400.00	0.00	1,200.00	4,800.00
Total 68600 · Repair Parts	0.00	1,333.33	506.62	3,999.99	16,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	84.00	62.50	84.00	187.50	750.00
69000-6 · Printing Expense - Sewer	84.00	62.50	84.00	187.50	750.00
Total 69000 · Printing Expense	168.00	125.00	168.00	375.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	0.00	1,166.67	0.00	3,500.01	14,000.00
71500-6 · Interest Expense - Sewer	947.42		3,083.23		
Total 71500 · Interest Expense	947.42	1,166.67	3,083.23	3,500.01	14,000.00
72100 · Taxes-Property	0.00	3.33	0.00	9.99	40.00
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	0.00	104.17	0.00	312.51	1,250.00
77500-6 · Meetings/Conferences-Sewer	0.00	104.17	0.00	312.51	1,250.00
Total 77500 · Meetings/Conferences	0.00	208.34	0.00	625.02	2,500.00
Total Expense	11,625.77	17,078.35	38,346.86	51,235.05	204,940.00
Net Ordinary Income	5,404.87	3,835.41	58,266.61	11,506.23	46,025.03
Other Income/Expense					
Other Income					
41000 · Interest Income	43.27		122.19		
Total Other Income	43.27		122.19		
Other Expense					
72500 · Depreciation Expense	0.00	4,666.67	0.00	14,000.01	56,000.00
Total Other Expense	0.00	4,666.67	0.00	14,000.01	56,000.00
Net Other Income	43.27	-4,666.67	122.19	-14,000.01	-56,000.00
Net Income	5,448.14	-831.26	58,388.80	-2,493.78	-9,974.97

**Windermere Oaks WSC  
Summary of Income/Expense  
April 30, 2019**

Income	\$ 28,809.85
Expenses	<u>(69,596.71)</u>
Net Income/(Loss)	\$ (40,786.86)
Bank Account Balances	
Checking	\$ 64,312.81
MM+	59,982.49
Capital Expenditure Reserve	<u>41,982.58</u>
Total:	\$ 166,277.88
WWTP Loan Balance	\$ 250,111.93

**Capital Expenditures Reserves**  
**April 30, 2019**

<b>Project</b>	<b>Budget</b>	<b>Paid to Date</b>	<b>Balance</b>	<b>Comments</b>
Tennis Village Lift Station	53,000.00	9,888.34		
Tennis Village Lift Station Final	7,666.52			BOD approved 8/30/17
1st Draw Water Mmgt. Pumps and tanks		27,416.52		
2nd Draw Water Mmgt.		12,500.00		
3rd Draw Water Mmgt		10,000.00		
<b>Total Expenses</b>	<b>60,666.52</b>	<b>59,804.86</b>	<b>861.66</b>	

Beginning C/E Reserve Income Balance			41,982.58
Monthly Transfers from Checking (01/31/19)			
Expenses (2017/2018)			
Barge Damage Expenses/Tranfers			-
<b>Grand Total Reserve Income Balance</b>			<b>41,982.58</b>

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Accrual Basis

## Windermere Oaks W.S.C.

## Balance Sheet

As of April 30, 2019

	Apr 30, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10200 Cash in Bank-2100725	64,312.81
10205 · Capital Expenditures Reserve	41,982.58
10400 · MM/Contingency Funds-128546	59,982.49
Total Checking/Savings	166,277.88
Accounts Receivable	
1200 · Accounts Receivable	150.00
Total Accounts Receivable	150.00
Total Current Assets	166,427.88
Fixed Assets	
15402 · Water Plant Generator (New Generator)	680.00
15401 · Tennis Village Lift Station (Replace Lift Station)	59,804.86
15000 · Furniture & Fixtures	2,572.62
15100 · Equipment	109,418.15
15200 · Fence	19,017.66
15300 · Water Treatment Facility	191,994.20
15310 · 2004 Water Plant Expansion	6,500.00
15340 · 3-Phase Electrical Upgrade	8,699.00
15350 · 2004 Water Storage Tank	70,649.95
15400 · Improvements	34,888.96
15500 · Building	3,377.58
15600 · Sewer Plant	125,233.87
15650 · Barge Replacement	652.27
15700 · Hydrotank Foundation	9,599.19
15750 · Boat	4,000.00
15800 · Decant Lagoon	18,475.51
15850 · 2014 WW Treatment Plant (Expenditures for WWTP)	788,648.35
15851 · Total Land	
16800 · Lot 253	6,403.75
16900 · Land	54,705.69
Total 15851 · Total Land	61,109.44
15900 · Sewer Plant Bldg new	18,277.70
15950 · 2007 Water Treatment Plant	679,210.33
17000 · Accumulated Depreciation	-848,935.83
Total Fixed Assets	1,363,873.81
Other Assets	
19300 · Standby Fees Delinquent	6,008.00
Total Other Assets	6,008.00
<b>TOTAL ASSETS</b>	<b>1,536,309.69</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	50.00
Total Accounts Payable	50.00
Other Current Liabilities	
25000 · Water & Sewer Taxes Payable	2,246.44
Total Other Current Liabilities	2,246.44
Total Current Liabilities	2,296.44
Long Term Liabilities	
27500 · Membership Fees Refundabl	98,547.50

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Accrual Basis

## Windermere Oaks W.S.C.

## Balance Sheet

As of April 30, 2019

	Apr 30, 19
27750 • Loan ABT WWTP April 4 2014 (This is first loan for WWTP)	250,111.93
Total Long Term Liabilities	348,659.43
Total Liabilities	350,955.87
Equity	
39005 • Retained Earnings	1,179,298.76
Net Income	6,055.06
Total Equity	1,185,353.82
TOTAL LIABILITIES & EQUITY	1,536,309.69

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Cash Basis

Windermere Oaks W.S.C.  
Profit & Loss Budget Performance  
April 2019

	Apr 19	Budget	Jan - Apr 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	124.20	1,375.00	15,287.20	5,500.00	16,500.00
40000-6 · Standby Fees - Sewer	124.20	1,375.00	15,287.20	5,500.00	16,500.00
Total 40000 · Standby Fees	248.40	2,750.00	30,574.40	11,000.00	33,000.00
40200 · Water & Sewer Services					
40200-5 · Water Services	17,273.41	17,916.67	69,182.94	71,666.68	215,000.00
40200-6 · Sewer Services	11,610.65	11,666.67	45,826.34	46,666.68	140,000.03
40200 · Water & Sewer Services - Other	0.00		-120.32		
Total 40200 · Water & Sewer Services	28,884.06	29,583.34	114,888.96	118,333.36	355,000.03
40300 · Late Charges					
40300-5 · Late Charges - Water	189.52	375.00	1,214.58	1,500.00	4,500.00
40300-6 · Late Charges - Sewer	111.01	250.00	751.79	1,000.00	3,000.00
Total 40300 · Late Charges	300.53	625.00	1,966.37	2,500.00	7,500.00
40400 · Membership Fees	-705.27		-1,755.27		
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	20.13	12.50	20.13	50.00	150.00
40410-6 · Membership Transfer Fees-Sewer	20.12	12.50	20.12	50.00	150.00
40410 · Membership Transfer Fees - Other	0.00		120.75		
Total 40410 · Membership Transfer Fees	40.25	25.00	161.00	100.00	300.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	0.00	1,150.00	6,900.00	4,600.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	0.00	1,150.00	6,900.00	4,600.00	13,800.00
Total 40500 · Equity Buy-in Fees	0.00	2,300.00	13,800.00	9,200.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	2,587.50	1,725.00	5,175.00
40600-6 · Sewer Taps	0.00	431.25	3,450.00	1,725.00	5,175.00
Total 40600 · Water & Sewer Taps	0.00	862.50	6,037.50	3,450.00	10,350.00
46400 · Reconnect fee					
46400-5 · Reconnect Fee - Water	0.00	16.67	0.00	66.68	200.00
46400-6 · Reconnect Fee - Sewer	0.00	16.67	0.00	66.68	200.00
Total 46400 · Reconnect fee	0.00	33.34	0.00	133.36	400.00
Total Income	28,767.97	36,179.18	165,672.96	144,716.72	434,150.03
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	6,343.75	6,682.83	25,465.00	26,731.32	80,194.00
50000-6 · COS Operator - Sewer	3,456.25	3,598.42	13,825.00	14,393.68	43,181.00
Total 50000 · COS-Operator	9,800.00	10,281.25	39,290.00	41,125.00	123,375.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	1,430.77	943.25	2,634.55	3,773.00	11,319.00

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Cash Basis

Windermere Oaks W.S.C.  
Profit & Loss Budget Performance  
April 2019

	Apr 19	Budget	Jan - Apr 19	YTD Budget	Annual Budget
57000-6 · COS Chemicals - Sewer	0.00	19.25	0.00	77.00	231.00
Total 57000 · COS-Chemicals	1,430.77	962.50	2,634.55	3,850.00	11,550.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	929.02	1,116.50	3,401.14	4,466.00	13,398.00
57500-6 · COS Electricity -Sewer	886.42	808.50	3,571.60	3,234.00	9,702.00
Total 57500 · COS-Electricity	1,815.44	1,925.00	6,972.74	7,700.00	23,100.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	345.00	0.00	1,380.00	4,140.00
58000-6 · COS-Sludge Removal - Sewer	0.00	405.00	0.00	1,620.00	4,860.00
Total 58000 · COS-Sludge Removal	0.00	750.00	0.00	3,000.00	9,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	624.71	600.00	1,322.01	2,400.00	7,200.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	624.70	400.00	1,195.67	1,600.00	4,800.00
Total 58500 · LCRA - Raw Water Fee	1,249.41	1,000.00	2,517.68	4,000.00	12,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	373.17	346.67	908.26	1,386.68	4,160.00
59000-6 · COS Lab Fees- Sewer	0.00		2,637.08		
Total 59000 · COS-Lab Fees	373.17	346.67	3,545.34	1,386.68	4,160.00
Total COGS	14,668.79	15,265.42	54,960.31	61,061.68	183,185.00
Gross Profit	14,099.18	20,913.76	110,712.65	83,655.04	250,965.03
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	16.67	0.00	66.68	200.00
77600-6 · Website - Sewer	0.00	16.67	0.00	66.68	200.00
Total 77600 · Website	0.00	33.34	0.00	133.36	400.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	0.00	375.00	3,629.44	1,500.00	4,500.00
59610-6 · Install New Service Taps-Sewer	2,050.00	375.00	2,801.68	1,500.00	4,500.00
Total 59610 · Install New Service Taps	2,050.00	750.00	6,431.12	3,000.00	9,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	7.50	25.00	42.85	100.00	300.00
62000-6 · Bank Charges - Sewer	7.50	25.00	35.35	100.00	300.00
62000 · Bank Charges - Other	0.00		7.50		
Total 62000 · Bank Charges	15.00	50.00	85.70	200.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	200.00		200.00		
62400-5 · Bookkeeping - Water	200.00		200.00		
Total 62400 · Bookkeeping	400.00		400.00		
62500 · Accounting					



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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**April 2019**

	Apr 19	Budget	Jan - Apr 19	YTD Budget	Annual Budget
62500-5 · Accounting - Water	0.00	416.67	242.50	1,666.68	5,000.00
62500-6 · Accounting - Sewer	0.00	416.67	242.50	1,666.68	5,000.00
<b>Total 62500 · Accounting</b>	<b>0.00</b>	<b>833.34</b>	<b>485.00</b>	<b>3,333.36</b>	<b>10,000.00</b>
62600 · Billing Services					
62600-5 · Billing - Water	500.00	700.00	2,595.63	2,800.00	8,400.00
62600-6 · Billing - Sewer	500.00	700.00	2,595.62	2,800.00	8,400.00
<b>Total 62600 · Billing Services</b>	<b>1,000.00</b>	<b>1,400.00</b>	<b>5,191.25</b>	<b>5,600.00</b>	<b>16,800.00</b>
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	208.33	0.00	833.32	2,500.00
62804-6 · Professional Engineer - Sewer	500.00	291.67	500.00	1,166.68	3,500.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	666.68	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	83.33	0.00	333.32	1,000.00
<b>Total 62800 · Total Contract Services</b>	<b>500.00</b>	<b>750.00</b>	<b>500.00</b>	<b>3,000.00</b>	<b>9,000.00</b>
63000 · Legal/Appraisal					
63000-5 · Legal/Appraisal - Water	2,583.83	600.00	2,751.33	2,400.00	7,200.00
63000-6 · Legal/Appraisal - Sewer	2,583.82	600.00	2,751.32	2,400.00	7,200.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	5,112.55	983.33	8,281.25	3,933.32	11,800.00
63100-6 · Lawsuit 2017/18-Sewer	5,112.55	983.33	8,281.25	3,933.32	11,800.00
<b>Total 63000 · Legal/Appraisal</b>	<b>15,392.75</b>	<b>3,166.66</b>	<b>22,065.15</b>	<b>12,666.64</b>	<b>38,000.00</b>
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	77.08	0.00	308.32	925.00
63500-6 · Dues/Subscriptions - Sewer	0.00	77.08	0.00	308.32	925.00
63501 · CTWC Subscription	0.00	166.67	0.00	666.68	2,000.00
<b>Total 63500 · Dues &amp; Subscriptions</b>	<b>0.00</b>	<b>320.83</b>	<b>0.00</b>	<b>1,283.32</b>	<b>3,850.00</b>
64000 · Regulatory System Fee					
64010-6 · TCEQ Annual Fee - Sewer	0.00	125.00	0.00	500.00	1,500.00
64020-5 · TCEQ Annual Water System Fee	0.00	62.50	0.00	250.00	750.00
<b>Total 64000 · Regulatory System Fee</b>	<b>0.00</b>	<b>187.50</b>	<b>0.00</b>	<b>750.00</b>	<b>2,250.00</b>
65500 · Insurance					
65500-5 · Insurance - Water	7,080.28	666.67	7,080.28	2,666.68	8,000.00
65500-6 · Insurance - Sewer	7,080.27	666.67	7,080.27	2,666.68	8,000.00
<b>Total 65500 · Insurance</b>	<b>14,160.55</b>	<b>1,333.34</b>	<b>14,160.55</b>	<b>5,333.36</b>	<b>16,000.00</b>
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	0.00	500.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	0.00	500.00	1,500.00
<b>Total 66000 · Office Supplies</b>	<b>0.00</b>	<b>250.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>3,000.00</b>
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	202.99	250.00	1,115.79	1,000.00	3,000.00
66500-6 · Telephone/Internet - Sewer	228.13	250.00	772.88	1,000.00	3,000.00
<b>Total 66500 · Telephone and Internet</b>	<b>431.12</b>	<b>500.00</b>	<b>1,888.67</b>	<b>2,000.00</b>	<b>6,000.00</b>
67000 · Postage & Shipping Expense					

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**April 2019**

	Apr 19	Budget	Jan - Apr 19	YTD Budget	Annual Budget
67000-5 · Postage & Shipping - Water	100.00	166.67	410.04	666.68	2,000.00
67000-6 · Postage & Shipping - Sewer	100.00	166.67	366.80	666.68	2,000.00
Total 67000 · Postage & Shipping Expense	200.00	333.34	776.84	1,333.36	4,000.00
68000 · Equipment Rental Expense	0.00	83.33	0.00	333.32	1,000.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	621.25	2,916.67	3,988.36	11,666.68	35,000.00
68500-6 · Repairs & Maintenance - Sewer	150.00	833.33	1,920.25	3,333.32	10,000.00
68522-5 · Barge Storm Damage 10/16/18 (Barge only storm damage)	29,130.99	500.00	40,747.78	2,000.00	6,000.00
Total 68500 · Repairs & Maintenance	29,902.24	4,250.00	46,656.39	17,000.00	51,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	902.34	933.33	1,408.96	3,733.32	11,200.00
68600-6 · Repair Parts - Sewer	0.00	400.00	0.00	1,600.00	4,800.00
Total 68600 · Repair Parts	902.34	1,333.33	1,408.96	5,333.32	16,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	84.00	250.00	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	84.00	250.00	750.00
Total 69000 · Printing Expense	0.00	125.00	168.00	500.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	0.00	1,166.67	0.00	4,666.68	14,000.00
71500-6 · Interest Expense - Sewer	1,035.80		4,119.03		
Total 71500 · Interest Expense	1,035.80	1,166.67	4,119.03	4,666.68	14,000.00
72100 · Taxes-Property	0.00	3.33	0.00	13.32	40.00
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	242.50	104.17	242.50	416.68	1,250.00
77500-6 · Meetings/Conferences-Sewer	242.50	104.17	242.50	416.68	1,250.00
Total 77500 · Meetings/Conferences	485.00	208.34	485.00	833.36	2,500.00
Total Expense	66,474.80	17,078.35	104,821.66	68,313.40	204,940.00
Net Ordinary Income	-52,375.62	3,835.41	5,890.99	15,341.64	46,025.03
Other Income/Expense					
Other Income					
41000 · Interest Income	41.88		164.07		
Total Other Income	41.88		164.07		
Other Expense					
72500 · Depreciation Expense	0.00	4,666.67	0.00	18,666.68	56,000.00
Total Other Expense	0.00	4,666.67	0.00	18,666.68	56,000.00
Net Other Income	41.88	-4,666.67	164.07	-18,666.68	-56,000.00
Net Income	-52,333.74	-831.26	6,055.06	-3,325.04	-9,974.97

**Windermere Oaks WSC  
Summary of Income/Expense  
May 31, 2019**

Income	\$ 39,876.53
Expenses	<u>(27,278.39)</u>
Net Income/(Loss)	\$ 12,598.14
Bank Account Balances	
Checking	\$ 75,084.12
MM+	59,982.49
Capital Expenditure Reserve	<u>41,982.58</u>
Total:	\$ 177,049.19
WWTP Loan Balance	\$ 246,944.25

**Capital Expenditures Reserves**  
**May 31, 2019**

<b>Project</b>	<b>Budget</b>	<b>Paid to Date</b>	<b>Balance</b>	<b>Comments</b>
Tennis Village Lift Station	53,000.00	9,888.34		
Tennis Village Lift Station Final	7,666.52			BOD approved 8/30/17
1st Draw Water Mmgt. Pumps and tanks		27,416.52		
2nd Draw Water Mmgt.		12,500.00		
3rd Draw Water Mmgt		10,000.00		
<b>Total Expenses</b>	<b>60,666.52</b>	<b>59,804.86</b>	<b>861.66</b>	

Beginning C/E Reserve Income Balance			41,982.58
Monthly Transfers from Checking (01/31/19)			
Expenses (2017/2018)			
Barge Damage Expenses/Tranfers			-
<b>Grand Total Reserve Income Balance</b>			<b>41,982.58</b>

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## Windermere Oaks W.S.C.

## Balance Sheet

As of May 31, 2019

06/10/19

Accrual Basis

	May 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10200 Cash in Bank-2100725	75,084.12
10205 · Capital Expenditures Reserve	41,982.58
10400 · MM/Contingency Funds-128546	59,982.49
Total Checking/Savings	177,049.19
Accounts Receivable	
1200 · Accounts Receivable	150.00
Total Accounts Receivable	150.00
Total Current Assets	177,199.19
Fixed Assets	
15402 · Water Plant Generator (New Generator)	680.00
15401 · Tennis Village Lift Station (Replace Lift Station)	59,804.86
15000 · Furniture & Fixtures	2,572.62
15100 · Equipment	109,418.15
15200 · Fence	19,017.66
15300 · Water Treatment Facility	191,994.20
15310 · 2004 Water Plant Expansion	6,500.00
15340 · 3-Phase Electrical Upgrade	8,699.00
15350 · 2004 Water Storage Tank	70,649.95
15400 · Improvements	34,888.96
15500 · Building	3,377.58
15600 · Sewer Plant	125,233.87
15650 · Barge Replacement	652.27
15700 · Hydrotank Foundation	9,599.19
15750 · Boat	4,000.00
15800 · Decant Lagoon	18,475.51
15850 · 2014 WW Treatment Plant (Expenditures for WWTP)	788,648.35
15851 · Total Land	
16800 · Lot 253	6,403.75
16900 · Land	54,705.69
Total 15851 · Total Land	61,109.44
15900 · Sewer Plant Bldg new	18,277.70
15950 · 2007 Water Treatment Plant	679,210.33
17000 · Accumulated Depreciation	-848,935.83
Total Fixed Assets	1,363,873.81
Other Assets	
19300 · Standby Fees Delinquent	6,008.00
Total Other Assets	6,008.00
<b>TOTAL ASSETS</b>	<b>1,547,081.00</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	50.00
Total Accounts Payable	50.00
Other Current Liabilities	
25000 · Water & Sewer Taxes Payable	2,379.79
Total Other Current Liabilities	2,379.79
Total Current Liabilities	2,429.79
Long Term Liabilities	
27500 · Membership Fees Refundabl	99,755.00

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## Windermere Oaks W.S.C.

**Balance Sheet**

06/10/19

As of May 31, 2019

Accrual Basis

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	May 31, 19
27750 - Loan ABT WWTP April 4 2014 (This is first loan for WWTP)	246,944.25
Total Long Term Liabilities	346,699.25
Total Liabilities	349,129.04
Equity	
39005 - Retained Earnings	1,179,298.76
Net Income	18,653.20
Total Equity	1,197,951.96
TOTAL LIABILITIES & EQUITY	1,547,081.00

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06/10/19

Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**May 2019**

	May 19	Budget	Jan - May 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	0.00	1,375.00	15,287.20	6,875.00	16,500.00
40000-6 · Standby Fees - Sewer	0.00	1,375.00	15,287.20	6,875.00	16,500.00
Total 40000 · Standby Fees	0.00	2,750.00	30,574.40	13,750.00	33,000.00
40200 · Water & Sewer Services					
40200-5 · Water Services	16,094.82	17,916.67	85,277.76	89,583.35	215,000.00
40200-6 · Sewer Services	10,924.02	11,666.67	56,750.36	58,333.35	140,000.03
40200 · Water & Sewer Services - Other	0.00		-120.32		
Total 40200 · Water & Sewer Services	27,018.84	29,583.34	141,907.80	147,916.70	355,000.03
40300 · Late Charges					
40300-5 · Late Charges - Water	125.36	375.00	1,339.94	1,875.00	4,500.00
40300-6 · Late Charges - Sewer	82.33	250.00	834.12	1,250.00	3,000.00
Total 40300 · Late Charges	207.69	625.00	2,174.06	3,125.00	7,500.00
40400 · Membership Fees	0.00		-1,755.27		
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	0.00	12.50	20.13	62.50	150.00
40410-6 · Membership Transfer Fees-Sewer	0.00	12.50	20.12	62.50	150.00
40410 · Membership Transfer Fees - Other	0.00		120.75		
Total 40410 · Membership Transfer Fees	0.00	25.00	161.00	125.00	300.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	4,600.00	1,150.00	11,500.00	5,750.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	4,600.00	1,150.00	11,500.00	5,750.00	13,800.00
Total 40500 · Equity Buy-in Fees	9,200.00	2,300.00	23,000.00	11,500.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	1,725.00	431.25	4,312.50	2,156.25	5,175.00
40600-6 · Sewer Taps	1,725.00	431.25	5,175.00	2,156.25	5,175.00
Total 40600 · Water & Sewer Taps	3,450.00	862.50	9,487.50	4,312.50	10,350.00
46400 · Reconnect fee					
46400-5 · Reconnect Fee - Water	0.00	16.67	0.00	83.35	200.00
46400-6 · Reconnect Fee - Sewer	0.00	16.67	0.00	83.35	200.00
Total 46400 · Reconnect fee	0.00	33.34	0.00	166.70	400.00
Total Income	39,876.53	36,179.18	205,549.49	180,895.90	434,150.03
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	6,343.75	6,682.83	31,808.75	33,414.15	80,194.00
50000-6 · COS Operator - Sewer	3,456.25	3,598.42	17,281.25	17,992.10	43,181.00
Total 50000 · COS-Operator	9,800.00	10,281.25	49,090.00	51,406.25	123,375.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	0.00	943.25	2,634.55	4,716.25	11,319.00

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Cash Basis

Windermere Oaks W.S.C.  
**Profit & Loss Budget Performance**  
May 2019

	May 19	Budget	Jan - May 19	YTD Budget	Annual Budget
57000-6 · COS Chemcials - Sewer	0.00	19.25	0.00	96.25	231.00
Total 57000 · COS-Chemicals	0.00	962.50	2,634.55	4,812.50	11,550.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	829.34	1,116.50	4,230.48	5,582.50	13,398.00
57500-6 · COS Electricity -Sewer	863.79	808.50	4,435.39	4,042.50	9,702.00
Total 57500 · COS-Electricity	1,693.13	1,925.00	8,665.87	9,625.00	23,100.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	345.00	0.00	1,725.00	4,140.00
58000-6 · COS-Sludge Removal - Sewer	1,390.00	405.00	1,390.00	2,025.00	4,860.00
Total 58000 · COS-Sludge Removal	1,390.00	750.00	1,390.00	3,750.00	9,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	624.71	600.00	1,946.72	3,000.00	7,200.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	624.70	400.00	1,820.37	2,000.00	4,800.00
Total 58500 · LCRA - Raw Water Fee	1,249.41	1,000.00	3,767.09	5,000.00	12,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	125.00	346.67	1,033.26	1,733.35	4,160.00
59000-6 · COS Lab Fees- Sewer	208.00		2,845.08		
Total 59000 · COS-Lab Fees	333.00	346.67	3,878.34	1,733.35	4,160.00
Total COGS	14,465.54	15,265.42	69,425.85	76,327.10	183,185.00
Gross Profit	25,410.99	20,913.76	136,123.64	104,568.80	250,965.03
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	16.67	0.00	83.35	200.00
77600-6 · Website - Sewer	0.00	16.67	0.00	83.35	200.00
Total 77600 · Website	0.00	33.34	0.00	166.70	400.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	100.00	375.00	3,729.44	1,875.00	4,500.00
59610-6 · Install New Service Taps-Sewer	600.00	375.00	3,401.68	1,875.00	4,500.00
Total 59610 · Install New Service Taps	700.00	750.00	7,131.12	3,750.00	9,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	7.50	25.00	50.35	125.00	300.00
62000-6 · Bank Charges - Sewer	7.50	25.00	42.85	125.00	300.00
62000 · Bank Charges - Other	0.00		7.50		
Total 62000 · Bank Charges	15.00	50.00	100.70	250.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	150.00		350.00		
62400-5 · Bookkeeping - Water	150.00		350.00		
Total 62400 · Bookkeeping	300.00		700.00		
62500 · Accounting					



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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**May 2019**

	May 19	Budget	Jan - May 19	YTD Budget	Annual Budget
62500-5 · Accounting - Water	237.50	416.67	480.00	2,083.35	5,000.00
62500-6 · Accounting - Sewer	237.50	416.67	480.00	2,083.35	5,000.00
<b>Total 62500 · Accounting</b>	<b>475.00</b>	<b>833.34</b>	<b>960.00</b>	<b>4,166.70</b>	<b>10,000.00</b>
62600 · Billing Services					
62600-5 · Billing - Water	700.00	700.00	3,295.63	3,500.00	8,400.00
62600-6 · Billing - Sewer	700.00	700.00	3,295.62	3,500.00	8,400.00
<b>Total 62600 · Billing Services</b>	<b>1,400.00</b>	<b>1,400.00</b>	<b>6,591.25</b>	<b>7,000.00</b>	<b>16,800.00</b>
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	208.33	0.00	1,041.65	2,500.00
62804-6 · Professional Engineer - Sewer	0.00	291.67	500.00	1,458.35	3,500.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	833.35	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	83.33	0.00	416.65	1,000.00
<b>Total 62800 · Total Contract Services</b>	<b>0.00</b>	<b>750.00</b>	<b>500.00</b>	<b>3,750.00</b>	<b>9,000.00</b>
63000 · Legal/Appraisal					
63000-5 · Legal/Appraisal - Water	0.00	600.00	2,751.33	3,000.00	7,200.00
63000-6 · Legal/Appraisal - Sewer	0.00	600.00	2,751.32	3,000.00	7,200.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	0.00	983.33	8,281.25	4,916.65	11,800.00
63100-6 · Lawsuit 2017/18-Sewer	0.00	983.33	8,281.25	4,916.65	11,800.00
<b>Total 63000 · Legal/Appraisal</b>	<b>0.00</b>	<b>3,166.66</b>	<b>22,065.15</b>	<b>15,833.30</b>	<b>38,000.00</b>
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	89.23	77.08	89.23	385.40	925.00
63500-6 · Dues/Subscriptions - Sewer	89.22	77.08	89.22	385.40	925.00
63501 · CTWC Subscription	0.00	166.67	0.00	833.35	2,000.00
<b>Total 63500 · Dues &amp; Subscriptions</b>	<b>178.45</b>	<b>320.83</b>	<b>178.45</b>	<b>1,604.15</b>	<b>3,850.00</b>
64000 · Regulatory System Fee					
64010-6 · TCEQ Annual Fee - Sewer	0.00	125.00	0.00	625.00	1,500.00
64020-5 · TCEQ Annual Water System Fee	0.00	62.50	0.00	312.50	750.00
<b>Total 64000 · Regulatory System Fee</b>	<b>0.00</b>	<b>187.50</b>	<b>0.00</b>	<b>937.50</b>	<b>2,250.00</b>
65500 · Insurance					
65500-5 · Insurance - Water	0.00	666.67	7,080.28	3,333.35	8,000.00
65500-6 · Insurance - Sewer	0.00	666.67	7,080.27	3,333.35	8,000.00
<b>Total 65500 · Insurance</b>	<b>0.00</b>	<b>1,333.34</b>	<b>14,160.55</b>	<b>6,666.70</b>	<b>16,000.00</b>
66000 · Office Supplies					
66000-5 · Office Supplies - Water	29.94	125.00	29.94	625.00	1,500.00
66000-6 · Office Supplies - Sewer	29.94	125.00	29.94	625.00	1,500.00
<b>Total 66000 · Office Supplies</b>	<b>59.88</b>	<b>250.00</b>	<b>59.88</b>	<b>1,250.00</b>	<b>3,000.00</b>
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	117.83	250.00	1,233.62	1,250.00	3,000.00
66500-6 · Telephone/Internet - Sewer	692.91	250.00	1,465.79	1,250.00	3,000.00
<b>Total 66500 · Telephone and Internet</b>	<b>810.74</b>	<b>500.00</b>	<b>2,699.41</b>	<b>2,500.00</b>	<b>6,000.00</b>
67000 · Postage & Shipping Expense					

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**May 2019**

	May 19	Budget	Jan - May 19	YTD Budget	Annual Budget
67000-5 · Postage & Shipping - Water	50.00	166.67	460.04	833.35	2,000.00
67000-6 · Postage & Shipping - Sewer	50.00	166.67	416.80	833.35	2,000.00
<b>Total 67000 · Postage &amp; Shipping Expense</b>	<b>100.00</b>	<b>333.34</b>	<b>876.84</b>	<b>1,666.70</b>	<b>4,000.00</b>
68000 · Equipment Rental Expense	0.00	83.33	0.00	416.65	1,000.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	4,948.75	2,916.67	8,937.11	14,583.35	35,000.00
68500-6 · Repairs & Maintenance - Sewer	-25.00	833.33	1,895.25	4,166.65	10,000.00
68522-5 · Barge Storm Damage 10/16/18 (Barge only storm damage)	2,000.00	500.00	42,747.78	2,500.00	6,000.00
<b>Total 68500 · Repairs &amp; Maintenance</b>	<b>6,923.75</b>	<b>4,250.00</b>	<b>53,580.14</b>	<b>21,250.00</b>	<b>51,000.00</b>
68600 · Repair Parts					
68600-5 · Repair Parts - Water	860.00	933.33	2,268.96	4,666.65	11,200.00
68600-6 · Repair Parts - Sewer	0.00	400.00	0.00	2,000.00	4,800.00
<b>Total 68600 · Repair Parts</b>	<b>860.00</b>	<b>1,333.33</b>	<b>2,268.96</b>	<b>6,666.65</b>	<b>16,000.00</b>
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	84.00	312.50	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	84.00	312.50	750.00
<b>Total 69000 · Printing Expense</b>	<b>0.00</b>	<b>125.00</b>	<b>168.00</b>	<b>625.00</b>	<b>1,500.00</b>
71500 · Interest Expense					
71500-5 · Interest Expense - Water	0.00	1,166.67	0.00	5,833.35	14,000.00
71500-6 · Interest Expense - Sewer	990.03		5,109.06		
<b>Total 71500 · Interest Expense</b>	<b>990.03</b>	<b>1,166.67</b>	<b>5,109.06</b>	<b>5,833.35</b>	<b>14,000.00</b>
72100 · Taxes-Property	0.00	3.33	0.00	16.65	40.00
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	0.00	104.17	242.50	520.85	1,250.00
77500-6 · Meetings/Conferences-Sewer	0.00	104.17	242.50	520.85	1,250.00
<b>Total 77500 · Meetings/Conferences</b>	<b>0.00</b>	<b>208.34</b>	<b>485.00</b>	<b>1,041.70</b>	<b>2,500.00</b>
<b>Total Expense</b>	<b>12,812.85</b>	<b>17,078.35</b>	<b>117,634.51</b>	<b>85,391.75</b>	<b>204,940.00</b>
<b>Net Ordinary Income</b>	<b>12,598.14</b>	<b>3,835.41</b>	<b>18,489.13</b>	<b>19,177.05</b>	<b>46,025.03</b>
Other Income/Expense					
Other Income					
41000 · Interest Income	0.00		164.07		
<b>Total Other Income</b>	<b>0.00</b>		<b>164.07</b>		
Other Expense					
72500 · Depreciation Expense	0.00	4,666.67	0.00	23,333.35	56,000.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>4,666.67</b>	<b>0.00</b>	<b>23,333.35</b>	<b>56,000.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>-4,666.67</b>	<b>164.07</b>	<b>-23,333.35</b>	<b>-56,000.00</b>
<b>Net Income</b>	<b>12,598.14</b>	<b>-831.26</b>	<b>18,653.20</b>	<b>-4,156.30</b>	<b>-9,974.97</b>

**Windermere Oaks WSC**  
**Summary of Income/Expense**  
**June 30, 2019**

Income	\$ 34,768.58
Expenses	<u>(50,863.95)</u>
Net Income/(Loss)	\$ (16,095.37)

Bank Account Balances	
Checking	\$ 59,250.89
MM+	60,067.71
Capital Expenditure Reserve	<u>41,982.58</u>

Total:	\$ 161,301.18
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WWTP Loan Balance	\$ 243,797.45
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Debt to service coverage ratio:	<u>2019</u>	<u>2018</u>
Net operating income	4,011.14	31,624.94
Debt service	24,946.26	24,946.26
DSCR	0.16	1.27

Debt to capital ratio:		
Debt	243,797.45	280,967.60
Total capital	1,427,356.00	1,413,725.00
Debt to capital	0.17	0.20

Days cash on hand:		
Cash on hand	161,301.18	137,564.94
Budgeted annual expense less depreciation	394,215	331,490
Days cash on hand	149.35 *	151.47 *

\* Assumption here is that no additonal income will be received through the end of the year.

**Capital Expenditures Reserves**  
**June 30, 2019**

<b>Project</b>	<b>Budget</b>	<b>Paid to Date</b>	<b>Balance</b>	<b>Comments</b>
Tennis Village Lift Station	53,000.00	9,888.34		
Tennis Village Lift Station Final	7,666.52			BOD approved 8/30/17
1st Draw Water Mmgt. Pumps and tanks		27,416.52		
2nd Draw Water Mmgt.		12,500.00		
3rd Draw Water Mmgt		10,000.00		
<b>Total Expenses</b>	<b>60,666.52</b>	<b>59,804.86</b>	<b>861.66</b>	

Beginning C/E Reserve Income Balance			41,982.58
Monthly Transfers from Checking (01/31/19)			
Expenses (2017/2018)			
Barge Damage Expenses/Tranfers			-
Grand Total Reserve Income Balance			41,982.58

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Accrual Basis

## Windermere Oaks W.S.C.

## Balance Sheet

As of June 30, 2019

	Jun 30, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10200 Cash in Bank-2100725	59,250.89
10205 Capital Expenditures Reserve	41,982.58
10400 MM/Contingency Funds-128546	60,067.71
Total Checking/Savings	161,301.18
Accounts Receivable	
1200 Accounts Receivable	150.00
Total Accounts Receivable	150.00
Total Current Assets	161,451.18
Fixed Assets	
15402 Water Plant Generator (New Generator)	680.00
15401 Tennis Village Lift Station (Replace Lift Station)	59,804.86
15000 Furniture & Fixtures	2,572.62
15100 Equipment	109,418.15
15200 Fence	19,017.66
15300 Water Treatment Facility	191,994.20
15310 2004 Water Plant Expansion	6,500.00
15340 3-Phase Electrical Upgrade	8,699.00
15350 2004 Water Storage Tank	70,649.95
15400 Improvements	34,888.96
15500 Building	3,377.58
15600 Sewer Plant	125,233.87
15650 Barge Replacement	652.27
15700 Hydrotank Foundation	9,599.19
15750 Boat	4,000.00
15800 Decant Lagoon	18,475.51
15850 2014 WW Treatment Plant (Expenditures for WWTP)	788,648.35
15851 Total Land	
16800 Lot 253	6,403.75
16900 Land	54,705.69
Total 15851 Total Land	61,109.44
15900 Sewer Plant Bldg new	18,277.70
15950 2007 Water Treatment Plant	679,210.33
17000 Accumulated Depreciation	-848,935.83
Total Fixed Assets	1,363,873.81
Other Assets	
19300 Standby Fees Delinquent	6,008.00
Total Other Assets	6,008.00
<b>TOTAL ASSETS</b>	<b>1,531,332.99</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	50.00
Total Accounts Payable	50.00
Other Current Liabilities	
25000 Water & Sewer Taxes Payable	2,521.10
Total Other Current Liabilities	2,521.10
Total Current Liabilities	2,571.10
Long Term Liabilities	
27500 Membership Fees Refundabl	101,405.25

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Accrual Basis

## Windermere Oaks W.S.C.

**Balance Sheet**

As of June 30, 2019

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	Jun 30, 19
27750 · Loan ABT WWTP April 4 2014 (This is first loan for WWTP)	243,797.45
Total Long Term Liabilities	345,202.70
Total Liabilities	347,773.80
Equity	
39005 · Retained Earnings	1,179,298.76
Net Income	4,260.43
Total Equity	1,183,559.19
TOTAL LIABILITIES & EQUITY	<u>1,531,332.99</u>

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**June 2019**

	Jun 19	Budget	Jan - Jun 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	745.20	1,375.00	16,549.00	8,250.00	16,500.00
40000-6 · Standby Fees - Sewer	745.20	1,375.00	16,549.00	8,250.00	16,500.00
Total 40000 · Standby Fees	1,490.40	2,750.00	33,098.00	16,500.00	33,000.00
40200 · Water & Sewer Services					
40200-5 · Water Services	15,545.68	17,916.67	101,142.73	107,500.02	215,000.00
40200-6 · Sewer Services	10,282.72	11,666.67	67,287.97	70,000.02	140,000.03
40200 · Water & Sewer Services - Other	0.00		-120.32		
Total 40200 · Water & Sewer Services	25,828.40	29,583.34	168,310.38	177,500.04	355,000.03
40300 · Late Charges					
40300-5 · Late Charges - Water	418.56	375.00	1,764.00	2,250.00	4,500.00
40300-6 · Late Charges - Sewer	273.05	250.00	1,111.67	1,500.00	3,000.00
Total 40300 · Late Charges	691.61	625.00	2,875.67	3,750.00	7,500.00
40400 · Membership Fees	-25.05		-1,780.32		
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	-201.25	12.50	-181.12	75.00	150.00
40410-6 · Membership Transfer Fees-Sewer	-201.25	12.50	-181.13	75.00	150.00
40410 · Membership Transfer Fees - Other	0.00		120.75		
Total 40410 · Membership Transfer Fees	-402.50	25.00	-241.50	150.00	300.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	2,300.00	1,150.00	13,800.00	6,900.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	2,300.00	1,150.00	13,800.00	6,900.00	13,800.00
Total 40500 · Equity Buy-in Fees	4,600.00	2,300.00	27,600.00	13,800.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	1,725.00	431.25	6,037.50	2,587.50	5,175.00
40600-6 · Sewer Taps	862.50	431.25	6,037.50	2,587.50	5,175.00
Total 40600 · Water & Sewer Taps	2,587.50	862.50	12,075.00	5,175.00	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	-0.89		-0.89		
44000-5 · Regulatory Assess Fee Ref - Wat	-0.89		-0.89		
Total 44000 · Regulatory Assessment fee refun	-1.78		-1.78		
46400 · Reconnect fee					
46400-5 · Reconnect Fee - Water	0.00	16.67	0.00	100.02	200.00
46400-6 · Reconnect Fee - Sewer	0.00	16.67	0.00	100.02	200.00
Total 46400 · Reconnect fee	0.00	33.34	0.00	200.04	400.00
Total Income	34,768.58	36,179.18	241,935.45	217,075.08	434,150.03
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	6,343.75	6,682.83	38,152.50	40,096.98	80,194.00

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**June 2019**

	<u>- Jun 19</u>	<u>Budget</u>	<u>Jan - Jun 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
50000-6 · COS Operator - Sewer	3,456.25	3,598.42	20,737.50	21,590.52	43,181.00
Total 50000 · COS-Operator	9,800.00	10,281.25	58,890.00	61,687.50	123,375.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	0.00	943.25	2,634.55	5,659.50	11,319.00
57000-6 · COS Chemcials - Sewer	0.00	19.25	0.00	115.50	231.00
Total 57000 · COS-Chemicals	0.00	962.50	2,634.55	5,775.00	11,550.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	1,194.98	1,116.50	5,425.46	6,699.00	13,398.00
57500-6 · COS Electricity -Sewer	290.32	808.50	4,725.71	4,851.00	9,702.00
Total 57500 · COS-Electricity	1,485.30	1,925.00	10,151.17	11,550.00	23,100.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	345.00	0.00	2,070.00	4,140.00
58000-6 · COS-Sludge Removal - Sewer	0.00	405.00	1,390.00	2,430.00	4,860.00
Total 58000 · COS-Sludge Removal	0.00	750.00	1,390.00	4,500.00	9,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	422.30	600.00	2,369.02	3,600.00	7,200.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	281.54	400.00	2,101.91	2,400.00	4,800.00
Total 58500 · LCRA - Raw Water Fee	703.84	1,000.00	4,470.93	6,000.00	12,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	430.00	346.67	1,463.26	2,080.02	4,160.00
59000-6 · COS Lab Fees- Sewer	436.00		3,281.08		
Total 59000 · COS-Lab Fees	866.00	346.67	4,744.34	2,080.02	4,160.00
Total COGS	12,855.14	15,265.42	82,280.99	91,592.52	183,185.00
Gross Profit	21,913.44	20,913.76	159,654.46	125,482.56	250,965.03
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	16.67	0.00	100.02	200.00
77600-6 · Website - Sewer	0.00	16.67	0.00	100.02	200.00
Total 77600 · Website	0.00	33.34	0.00	200.04	400.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	1,715.00	375.00	5,444.44	2,250.00	4,500.00
59610-6 · Install New Service Taps-Sewer	1,240.00	375.00	4,641.68	2,250.00	4,500.00
Total 59610 · Install New Service Taps	2,955.00	750.00	10,086.12	4,500.00	9,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	10.74	25.00	61.09	150.00	300.00
62000-6 · Bank Charges - Sewer	10.74	25.00	53.59	150.00	300.00
62000 · Bank Charges - Other	0.00		7.50		
Total 62000 · Bank Charges	21.48	50.00	122.18	300.00	600.00
62400 · Bookkeeping					



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**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**June 2019**

	Jun 19	Budget	Jan - Jun 19	YTD Budget	Annual Budget
62400-6 · Bookkeeping - Sewer	150.00		500.00		
62400-5 · Bookkeeping - Water	150.00		500.00		
<b>Total 62400 · Bookkeeping</b>	<b>300.00</b>		<b>1,000.00</b>		
62500 · Accounting					
62500-5 · Accounting - Water	0.00	416.67	480.00	2,500.02	5,000.00
62500-6 · Accounting - Sewer	0.00	416.67	480.00	2,500.02	5,000.00
<b>Total 62500 · Accounting</b>	<b>0.00</b>	<b>833.34</b>	<b>960.00</b>	<b>5,000.04</b>	<b>10,000.00</b>
62600 · Billing Services					
62600-5 · Billing - Water	700.00	700.00	3,995.63	4,200.00	8,400.00
62600-6 · Billing - Sewer	700.00	700.00	3,995.62	4,200.00	8,400.00
<b>Total 62600 · Billing Services</b>	<b>1,400.00</b>	<b>1,400.00</b>	<b>7,991.25</b>	<b>8,400.00</b>	<b>16,800.00</b>
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	208.33	0.00	1,249.98	2,500.00
62804-6 · Professional Engineer - Sewer	0.00	291.67	500.00	1,750.02	3,500.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	1,000.02	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	83.33	0.00	499.98	1,000.00
<b>Total 62800 · Total Contract Services</b>	<b>0.00</b>	<b>750.00</b>	<b>500.00</b>	<b>4,500.00</b>	<b>9,000.00</b>
63000 · Legal/Appraisal					
63000-5 · Legal/Appraisal - Water	0.00	600.00	2,751.33	3,600.00	7,200.00
63000-6 · Legal/Appraisal - Sewer	0.00	600.00	2,751.32	3,600.00	7,200.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	13,218.64	983.33	21,499.89	5,899.98	11,800.00
63100-6 · Lawsuit 2017/18-Sewer	13,218.63	983.33	21,499.88	5,899.98	11,800.00
<b>Total 63000 · Legal/Appraisal</b>	<b>26,437.27</b>	<b>3,166.66</b>	<b>48,502.42</b>	<b>18,999.96</b>	<b>38,000.00</b>
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	77.08	89.23	462.48	925.00
63500-6 · Dues/Subscriptions - Sewer	0.00	77.08	89.22	462.48	925.00
63501 · CTWC Subscription	0.00	166.67	0.00	1,000.02	2,000.00
<b>Total 63500 · Dues &amp; Subscriptions</b>	<b>0.00</b>	<b>320.83</b>	<b>178.45</b>	<b>1,924.98</b>	<b>3,850.00</b>
64000 · Regulatory System Fee					
64010-6 · TCEQ Annual Fee - Sewer	0.00	125.00	0.00	750.00	1,500.00
64020-5 · TCEQ Annual Water System Fee	0.00	62.50	0.00	375.00	750.00
<b>Total 64000 · Regulatory System Fee</b>	<b>0.00</b>	<b>187.50</b>	<b>0.00</b>	<b>1,125.00</b>	<b>2,250.00</b>
65500 · Insurance					
65500-5 · Insurance - Water	0.00	666.67	7,080.28	4,000.02	8,000.00
65500-6 · Insurance - Sewer	0.00	666.67	7,080.27	4,000.02	8,000.00
<b>Total 65500 · Insurance</b>	<b>0.00</b>	<b>1,333.34</b>	<b>14,160.55</b>	<b>8,000.04</b>	<b>16,000.00</b>
66000 · Office Supplies					
66000-5 · Office Supplies - Water	828.63	125.00	858.57	750.00	1,500.00
66000-6 · Office Supplies - Sewer	628.27	125.00	658.21	750.00	1,500.00
<b>Total 66000 · Office Supplies</b>	<b>1,456.90</b>	<b>250.00</b>	<b>1,516.78</b>	<b>1,500.00</b>	<b>3,000.00</b>
66500 · Telephone and Internet					

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**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**June 2019**

	Jun 19	Budget	Jan - Jun 19	YTD Budget	Annual Budget
66500-5 · Telephone/Internet - Water	160.15	250.00	1,393.77	1,500.00	3,000.00
66500-6 · Telephone/Internet - Sewer	185.15	250.00	1,650.94	1,500.00	3,000.00
Total 66500 · Telephone and Internet	345.30	500.00	3,044.71	3,000.00	6,000.00
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	50.00	166.67	510.04	1,000.02	2,000.00
67000-6 · Postage & Shipping - Sewer	153.78	166.67	570.58	1,000.02	2,000.00
Total 67000 · Postage & Shipping Expense	203.78	333.34	1,080.62	2,000.04	4,000.00
68000 · Equipment Rental Expense	0.00	83.33	0.00	499.98	1,000.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	1,873.00	2,916.67	10,810.11	17,500.02	35,000.00
68500-6 · Repairs & Maintenance - Sewer	135.00	833.33	2,030.25	4,999.98	10,000.00
68522-5 · Barge Storm Damage 10/16/18 (Barge only storm damage)	0.00	500.00	42,747.78	3,000.00	6,000.00
Total 68500 · Repairs & Maintenance	2,008.00	4,250.00	55,588.14	25,500.00	51,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	1,525.17	933.33	3,794.13	5,599.98	11,200.00
68600-6 · Repair Parts - Sewer	0.00	400.00	0.00	2,400.00	4,800.00
Total 68600 · Repair Parts	1,525.17	1,333.33	3,794.13	7,999.98	16,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	84.00	375.00	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	84.00	375.00	750.00
Total 69000 · Printing Expense	0.00	125.00	168.00	750.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	0.00	1,166.67	0.00	7,000.02	14,000.00
71500-6 · Interest Expense - Sewer	1,010.91		6,119.97		
Total 71500 · Interest Expense	1,010.91	1,166.67	6,119.97	7,000.02	14,000.00
72100 · Taxes-Property	0.00	3.33	0.00	19.98	40.00
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	345.00	104.17	587.50	625.02	1,250.00
77500-6 · Meetings/Conferences-Sewer	0.00	104.17	242.50	625.02	1,250.00
Total 77500 · Meetings/Conferences	345.00	208.34	830.00	1,250.04	2,500.00
Total Expense	38,008.81	17,078.35	155,643.32	102,470.10	204,940.00
Net Ordinary Income	-16,095.37	3,835.41	4,011.14	23,012.46	46,025.03
Other Income/Expense					
Other Income					
41000 · Interest Income	85.22		249.29		
Total Other Income	85.22		249.29		
Other Expense					
72500 · Depreciation Expense	0.00	4,666.67	0.00	28,000.02	56,000.00
Total Other Expense	0.00	4,666.67	0.00	28,000.02	56,000.00

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Windermere Oaks W.S.C.  
**Profit & Loss Budget Performance**  
June 2019

	Jun 19	Budget	Jan - Jun 19	YTD Budget	Annual Budget
Net Other Income	85.22	-4,666.67	249.29	-28,000.02	-56,000.00
Net Income	-16,010.15	-831.26	4,260.43	-4,987.56	-9,974.97

**Windermere Oaks WSC**  
**Summary of Income/Expense**  
**July 31, 2019**

Income		\$	34,679.13
Expenses			<u>(37,079.31)</u>
Net Income/(Loss)		\$	(2,400.18)
Bank Account Balances			
Checking		\$	65,704.42
MM+			60,111.05
Capital Expenditure Reserve			<u>41,982.58</u>
Total:		\$	167,798.05
WWTP Loan Balance		\$	240,604.78
Debt to service coverage ratio:			
	2019		2018
Net operating income	12,290.60		43,950.96
Debt service	29,103.97		29,103.97
DSCR	0.42		1.51
Debt to capital ratio:			
Debt	240,604.78		277,922.06
Total capital	1,432,386.77		1,422,935.66
Debt to capital	0.17		0.20
Days cash on hand:			
Cash on hand	167,798.05		147,398.62
Budgeted annual expense less depreciation	394,215		331,490
Days cash on hand	155.36 *		162.30

\* Assumption here is that no additional income will be received through the end of the year.

**Capital Expenditures Reserves**  
**July 31, 2019**

<b>Project</b>	<b>Budget</b>	<b>Paid to Date</b>	<b>Balance</b>	<b>Comments</b>
Tennis Village Lift Station	53,000.00	9,888.34		
Tennis Village Lift Station Final	7,666.52			BOD approved 8/30/17
1st Draw Water Mmgt. Pumps and tanks		27,416.52		
2nd Draw Water Mmgt.		12,500.00		
3rd Draw Water Mmgt		10,000.00		
<b>Total Expenses</b>	<b>60,666.52</b>	<b>59,804.86</b>	<b>861.66</b>	

Beginning C/E Reserve Income Balance			41,982.58
Monthly Transfers from Checking (01/31/19)			
Expenses (2017/2018)			
Barge Damage Expenses/Tranfers			-
<b>Grand Total Reserve Income Balance</b>			<b>41,982.58</b>

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**Windermere Oaks W.S.C.**  
**Balance Sheet**  
 As of July 31, 2019

	Jul 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
10200 Cash in Bank-2100725	65,704.42
10205 - Capital Expenditures Reserve	41,982.58
10400 - MM/Contingency Funds-128546	60,111.05
<b>Total Checking/Savings</b>	167,798.05
<b>Total Current Assets</b>	167,798.05
<b>Fixed Assets</b>	
15402 - Water Plant Generator (New Generator)	680.00
15401 - Tennis Village Lift Station (Replace Lift Station)	59,804.86
15000 - Furniture & Fixtures	2,572.62
15100 - Equipment	109,418.15
15200 - Fence	19,017.66
15300 - Water Treatment Facility	191,994.20
15310 - 2004 Water Plant Expansion	6,500.00
15340 - 3-Phase Electrical Upgrade	8,699.00
15350 - 2004 Water Storage Tank	70,649.95
15400 - Improvements	34,888.96
15500 - Building	3,377.58
15600 - Sewer Plant	125,233.87
15650 - Barge Replacement	652.27
15700 - Hydrotank Foundation	9,599.19
15750 - Boat	4,000.00
15800 - Decant Lagoon	18,475.51
15850 - 2014 WW Treatment Plant (Expenditures for WWTP)	788,648.35
15851 - Total Land	
16800 - Lot 253	6,403.75
16900 - Land	54,705.69
<b>Total 15851 - Total Land</b>	61,109.44
15900 - Sewer Plant Bldg new	18,277.70
15950 - 2007 Water Treatment Plant	679,210.33
17000 - Accumulated Depreciation	-848,935.83
<b>Total Fixed Assets</b>	1,363,873.81
<b>Other Assets</b>	
19300 - Standby Fees Delinquent	6,008.00
<b>Total Other Assets</b>	6,008.00
<b>TOTAL ASSETS</b>	<b>1,537,679.86</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
25000 - Water & Sewer Taxes Payable	2,680.34
<b>Total Other Current Liabilities</b>	2,680.34
<b>Total Current Liabilities</b>	2,680.34
<b>Long Term Liabilities</b>	
27500 - Membership Fees Refundabl	102,612.75
27750 - Loan ABT WWTP April 4 2014 (This is first loan for WWTP)	240,604.78
<b>Total Long Term Liabilities</b>	343,217.53
<b>Total Liabilities</b>	345,897.87
<b>Equity</b>	
39005 - Retained Earnings	1,179,198.76
Net Income	12,583.23

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Windermere Oaks W.S.C.  
**Balance Sheet**  
As of July 31, 2019

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	Jul 31, 19
Total Equity	1,191,781.99
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,537,679.86</b>

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**July 2019**

	Jul 19	Budget	Jan - Jul 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	0.00	1,375.00	16,549.00	9,625.00	16,500.00
40000-6 · Standby Fees - Sewer	0.00	1,375.00	16,549.00	9,625.00	16,500.00
Total 40000 · Standby Fees	0.00	2,750.00	33,098.00	19,250.00	33,000.00
40200 · Water & Sewer Services					
40200-5 · Water Services	17,108.94	17,916.67	120,747.40	125,416.69	215,000.00
40200-6 · Sewer Services	10,883.80	11,666.67	79,413.36	81,666.69	140,000.03
40200 · Water & Sewer Services - Other	-7.10		-127.42		
Total 40200 · Water & Sewer Services	27,985.64	29,583.34	200,033.34	207,083.38	355,000.03
40300 · Late Charges					
40300-5 · Late Charges - Water	199.96	375.00	2,127.12	2,625.00	4,500.00
40300-6 · Late Charges - Sewer	125.19	250.00	1,330.08	1,750.00	3,000.00
Total 40300 · Late Charges	325.15	625.00	3,457.20	4,375.00	7,500.00
40400 · Membership Fees	0.00		-1,780.32		
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	0.00	12.50	20.13	87.50	150.00
40410-6 · Membership Transfer Fees-Sewer	0.00	12.50	20.12	87.50	150.00
40410 · Membership Transfer Fees - Other	0.00		120.75		
Total 40410 · Membership Transfer Fees	0.00	25.00	161.00	175.00	300.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-in Fees - Water	2,300.00	1,150.00	18,400.00	8,050.00	13,800.00
40500-6 · Equity Buy-in Fees - Sewer	2,300.00	1,150.00	18,400.00	8,050.00	13,800.00
Total 40500 · Equity Buy-in Fees	4,600.00	2,300.00	36,800.00	16,100.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	862.50	431.25	7,762.50	3,018.75	5,175.00
40600-6 · Sewer Taps	862.50	431.25	7,762.50	3,018.75	5,175.00
Total 40600 · Water & Sewer Taps	1,725.00	862.50	15,525.00	6,037.50	10,350.00
46400 · Reconnect fee					
46400-5 · Reconnect Fee - Water	0.00	16.67	0.00	116.69	200.00
46400-6 · Reconnect Fee - Sewer	0.00	16.67	0.00	116.69	200.00
Total 46400 · Reconnect fee	0.00	33.34	0.00	233.38	400.00
Total Income	34,635.79	36,179.18	287,294.22	253,254.26	434,150.03
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	6,343.75	6,682.83	44,496.25	46,779.81	80,194.00
50000-6 · COS Operator - Sewer	3,456.25	3,598.42	24,193.75	25,188.94	43,181.00
Total 50000 · COS-Operator	9,800.00	10,281.25	68,690.00	71,968.75	123,375.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	1,234.81	943.25	3,869.36	6,602.75	11,319.00



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**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**July 2019**

	Jul 19	Budget	Jan - Jul 19	YTD Budget	Annual Budget
57000-6 · COS Chemicals - Sewer	0.00	19.25	0.00	134.75	231.00
Total 57000 · COS-Chemicals	1,234.81	962.50	3,869.36	6,737.50	11,550.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	842.34	1,116.50	6,267.80	7,815.50	13,398.00
57500-6 · COS Electricity -Sewer	881.73	808.50	5,607.44	5,659.50	9,702.00
Total 57500 · COS-Electricity	1,724.07	1,925.00	11,875.24	13,475.00	23,100.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	695.00	345.00	695.00	2,415.00	4,140.00
58000-6 · COS-Sludge Removal - Sewer	0.00	405.00	1,390.00	2,835.00	4,860.00
Total 58000 · COS-Sludge Removal	695.00	750.00	2,085.00	5,250.00	9,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	40.15	600.00	2,409.17	4,200.00	7,200.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	26.77	400.00	2,128.68	2,800.00	4,800.00
Total 58500 · LCRA - Raw Water Fee	66.92	1,000.00	4,537.85	7,000.00	12,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	698.18	346.67	2,161.44	2,426.69	4,160.00
59000-6 · COS Lab Fees- Sewer	288.00		3,569.08		
Total 59000 · COS-Lab Fees	986.18	346.67	5,730.52	2,426.69	4,160.00
Total COGS	14,506.98	15,265.42	96,787.97	106,857.94	183,185.00
Gross Profit	20,128.81	20,913.76	190,506.25	146,396.32	250,965.03
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	16.67	0.00	116.69	200.00
77600-6 · Website - Sewer	0.00	16.67	0.00	116.69	200.00
Total 77600 · Website	0.00	33.34	0.00	233.38	400.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	882.14	375.00	6,326.58	2,625.00	4,500.00
59610-6 · Install New Service Taps-Sewer	0.00	375.00	4,641.68	2,625.00	4,500.00
Total 59610 · Install New Service Taps	882.14	750.00	10,968.26	5,250.00	9,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	7.50	25.00	68.59	175.00	300.00
62000-6 · Bank Charges - Sewer	7.50	25.00	61.09	175.00	300.00
62000 · Bank Charges - Other	0.00		7.50		
Total 62000 · Bank Charges	15.00	50.00	137.18	350.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	150.00		650.00		
62400-5 · Bookkeeping - Water	150.00		650.00		
Total 62400 · Bookkeeping	300.00		1,300.00		
62500 · Accounting					

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**July 2019**

	Jul 19	Budget	Jan - Jul 19	YTD Budget	Annual Budget
62500-5 · Accounting - Water	435.00	416.67	915.00	2,916.69	5,000.00
62500-6 · Accounting - Sewer	290.00	416.67	770.00	2,916.69	5,000.00
<b>Total 62500 · Accounting</b>	<b>725.00</b>	<b>833.34</b>	<b>1,685.00</b>	<b>5,833.38</b>	<b>10,000.00</b>
62600 · Billing Services					
62600-5 · Billing - Water	500.00	700.00	4,495.63	4,900.00	8,400.00
62600-6 · Billing - Sewer	500.00	700.00	4,495.62	4,900.00	8,400.00
<b>Total 62600 · Billing Services</b>	<b>1,000.00</b>	<b>1,400.00</b>	<b>8,991.25</b>	<b>9,800.00</b>	<b>16,800.00</b>
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	208.33	0.00	1,458.31	2,500.00
62804-6 · Professional Engineer - Sewer	750.00	291.67	1,250.00	2,041.69	3,500.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	1,166.69	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	83.33	0.00	583.31	1,000.00
<b>Total 62800 · Total Contract Services</b>	<b>750.00</b>	<b>750.00</b>	<b>1,250.00</b>	<b>5,250.00</b>	<b>9,000.00</b>
63000 · Legal/Appraisal					
63000-5 · Legal/Appraisal - Water	5.00	600.00	2,756.33	4,200.00	7,200.00
63000-6 · Legal/Appraisal - Sewer	0.00	600.00	2,751.32	4,200.00	7,200.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	7,609.30	983.33	29,109.19	6,883.31	11,800.00
63100-6 · Lawsuit 2017/18-Sewer	7,609.30	983.33	29,109.18	6,883.31	11,800.00
<b>Total 63000 · Legal/Appraisal</b>	<b>15,223.60</b>	<b>3,166.66</b>	<b>63,726.02</b>	<b>22,166.62</b>	<b>38,000.00</b>
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	77.08	89.23	539.56	925.00
63500-6 · Dues/Subscriptions - Sewer	0.00	77.08	89.22	539.56	925.00
63501 · CTWC Subscription	0.00	166.67	0.00	1,166.69	2,000.00
<b>Total 63500 · Dues &amp; Subscriptions</b>	<b>0.00</b>	<b>320.83</b>	<b>178.45</b>	<b>2,245.81</b>	<b>3,850.00</b>
64000 · Regulatory System Fee					
64010-6 · TCEQ Annual Fee - Sewer	0.00	125.00	0.00	875.00	1,500.00
64020-5 · TCEQ Annual Water System Fee	0.00	62.50	0.00	437.50	750.00
<b>Total 64000 · Regulatory System Fee</b>	<b>0.00</b>	<b>187.50</b>	<b>0.00</b>	<b>1,312.50</b>	<b>2,250.00</b>
65500 · Insurance					
65500-5 · Insurance - Water	0.00	666.67	7,080.28	4,666.69	8,000.00
65500-6 · Insurance - Sewer	0.00	666.67	7,080.27	4,666.69	8,000.00
<b>Total 65500 · Insurance</b>	<b>0.00</b>	<b>1,333.34</b>	<b>14,160.55</b>	<b>9,333.38</b>	<b>16,000.00</b>
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	858.57	875.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	658.21	875.00	1,500.00
<b>Total 66000 · Office Supplies</b>	<b>0.00</b>	<b>250.00</b>	<b>1,516.78</b>	<b>1,750.00</b>	<b>3,000.00</b>
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	698.31	250.00	2,092.08	1,750.00	3,000.00
66500-6 · Telephone/Internet - Sewer	200.95	250.00	1,851.89	1,750.00	3,000.00
<b>Total 66500 · Telephone and Internet</b>	<b>899.26</b>	<b>500.00</b>	<b>3,943.97</b>	<b>3,500.00</b>	<b>6,000.00</b>
67000 · Postage & Shipping Expense					

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Windermere Oaks W.S.C.  
**Profit & Loss Budget Performance**  
July 2019

	Jul 19	Budget	Jan - Jul 19	YTD Budget	Annual Budget
67000-5 · Postage & Shipping - Water	100.00	166.67	610.04	1,166.69	2,000.00
67000-6 · Postage & Shipping - Sewer	176.85	166.67	747.43	1,166.69	2,000.00
Total 67000 · Postage & Shipping Expense	276.85	333.34	1,357.47	2,333.38	4,000.00
68000 · Equipment Rental Expense	0.00	83.33	0.00	583.31	1,000.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	830.89	2,916.67	11,641.00	20,416.69	35,000.00
68500-6 · Repairs & Maintenance - Sewer	425.00	833.33	2,455.25	5,833.31	10,000.00
68522-5 · Barge Storm Damage 10/16/18 (Barge only storm damage)	0.00	500.00	42,747.78	3,500.00	6,000.00
Total 68500 · Repairs & Maintenance	1,255.89	4,250.00	56,844.03	29,750.00	51,000.00
68550 · Sludge Removal	90.00		90.00		
68600 · Repair Parts					
68600-5 · Repair Parts - Water	189.55	933.33	3,983.68	6,533.31	11,200.00
68600-6 · Repair Parts - Sewer	0.00	400.00	0.00	2,800.00	4,800.00
Total 68600 · Repair Parts	189.55	1,333.33	3,983.68	9,333.31	16,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	84.00	437.50	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	84.00	437.50	750.00
Total 69000 · Printing Expense	0.00	125.00	168.00	875.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	0.00	1,166.67	0.00	8,166.69	14,000.00
71500-6 · Interest Expense - Sewer	965.04		7,085.01		
Total 71500 · Interest Expense	965.04	1,166.67	7,085.01	8,166.69	14,000.00
72100 · Taxes-Property	0.00	3.33	0.00	23.31	40.00
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	0.00	104.17	587.50	729.19	1,250.00
77500-6 · Meetings/Conferences-Sewer	0.00	104.17	242.50	729.19	1,250.00
Total 77500 · Meetings/Conferences	0.00	208.34	830.00	1,458.38	2,500.00
Total Expense	22,572.33	17,078.35	178,215.65	119,548.45	204,940.00
Net Ordinary Income	-2,443.52	3,835.41	12,290.60	26,847.87	46,025.03
Other Income/Expense					
Other Income					
41000 · Interest Income	43.34		292.63		
Total Other Income	43.34		292.63		
Other Expense					
72500 · Depreciation Expense	0.00	4,666.67	0.00	32,666.69	56,000.00
Total Other Expense	0.00	4,666.67	0.00	32,666.69	56,000.00
Net Other Income	43.34	-4,666.67	292.63	-32,666.69	-56,000.00
Net Income	-2,400.18	-831.26	12,583.23	-5,818.82	-9,974.97

**Windermere Oaks WSC  
Summary of Income/Expense  
August 31, 2019**

Income		\$	96,206.54
Expenses			<u>(24,223.28)</u>
Net Income/(Loss)		\$	71,983.26
Bank Account Balances			
Checking		\$	135,090.07
MM+			60,111.05
Capital Expenditure Reserve			<u>41,982.58</u>
Total:		\$	237,183.70
WWTP Loan Balance		\$	237,431.63
Debt to service coverage ratio:			
	2019	2018	
Net operating income	71,983.26	25,560.46	
Debt service	33,261.68	33,261.68	
DSCR	2.16	0.77	
Debt to capital ratio:			
Debt	237,431.63	274,901.54	
Total capital	1,501,196.88	1,444,515.03	
Debt to capital	0.16	0.19	
Days cash on hand:			
Cash on hand	237,183.70	169,598.18	
Budgeted annual expense less depreciation	394,215	331,490	
Days cash on hand	219.61 *	186.74	

\* Assumption here is that no additional income will be received through the end of the year.

**Capital Expenditures Reserves**  
**August 31, 2019**

<b>Project</b>	<b>Budget</b>	<b>Paid to Date</b>	<b>Balance</b>	<b>Comments</b>
Tennis Village Lift Station	53,000.00	9,888.34		
Tennis Village Lift Station Final	7,666.52			BOD approved 8/30/17
1st Draw Water Mmgt. Pumps and tanks		27,416.52		
2nd Draw Water Mmgt.		12,500.00		
3rd Draw Water Mmgt		10,000.00		
<b>Total Expenses</b>	<b>60,666.52</b>	<b>59,804.86</b>	<b>861.66</b>	

Beginning C/E Reserve Income Balance			41,982.58
Monthly Transfers from Checking (01/31/19)			
Expenses (2017/2018)			
Barge Damage Expenses/Tranfers			-
<b>Grand Total Reserve Income Balance</b>			<b>41,982.58</b>

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Cash Basis

## Windermere Oaks W.S.C.

## Balance Sheet

As of August 31, 2019

	Aug 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
10200 Cash in Bank-2100725	135,090.07
10205 - Capital Expenditures Reserve	41,982.58
10400 - MM/Contingency Funds-128546	60,111.05
<b>Total Checking/Savings</b>	<b>237,183.70</b>
<b>Total Current Assets</b>	<b>237,183.70</b>
<b>Fixed Assets</b>	
15402 - Water Plant Generator (New Generator)	680.00
15401 - Tennis Village Lift Station (Replace Lift Station)	59,804.86
15000 - Furniture & Fixtures	2,572.62
15100 - Equipment	109,418.15
15200 - Fence	19,017.66
15300 - Water Treatment Facility	191,994.20
15310 - 2004 Water Plant Expansion	6,500.00
15340 - 3-Phase Electrical Upgrade	8,699.00
15350 - 2004 Water Storage Tank	70,649.95
15400 - Improvements	34,888.96
15500 - Building	3,377.58
15600 - Sewer Plant	125,233.87
15650 - Barge Replacement	652.27
15700 - Hydrotank Foundation	9,599.19
15750 - Boat	4,000.00
15800 - Decant Lagoon	18,475.51
15850 - 2014 WW Treatment Plant (Expenditures for WWTP)	788,648.35
15851 - Total Land	
16800 - Lot 253	6,403.75
16900 - Land	54,705.69
<b>Total 15851 - Total Land</b>	<b>61,109.44</b>
15900 - Sewer Plant Bldg new	18,277.70
15950 - 2007 Water Treatment Plant	679,210.33
17000 - Accumulated Depreciation	-848,935.83
<b>Total Fixed Assets</b>	<b>1,363,873.81</b>
<b>Other Assets</b>	
19300 - Standby Fees Delinquent	6,008.00
<b>Total Other Assets</b>	<b>6,008.00</b>
<b>TOTAL ASSETS</b>	<b>1,607,065.51</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
25000 - Water & Sewer Taxes Payable	2,853.38
<b>Total Other Current Liabilities</b>	<b>2,853.38</b>
<b>Total Current Liabilities</b>	<b>2,853.38</b>
<b>Long Term Liabilities</b>	
27500 - Membership Fees Refundabl	103,015.25
27750 - Loan ABT WWTP April 4 2014 (This is first loan for WWTP)	237,431.63
<b>Total Long Term Liabilities</b>	<b>340,446.88</b>
<b>Total Liabilities</b>	<b>343,300.26</b>
<b>Equity</b>	
39005 - Retained Earnings	1,179,198.76
Net Income	84,566.49

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Windermere Oaks W.S.C.  
**Balance Sheet**  
As of August 31, 2019

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	Aug 31, 19
Total Equity	1,263,765.25
TOTAL LIABILITIES & EQUITY	<u>1,607,065.51</u>

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**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**August 2019**

	Aug 19	Budget	Jan - Aug 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	83.34	1,375.00	16,632.34	11,000.00	16,500.00
40000-6 · Standby Fees - Sewer	83.34	1,375.00	16,632.34	11,000.00	16,500.00
<b>Total 40000 · Standby Fees</b>	<b>166.68</b>	<b>2,750.00</b>	<b>33,264.68</b>	<b>22,000.00</b>	<b>33,000.00</b>
40200 · Water & Sewer Services					
40200-5 · Water Services	22,684.90	17,916.67	143,432.30	143,333.36	215,000.00
40200-6 · Sewer Services	14,235.79	11,666.67	93,649.15	93,333.36	140,000.03
40200 · Water & Sewer Services - Other	0.00		-127.42		
<b>Total 40200 · Water &amp; Sewer Services</b>	<b>36,920.69</b>	<b>29,583.34</b>	<b>236,954.03</b>	<b>236,666.72</b>	<b>355,000.03</b>
40300 · Late Charges					
40300-5 · Late Charges - Water	222.43	375.00	2,349.55	3,000.00	4,500.00
40300-6 · Late Charges - Sewer	150.22	250.00	1,480.30	2,000.00	3,000.00
<b>Total 40300 · Late Charges</b>	<b>372.65</b>	<b>625.00</b>	<b>3,829.85</b>	<b>5,000.00</b>	<b>7,500.00</b>
40400 · Membership Fees	0.00		-1,780.32		
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	-201.25	12.50	-181.12	100.00	150.00
40410-6 · Membership Transfer Fees-Sewer	-201.25	12.50	-181.13	100.00	150.00
40410 · Membership Transfer Fees - Other	0.00		120.75		
<b>Total 40410 · Membership Transfer Fees</b>	<b>-402.50</b>	<b>25.00</b>	<b>-241.50</b>	<b>200.00</b>	<b>300.00</b>
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	0.00	1,150.00	18,400.00	9,200.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	0.00	1,150.00	18,400.00	9,200.00	13,800.00
<b>Total 40500 · Equity Buy-in Fees</b>	<b>0.00</b>	<b>2,300.00</b>	<b>36,800.00</b>	<b>18,400.00</b>	<b>27,600.00</b>
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	7,762.50	3,450.00	5,175.00
40600-6 · Sewer Taps	0.00	431.25	7,762.50	3,450.00	5,175.00
<b>Total 40600 · Water &amp; Sewer Taps</b>	<b>0.00</b>	<b>862.50</b>	<b>15,525.00</b>	<b>6,900.00</b>	<b>10,350.00</b>
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	-660.13		-660.13		
44000-5 · Regulatory Assess Fee Ref - Wat	-1,046.69		-1,046.69		
<b>Total 44000 · Regulatory Assessment fee refun</b>	<b>-1,706.82</b>		<b>-1,706.82</b>		
46400 · Reconnect fee					
46400-5 · Reconnect Fee - Water	0.00	16.67	0.00	133.36	200.00
46400-6 · Reconnect Fee - Sewer	0.00	16.67	0.00	133.36	200.00
<b>Total 46400 · Reconnect fee</b>	<b>0.00</b>	<b>33.34</b>	<b>0.00</b>	<b>266.72</b>	<b>400.00</b>
48000 · Miscellaneous Income	60,855.84		60,855.84		
<b>Total Income</b>	<b>96,206.54</b>	<b>36,179.18</b>	<b>383,500.76</b>	<b>289,433.44</b>	<b>434,150.03</b>
Cost of Goods Sold					
50000 · COS-Operator					



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Windermere Oaks W.S.C.  
**Profit & Loss Budget Performance**  
August 2019

	Aug 19	Budget	Jan - Aug 19	YTD Budget	Annual Budget
50000-5 · COS Operator - Water	6,343.75	6,682.83	50,840.00	53,462.64	80,194.00
50000-6 · COS Operator - Sewer	3,456.25	3,598.42	27,650.00	28,787.36	43,181.00
Total 50000 · COS-Operator	9,800.00	10,281.25	78,490.00	82,250.00	123,375.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	1,312.87	943.25	5,182.23	7,546.00	11,319.00
57000-6 · COS Chemicals - Sewer	0.00	19.25	0.00	154.00	231.00
Total 57000 · COS-Chemicals	1,312.87	962.50	5,182.23	7,700.00	11,550.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	851.02	1,116.50	7,118.82	8,932.00	13,398.00
57500-6 · COS Electricity -Sewer	923.77	808.50	6,531.21	6,468.00	9,702.00
Total 57500 · COS-Electricity	1,774.79	1,925.00	13,650.03	15,400.00	23,100.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	345.00	695.00	2,760.00	4,140.00
58000-6 · COS-Sludge Removal - Sewer	0.00	405.00	1,390.00	3,240.00	4,860.00
Total 58000 · COS-Sludge Removal	0.00	750.00	2,085.00	6,000.00	9,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	425.87	600.00	2,835.04	4,800.00	7,200.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	283.91	400.00	2,412.59	3,200.00	4,800.00
Total 58500 · LCRA - Raw Water Fee	709.78	1,000.00	5,247.63	8,000.00	12,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	1,248.18	346.67	3,409.62	2,773.36	4,160.00
59000-6 · COS Lab Fees- Sewer	312.00		3,881.08		
Total 59000 · COS-Lab Fees	1,560.18	346.67	7,290.70	2,773.36	4,160.00
Total COGS	15,157.62	15,265.42	111,945.59	122,123.36	183,185.00
Gross Profit	81,048.92	20,913.76	271,555.17	167,310.08	250,965.03
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	16.67	0.00	133.36	200.00
77600-6 · Website - Sewer	0.00	16.67	0.00	133.36	200.00
Total 77600 · Website	0.00	33.34	0.00	266.72	400.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	180.00	375.00	6,506.58	3,000.00	4,500.00
59610-6 · Install New Service Taps-Sewer	187.75	375.00	4,829.43	3,000.00	4,500.00
Total 59610 · Install New Service Taps	367.75	750.00	11,336.01	6,000.00	9,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	12.33	25.00	80.92	200.00	300.00
62000-6 · Bank Charges - Sewer	12.33	25.00	73.42	200.00	300.00
62000 · Bank Charges - Other	0.00		7.50		
Total 62000 · Bank Charges	24.66	50.00	161.84	400.00	600.00

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**August 2019**

	Aug 19	Budget	Jan - Aug 19	YTD Budget	Annual Budget
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00		890.00		
62400-5 · Bookkeeping - Water	240.00		890.00		
Total 62400 · Bookkeeping	480.00		1,780.00		
62500 · Accounting					
62500-5 · Accounting - Water	0.00	416.67	915.00	3,333.36	5,000.00
62500-6 · Accounting - Sewer	0.00	416.67	770.00	3,333.36	5,000.00
Total 62500 · Accounting	0.00	833.34	1,685.00	6,666.72	10,000.00
62600 · Billing Services					
62600-5 · Billing - Water	600.00	700.00	5,095.63	5,600.00	8,400.00
62600-6 · Billing - Sewer	600.00	700.00	5,095.62	5,600.00	8,400.00
Total 62600 · Billing Services	1,200.00	1,400.00	10,191.25	11,200.00	16,800.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	208.33	0.00	1,666.64	2,500.00
62804-6 · Professional Engineer - Sewer	0.00	291.67	1,250.00	2,333.36	3,500.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	1,333.36	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	83.33	0.00	666.64	1,000.00
Total 62800 · Total Contract Services	0.00	750.00	1,250.00	6,000.00	9,000.00
63000 · Legal/Appraisal					
63000-5 · Legal/Appraisal - Water	470.50	600.00	3,226.83	4,800.00	7,200.00
63000-6 · Legal/Appraisal - Sewer	470.50	600.00	3,221.82	4,800.00	7,200.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	0.00	983.33	29,109.19	7,866.64	11,800.00
63100-6 · Lawsuit 2017/18-Sewer	0.00	983.33	29,109.18	7,866.64	11,800.00
Total 63000 · Legal/Appraisal	941.00	3,166.66	64,667.02	25,333.28	38,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	77.08	89.23	616.64	925.00
63500-6 · Dues/Subscriptions - Sewer	0.00	77.08	89.22	616.64	925.00
63501 · CTWC Subscription	0.00	166.67	0.00	1,333.36	2,000.00
Total 63500 · Dues & Subscriptions	0.00	320.83	178.45	2,566.64	3,850.00
64000 · Regulatory System Fee					
64010-6 · TCEQ Annual Fee - Sewer	0.00	125.00	0.00	1,000.00	1,500.00
64020-5 · TCEQ Annual Water System Fee	0.00	62.50	0.00	500.00	750.00
Total 64000 · Regulatory System Fee	0.00	187.50	0.00	1,500.00	2,250.00
65500 · Insurance					
65500-5 · Insurance - Water	0.00	666.67	7,080.28	5,333.36	8,000.00
65500-6 · Insurance - Sewer	0.00	666.67	7,080.27	5,333.36	8,000.00
Total 65500 · Insurance	0.00	1,333.34	14,160.55	10,666.72	16,000.00
66000 · Office Supplies					
66000-5 · Office Supplies - Water	372.00	125.00	1,230.57	1,000.00	1,500.00
66000-6 · Office Supplies - Sewer	443.38	125.00	1,101.59	1,000.00	1,500.00
Total 66000 · Office Supplies	815.38	250.00	2,332.16	2,000.00	3,000.00

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**August 2019**

	Aug 19	Budget	Jan - Aug 19	YTD Budget	Annual Budget
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	165.50	250.00	2,257.58	2,000.00	3,000.00
66500-6 · Telephone/Internet - Sewer	205.51	250.00	2,057.40	2,000.00	3,000.00
<b>Total 66500 · Telephone and Internet</b>	<b>371.01</b>	<b>500.00</b>	<b>4,314.98</b>	<b>4,000.00</b>	<b>6,000.00</b>
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	50.00	166.67	660.04	1,333.36	2,000.00
67000-6 · Postage & Shipping - Sewer	50.00	166.67	797.43	1,333.36	2,000.00
<b>Total 67000 · Postage &amp; Shipping Expense</b>	<b>100.00</b>	<b>333.34</b>	<b>1,457.47</b>	<b>2,666.72</b>	<b>4,000.00</b>
68000 · Equipment Rental Expense	0.00	83.33	0.00	666.64	1,000.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	1,545.00	2,916.67	13,186.00	23,333.36	35,000.00
68500-6 · Repairs & Maintenance - Sewer	415.00	833.33	2,870.25	6,666.64	10,000.00
68522-5 · Barge Storm Damage 10/16/18 (Barge only storm damage)	0.00	500.00	42,747.78	4,000.00	6,000.00
<b>Total 68500 · Repairs &amp; Maintenance</b>	<b>1,960.00</b>	<b>4,250.00</b>	<b>58,804.03</b>	<b>34,000.00</b>	<b>51,000.00</b>
68550 · Sludge Removal	0.00		90.00		
68600 · Repair Parts					
68600-5 · Repair Parts - Water	1,724.47	933.33	5,708.15	7,466.64	11,200.00
68600-6 · Repair Parts - Sewer	96.83	400.00	96.83	3,200.00	4,800.00
<b>Total 68600 · Repair Parts</b>	<b>1,821.30</b>	<b>1,333.33</b>	<b>5,804.98</b>	<b>10,666.64</b>	<b>16,000.00</b>
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	84.00	500.00	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	84.00	500.00	750.00
<b>Total 69000 · Printing Expense</b>	<b>0.00</b>	<b>125.00</b>	<b>168.00</b>	<b>1,000.00</b>	<b>1,500.00</b>
71500 · Interest Expense					
71500-5 · Interest Expense - Water	0.00	1,166.67	0.00	9,333.36	14,000.00
71500-6 · Interest Expense - Sewer	984.56		8,069.57		
<b>Total 71500 · Interest Expense</b>	<b>984.56</b>	<b>1,166.67</b>	<b>8,069.57</b>	<b>9,333.36</b>	<b>14,000.00</b>
72100 · Taxes-Property	0.00	3.33	0.00	26.64	40.00
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	0.00	104.17	587.50	833.36	1,250.00
77500-6 · Meetings/Conferences-Sewer	0.00	104.17	242.50	833.36	1,250.00
<b>Total 77500 · Meetings/Conferences</b>	<b>0.00</b>	<b>208.34</b>	<b>830.00</b>	<b>1,666.72</b>	<b>2,500.00</b>
<b>Total Expense</b>	<b>9,065.66</b>	<b>17,078.35</b>	<b>187,281.31</b>	<b>136,626.80</b>	<b>204,940.00</b>
<b>Net Ordinary Income</b>	<b>71,983.26</b>	<b>3,835.41</b>	<b>84,273.86</b>	<b>30,683.28</b>	<b>46,025.03</b>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
41000 · Interest Income	0.00		292.63		
<b>Total Other Income</b>	<b>0.00</b>		<b>292.63</b>		
<b>Other Expense</b>					
72500 · Depreciation Expense	0.00	4,666.67	0.00	37,333.36	56,000.00

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Cash Basis

Windermere Oaks W.S.C.  
**Profit & Loss Budget Performance**  
August 2019

	Aug 19	Budget	Jan - Aug 19	YTD Budget	Annual Budget
Total Other Expense	0.00	4,666.67	0.00	37,333.36	56,000.00
Net Other Income	0.00	-4,666.67	292.63	-37,333.36	-56,000.00
Net Income	71,983.26	-831.26	84,566.49	-6,650.08	-9,974.97

**Windermere Oaks WSC  
Summary of Income/Expense  
September 30, 2019**

Income		\$	36,695.71
Expenses			<u>(48,135.56)</u>
Net Income/(Loss)		\$	(11,439.85)
Bank Account Balances			
Checking		\$	87,062.90
MM+			61,196.38
Capital Expenditure Reserve			<u>41,982.58</u>
Total:		\$	190,241.86
WWTP Loan Balance		\$	234,245.51
Debt to service coverage ratio:	2019	2018	
Net operating income	<u>(11,525.18)</u>	<u>7,607.79</u>	
Debt service	37,419.39	37,419.39	
DSCR	(0.31)	0.20	
Debt to capital ratio:			
Debt	234,245.51	274,901.54	
Total capital	1,487,269.09	1,444,515.03	
Debt to capital	0.16	0.19	
Days cash on hand:			
Cash on hand	237,183.70	169,598.18	
Budgeted annual expense less depreciation	394,215	331,490	
Days cash on hand	219.61 *	186.74	

\* Assumption here is that no additional income will be received through the end of the year.

**Capital Expenditures Reserves  
September 30, 2019**

<b>Project</b>	<b>Budget</b>	<b>Paid to Date</b>	<b>Balance</b>	<b>Comments</b>
Tennis Village Lift Station	53,000.00	9,888.34		
Tennis Village Lift Station Final	7,666.52			BOD approved 8/30/17
1st Draw Water Mmgt. Pumps and tanks		27,416.52		
2nd Draw Water Mmgt.		12,500.00		
3rd Draw Water Mmgt		10,000.00		
<b>Total Expenses</b>	<b>60,666.52</b>	<b>59,804.86</b>	<b>861.66</b>	

Beginning C/E Reserve Income Balance			41,982.58
Monthly Transfers from Checking (01/31/19)			
Expenses (2017/2018)			
Barge Damage Expenses/Tranfers			-
<b>Grand Total Reserve Income Balance</b>			<b>41,982.58</b>

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Cash Basis

**Windermere Oaks W.S.C.**  
**Balance Sheet**  
 As of September 30, 2019

	Sep 30, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
10200 Cash in Bank-2100725	87,062.90
10205 · Capital Expenditures Reserve	41,982.58
10400 · MM/Contingency Funds-128546	60,196.38
<b>Total Checking/Savings</b>	189,241.86
<b>Total Current Assets</b>	189,241.86
<b>Fixed Assets</b>	
15402 · Water Plant Generator (New Generator)	35,680.00
15401 · Tennis Village Lift Station (Replace Lift Station)	59,804.86
15000 · Furniture & Fixtures	2,572.62
15100 · Equipment	109,418.15
15200 · Fence	19,017.66
15300 · Water Treatment Facility	191,994.20
15310 · 2004 Water Plant Expansion	6,500.00
15340 · 3-Phase Electrical Upgrade	8,699.00
15350 · 2004 Water Storage Tank	70,649.95
15400 · Improvements	34,888.96
15500 · Building	3,377.58
15600 · Sewer Plant	125,233.87
15650 · Barge Replacement	652.27
15700 · Hydrotank Foundation	9,599.19
15750 · Boat	4,000.00
15800 · Decant Lagoon	18,475.51
15850 · 2014 WW Treatment Plant (Expenditures for WWTP)	788,648.35
15851 · Total Land	
16800 · Lot 253	6,403.75
16900 · Land	54,705.69
<b>Total 15851 · Total Land</b>	61,109.44
15900 · Sewer Plant Bldg new	18,277.70
15950 · 2007 Water Treatment Plant	679,210.33
17000 · Accumulated Depreciation	-848,935.83
<b>Total Fixed Assets</b>	1,398,873.81
<b>Other Assets</b>	
19300 · Standby Fees Delinquent	6,008.00
<b>Total Other Assets</b>	6,008.00
<b>TOTAL ASSETS</b>	<b>1,594,123.67</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	3,034.33
<b>Total Current Liabilities</b>	3,034.33
<b>Long Term Liabilities</b>	
27500 · Membership Fees Refundabl	103,820.25
27750 · Loan ABT WWTP April 4 2014 (This is first loan for WWTP)	234,245.51
<b>Total Long Term Liabilities</b>	338,065.76
<b>Total Liabilities</b>	341,100.09
<b>Equity</b>	
39005 · Retained Earnings	1,179,198.76
Net Income	73,824.82
<b>Total Equity</b>	1,253,023.58
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,594,123.67</b>

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Cash Basis

Windermere Oaks W.S.C.  
**Profit & Loss Budget Performance**  
September 2019

	Sep 19	Budget	Jan - Sep 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	0.00	1,375.00	16,632.34	12,375.00	16,500.00
40000-6 · Standby Fees - Sewer	0.00	1,375.00	16,632.34	12,375.00	16,500.00
Total 40000 · Standby Fees	0.00	2,750.00	33,264.68	24,750.00	33,000.00
40200 · Water & Sewer Services					
40200-5 · Water Services	23,146.03	17,916.66	166,578.33	161,250.02	215,000.00
40200-6 · Sewer Services	13,170.89	11,666.66	106,820.04	105,000.02	140,000.03
40200 · Water & Sewer Services - Other	0.00		-127.42		
Total 40200 · Water & Sewer Services	36,316.92	29,583.32	273,270.95	266,250.04	355,000.03
40300 · Late Charges					
40300-5 · Late Charges - Water	181.30	375.00	2,530.85	3,375.00	4,500.00
40300-6 · Late Charges - Sewer	112.16	250.00	1,592.46	2,250.00	3,000.00
Total 40300 · Late Charges	293.46	625.00	4,123.31	5,625.00	7,500.00
40400 · Membership Fees	0.00		-1,780.32		
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	0.00	12.50	-181.12	112.50	150.00
40410-6 · Membership Transfer Fees-Sewer	0.00	12.50	-181.13	112.50	150.00
40410 · Membership Transfer Fees - Other	0.00		120.75		
Total 40410 · Membership Transfer Fees	0.00	25.00	-241.50	225.00	300.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	0.00	1,150.00	18,400.00	10,350.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	0.00	1,150.00	18,400.00	10,350.00	13,800.00
Total 40500 · Equity Buy-in Fees	0.00	2,300.00	36,800.00	20,700.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	7,762.50	3,881.25	5,175.00
40600-6 · Sewer Taps	0.00	431.25	7,762.50	3,881.25	5,175.00
Total 40600 · Water & Sewer Taps	0.00	862.50	15,525.00	7,762.50	10,350.00
42000 · Insurance Claim Settlements	0.00		59,855.84		
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00		-660.13		
44000-5 · Regulatory Assess Fee Ref - Wat	0.00		-1,046.69		
Total 44000 · Regulatory Assessment fee refun	0.00		-1,706.82		
46400 · Reconnect fee					
46400-5 · Reconnect Fee - Water	0.00	16.66	0.00	150.02	200.00
46400-6 · Reconnect Fee - Sewer	0.00	16.66	0.00	150.02	200.00
Total 46400 · Reconnect fee	0.00	33.32	0.00	300.04	400.00
48000 · Miscellaneous Income	0.00		1,000.00		
Total Income	36,610.38	36,179.14	420,111.14	325,612.58	434,150.03
Cost of Goods Sold					



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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**September 2019**

	Sep 19	Budget	Jan - Sep 19	YTD Budget	Annual Budget
50000 · COS-Operator					
50000-5 · COS Operator - Water	6,343.75	6,682.84	57,183.75	60,145.48	80,194.00
50000-6 · COS Operator - Sewer	3,456.25	3,596.41	31,106.25	32,385.77	43,181.00
Total 50000 · COS-Operator	9,800.00	10,281.25	88,290.00	92,531.25	123,375.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	1,609.04	943.25	6,791.27	8,489.25	11,319.00
57000-6 · COS Chemicals - Sewer	0.00	19.25	0.00	173.25	231.00
Total 57000 · COS-Chemicals	1,609.04	962.50	6,791.27	8,662.50	11,550.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	923.76	1,116.50	8,042.58	10,048.50	13,398.00
57500-6 · COS Electricity -Sewer	923.76	808.50	7,454.97	7,276.50	9,702.00
Total 57500 · COS-Electricity	1,847.52	1,925.00	15,497.55	17,325.00	23,100.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	345.00	695.00	3,105.00	4,140.00
58000-6 · COS-Sludge Removal - Sewer	0.00	405.00	1,390.00	3,645.00	4,860.00
Total 58000 · COS-Sludge Removal	0.00	750.00	2,085.00	6,750.00	9,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	468.46	600.00	3,303.50	5,400.00	7,200.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	312.30	400.00	2,724.89	3,600.00	4,800.00
Total 58500 · LCRA - Raw Water Fee	780.76	1,000.00	6,028.39	9,000.00	12,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	45.00	346.66	2,756.44	3,120.02	4,160.00
59000-6 · COS Lab Fees- Sewer	208.00		4,089.08		
Total 59000 · COS-Lab Fees	253.00	346.66	6,845.52	3,120.02	4,160.00
Total COGS	14,290.32	15,265.41	125,537.73	137,388.77	183,185.00
Gross Profit	22,320.06	20,913.73	294,573.41	188,223.81	250,965.03
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	16.66	0.00	150.02	200.00
77600-6 · Website - Sewer	0.00	16.66	0.00	150.02	200.00
Total 77600 · Website	0.00	33.32	0.00	300.04	400.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	1,306.36	375.00	7,812.94	3,375.00	4,500.00
59610-6 · Install New Service Taps-Sewer	250.00	375.00	5,079.43	3,375.00	4,500.00
Total 59610 · Install New Service Taps	1,556.36	750.00	12,892.37	6,750.00	9,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	7.50	25.00	88.42	225.00	300.00
62000-6 · Bank Charges - Sewer	7.50	25.00	80.92	225.00	300.00
62000 · Bank Charges - Other	0.00		7.50		

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**September 2019**

	Sep 19	Budget	Jan - Sep 19	YTD Budget	Annual Budget
Total 62000 · Bank Charges	15.00	50.00	176.84	450.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	412.50		1,302.50		
62400-5 · Bookkeeping - Water	412.50		1,302.50		
Total 62400 · Bookkeeping	825.00		2,605.00		
62500 · Accounting					
62500-5 · Accounting - Water	0.00	416.66	915.00	3,750.02	5,000.00
62500-6 · Accounting - Sewer	0.00	416.66	770.00	3,750.02	5,000.00
Total 62500 · Accounting	0.00	833.32	1,685.00	7,500.04	10,000.00
62600 · Billing Services					
62600-5 · Billing - Water	618.99	700.00	5,714.62	6,300.00	8,400.00
62600-6 · Billing - Sewer	618.99	700.00	5,714.61	6,300.00	8,400.00
Total 62600 · Billing Services	1,237.98	1,400.00	11,429.23	12,600.00	16,800.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	208.34	0.00	1,874.98	2,500.00
62804-6 · Professional Engineer - Sewer	0.00	291.66	1,250.00	2,625.02	3,500.00
62806-5 · Consulting Fees - Water	0.00	166.66	0.00	1,500.02	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	83.34	0.00	749.98	1,000.00
Total 62800 · Total Contract Services	0.00	750.00	1,250.00	6,750.00	9,000.00
63000 · Legal/Appraisal					
63000-5 · Legal/Appraisal - Water	273.00	600.00	3,499.83	5,400.00	7,200.00
63000-6 · Legal/Appraisal - Sewer	273.00	600.00	3,494.82	5,400.00	7,200.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	11,580.80	983.34	40,689.99	8,849.98	11,800.00
63100-6 · Lawsuit 2017/18-Sewer	11,580.80	983.34	40,689.98	8,849.98	11,800.00
Total 63000 · Legal/Appraisal	23,707.60	3,166.68	88,374.62	28,499.96	38,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	77.09	89.23	693.73	925.00
63500-6 · Dues/Subscriptions - Sewer	0.00	77.09	89.22	693.73	925.00
63501 · CTWC Subscription	0.00	166.66	0.00	1,500.02	2,000.00
Total 63500 · Dues & Subscriptions	0.00	320.84	178.45	2,887.48	3,850.00
64000 · Regulatory System Fee					
64010-6 · TCEQ Annual Fee - Sewer	0.00	125.00	0.00	1,125.00	1,500.00
64020-5 · TCEQ Annual Water System Fee	0.00	62.50	0.00	562.50	750.00
Total 64000 · Regulatory System Fee	0.00	187.50	0.00	1,687.50	2,250.00
65500 · Insurance					
65500-5 · Insurance - Water	0.00	666.66	7,080.28	6,000.02	8,000.00
65500-6 · Insurance - Sewer	0.00	666.66	7,080.27	6,000.02	8,000.00
Total 65500 · Insurance	0.00	1,333.32	14,160.55	12,000.04	16,000.00
66000 · Office Supplies					
66000-5 · Office Supplies - Water	68.19	125.00	1,298.76	1,125.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	1,101.59	1,125.00	1,500.00

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Cash Basis

**Windermere Oaks W.S.C.**  
**Profit & Loss Budget Performance**  
**September 2019**

	Sep 19	Budget	Jan - Sep 19	YTD Budget	Annual Budget
Total 66000 · Office Supplies	68.19	250.00	2,400.35	2,250.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	165.50	250.00	2,423.08	2,250.00	3,000.00
66500-6 · Telephone/Internet - Sewer	205.51	250.00	2,262.91	2,250.00	3,000.00
Total 66500 · Telephone and Internet	371.01	500.00	4,685.99	4,500.00	6,000.00
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	196.85	166.66	856.89	1,500.02	2,000.00
67000-6 · Postage & Shipping - Sewer	114.85	166.66	912.28	1,500.02	2,000.00
Total 67000 · Postage & Shipping Expense	311.70	333.32	1,769.17	3,000.04	4,000.00
68000 · Equipment Rental Expense	0.00	83.34	0.00	749.98	1,000.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	3,543.31	2,916.66	16,729.31	26,250.02	35,000.00
68500-6 · Repairs & Maintenance - Sewer	1,037.50	833.34	3,907.75	7,499.98	10,000.00
68522-5 · Barge Storm Damage 10/16/18 (Barge only storm damage)	0.00	500.00	42,747.78	4,500.00	6,000.00
Total 68500 · Repairs & Maintenance	4,580.81	4,250.00	63,384.84	38,250.00	51,000.00
68550 · Sludge Removal	0.00		90.00		
68600 · Repair Parts					
68600-5 · Repair Parts - Water	0.00	933.34	5,708.15	8,399.98	11,200.00
68600-6 · Repair Parts - Sewer	0.00	400.00	96.83	3,600.00	4,800.00
Total 68600 · Repair Parts	0.00	1,333.34	5,804.98	11,999.98	16,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	84.00	562.50	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	84.00	562.50	750.00
Total 69000 · Printing Expense	0.00	125.00	168.00	1,125.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	971.59	1,166.66	971.59	10,500.02	14,000.00
71500-6 · Interest Expense - Sewer	0.00		8,069.57		
Total 71500 · Interest Expense	971.59	1,166.66	9,041.16	10,500.02	14,000.00
72100 · Taxes-Property	0.00	3.34	0.00	29.98	40.00
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	200.00	104.16	787.50	937.52	1,250.00
77500-6 · Meetings/Conferences-Sewer	0.00	104.16	242.50	937.52	1,250.00
Total 77500 · Meetings/Conferences	200.00	208.32	1,030.00	1,875.04	2,500.00
Total Expense	33,845.24	17,078.30	221,126.55	153,705.10	204,940.00
Net Ordinary Income	-11,525.18	3,835.43	73,446.86	34,518.71	46,025.03
Other Income/Expense					
Other Income					
41000 · Interest Income	85.33		377.96		
Total Other Income	85.33		377.96		
Other Expense					

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10/06/19

Cash Basis

Windermere Oaks W.S.C.  
**Profit & Loss Budget Performance**  
 September 2019

	Sep 19	Budget	Jan - Sep 19	YTD Budget	Annual Budget
72500 · Depreciation Expense	0.00	4,666.66	0.00	42,000.02	56,000.00
Total Other Expense	0.00	4,666.66	0.00	42,000.02	56,000.00
Net Other Income	85.33	-4,666.66	377.96	-42,000.02	-56,000.00
Net Income	<b>-11,439.85</b>	<b>-831.23</b>	<b>73,824.82</b>	<b>-7,481.31</b>	<b>-9,974.97</b>