



Filing Receipt

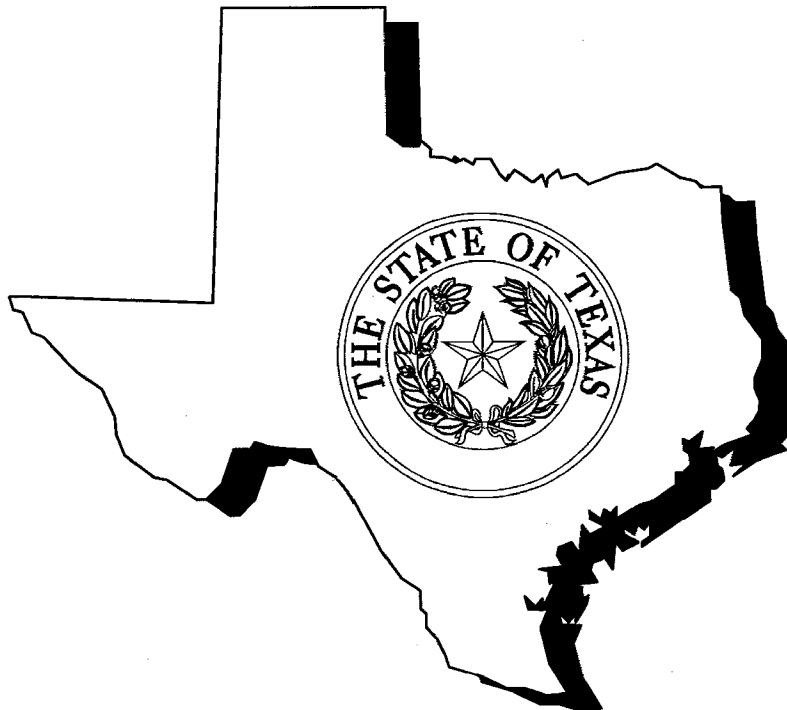
Received - 2023-01-10 01:18:24 PM
Control Number - 50788
ItemNumber - 260

**SOAH DOCKET NO. 473-20-4071.WS
PUC DOCKET NO. 50788**

**RATEPAYERS APPEAL OF THE
DECISION BY WINDERMERE OAKS
WATER SUPPLY CORPORATION TO
CHANGE WATER AND SEWER
RATES**

§
§
§
§
§
§

**BEFORE THE STATE OFFICE
OF
ADMINISTRATIVE HEARINGS**



**SUPPLEMENTAL DIRECT TESTIMONY OF
ANNA GIVENS
RATE REGULATION DIVISION
PUBLIC UTILITY COMMISSION OF TEXAS
JANUARY 10, 2023**

TABLE OF CONTENTS

I.	STATEMENT OF QUALIFICATIONS	1
II.	PURPOSE AND SCOPE OF TESTIMONY	2
III.	SUMMARY OF WINDERMERE’S OTHER REVENUES	4
IV.	SUMMARY OF STAFF’S RECOMMENDATION	6
V.	REFUNDS AND SURCHARGES	8

ATTACHMENTS

Supplemental Attachment AG-1	Staff’s Revenue Requirement Calculation
Supplemental Attachment AG-2	Staff’s Three-Year Average Revenue Offsets
Supplemental Attachment AG-3	List of Previously Filed Testimony
Supplemental Attachment AG-4	Windermere’s Response to Ratepayers RFI 3-5
Supplemental Attachment AG-5	Windermere’s Response to Staff RFI 6-4
Supplemental Attachment AG-6	Windermere’s Response to Staff RFI 6-3

1 **I. STATEMENT OF QUALIFICATIONS**

2 **Q. Please state your name and business address.**

3 A. My name is Anna Givens and my business address is 1701 N. Congress Avenue, Austin,
4 Texas 78701.

5 **Q. By whom are you employed and in what position?**

6 A. I am employed by the Public Utility Commission of Texas (Commission) as Director of
7 Financial Review in the Rate Regulation Division.

8 **Q. On whose behalf are you testifying in this proceeding?**

9 A. I am testifying on behalf of Commission Staff (Staff), whose duty it is to represent the
10 public interest in proceedings related to rates and services of retail public utilities.¹

11 **Q. What are your principal responsibilities at the Public Utility Commission of Texas?**

12 A. My responsibilities include testifying as an expert witness on accounting matters in rate
13 cases and other applications filed with the Commission and participating in the overall
14 examination, review, and analysis of such applications.

15 **Q. Please describe your professional and educational background.**

16 A. In 1991, I received a Bachelor of Business Administration degree in Accounting from the
17 University of Texas. I am a Certified Public Accountant licensed to practice in the State
18 of Texas. From November 1991 to June 1992, I was employed by McLane Corporation
19 as an Accounts Payable Auditor. From June 1992 to October 1996, I was a Securities
20 Analyst for the State Securities Board. In October of 1996, I began employment with the
21 Public Utility Commission of Texas. Since that time, I have reviewed numerous utility
22 filings and have attended a variety of utility-related seminars.

¹ Texas Water Code (TWC) § 13.002(a).

1 **Q. Have you previously filed testimony in regulatory proceedings before the**
2 **Commission?**

3 A. Yes, please see Supplemental Attachment AG-3 for a list of previously filed testimony.

4 **II. PURPOSE AND SCOPE OF TESTIMONY**

5 **Q. What is the purpose of your testimony?**

6 A. The purpose of my testimony is to present my supplemental recommendation regarding
7 the cost of service and revenue requirements, for the purpose of determining the just and
8 reasonable rates under the *Ratepayers Appeal of the Decision by Windermere Oaks Water*
9 *Supply Corporation to Change Water and Sewer Rates* (Application). Windermere Oaks
10 Water Supply Corporation (Windermere) approved the rates that are the subject of this
11 appeal (Appealed Rates) on February 1, 2020.² The rates approved on February 1, 2020
12 went into effect on March 23, 2020 and were appealed by the ratepayers, resulting in this
13 proceeding.³ On June 30, 2022, the Commission issued its *Order Remanding the*
14 *Proceeding* directing the evaluation as to whether allowing recovery of all expenses
15 included in the proposed revenue requirement will result in just and reasonable rates.⁴

16 **Q. What is the scope of your review?**

17 A. My review presents an analysis of the offsets for other revenues to the Appealed Rates
18 that is based on Windermere's direct testimony, the Ratepayers' direct testimony, and
19 Windermere's responses to various requests for information (RFIs).

20 **Q. What standards are you applying to reach your determination regarding the**
21 **reasonableness of Windermere's revenue requirements?**

22 A. I am applying standards set forth in Texas Water Code (TWC) § 13.043(e) and (j), which
23 state:

² Application at Exhibit A.

³ *Id.*

⁴ Order Remanding Proceeding at 7 (Jun. 30, 2022).

(e) In an appeal under Subsection (b), the utility commission shall hear the appeal de novo and shall fix in its final order the rates the governing body should have fixed in the action from which the appeal was taken. The utility commission may establish the effective date for the utility commission's rates at the original effective date as proposed by the service provider, may order refunds or allow a surcharge to recover lost revenues, and may allow recovery of reasonable expenses incurred by the retail public utility in the appeal proceedings. The utility commission may consider only the information that was available to the governing body at the time the governing body made its decision and evidence of reasonable expenses incurred by the retail public utility in the appeal proceedings. The rates established by the utility commission in an appeal under Subsection (b) of this section remain in effect until the first anniversary of the effective date proposed by the retail public utility for the rates being appealed or until changed by the service provider, whichever date is later, unless the utility commission determines that a financial hardship exists.

(g) An applicant requesting service from an affected county or a water supply or sewer service corporation may appeal to the commission a decision of the county or water supply or sewer service corporation affecting the amount to be paid to obtain service other than the regular membership or tap fees. In addition to the factors specified under Subsection (j), in an appeal brought under this subsection the utility commission shall determine whether the amount paid by the applicant is consistent with the tariff of the water supply or sewer service corporation and is reasonably related to the cost of installing on-site and off-site facilities to provide service to that applicant. If the utility commission finds the amount charged to be clearly unreasonable, it shall establish the fee to be paid for that applicant.

(j) In an appeal under this section, the utility commission shall ensure that every rate made, demanded, or received by any retail public utility or by any two or more retail public utilities jointly shall be just and reasonable. Rates shall not be unreasonably preferential, prejudicial, or discriminatory but shall be sufficient, equitable, and consistent in application to each class of customers. The utility commission shall use a methodology that preserves the financial integrity of the retail public utility. For agreements between municipalities the utility commission shall consider the terms of any wholesale water or sewer service agreement in an appellate rate proceeding.

I am also applying standards set forth in 16 Texas Administrative Code (TAC) § 24.101(e)(2) through (5), which state:

The commission shall hear an appeal under this section de novo and fix in its final order the rates the governing body should have fixed in the action from which the appeal was taken. The commission may:

(2) in an appeal under the TWC §13.043(b), include reasonable expenses incurred by the retail public utility in the appeal proceedings;

(3) establish the effective date;

(4) order refunds or allow surcharges to recover lost revenues; and

(5) consider only the information that was available to the governing body at the time the governing body made its decision and evidence of reasonable expenses incurred in the appeal proceedings.

III. SUMMARY OF WINDERMERE'S OTHER REVENUES

Q. Please summarize Windermere's other revenues as they relate to the Appealed Rates.

A. Windermere represents that it collected the following other revenues during the years 2017 through 2019.

Supplemental Table AG-1⁵

Fee or Revenue Type	2017	2018	2019
Standby Fees	\$41,977	\$38,959	\$44,079
Late Charges	\$ 6,750	\$ 8,575	\$ 5,092
Membership Transfer Fees	\$ 70	\$ 350	(\$1,982)
Equity Buy-In Fees	\$24,000	\$41,800	\$50,600
Tap Fees	\$ 8,250	\$16,425	\$20,700
Miscellaneous	\$0	\$ 2,035	\$59,149

⁵ Windermere's Response to Ratepayers' Third Request for Information, Ratepayers 3-5, at Attachment Ratepayers 3-5f (May 19, 2021).

1 **Q. Do you address the treatment of each fee type in your testimony?**

2 A. No. My testimony addresses Windermere's sources of income that result from customers
3 who receive monthly services and standby fees from customers who own lots and will
4 receive service in the future.⁶

5 **Q. Please explain Windermere's Standby Fees.**

6 A. According to its tariff, Windermere assesses a standby fee based upon the following
7 circumstances.

8 **Standby Fee-** The monthly charge assessed each lot of any subdivision in
9 the Corporation's lawful service area where a real estate covenant, deed
10 restriction or other agreement in the landowner's chain of title creates an
11 obligation for the landowner to pay a monthly fee pending the initiation of
12 actual water and/or sewer service. The Standby Fee is \$14.95 per month
13 for water and \$14.95 per month for sewer. If the annual Standby Fees are
14 paid in a lump sum by January 31st, the Standby Fee for water is \$124.20
15 and the Standby Fee for sewer is \$124.20. Standby Fees are levied to offset
16 system maintenance costs and not to fund capacity upgrades.⁷

17 **Q. Please explain Windermere's Late Fees.**

18 A. According to its tariff, Windermere assesses late fees based upon the following
19 circumstances.

20 **Late Payment Fee.** Once per billing period, a penalty of \$10.00 or 10%,
21 whichever is larger, shall be applied to delinquent bills. This late payment
22 penalty shall not be applied to any balance to which the penalty was applied
23 in a previous billing, but shall be applied to any unpaid balance during the
24 current billing period. NOTE: The Corporation cannot charge political
25 subdivisions and state agencies the late payment fee. (Texas Government
26 Code Chapter 2251.021 and Sec. E.16)⁸

27 **Q. Please explain Windermere's Transfer Fees.**

28 A. According to its tariff, Windermere assesses transfer fees based upon the following
29 circumstances.

⁶ Windermere's Response to Staff's Sixth Request for Information, Staff 6-4 (Dec. 12, 2022).

⁷ Direct Testimony of Joe Gimenez at Attachment JG-1, page 43.

⁸ *Id.* at page 44.

Transfer Fee. An Applicant for service who is a Transferee shall complete all required application forms, etc., and pay a Transfer Fee of \$35.00.⁹

Q. Please explain Windermere's Equity Buy-In Fee.

A. According to its tariff, Windermere assesses the equity buy-in fee based upon the following circumstances.

Equity Buy-In Fee. In addition to the Membership Fee, each Applicant for new service that requires a new service tap shall be required to achieve parity with the contributions to the construction of the Corporation's facilities capacity that have been made previously by existing Members. This fee shall be assessed immediately prior to providing service on a per service unit basis for each service requested and shall be assigned and restricted to that property for which the service was originally requested. The fee is \$4,600.00.¹⁰

Q. Please explain the Miscellaneous category of revenues.

A. Miscellaneous revenues represent Windermere's 2019 insurance claim settlements.¹¹

IV SUMMARY OF STAFF'S RECOMMENDATION

Q. Please summarize Staff's recommendation.

A. I recommend that the Commission approve a total revenue requirement of \$356,377. Using the percentages of 60% for water and 40% for wastewater, the water revenue requirement is \$213,826 and the wastewater revenue requirement is \$142,551. As shown in Supplemental Attachment AG-1, I recommend an adjustment of (\$171,337) to the category of Accounting and Legal Fees, which was addressed in the May 5, 2021 testimony originally filed by Staff witness Maxine Gilford. Subtracting this adjustment and my recommended revenue offsets equal to \$48,478, discussed below, from Windermere's total revenue requirement of \$576,192 results in my recommended total revenue requirement of \$356,377.

⁹ *Id.* at page 45.

¹⁰ *Id.* at page 42.

¹¹ Windermere's Response to Commission Staff's Sixth RFI, Staff 6-3 at Attachment Staff 6-3(b), page 96 (Dec. 12, 2022).

1 **Q. Please explain your recommended offsets to Windermere's requested revenue**
2 **requirement.**

3 A. I recommend offsets to Windermere's requested revenue requirement in the amount of
4 (\$48,478). The offsets represent revenue that Windermere receives in addition to its base
5 rates and gallonage rates. I applied a three-year average to determine my recommended
6 offsets for the following revenue categories.

7	Standby Fees	(\$ 41,672)
8	Late Charges	<u>(\$ 6,806)</u>
9	Total	(\$ 48,478)

10 Please refer to Supplemental Attachment AG-2 for the details supporting these calculated
11 three-year averages.

12 **Q. Why do you recommend offsets to Windermere's requested revenue requirement for**
13 **these specific categories of revenues?**

14 A. As provided above in the descriptions of the purpose of the standby fees and late charges,
15 the revenues that Windermere receives for these charges are not associated with annual,
16 ongoing costs to operate its facilities. Because Windermere is member-owned, the
17 benefits of the revenues belong to its members and should be reflected in the annual rates.
18 In order to mitigate any swings in the amount of annual revenues derived from each
19 category, I applied a three-year average to determine the reasonable offset.

20 **Q. Please explain why your recommended revenue offsets do not include the benefits of**
21 **the 2019 insurance settlement.**

22 A. Although the insurance settlement claim amount is a benefit that could inure to the owners
23 and ratepayers because those customers paid the insurance premiums through rates, I
24 recommend that Windermere use those nonrecurring proceeds to pay its nonrecurring
25 litigation expenses.

1 **V. REFUNDS AND SURCHARGES**

2 **Q. What is your recommendation regarding the over-recovery Windermere will have**
3 **collected if the rates as recommended by Staff witness Stephen Mendoza are**
4 **approved?**

5 A. My recommendation is that Windermere refund the difference between the Appealed
6 Rates and the rates recommended by Mr. Mendoza for the period starting on the effective
7 date of March 23, 2020 and the first billing on or about September 1, 2023, if the
8 Commission approves a final rate in this proceeding by that date. I recommend that
9 Windermere provide the refund over the same number of months it was collected, or
10 sooner. If the Commission approves Mr. Mendoza's recommended rates, the calculation
11 of the monthly refunds and surcharges appear in Supplemental Table AG-2. If the
12 Commission approves different rates, I recommend updating Supplemental Table AG-2
13 accordingly.

Supplemental Table AG-2

A	B	C	D= C-B
Meter Size	Windermere Implemented Water and Sewer Rate	Staff Recommended Water and Sewer Rate	Monthly (Refund) or Surcharge
$\frac{3}{4}$ "	\$156.80	\$70.24	(\$86.56)

14 **Q. Does this conclude your direct testimony?**

15 A. Yes.

The following files are not convertible:

Supplemental AG-1 and AG-2 Revenue
Requirement.xlsx

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact centralrecords@puc.texas.gov if you have any questions.

ANNA GIVENS
PUBLIC UTILITY COMMISSION OF TEXAS
LIST OF PREVIOUS TESTIMONY

Docket No. 21384

Application of Entergy Gulf States, Inc. to Implement an Interim Fuel Surcharge
Testimony on Under-recovered Fuel Balance filed October 1999

Docket No. 22352

Application of Central Power and Light Company for Approval of Unbundled Cost of Service
Rate Pursuant to PURA §39.201 and Public Utility Commission Substantive Rule 25.344
Testimony on Cost of Service filed November 2000

Docket No. 22349

Application of Texas New Mexico Power Company for Approval of Unbundled Cost of Service
Rate Pursuant to PURA §39.201 and Public Utility Commission Substantive Rule 25.344
Testimony on Cost of Service filed February 2001

Docket No. 25421

Application of LCRA Transmission Services Corporation to Change Rates for Transmission and
Transformation Utility Cost of Service
Testimony on Cost of Service filed October 2002

Docket No. 26942

Petition of Texas-New Mexico Power Company for Approval of Regulatory Asset Treatment of
Expenses Related to System Benefit Fund Payments
Testimony on Deferred Accounting Treatment filed April 2003

Docket No. 27576

Application of Texas-New Mexico Power Company for Final Reconciliation of Fuel Costs Under
PUC Subst. Rule 25.236(g)
Testimony of Over-recovered Fuel Balance filed July 2003
Supplemental Testimony of Cities' Rate Case Expenses filed August 2003

Docket No. 28906

Application of LCRA Transmission Services Corporation to Change Rates
Testimony on Cost of Service filed May 2004

Docket No. 31544

Application of Entergy Gulf States, Inc. for Recovery of Its Transition to Competition Costs
Testimony on Transition Expenses filed February 6, 2006

Docket No. 32766

Application of Southwestern Public Service Company for Authority to Change Rates;
Reconciliation of Its Fuel Costs for 2004 and 2005; Authority to Revise the Semi Annual Formulae
Originally Approved in Docket No. 27751 Used to Adjust Its Fuel Factors; and Related Relief
Testimony on Cost of Service filed January 12, 2007

Docket No. 34800

Application of Entergy Gulf States, Inc. for Authority to Change Rates and to Reconcile Fuel Costs
Testimony on Cost of Service filed April 18, 2008

Docket No. 35763

Application of Southwestern Public Service Company for Authority to Change Rates, to Reconcile Fuel and Purchased Power Costs for 2006 and 2007, and to Provide a Credit for Fuel Cost Savings
Testimony on Cost of Service filed October 21, 2008

Docket No. 36918

Application of CenterPoint Energy Houston Electric, LLC for Determination of Hurricane Restoration Costs
Testimony on Recovery of Hurricane Ike System Restoration Costs filed July 7, 2009

Docket No. 37744

Application of Entergy Texas, Inc. for Authority to Change Rates and Reconcile Fuel Costs
Testimony on Cost of Service filed June 16, 2010

Docket No. 39896

Application of Entergy Texas, Inc. for Authority to Change Rates and Reconcile Fuel Costs and Obtain Deferred Accounting Treatment
Testimony on Cost of Service filed April 3, 2012

Docket No. 41474

Application of Sharyland Utilities, L.P. to Establish Retail Delivery Rates, Approve Tariff for Retail Delivery Service, and Adjust Wholesale Transmission Rate
Testimony on Cost of Service filed October 28, 2013

Docket No. 42042

Application of Southwestern Public Service Company for Approval of a Transmission Cost Recovery Factor
Testimony on Property Taxes filed May 1, 2014

Docket No. 42448

Application of Southwestern Electric Power Company for Approval of a Transmission Cost Recovery Factor
Testimony on Rate Case Expenses filed July 31, 2014

Docket No. 42004

Application of Southwestern Public Service Company for Authority to Change Rates and to Reconcile Fuel and Purchased Power Costs for the Period July 1, 2012 through June 30, 2013
Testimony in Support of Stipulation filed September 8, 2014

Docket No. 43111

Application of Entergy Texas, Inc. for Approval of a Distribution Cost Recovery Factor Pursuant to P.U.C. Subst. R. 25.243

Testimony on Distribution Cost Recovery Factor Revenue Requirement filed November 5, 2014

Docket No. 43695

Application of Southwestern Public Service Company For Authority to Change Rates

Testimony on Cost of Service filed May 22, 2015

Docket No. 44612

Application of Southwestern Electric Power Company to Adjust Energy Efficiency Cost Recovery Factor and Related Relief

Testimony on Incentive Compensation filed June 11, 2015

Docket No. 44677

Application of El Paso Electric Company for Approval to Revise its Energy Efficiency Cost Recovery Factor and Request to Establish Revised Cost Cap

Testimony on Rate Case Expenses filed July 31, 2015

Docket No. 44698

Application of Southwestern Public Service Company to Adjust its Energy Efficiency Cost Recovery Factor

Testimony on Incentive Compensation and Rate Case Expenses filed July 31, 2015

Docket No. 44941

Application of El Paso Electric Company to Change Rates

Testimony on Cost of Service filed December 18, 2015

Testimony in Support of Stipulation filed April 22, 2016

Docket No. 44498

Review of Rate Case Expenses Incurred by Southwestern Public Service Company and Municipalities in Docket No. 43695

Testimony on Rate-Case Expenses filed May 9, 2016

Docket No. 45928

Application of AEP Texas North Company to Adjust Its Energy Efficiency Cost Recovery Factor and Related Relief

Testimony on Incentive Compensation and Rate Case Expenses filed July 25, 2016

Docket No. 45929

Application of AEP Texas Central Company to Adjust Its Energy Efficiency Cost Recovery Factor and Related Relief

Testimony on Incentive Compensation and Rate Case Expenses filed July 25, 2016

Docket No. 46831

Application of El Paso Electric Company to Change Rates

Testimony on Cost of Service filed June 30, 2017

Testimony in Support of Stipulation and Agreement filed November 2, 2017

Docket No. 47461

Application of Southwestern Electric Power Company for Certificate of Convenience and Necessity Authorization and Related Relief for the Wind Catcher Energy Connection Project

Testimony on Certain Fuel Expense Treatments for Planned Investments in Wind Generation Facilities filed December 11, 2017

Docket No. 47527

Application of Southwestern Public Service Company for Authority to Change Rates

Testimony on Cost of Service filed May 2, 2018

Docket No. 48401

Application of Texas-New Mexico Power Company for Authority to Change Rates

Testimony on Cost of Service filed August 20, 2018

Testimony in Support of Stipulation filed November 12, 2018

Docket No. 48929

Joint Report and Application of Oncor Electric Delivery Company L.L.C., Sharyland Distribution & Transmission Services, L.L.C., Sharyland Utilities, L.P., and Sempra Energy for Regulatory Approvals Under PURA §§ 14.101, 37.154, 39.262, and 39.915

Testimony on Regulatory Recommendations filed March 22, 2019

Docket No. 49494

Application of AEP Texas, Inc. For Authority to Change Rates

Testimony on Cost of Service filed August 1, 2019

Docket No. 48591

Review of Rate Case Expenses Incurred by Texas-New Mexico Power Company and Municipalities in Docket Nos. 48401, 35038, and 41901.

Testimony on Rate-Case Expenses filed August 5, 2019

Docket No. 50733

Application of AEP Texas Inc. to Amend Its Distribution Cost Recovery Factor

Testimony in Support of Stipulation filed May 27, 2020

Docket No. 49916

Application of Entergy Texas, Inc. for Authority to Reconcile Fuel and Purchased Power Costs

Testimony in Support of Stipulation filed June 11, 2020

Docket No. 50685

Application of El Paso Electric Company for Approval of Accounting Treatment for Temporary Reassignment of Jurisdictional Energy

Testimony on Reassignment of Fuel Costs filed August 20, 2020

Docket No. 51100

Application of the City of Lubbock, By and Through Lubbock Power and Light, for Authority to Establish Initial Wholesale Transmission Rates and Tariffs

Testimony on Revenue Requirement filed November 12, 2020

Docket No. 49351

Ratepayers' Appeal of the Decision by Bear Creek Special Utility District to Change Rates

Supplemental Testimony on Rate Case Expenses filed January 20, 2021

Docket No. 50944

Application of Monarch Utilities I L.P. for Authority to Change Rates

Testimony in Support of Stipulation filed July 16, 2021

Docket No. 51802

Application of Southwestern Public Service company for Authority to Change Rates

Testimony on Rate-Case Expenses filed August 20, 2021

Supplemental Testimony on Rate-Case Expenses filed October 13, 2021

Docket No. 52194

Application of CenterPoint Energy Houston Electric, LLC to Adjust Its Energy Efficiency Cost Recovery Factor

Testimony in Support of Stipulation filed October 7, 2021

Docket No. 52397

Application of Southwestern Electric Power Company to Implement a Net Interim Fuel Surcharge

Testimony on Under-Collected Fuel Balance filed October 13, 2021

Docket No. 52210

Application of Southwestern Public Service Company to Implement an Interim Net Surcharge for Under-Collected Fuel Costs

Testimony on Under-Collected Fuel Balance filed October 15, 2021

Docket No. 52195

Application of El Paso Electric Company to Change Rates

Testimony on Rate-Case Expenses filed October 29, 2021

Docket No. 51233

Complaint of John Soules Foods, Inc. Against Southern Utilities Company

Testimony in Support of Agreement filed December 8, 2021

Docket No. 52828

Application of Golden Spread Electric Cooperative, Inc. to Change Wholesale Transmission Service Rates

Testimony on Revenue Requirement filed June 3, 2022

Supplemental Testimony on Rate-Case Expenses filed September 19, 2022

SOAH DOCKET NO. 473-20-4071.WS
PUC DOCKET NO. 50788

**WINDERMERE OAKS WATER SUPPLY CORPORATION'S RESPONSE TO
RATEPAYERS REPRESENTATIVES THIRD REQUEST FOR INFORMATION**

Ratepayers 3-5 The WOWSC's February 2, 2020 board meeting minutes page 3 #2. xviii. 2. states "Communicate to membership what rates would be without legal expenses defending lawsuits"¹. State (in dollars and cents) what the WOWSC calculates water rates and sewer rates would be without legal expenses defending lawsuits. Produce all communications sent out to the membership addressing this matter.

RESPONSE: The Board did not produce a rate study that "would be without legal expenses defending lawsuits."

Instead, the Board asked TRWA's James Smith to produce rates assuming various costs for legal expenses (\$0; \$30,000; \$48,000; \$72,000; \$250,000). The legal expenses were not defined as "defending lawsuits," or "general counsel," or "responding to PIA requests." The responses for monthly base rates were, respectively: \$118.15, \$128.03, \$133.96, \$141.87, and \$200.50.

However, without considering cumulative legal expenses for 2020, the monthly base rate would have been \$118.15.

The Board authorized a report from NewGen Strategies to assess the company's financial health. The report was finalized on September 3, 2020 and mailed to members with a letter, "WOWSC Letter to Members 11.6.2020), along with "Frequently asked questions 11.6.2020). See Direct Testimony of Joe Gimenez at Attachment JG-6.

See Attachment Ratepayers 3-5a- 3-5g.

Prepared by: Joe Gimenez
Sponsored by: Joe Gimenez

¹ http://www.wowsc.org/documents/778/2020-02-01_WOWSC_Annual_Board_Meeting_Minutes_Approved.pdf



November 6, 2020

Dear WOWSC Member,

An interesting summer passed by and we thought an update on the water company in order.

First, our neighborhood is growing and the water company is preparing for it. Between homes and hangars, we've added 46 new taps in the last few years. These require us to produce an approximate average of 400,000 more gallons of water per month. To facilitate this growth, we received an LCRA grant for \$14,000, to add to our \$34,000 investment, to fund recycling projects at our water and wastewater plants. Once complete, this will save us about 200,000 gallons of treated water per month, so that we can provide service to our new neighbors and members without adding a lot of new storage capacity.

But we are also in the process of purchasing a new clarifier. Ours is about 30-years-old and is showing its age – and inadequacy to meet our growth. Its' nine-foot height lacks the capacity of the 30-foot clarifier Ridge Harbor built a few years ago. And they do not even have 250 taps yet. Over the last few months, we have brought in tanker trucks to address system shortages due to heavy use, broken pipes, and the inability of our clarifier to keep up with demand. A new clarifier will cost \$300-500,000, so we are proceeding carefully. But we have \$300,000 in financing already approved from a lender at these record-low interest rates. We should be in shape for installing this by next summer.

Second, we continue to focus on our company's financial health, which we believe to be in good condition. We have enclosed a report which describes metrics we are using. The report also shows the impacts of the legal fees needed to respond to lawsuits against us, including what-if scenarios as though the legal fees had not been incurred. The report also describes the impact of selling our company to a for-profit corporation – namely higher fees to all of us due to corporate overhead, taxes, and profit allowances of new state laws. The water board does not want to see that occur. We will be adopting policies that explain in even more detail to members and future Boards how the corporation manages its finances.

Third, we continue to suffer the financial impact of lawsuits filed against the corporation. One lawsuit alleges a lengthy list of inappropriate actions by the 2015-16 Board related to sale of land in the airport. This suit is terribly expensive because of its expansive scope of allegations. Moreover, since the plaintiffs have been unwilling to settle since our October 26, 2019 open meeting to amend and supersede the 2016 contract, we will not be able to collect \$20,000 that the title company offered to resolve the matter. Another suit is the rate case filed at the Public Utility Commission, signed by the three plaintiffs – John Richard Dial, Stuart Bruce Sorgen, and Rene Ffrench – in the land sale case and filed by their allies. An ally to the plaintiffs also intervened in a lawsuit that was on the verge of being

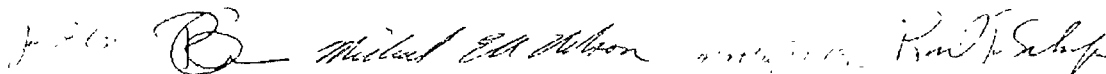
completed, in a case which the WOWSC has reached an agreement to settle in our favor with the Attorney General; that plaintiff's intervention is prolonging the use and expense of legal services in that matter. All legal fees spent defending the corporation are passed on to our 279 ratepayers, and we discuss reasons for this in an enclosed document. Large fees spread among our small ratepayer base creates higher monthly water rates. Even the legal fees defending the 2020 rate case to the Public Utility Commission will at some point be directly paid by members, possibly in the form of higher rates. The WSC would very much like to see all of these matters put behind us, so that the WSC, its board, and its financial resources can be fully dedicated to the most important task at hand – running a strong and responsive Water Supply Corporation. (An enclosed Q&A documents addresses these legal challenges in more depth.)

Fourth, as previously mentioned, the Board was approved for \$680,000 in loans, of which we have received \$350,000 at 3.75% interest rate for 20 years. This new loan paid off a higher-interest loan for the wastewater treatment plant and funds various long-term projects. The longer-term, lower-interest loan cut our monthly debt payment in half, freeing up funds for operational needs, including legal services.

Finally, we are proceeding cautiously in the Covid-19 era. We continue to ensure that our treatment processes keep up with national guidelines. And we continue to have open meetings on Zoom, so that our corporation does not suffer any liability claims from someone becoming grievously ill at an in-person meeting. We are complying with Governor Gregg Abbott's orders allowing teleconference calls for organizations like ours. Our insurance would neither cover the legal fees or settlement from any Covid-19 related claims against the company, so we are not taking chances.

We hope this letter and the enclosed report provides a meaningful look into the water company's current condition. Please contact any of your Board members with questions.

Sincerely,



Joe Gimenez Patricia Gerino Mike Nelson

Dorothy Taylor

Rich Schaefer



8140 N Mopac Expy
Bldg 1, Ste 240
Austin, TX 78759
Phone (512) 479-7900
Fax (512) 479-7905

September 3, 2020
via email

Mr. Joe Gimenez
Windermere Oaks Water Supply Corporation
424 Coventry Road
Spicewood, TX 78669

Subject: Financial Assessment

Dear Mr. Gimenez:

NewGen Strategies and Solutions, LLC (NewGen) performed a high-level financial assessment of Windermere Oaks Water Supply Corporation (WOWSC) to document the impact of the lawsuits on WOWSC's financial position and provide possible financial policies that may benefit the utility.

Recent History

NewGen reviewed the financial results for 2017, 2018, and 2019 to assess WOWSC's recent financial history. The following tables provide a summary of WOWSC's financial condition as measured by various common benchmarks over the past three years. It is important to recognize that WOWSC's involvement in two lawsuits brought against WOWSC by TOMA Integrity, Inc. and by Rene Ffrench, John Richard Dial, and Stuart Bruce Sorgen have placed significant strain on the financial condition of the utility. Further, WOWSC is currently defending its March 2020 rate change, necessitated by legal expenses, at the Public Utility Commission of Texas (PUCT). WOWSC's future financial condition depends on the duration and outcome of its various legal challenges.

**Table 1
Leverage Ratios**

	2017	2018	2019
Debt to Capitalization			
Debt	\$ 388,064	\$ 357,549	\$ 331,989
Equity	1,177,136	1,179,199	1,128,317
Total	\$ 1,565,199	\$ 1,536,748	\$ 1,460,306
Ratio	25%	23%	23%
Debt to Net Plant Assets			
Debt	\$ 388,064	\$ 357,549	\$ 331,989
Net Asset Value of Plant	1,396,139	1,363,874	1,285,272
Ratio	28%	26%	26%

The debt to capitalization ratio and debt to net plant assets ratio provide an indication of the leverage of the utility. There is not a target leverage ratio that is ideal for all utilities but, generally, the lower the

September 3, 2020
Page 2

leverage ratio, the more financial flexibility the utility has and the easier it is for the utility to finance its capital needs. As a point of reference, in a recent Fitch Ratings report (Fitch Medians)¹, the median value of debt to net plant assets for small systems (defined as utilities serving fewer than 100,000 persons) was 36%. Thus, WOWSC is less leveraged than the Fitch median small system by this metric. It is important to note that WOWSC is significantly smaller than the average system defined as a small system by Fitch.

Table 2
Debt Service Coverage

	2017	2018	2019
Available for Debt Service	\$ 85,606	\$ 91,885	\$ 55,681
Debt Service	50,118	50,104	50,089
Ratio	1.71	1.83	1.11

Debt service coverage is a measure of financial flexibility that judges a utility's financial margin to pay debt service from net revenues after priority expenses, such as operation and maintenance (O&M) expenses, are paid. It is common for utility debt covenants to have a requirement for debt service coverage, such as 1.25. WOWSC's debt service coverage decreased precipitously in 2019 due, in large part, to lawsuit expenses. The Fitch Medians report indicates the median debt service coverage for small systems was 2.6, which is significantly higher than WOWSC's current debt service coverage despite the fact that WOWSC has relatively low leverage. A key benefit of sufficient debt service coverage is that it indicates revenue in excess of cash O&M that can be used to cash fund some portion of capital expenses.

Table 3
Days Cash on Hand

	2017	2018	2019
Actual Results			
Liquid Assets	\$ 144,112	\$ 168,542	\$ 150,994
Less: Capital Expenditure Reserve	(47,158)	(41,983)	(41,983)
Net Unrestricted Reserves	\$ 96,954	\$ 126,559	\$ 109,012
Total Cash Operating Expenses	\$ 291,019	\$ 371,260	\$ 503,795
DCOH	122	124	79
Modified Results if There Were No Lawsuits			
Lawsuit Related Legal Costs (a)	\$ -	\$ 25,480	\$ 159,173
Modified Net Unrestricted Reserves	96,954	152,039	293,665
Modified Cash Operating Expenses	291,019	345,780	344,622
DCOH (hypothetical)	122	160	311

(a) Includes costs directly related to ongoing lawsuits as well as general counsel services for Public Information Act requests

¹ Fitch Ratings, 2019 Water and Sewer Medians, Public Finance, November 12, 2018.

September 3, 2020
Page 3

Days cash on hand (DCOH) serves as an indication of liquidity or ability to meet short-term liabilities, particularly under unforeseen hardships. This is generally calculated as current unrestricted cash and investments, divided by annual cash operating expenditures, divided by 365 days in a year. The Fitch Medians report indicates the median DCOH for small systems was 627.

As shown in Table 3, WOWSC's actual DCOH has been declining significantly as a result of lawsuit expenses. Table 3 also shows a hypothetical DCOH based on what NewGen estimates would have been the financial impact if WOWSC had not had the lawsuit expenses (with all else equal). WOWSC took action in February 2020 to increase water and sewer rates to help mitigate the financial impact of the lawsuits. WOWSC's financial condition would be significantly improved, and rates could be lowered, if all outstanding legal disputes were resolved.

Current Conditions

NewGen developed a financial projection for 2020 based on the WOWSC 2020 budget (with a few line items adjusted), current rates, new CoBank loans, and assumed lawsuit expenses, as shown in Exhibit A. The analysis indicates WOWSC will essentially breakeven on a cash basis if lawsuit expenses are limited to approximately \$245,000 in 2020. It is worth noting that WOWSC has been billed for approximately \$169,000 for legal expenses related to the lawsuit as of May 2020. Thus, further financial deterioration is possible if legal expenses do not abate despite the significant increase in rates approved in February 2020.

Financial Policies

It is good governance for utilities to have written financial policies to guide the utility and ensure consistent decision-making over time. NewGen is not aware of any written financial policies for WOWSC. Therefore, we suggest the following possible financial policies for consideration by WOWSC. Not all of these policies may be needed or appropriate. Further, the inclusion of one policy may impact the stated target of another policy. For example, whether or not WOWSC opts to maintain an emergency reserve fund may alter the number of days cash O&M WOWSC targets for its operating reserve. Utilities that employ financial policies, such as the ones suggested below, tend to be rewarded with better interest rates from lenders and more favorable terms for financing. Further, financial policies can help guide consistent, optimal decision-making.

To be clear, the targets listed in the financial policies below are merely suggestions. The actual targets appropriate for each of the policies below should be selected by the WOWSC Board based on WOWSC's priorities, values, and risk tolerance. WOWSC may not need to adopt all of the suggested policies listed below but, rather, may pick and choose the policies that are appropriate for WOWSC.

List of Possible Financial Policies

- The term of debt generally shall not exceed the useful life of the asset financed, and shall not generally exceed 30 years.
- Debt service coverage of at least 1.50x shall be targeted (and actual debt service coverage shall be in compliance with all relevant debt covenants).
- Ongoing routine, preventive maintenance should be funded on a pay-as-you-go basis.
- Capital projects should be financed through a combination of cash, referred to as pay-as-you-go financing (equity contributions from current revenues), and debt. An equity contribution ratio of at least 15% is desirable.

September 3, 2020

Page 4

- The utility shall maintain operating cash reserves equivalent to a minimum of 90 days of budgeted cash operations and maintenance expense.
- The utility shall maintain an emergency reserve with a minimum of 30 days of budgeted cash operations and maintenance expense.
- The utility shall maintain a repair and replacement reserve with a target balance of 50% of current year depreciation.
- Rates shall be designed to generate sufficient revenues to support the full cost of operations and debt; provide debt service coverage and meet other debt covenants, if applicable; and ensure adequate and appropriate levels of reserves and working capital.

New Fair Market Value Process

The 86th Texas Legislature passed House Bill 3542, which established a fair market valuation process that may be used by Class A or Class B water or sewer utilities acquiring another retail public utility (or facilities of another retail public utility).² This new fair market valuation process provides an acquiring utility the opportunity to put more than original cost less depreciation into rate base (i.e., a positive acquisition premium). Rate base for regulated utilities, such as investor-owned utilities (IOUs), is the invested capital on which they are allowed the opportunity to earn a return. Traditional rate regulation limits the primary component of rate base to original cost less depreciation. Thus, the opportunity to put a positive acquisition premium into rate base is attractive to the acquiring rate regulated utility. The presumed goal of House Bill 3542 was to make it more attractive for larger, more efficient and well financed utilities to acquire smaller and/or distressed utilities. The target utilities may be less efficient due to the scale of their operations or may lack access to sufficient funding to invest in facilities to improve service or satisfy regulatory requirements.³ Thus, although a positive acquisition premium may result in higher rates for the customers of the acquired system, there is the potential benefit to customers of more efficient operations and/or improved service or regulatory compliance. Consolidating systems within a larger entity has the potential to achieve greater economies of scale and spread capital cost recovery over more customers, benefiting ratepayers.

While each situation is different, and there can be benefits of IOU ownership, it is important to note that IOUs have structural cost disadvantages as compared with not-for-profit entities, such as WOWSC. First, an IOU's return on investment, as established by the PUCT, includes profit that a not-for-profit entity does not require. Second, the IOU must pay taxes (property taxes, sales taxes, and income taxes) that a not-for-profit entity does not pay. Thus, in order for the IOU to charge the same or similar rates as the not-for-profit entity, the IOU must operate more efficiently than the not-for-profit entity in order to overcome these structural cost disadvantages and still generate a return for its investors. Further, whereas important decisions for WOWSC, such as rate-setting or impacts to community aesthetic, are made by a board that is elected by the customers, customers of IOUs must rely on the PUCT to ensure that rates, policies, and decisions are just, reasonable and in the public interest of all ratepayers. Thus, there is some loss of control that would accompany a transition from WOWSC's current governance structure to IOU ownership.

² The new rules were adopted by the PUCT in Docket No. 49813.

³ NewGen is in no way implying that WOWSC is inefficient or lacks access to sufficient capital funding. These are simply example attributes that are sometimes cited when discussing candidate target utilities under the fair market valuation process.

September 3, 2020
Page 5

We appreciate the opportunity to assist WOWSC. If there are any questions regarding this financial assessment, please feel free to contact me.

Sincerely,
NewGen Strategies and Solutions, LLC

A handwritten signature in black ink, reading "Grant Rabon". The signature is written in a cursive, flowing style.

Grant Rabon, Executive Consultant

Attachment Ratepayers 3-5f

Windermere Oaks Water Supply Corp

Exhibit A

		Actual 2017	Actual 2018	Actual 2019	Budget 2020	Adjustments	Projected 2020	Notes
		A	B	C	E	F	G	H
1	Revenue							
2	Standby Fees	\$ 41,977	\$ 38,959	\$ 44,079	\$ 33,000	\$ 11,079	\$ 44,079	A
3	Service	279,873	341,066	369,541	390,000	145,553	535,553	B
4	Late Charge	6,750	8,575	5,092	5,000		5,000	
5	Membership Transfer Fees	70	350	(1,982)	2,800	(2,800)	-	C
6	Equity Buy-In Fees	24,000	41,800	50,600	27,600	18,400	46,000	D
7	Tap Fees	8,250	16,425	20,700	10,350	13,900	24,250	D
8	Reconnect Fee	35	-	-	-		-	
9	Miscellaneous	-	2,035	59,149	-		-	
10		\$ 360,956	\$ 449,211	\$ 547,180	\$ 468,750		\$ 654,882	
11	Other							
12	Interest Income	\$ 362	\$ 331	\$ 481	\$ 300		\$ 300	
13	Property Sales	-	-	-	-		-	
14		\$ 362	\$ 331	\$ 481	\$ 300		\$ 300	
15								
16	Total Revenue	\$ 361,318	\$ 449,543	\$ 547,661	\$ 469,050		\$ 655,182	
17								
18	Operating Expenses							
19	Operator	\$ 109,800	\$ 116,825	\$ 117,865	\$ 123,375		\$ 123,375	
20	Chemicals	10,425	10,602	12,035	12,450		12,450	
21	Electricity	20,143	21,585	20,922	22,400		22,400	
22	Sludge Removal	8,095	4,521	2,363	5,000		5,000	
23	LCRA Raw Water Fee	8,551	8,468	8,490	9,000		9,000	
24	Lab Fees	5,244	7,166	8,459	6,500		6,500	
25	Website	358	358	-	500		500	
26	New Service Taps	15,455	10,462	20,985	7,200	17,050	24,250	E
27	Bank Charges	481	411	222	600		600	
28	Accounting	4,263	6,465	5,848	17,800		17,800	
29	Billing Services	15,928	14,350	15,679	20,000		20,000	
30	Contract Services	2,657	4,783	3,069	9,000		9,000	
31	Legal and Appraisal	2,247	12,501	7,411	-	7,386	7,386	F
32	Legal - Lawsuit Related	-	25,480	159,173	110,000	135,223	245,223	G
33	Dues and Subscriptions	2,552	1,835	178	4,000		4,000	
34	TCEQ Fees	1,818	1,816	1,816	2,100		2,100	
35	Insurance	12,577	14,083	14,161	21,000		21,000	
36	Meals and Entertainment	-	131	-	500		500	
37	Office Supplies	1,570	1,283	4,707	3,400		3,400	
38	Telephone and Internet	4,156	4,526	6,549	6,000		6,000	
39	Postage and Shipping	2,510	2,094	2,710	5,000		5,000	
40	Equipment Rental	-	-	250	1,500		1,500	
41	Repairs and Maintenance	35,481	76,824	71,060	50,000	11,121	61,121	F
42	Repair Parts	8,468	7,523	6,730	16,000		16,000	
43	Printing	-	2,184	168	1,500		1,500	
44	Interest	15,307	13,603	11,815	14,000	28	14,028	H
45	Taxes - Property	-	-	-	40		40	
46	Meetings and Conferences	2,933	1,382	1,130	2,500		2,500	
47		\$ 291,019	\$ 371,260	\$ 503,795	\$ 471,365		\$ 642,174	
48								
49	Net Income before Depreciation	\$ 70,300	\$ 78,283	\$ 43,866	\$ (2,315)		\$ 13,008	
50								
51	Debt Principal	\$ 34,812	\$ 36,502	\$ 38,274	\$ -	13,008	\$ 13,008	H
52								
53	Net Cash Flow before Cash Capital Outlay	\$ 35,488	\$ 41,781	\$ 5,592	\$ (2,315)		\$ -	I

Notes

- A Assumed to be the same as in 2019
- B Forecasted based on eight months at current rates and four months at prior rates as well as 10 additional water and sewer customers in 2020
- C Assumed to be \$0 based on recent actual fees
- D Based on 10 water and sewer customers added per year
- E Assumed to be equal to the tap fee revenue
- F Based on an average of the actual results for the last three years
- G Estimate for this analysis, includes costs directly related to ongoing lawsuits as well as general counsel services for Public Information Act requests
- H Based on CoBank estimates for loans in the amounts of \$230,000 and \$150,000
- I Assumes bad debt does not increase significantly

SOAH DOCKET NO. 473-20-4071.WS

PUC DOCKET NO. 50788

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.

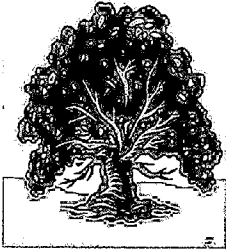
RESPONSE: Each fee, rate, and charge included in the tariff is an allowable charge that a non-profit water supply corporation can issue to sustain its business operations.

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 1st, 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 11th, 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)**

**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

Project	Budget	Paid to Date	Balance	Comments
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		
Total Expenses	60,666.52	59,804.86	861.66	

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

9:40 AM
02/08/19
Cash Basis

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

	Jan 31, 19
ASSETS	
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
TOTAL ASSETS	1,567,497.98
LIABILITIES & EQUITY	
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

9:40 AM
02/08/19
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

9:26 AM
02/08/19
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	

9:26 AM
02/08/19
Cash Basis

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	

9:26 AM
02/08/19
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

Project	Budget	Paid to Date	Balance	Comments
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		
Total Expenses	60,666.52	59,804.86	861.66	

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

1:44 PM
03/08/19
Cash Basis

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

	Feb 28, 19
ASSETS	
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
TOTAL ASSETS	1,587,479.44
LIABILITIES & EQUITY	
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

1:44 PM
03/08/19
Cash Basis

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

	Feb 28, 19
Total Equity	1,232,139.42
TOTAL LIABILITIES & EQUITY	1,587,479.44

1:39 PM

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
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

1:39 PM

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
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

1:39 PM

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
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

1:39 PM

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
Total 68500 · Repairs & Maintenance	5,805.61	4,250.00	12,419.29	8,500.00	51,000.00
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
Total 68600 · Repair Parts	506.62	1,333.33	506.62	2,666.66	16,000.00
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
Total 69000 · Printing Expense	0.00	125.00	0.00	250.00	1,500.00
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		
Total 71500 · Interest Expense	1,061.60	1,166.67	2,135.81	2,333.34	14,000.00
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
Total 77500 · Meetings/Conferences	0.00	208.34	0.00	416.68	2,500.00
Total Expense	16,425.52	17,078.35	26,721.09	34,156.70	204,940.00
Net Ordinary Income	21,680.35	3,835.41	52,861.74	7,670.82	46,025.03
Other Income/Expense					
Other Income					
41000 · Interest Income	39.06		78.92		
Total Other Income	39.06		78.92		
Other Expense					
72500 · Depreciation Expense	0.00	4,666.67	0.00	9,333.34	56,000.00
Total Other Expense	0.00	4,666.67	0.00	9,333.34	56,000.00
Net Other Income	39.06	-4,666.67	78.92	-9,333.34	-56,000.00
Net Income	21,719.41	-831.26	52,940.66	-1,662.52	-9,974.97

**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

Project	Budget	Paid to Date	Balance	Comments
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		
Total Expenses	60,666.52	59,804.86	861.66	

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

2:33 PM

04/05/19

Accrual Basis

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

	Mar 31, 19
ASSETS	
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
TOTAL ASSETS	1,590,820.92
LIABILITIES & EQUITY	
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

2:33 PM

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

2:48 PM

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

2:48 PM
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
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					

2:48 PM

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

2:48 PM

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

Project	Budget	Paid to Date	Balance	Comments
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		
Total Expenses	60,666.52	59,804.86	861.66	

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

12:06 PM

05/07/19

Accrual Basis

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

	Apr 30, 19
ASSETS	
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
TOTAL ASSETS	1,536,309.69
LIABILITIES & EQUITY	
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

12:06 PM

05/07/19

Accrual Basis

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

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

12:19 PM

05/07/19

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

12:19 PM

05/07/19

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					

12:19 PM

05/07/19

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
Total 62500 · Accounting	0.00	833.34	485.00	3,333.36	10,000.00
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
Total 62600 · Billing Services	1,000.00	1,400.00	5,191.25	5,600.00	16,800.00
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
Total 62800 · Total Contract Services	500.00	750.00	500.00	3,000.00	9,000.00
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
Total 63000 · Legal/Appraisal	15,392.75	3,166.66	22,065.15	12,666.64	38,000.00
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
Total 63500 · Dues & Subscriptions	0.00	320.83	0.00	1,283.32	3,850.00
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
Total 64000 · Regulatory System Fee	0.00	187.50	0.00	750.00	2,250.00
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
Total 65500 · Insurance	14,160.55	1,333.34	14,160.55	5,333.36	16,000.00
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
Total 66000 · Office Supplies	0.00	250.00	0.00	1,000.00	3,000.00
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
Total 66500 · Telephone and Internet	431.12	500.00	1,888.67	2,000.00	6,000.00
67000 · Postage & Shipping Expense					

12:19 PM
05/07/19
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

Project	Budget	Paid to Date	Balance	Comments
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		
Total Expenses	60,666.52	59,804.86	861.66	

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

1:54 PM
06/10/19
Accrual Basis

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

	May 31, 19
ASSETS	
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
TOTAL ASSETS	1,547,081.00
LIABILITIES & EQUITY	
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

1:54 PM
06/10/19
Accrual Basis

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

	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

1:51 PM
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

1:51 PM
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
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					

1:51 PM

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
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
Total 62500 · Accounting	475.00	833.34	960.00	4,166.70	10,000.00
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
Total 62600 · Billing Services	1,400.00	1,400.00	6,591.25	7,000.00	16,800.00
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
Total 62800 · Total Contract Services	0.00	750.00	500.00	3,750.00	9,000.00
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
Total 63000 · Legal/Appraisal	0.00	3,166.66	22,065.15	15,833.30	38,000.00
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
Total 63500 · Dues & Subscriptions	178.45	320.83	178.45	1,604.15	3,850.00
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
Total 64000 · Regulatory System Fee	0.00	187.50	0.00	937.50	2,250.00
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
Total 65500 · Insurance	0.00	1,333.34	14,160.55	6,666.70	16,000.00
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
Total 66000 · Office Supplies	59.88	250.00	59.88	1,250.00	3,000.00
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
Total 66500 · Telephone and Internet	810.74	500.00	2,699.41	2,500.00	6,000.00
67000 · Postage & Shipping Expense					

1:51 PM

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
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
Total 67000 · Postage & Shipping Expense	100.00	333.34	876.84	1,666.70	4,000.00
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
Total 68500 · Repairs & Maintenance	6,923.75	4,250.00	53,580.14	21,250.00	51,000.00
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
Total 68600 · Repair Parts	860.00	1,333.33	2,268.96	6,666.65	16,000.00
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
Total 69000 · Printing Expense	0.00	125.00	168.00	625.00	1,500.00
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		
Total 71500 · Interest Expense	990.03	1,166.67	5,109.06	5,833.35	14,000.00
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
Total 77500 · Meetings/Conferences	0.00	208.34	485.00	1,041.70	2,500.00
Total Expense	12,812.85	17,078.35	117,634.51	85,391.75	204,940.00
Net Ordinary Income	12,598.14	3,835.41	18,489.13	19,177.05	46,025.03
Other Income/Expense					
Other Income					
41000 · Interest Income	0.00		164.07		
Total Other Income	0.00		164.07		
Other Expense					
72500 · Depreciation Expense	0.00	4,666.67	0.00	23,333.35	56,000.00
Total Other Expense	0.00	4,666.67	0.00	23,333.35	56,000.00
Net Other Income	0.00	-4,666.67	164.07	-23,333.35	-56,000.00
Net Income	12,598.14	-831.26	18,653.20	-4,156.30	-9,974.97

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

WWTP Loan Balance \$ 243,797.45

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

Project	Budget	Paid to Date	Balance	Comments
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		
Total Expenses	60,666.52	59,804.86	861.66	

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

11:24 AM

07/07/19

Accrual Basis

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

	Jun 30, 19
ASSETS	
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
TOTAL ASSETS	1,531,332.99
LIABILITIES & EQUITY	
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

11:24 AM
07/07/19
Accrual Basis

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

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

11:27 AM

07/07/19

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

11:27 AM

07/07/19

Cash Basis

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

	Jun 19	Budget	Jan - Jun 19	YTD Budget	Annual Budget
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					

11:27 AM

07/07/19

Cash Basis

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		
Total 62400 · Bookkeeping	300.00		1,000.00		
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
Total 62500 · Accounting	0.00	833.34	960.00	5,000.04	10,000.00
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
Total 62600 · Billing Services	1,400.00	1,400.00	7,991.25	8,400.00	16,800.00
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
Total 62800 · Total Contract Services	0.00	750.00	500.00	4,500.00	9,000.00
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
Total 63000 · Legal/Appraisal	26,437.27	3,166.66	48,502.42	18,999.96	38,000.00
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
Total 63500 · Dues & Subscriptions	0.00	320.83	178.45	1,924.98	3,850.00
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
Total 64000 · Regulatory System Fee	0.00	187.50	0.00	1,125.00	2,250.00
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
Total 65500 · Insurance	0.00	1,333.34	14,160.55	8,000.04	16,000.00
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
Total 66000 · Office Supplies	1,456.90	250.00	1,516.78	1,500.00	3,000.00
66500 · Telephone and Internet					

11:27 AM

07/07/19

Cash Basis

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

11:27 AM
07/07/19
Cash Basis

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

Project	Budget	Paid to Date	Balance	Comments
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		
Total Expenses	60,666.52	59,804.86	861.66	

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

3:26 PM
08/18/19
Cash Basis

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

	Jul 31, 19
ASSETS	
Current Assets	
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
Total Checking/Savings	167,798.05
Total Current Assets	167,798.05
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
TOTAL ASSETS	1,537,679.86
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
25000 - Water & Sewer Taxes Payable	2,680.34
Total Other Current Liabilities	2,680.34
Total Current Liabilities	2,680.34
Long Term Liabilities	
27500 - Membership Fees Refundabl	102,612.75
27750 - Loan ABT WWTP April 4 2014 (This is first loan for WWTP)	240,604.78
Total Long Term Liabilities	343,217.53
Total Liabilities	345,897.87
Equity	
39005 - Retained Earnings	1,179,198.76
Net Income	12,583.23

3:26 PM
08/18/19
Cash Basis

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

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

2:45 PM

08/18/19

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

2:45 PM

08/18/19

Cash Basis

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					

2:45 PM
08/18/19
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
Total 62500 · Accounting	725.00	833.34	1,685.00	5,833.38	10,000.00
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
Total 62600 · Billing Services	1,000.00	1,400.00	8,991.25	9,800.00	16,800.00
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
Total 62800 · Total Contract Services	750.00	750.00	1,250.00	5,250.00	9,000.00
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
Total 63000 · Legal/Appraisal	15,223.60	3,166.66	63,726.02	22,166.62	38,000.00
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
Total 63500 · Dues & Subscriptions	0.00	320.83	178.45	2,245.81	3,850.00
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
Total 64000 · Regulatory System Fee	0.00	187.50	0.00	1,312.50	2,250.00
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
Total 65500 · Insurance	0.00	1,333.34	14,160.55	9,333.38	16,000.00
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
Total 66000 · Office Supplies	0.00	250.00	1,516.78	1,750.00	3,000.00
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
Total 66500 · Telephone and Internet	899.26	500.00	3,943.97	3,500.00	6,000.00
67000 · Postage & Shipping Expense					

2:45 PM

08/18/19

Cash Basis

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	<u>71,983.26</u>	<u>25,560.46</u>	
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

Project	Budget	Paid to Date	Balance	Comments
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		
Total Expenses	60,666.52	59,804.86	861.66	

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

11:28 AM
09/10/19
Cash Basis

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

	Aug 31, 19
ASSETS	
Current Assets	
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
Total Checking/Savings	237,183.70
Total Current Assets	237,183.70
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
TOTAL ASSETS	1,607,065.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
25000 - Water & Sewer Taxes Payable	2,853.38
Total Other Current Liabilities	2,853.38
Total Current Liabilities	2,853.38
Long Term Liabilities	
27500 - Membership Fees Refundabl	103,015.25
27750 - Loan ABT WWTP April 4 2014 (This is first loan for WWTP)	237,431.63
Total Long Term Liabilities	340,446.88
Total Liabilities	343,300.26
Equity	
39005 - Retained Earnings	1,179,198.76
Net Income	84,566.49

11:28 AM
09/10/19
Cash Basis

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

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

11:35 AM

09/10/19

Cash Basis

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
Total 40000 · Standby Fees	166.68	2,750.00	33,264.68	22,000.00	33,000.00
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		
Total 40200 · Water & Sewer Services	36,920.69	29,583.34	236,954.03	236,666.72	355,000.03
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
Total 40300 · Late Charges	372.65	625.00	3,829.85	5,000.00	7,500.00
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		
Total 40410 · Membership Transfer Fees	-402.50	25.00	-241.50	200.00	300.00
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
Total 40500 · Equity Buy-in Fees	0.00	2,300.00	36,800.00	18,400.00	27,600.00
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
Total 40600 · Water & Sewer Taps	0.00	862.50	15,525.00	6,900.00	10,350.00
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		
Total 44000 · Regulatory Assessment fee refun	-1,706.82		-1,706.82		
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
Total 46400 · Reconnect fee	0.00	33.34	0.00	266.72	400.00
48000 · Miscellaneous Income	60,855.84		60,855.84		
Total Income	96,206.54	36,179.18	383,500.76	289,433.44	434,150.03
Cost of Goods Sold					
50000 · COS-Operator					

11:35 AM
09/10/19
Cash Basis

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

11:35 AM

09/10/19

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

11:35 AM

09/10/19

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
Total 66500 · Telephone and Internet	371.01	500.00	4,314.98	4,000.00	6,000.00
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
Total 67000 · Postage & Shipping Expense	100.00	333.34	1,457.47	2,666.72	4,000.00
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
Total 68500 · Repairs & Maintenance	1,960.00	4,250.00	58,804.03	34,000.00	51,000.00
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
Total 68600 · Repair Parts	1,821.30	1,333.33	5,804.98	10,666.64	16,000.00
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
Total 69000 · Printing Expense	0.00	125.00	168.00	1,000.00	1,500.00
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		
Total 71500 · Interest Expense	984.56	1,166.67	8,069.57	9,333.36	14,000.00
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
Total 77500 · Meetings/Conferences	0.00	208.34	830.00	1,666.72	2,500.00
Total Expense	9,065.66	17,078.35	187,281.31	136,626.80	204,940.00
Net Ordinary Income	71,983.26	3,835.41	84,273.86	30,683.28	46,025.03
Other Income/Expense					
Other Income					
41000 · Interest Income	0.00		292.63		
Total Other Income	0.00		292.63		
Other Expense					
72500 · Depreciation Expense	0.00	4,666.67	0.00	37,333.36	56,000.00

11:35 AM

09/10/19

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 additonal income will be received through the end of the year.

**Capital Expenditures Reserves
September 30, 2019**

Project	Budget	Paid to Date	Balance	Comments
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		
Total Expenses	60,666.52	59,804.86	861.66	

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