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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 REBUTTAL TESTIMONY

OF

MIKE NELSON

ON BEHALF OF

WINDERMERE OAKS WATER SUPPLY CORPORATION

FEBRUARY 10, 2023

SUPPLEMENTAL REBUTTAL TESTIMONY OF
MIKE NELSON

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SUPPLEMENTAL REBUTTAL TESTIMONY OF MIKE NELSON

I. INTRODUCTION

Q. PLEASE STATE YOUR NAME, OCCUPATION, AND BUSINESS ADDRESS.

A. My name is Mike Nelson. I serve as a Board member and Vice President for the Windermere Oaks Water Supply Corporation ("WOWSC" or "the Corporation"). My business address in this capacity is 424 Coventry Road, Spicewood, Texas, 78669.

Q. ARE YOU THE SAME MIKE NELSON WHO PROVIDED DIRECT AND REBUTTAL TESTIMONY IN THIS CASE?

A. Yes, I am.

II. PURPOSE OF SUPPLEMENTAL REBUTTAL TESTIMONY

Q. WHAT IS THE PURPOSE OF YOUR SUPPLEMENTAL REBUTTAL TESTIMONY IN THIS PROCEEDING?

A. The purpose of my supplemental rebuttal testimony is to respond to certain recommended adjustments presented by the Public Utility Commission ("Commission") Staff in supplemental direct testimony. Specifically, I respond to Staff witness Anna Givens' recommendation to remove all legal costs from WOWSC's base rates and for WOWSC to refund the difference between the appealed rates and Stephen Mendoza's recommended rates.[1] I also respond to Stephen Mendoza's base and volumetric rate recommendations.[2]

III. RESPONSE TO THE SUPPLEMENTAL DIRECT TESTIMONY OF ANNA GIVENS

Q. PLEASE DESCRIBE THE ADJUSTMENTS STAFF RECOMMENDS TO WOWSC'S REVENUE REQUIREMENT.[3]

A. Staff witness Anna Givens recommends adjusting WOWSC's total revenue requirement to remove the entire $171,337 included for accounting and legal fees, as addressed in the May 5, 2021, testimony originally filed by Staff witness Maxine Gilford. She also recommends a $48,478 revenue offset representing the three-year average of annual revenue WOWSC receives from standby fees and late charges from WOWSC's revenue requirement. Subtracting this amount from WOWSC's previous total, Staff recommends an adjusted revenue requirement of $356,377.

Q. DOES STAFF'S REVENUE REQUIREMENT RECOMMENDATION IN MS. GIVENS' SUPPLEMENTAL DIRECT TESTIMONY DIFFER FROM STAFF'S RECOMMENDATION IN MAXINE GILFORD'S DIRECT TESTIMONY.[4]

A. Yes. Staff witness Anna Givens recommended an additional $48,478 revenue offset reducing the revenue requirement to $356,377.

Q. DID MS. GIVENS ADOPT THE ENTIRETY OF MS. GILFORD'S TESTIMONY?

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[1] Supplemental Direct Testimony of Anna Givens (Jan. 10, 2023) (Givens Supplemental Direct).

[2] Supplemental Direct Testimony of Stephen J. Mendoza (Jan. 10, 2023) (Mendoza Supplemental Direct).

[3] Givens Supplemental Direct at 6:18-26 (Bates 8), 7:3-11 (Bates 9).

[4] *Compare* Givens Supplemental Direct, *with* Direct Testimony of Maxine Gilford (May 5, 2021) (Gilford Direct).

A. Yes. Ms. Givens adopted all of Ms. Gilford's testimony, including the statement "if Windermere provides sufficient evidence in its rebuttal testimony to demonstrate that recovery of the outside legal expenses are necessary to preserve its financial integrity, then I recommend that the Commission consider that information."[5] Ms. Givens also adopted Ms. Gilford's live testimony recommending that WOWSC recover the outside legal expenses through a surcharge if the Commission does ultimately allow WOWSC to recover the expenses.[6]

Q. WOULD RECOVERY OF OUTSIDE LEGAL EXPENSES THROUGH A SURCHARGE ENABLE WOWSC TO PRESERVE ITS FINANCIAL INTEGRITY?

A. Yes, WOWSC could continue to operate if it recovered its outside legal expenses through a surcharge. The WOWSC Board has on its February 10 Board Meeting agenda an item titled "Discuss and Possibly Act to Amend the Corporation's Tariff to Authorize the Board or the Public Utility Commission of Texas to Assess a Surcharge,"[7] which is anticipated to be approved. Therefore, Ms. Gilford's initial concern that WOWSC's tariff did not allow for surcharges will likely soon be irrelevant.[8]

Q. HOW DOES STAFF SUPPORT THE ASSERTION THAT STAFF'S PROPOSED RATES WILL ENABLE THE CORPORATION TO CONTINUE TO OPERATE?

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[5] *See* Commission Staff's Response to Windermere Oaks Water Supply Corporation's (WOWSC) First Request for Information (RFI) 1-3 (Feb. 1, 2023) (provided as Attachment MN-7).

[6] *See* Commission Staff's Response to WOWSC's First RFI 1-1 (provided as Attachment MN-8); Tr. at 529:1-532:2 (Gilford Redirect) (Dec. 3, 2021).

[7] *See* Supplemental Rebuttal Testimony of Joe Gimenez III, Attachment JG-49 (Feb. 10, 2023) (Gimenez Supplemental Rebuttal).

[8] Tr. at 529:1-532:2 (Gilford Redirect) (Dec. 3, 2021).

A. In discovery, but not its Supplemental Direct Testimony, Staff asserts that Attachment Ratepayers 3-5f and Attachment Staff 6-3(b) both show that Staff's proposed rates will allow the Corporation to continue operations.[9] However, Attachment Ratepayers 3-5f demonstrates the deteriorating financial condition of WOWSC between 2017 and 2019 as a result of the various lawsuits.[10] It is therefore erroneous to rely on this information as proof that WOWSC would maintain its financial integrity without recovering its outside legal expenses. Nevertheless, assuming Exhibit A in Attachment Ratepayers 3-5f provides the basis for Staff's assertion regarding Attachment Ratepayers 3-5f, the following facts show that Staff's analysis is deeply flawed and should be rejected. First, NewGen provided WOWSC Exhibit A merely to project 2020 revenue, operating expenses, and net cash flow.[11] Importantly, NewGen calculated the revenue for 2020 with eight months of WOWSC's rates that are subject to this appeal and four months of WOWSC's rates effective before WOWSC's 2019 rate change—both of which are *higher* than Staff's proposed rates in this proceeding.[12] Even with these higher rates, NewGen projected that WOWSC would have $0 in net cash flow before cash capital outlays in 2020.[13] Second, NewGen never intended for this limited analysis to serve as a basis for ratemaking and, significantly, this assessment did not account for the prospective capital needs of the Corporation beyond 2020.[14] In sum, Attachment Ratepayers 3-5f shows that NewGen projected the rates subject to this appeal to be sufficient—albeit barely sufficient—for

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[9] *See* Commission Staff's Response to WOWSC's First RFI 1-4 (provided as Attachment MN-9); Commission Staff's Response to WOWSC's First RFI 1-11 (provided as Attachment MN-10).

[10] Givens Supplemental Direct, *see* Supplemental Attachment AG-4 at 4.

[11] *Id.* at Bates 6, 9.

[12] *Id.* at Bates 9.

[13] *Id.*

[14] *Id.* at Bates 6.

WOWSC to continue operations through 2020. Similarly, Attachment Staff 6-3(b) consists of the Corporation's 2019 monthly profit and loss statements calculated with WOWSC's rates that were effective before WOWSC's 2019 rate change.[15] As discussed above, these rates are higher than Staff's proposed rates in this proceeding. The rates recommended by Staff, as detailed below, would leave the utility in financial dire straits. It is therefore inaccurate and misleading to assert that, according to Attachment Ratepayers 3-5f and Attachment Staff 6-3(b), WOWSC will preserve its financial integrity with Staff's proposed rates or without recovery of WOWSC's legal expenses.

Q. WOULD MS. GIVENS' RECOMMENDATION THAT WOWSC REFUND THE DIFFERENCE BETWEEN THE APPEALED RATES AND THE RATES RECOMMENDED BY MR. MENDOZA ENABLE WOWSC TO CONTINUE OPERATIONS AND PAY ITS BILLS?[16]

A. No. As detailed below, WOWSC would run out of money for operations within seven months.

IV. RESPONSE TO THE SUPPLEMENTAL DIRECT TESTIMONY OF STEPHEN J. MENDOZA

Q. PLEASE DESCRIBE STAFF'S RECOMMENDATION AS TO WOWSC'S MONTHLY BASE AND VOLUMETRIC RATES.[17]

A. Mr. Mendoza recommends that WOWSC charge a monthly base water rate of $40.43, a monthly base wastewater rate of $29.81, a wastewater volumetric rate of $6.55 for 1-10,000 gallons, and the tiered water volumetric rate below:

- 0-2,000 gallons: $3.90 per 1,000 gallons

[15] Givens Supplemental Direct, *see* Supplemental Attachment AG-5.

[16] Givens Supplemental Direct 8:2-13 (Bates 10).

[17] Mendoza Supplemental Direct Testimony at 4:13-26.

- 2,001-4,000 gallons: $4.93 per 1,000 gallons
- 4,001-8,000 gallons: $6.92 per 1,000 gallons
- 8,001-15,000 gallons: $9.68 per 1,000 gallons
- 15,001 or more gallons: $13.30 per 1,000 gallons.

Q. WOULD MR. MENDOZA'S RECOMMENDED RATES ENABLE WOWSC TO CONTINUE OPERATIONS AND PAY ITS BILLS?

A. No. If the Commission implements Staff's proposed rates, WOWSC will be unable to operate within one year. To illustrate the financial impact of Mr. Mendoza's recommendation, Attachment MN-11 applies Staff's proposed rates, standby fees, and late fees to WOWSC's FY2022 billing data.[18] Mr. Mendoza's recommendation would have the following financial impacts: 1) after 11 months, WOWSC would have no funds to meet its loan covenant reserves;[19] 2) after 12 months, WOWSC would exhaust its checking and money market account balances and, therefore, be incapable of paying its bills; and 3) after 12 months, WOWSC would not meet its loan covenants' DSCR.[20] Therefore, Staff's rates would result in financial collapse within one year. Moreover, Attachment MN-11 assumes that 1) WOWSC receives all standby and late fees in the first month; 2) WOWSC has no capital expenditures throughout the year, although as detailed in the Supplemental Rebuttal Testimony of Joe Gimenez III,[21] WOWSC will require several capital improvement projects to maintain compliance with Texas Commission on Environmental Quality ("TCEQ") requirements; 3) WOWSC has complete access to its account balance, money

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[18] *See* Staff Rates WOWSC 2023 Financial Impact (provided as Attachment MN-11); WOWSC's Y2022 Financial Reports (provided as Attachment MN-12).

[19] Attachment MN-11; Rebuttal Testimony of Joe Gimenez III, *see* Attachment JG-19 at 2, 8, 13 (Jun. 7, 2021) (Gimenez Rebuttal).

[20] Attachment MN-11; *see* CoBank Credit Agreement at 11 (provided as Attachment MN-13).

[21] Gimenez Supplemental Rebuttal at 6-7.

market account balance, monthly receivables, standby fee, and late fees; and 4) the Commission does not adopt Ms. Givens' recommendation that WOWSC refund the difference between the appealed rates and the rates recommended by Mr. Mendoza.[22] Finally, due to 2022 drought conditions, WOWSC ratepayers likely increased irrigation consumption. Attachment MN-11 therefore relies on inflated irrigation figures, further mitigating the financial impact of Mr. Mendoza's proposals. Thus, the financial impact detailed in Attachment MN-11 represents an ideal outcome, and under realistic conditions, WOWSC's default timeline would accelerate.

Q. PLEASE EXPLAIN THE FINANCIAL IMPACT OF MS. GIVENS' RECOMMENDATION THAT WOWSC REFUND THE DIFFERENCE BETWEEN THE APPEALED RATES AND THE RATES RECOMMENDED BY MR. MENDOZA.[23]

A. Attachment MN-14 applies Ms. Givens' recommended refund *and* Staff's proposed rates, standby fees, and late fees to WOWSC's FY2022 billing data.[24] The proposals have the following impacts: 1) after six months, WOWSC would have no funds to meet its loan covenant reserves;[25] 2) after seven months, WOWSC would exhaust its checking and money market account balances and, therefore, be incapable of paying its bills; and 3) after 12 months, WOWSC would not meet its loan covenants' DSCR.[26] Attachment MN-14

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[22] Givens Supplemental Direct at 8:2-13 (Bates 10).

[23] Givens Supplemental Direct at 8:2-13 (Bates 10).

[24] Staff Refund and Rates 2023 WOWSC Financial Impact (provided as Attachment MN-14); *see* Attachment MN-12.

[25] Attachment MN-14; Gimenez Rebuttal, *see* Attachment JG-19 at 2, 8, 13.

[26] Attachment MN-14; *see* Attachment MN-13 at 11.

assumes the same conditions detailed above and, therefore, represents an ideal outcome. Under realistic conditions, WOWSC's default timeline would accelerate.

Q. HOW WOULD A DEFAULT ON THE LEGAL DEBT IMPACT WOWSC'S FINANCIAL INTEGRITY?

A. A default on legal payment agreements would destroy WOWSC financially because WOWSC cannot predict how the law firms will attempt to recover outstanding legal fees. It is also foreseeable that if WOWSC is unable to pay for legal representation, it would have difficulty securing legal representation for future litigation, opening the utility to continued legal attacks by plaintiffs or others. The resulting lawsuits would consume all available funds and inevitably lead to bankruptcy or receivership.

Q. UNDER STAFF'S PROPOSED RATES, WHEN WOULD WOWSC DEFAULT ON ITS LOAN COVENANTS?

A. Attachment MN-11 shows that 11 months after implementing Staff's proposed rates, WOWSC would default on its loan covenant reserve requirements. After a year, WOWSC would fail to meet its loan covenant DSCRs.

Q. HOW WOULD A DEFAULT ON THE LOAN COVENANTS IMPACT WOWSC'S FINANCIAL INTEGRITY?

A. WOWSC's three CoBank loans would become immediately payable.[27] This would likely result in a quick sale of WOWSC property, including property vital for the Corporation's operations, to satisfy the loans. Moreover, WOWSC would not be able to secure new loans for capital improvements. As explained in the Supplemental Rebuttal Testimony of Joe

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[27] Gimenez Rebuttal, *see* Attachment JG-19 at 2, 8, 13.

Gimenez III, WOWSC will require several capital improvements to maintain compliance with TCEQ requirements.[28]

Q. DOES WOWSC HAVE SHAREHOLDERS OR OTHER INVESTORS?

A. No.

Q. HOW IS WOWSC'S CORPORATE STRUCTURE RELEVANT TO THE CORPORATION'S LEGAL DEBT AND LOAN COVENANTS?

A. In contrast to standard investor-owned utilities ("IOUs"), WOWSC is a members-only non-profit corporation. Because WOWSC does not have any shareholders or other investors, the Corporation is solely responsible for its debt and expenses. Put differently, in contrast to IOUs, WOWSC does not have investors to satisfy WOWSC's legal debt and loan covenants, and only relies on its customers to pay all costs. As such, WOWSC's legal debt and loan covenant defaults will lead to bankruptcy and ultimately impact WOWSC customers' ability to receive water and wastewater services.

V. CONCLUSION

Q. DOES THIS CONCLUDE YOUR SUPPLEMENTAL REBUTTAL TESTIMONY?

A. Yes, it does.

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[28] Gimenez Supplemental Rebuttal at 6-7.

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COMMISSION STAFF'S RESPONSE TO WINDERMERE OAKS WATER SUPPLY CORPORATION'S FIRST REQUEST FOR INFORMATION QUESTION NOS. STAFF 1-1 THROUGH 1-15

WOWSC 1-3 Please refer to the Direct Testimony of Maxine Gilford at 16. Admit or deny that Anna Givens adopts Ms. Gilford's testimony that states "if Windermere provides sufficient evidence in its rebuttal testimony to demonstrate that recovery of the outside legal expenses are necessary to preserve its financial integrity, then I recommend that the Commission consider that information."

RESPONSE: Admit.

Prepared by: Counsel
Sponsored by: Anna Givens

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COMMISSION STAFF'S RESPONSE TO WINDERMERE OAKS WATER SUPPLY CORPORATION'S FIRST REQUEST FOR INFORMATION QUESTION NOS. STAFF 1-1 THROUGH 1-15

WOWSC 1-1 Admit or deny that Anna Givens is adopting the live testimony of Maxine Gilford given at the hearing on the merits in this proceeding on December 3, 2021, specifically at Tr. at 529:1-532:2.

RESPONSE: Admit

Prepared by: Counsel

Sponsored by: Anna Givens

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COMMISSION STAFF'S RESPONSE TO WINDERMERE OAKS WATER SUPPLY CORPORATION'S FIRST REQUEST FOR INFORMATION QUESTION NOS. STAFF 1-1 THROUGH 1-15

WOWSC 1-4 Please refer to the Rebuttal Testimony of Mike Nelson at 5-6. Admit or deny that Windermere demonstrated that recovery of the outside legal expenses is necessary to preserve its financial integrity. If the answer is deny, please provide all evidence and documentation relied upon to reach this determination.

RESPONSE: Deny. See WOWSC's response to Ratepayers third RFI, Attachment Ratepayers 3-5f and the presentation of historical and actual financial information for the years 2017-2019 along with each year's resulting positive net cash flows. See WOWSC's response to Staff's sixth RFI and Attachment Staff 6-3(b).

Prepared by: Counsel

Sponsored by: Anna Givens

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COMMISSION STAFF'S RESPONSE TO WINDERMERE OAKS WATER SUPPLY CORPORATION'S FIRST REQUEST FOR INFORMATION QUESTION NOS. STAFF 1-1 THROUGH 1-15

WOWSC 1-11 Admit or deny that it is Commission Staff's position that WOWSC should not pay its legal bills. If the answer is deny, please indicate specifically where the funds to pay legal bills should be recovered and how.

RESPONSE: Deny. See Maxine Gilford's alternate surcharge recommendation at page 17 of her May 5, 2021 direct testimony. See WOWSC's financial statements detailing its annual collection of tap fees, membership fees, standby fees, late charges, service fees, interest income, and other fees. Additionally, see Ratepayers Attachment 3-f as prepared by WOWSC in response to Ratepayers Third Request for Information, which provides WOWSC's presentation of net cash flows beginning with the calendar year 2017 and demonstrates cash on hand at the end of each year. Further, WOWSC could evaluate whether its $862.50 tap fee for water service as well as for sewer service represents actual costs. If not, WOWSC could change its tariff so that tap fees are based on fully-loaded actual costs. Additionally, WOWSC could enact changes that reset its equity buy-in fees to generate additional revenue. WOWSC could pursue recovery of its legal expenses from those board members that gave rise to the legal defense. WOWSC could pursue $70,000 in damages established by the 33rd District Court, Burnet County. WOWSC could sell land that it holds at fair market value. As an extreme resort, or in the event it becomes a distressed utility, WOWSC can sell itself to another functioning utility that possesses the financial, managerial, and technical capabilities to provide continuous and adequate service to its ratepayers.

Prepared by: Counsel

Sponsored by: Anna Givens

1/28/2023
Mike Nelson

Subject: PUC Rates Hypothetical using WOWSC's Y2022 Consumption

Y2022 PUC Rates Hypothetical Based on Dec-Y2021 to Nov-Y2022 Gallonage and Y2022 Expenses

			Accounts Dec-21	Gallonage Dec-21	Revenue Dec-21	Accounts Jan-22	Gallonage Jan-22	Revenue Jan-22	Accounts Feb-22	Gallonage Feb-22	Revenue Feb-22
Water Service Rates											
Base charge	$40.43	per meter			$11,562.98			$11,562.98			$11,603.41
0 gallons			37	0		35	0		40	0	
0 - 2000 gallons	3.90	per 1000 gallons	122	104,100	$405.99	106	82,500	$321.75	118	104,200	$406.38
2001 - 4000 gallons	4.93	per 1000 gallons	83	233,600	$980.67	77	220,000	$925.96	78	220,000	$923.92
4001 - 8000 gallons	6.92	per 1000 gallons	34	178,000	$891.08	53	280,000	$1,406.54	39	204,200	$1,022.28
8001 - 10000 gallons	9.86	per 1000 gallons	1	8,400	$49.28	5	43,000	$256.28	2	17,800	$108.43
10001 - 15000 gallons	9.68	per 1000 gallons	4	50,300	$359.94	6	74,600	$531.69	4	43,900	$297.99
15001 or more	13.30	per 1000 gallons	5	118,300	$1,141.39	4	76,900	$677.17	6	168,100	$1,717.33
		Gallonage Total	286	692,700	$3,828.36	286	777,000	$4,119.41	287	758,200	$4,476.33
Sewer Service Rates											
Base Charge	$29.81	per meter	266		$7,929.46	264		$7,869.84	266		$7,929.46
1 - 10000 gallons	$6.55	per 1000 gallons		614100	$4,022.36		725500	$4,752.03		646200	$4,232.61

			Accounts Mar-22	Gallonage Mar-22	Revenue Mar-22	Accounts Apr-22	Gallonage Apr-22	Revenue Apr-22	Accounts May-22	Gallonage May-22	Revenue May-22
Water Service Rates											
Base charge	$40.43	per meter			$11,724.70			$11,684.27			$11,684.27
0 gallons			53	0		45	0		42	0	
0 - 2000 gallons	3.90	per 1000 gallons	104	92,700	$361.53	91	73,500	$286.65	89	62,400	$243.36
2001 - 4000 gallons	4.93	per 1000 gallons	79	223,000	$936.65	73	211,600	$892.81	77	225,700	$954.08
4001 - 8000 gallons	6.92	per 1000 gallons	45	238,200	$1,197.44	50	263,000	$1,318.96	50	272,400	$1,384.01
8001 - 10000 gallons	9.86	per 1000 gallons	2	19,500	$125.19	9	77,000	$457.36	8	71,800	$439.63
10001 - 15000 gallons	9.68	per 1000 gallons	3	36,700	$260.04	9	102,900	$710.41	12	150,300	$1,074.02
15001 or more	13.30	per 1000 gallons	4	81,100	$733.08	12	350,200	$3,620.86	11	225,800	$2,052.74
		Gallonage Total	290	691,200	$3,613.88	289	1,078,200	$7,287.05	289	1,008,400	$6,147.84
Sewer Service Rates											
Base Charge	$29.81	per meter	265		$7,899.65	266		$7,929.46	265		$7,899.65
1 - 10000 gallons	$6.55	per 1000 gallons		643400	$4,214.27		835100	$5,469.91		862300	$5,648.07

			Accounts Jun-22	Gallonage Jun-22	Revenue Jun-22	Accounts Jul-22	Gallonage Jul-22	Revenue Jul-22	Accounts Aug-22	Gallonage Aug-22	Revenue Aug-22
Water Service Rates											
Base charge	$40.43	per meter			$11,845.99			$11,845.99			$11,724.70
0 gallons			46	0		49	0		48	0	
0 - 2000 gallons	3.90	per 1000 gallons	83	64,200	$250.38	80	70,200	$273.78	75	65,100	$253.89
2001 - 4000 gallons	4.93	per 1000 gallons	71	199,200	$835.80	61	177,400	$748.92	70	200,400	$843.77
4001 - 8000 gallons	6.92	per 1000 gallons	52	288,400	$1,474.69	58	328,300	$1,690.68	54	307,600	$1,587.51
8001 - 10000 gallons	9.86	per 1000 gallons	9	80,400	$490.88	6	55,100	$342.05	13	115,100	$698.87
10001 - 15000 gallons	9.68	per 1000 gallons	16	195,000	$1,379.76	18	207,800	$1,440.18	14	171,200	$1,212.86
15001 or more	13.30	per 1000 gallons	16	372,200	$3,567.86	21	607,100	$6,250.03	16	495,800	$5,211.74
		Gallonage Total	293	1,199,400	$7,999.37	293	1,445,900	$10,755.64	290	1,355,200	$9,808.64
Sewer Service Rates											
Base Charge	$29.81	per meter	267		$7,959.27	268		$7,989.08	266		$7,929.46
1 - 10000 gallons	$6.55	per 1000 gallons		952200	$6,236.91		1021000	$6,687.55		988200	$6,472.71

			Accounts Sep-22	Gallonage Sep-22	Revenue Sep-22	Accounts Oct-22	Gallonage Oct-22	Revenue Oct-22	Accounts Nov-22	Gallonage Nov-22	Revenue Nov-22	Accounts Totals 2022	Gallonage Totals 2022	Revenue Totals 2022
Water Service Rates														
Base charge	$40.43	per meter			$11,724.70			$11,724.70			$11,724.70			$140,413.39
0 gallons			43	0		45	0		47	0		530	0	
0 - 2000 gallons	3.90	per 1000 gallons	101	90,800	$354.12	99	84,300	$328.77	114	100,800	$393.12	1182	994800	$3,879.72
2001 - 4000 gallons	4.93	per 1000 gallons	70	198,800	$835.88	67	195,900	$827.77	77	219,400	$923.02	883	2525000	$10,629.27
4001 - 8000 gallons	6.92	per 1000 gallons	51	275,800	$1,397.52	52	281,500	$1,426.94	38	202,000	$1,017.08	576	3119400	$15,814.73
8001 - 10000 gallons	9.86	per 1000 gallons	10	87,900	$531.29	8	72,500	$446.53	2	17,100	$101.53	75	665600	$4,047.32
10001 - 15000 gallons	9.68	per 1000 gallons	6	77,000	$554.92	9	114,800	$825.60	7	87,500	$624.82	108	1312000	$9,272.24
15001 or more	13.30	per 1000 gallons	9	232,600	$2,315.98	10	212,800	$1,966.24	5	102300	$928.59	119	3043200	$30,192.96
		Gallonage Total	290	962,900	$5,989.71	290	961,800	$5,821.85	290	729,100	$3,988.16	3,473	11,660,000	$73,836.23
Sewer Service Rates														
Base Charge	$29.81	per meter	265		$7,899.65	268		$7,989.08	267		$7,959.27	3193		$95,183.33
1 - 10000 gallons	$6.55	per 1000 gallons		803300	$5,261.62		824200	$5,398.51		659300	$4,318.42		9,574,800	$62,714.94

289 Average number of water accounts

266 Average number of waste-water accounts

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Projected Revenue one month later	$27,343.15	$28,304.25	$28,241.81	$27,452.50	$32,370.69	$31,379.83	$34,041.54	$37,278.26	$35,935.51	$30,875.68	$30,934.14	$27,990.54
Y2022 Actual Expenses	$53,619.95	$84,009.67	$47,887.63	$33,268.80	$59,047.09	$56,213.01	$61,496.62	$70,769.82	$61,632.19	$42,323.51	$67,062.10	$60,937.42
Revenue - Expenses	-$26,276.80	-$55,705.42	-$19,645.82	-$5,816.30	-$26,676.41	-$24,833.18	-$27,455.08	-$33,491.56	-$25,696.68	-$11,447.83	-$36,127.96	-$32,946.88

WOWSC Bank Account Balances as of 31 Dec 2022

Checking		$37,092.65
MM+		$68,718.23
CoBank Loans Reserve		$24,000.00
Emergency Fund		$75,000.00
Capital Expenditure Reserve		$41,982.58
	PUC Standby Fees	$41,672.00
	PUC Late Charges	$6,806.00
	Total	$295,271.46

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Total	$268,994.66	$213,289.24	$193,643.43	$187,827.13	$161,150.72	$136,317.54	$108,862.46	$75,370.90	$49,674.21	$38,226.38	$2,098.42	$\boxed{-\$30,848.46}$

Does not meet CoBank Loans Covenant reserves

$140,413.39 water base rate revenue with PUC rates
$73,836.23 water gallonage revenue with PUC rates
$95,183.33 waste-water base rate revenue with PUC rates
$62,714.94 waste-water gallonage revenue with PUC rates
$372,147.89 Total Projected Revenue Y2022 Water + Waste-Water Services with PUC rates

$633,921.00 Actual Y2022 Water & Sewer Services Revenue

170.3% Model with PUC rates under projects actual Y2022 revenue by 70.3%

$136,551.17 Water + Waste-Water Gallonage Projected Revenue Y2022 with PUC rates

Windermere Oaks WSC
Summary of Income/Expense
January 31, 2022

Operating income			$ 61,295.04
Repair and replacement reserve			$ (4,630.00)
Interest income			46.01
Expenses			(53,619.95)
Net Income/(Loss)			$ 3,091.10
Bank Account Balances			
Checking			$ 72,240.60
MM+			303,770.01
- CoBank Loans Reserve			24,000.00
- Emergency Fund			75,000.00
Capital Expenditure Reserve			41,982.58
Total bank account balances			$ 516,993.19
CoBank Loan			$ 143,595.53
CoBank Loan - Refinance			183,483.32
CoBank Loan - Oct 2021			297,576.98
Total long-term debt			$ 624,655.83
Debt to service coverage ratio:	**YTD**	2022	2021
Net operating income		7,675.09	8,586.45
Debt service		3,866.25	2,037.39
DSCR		1.99	4.21
Debt to capital ratio:	**YTD**		
Debt		624,655.83	338,826.06
Total capital		1,743,741.97	1,452,762.43
Debt to capital		0.36	0.23
Days cash on hand:			
Cash on hand	**MTH**	516,993.19	247,535.53
Budgeted annual expense		510,849	510,849
Days cash on hand		369.39 *	176.86 *

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

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Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of January 31, 2022

		Jan 31, 22
ASSETS		
Current Assets		
Checking/Savings		
10200 Cash in Bank-2100725		72,240.60
10205 · Capital Expenditures Reserve		41,982.58
10400 · MM/Contingency Funds-128546		402,770.01
Total Checking/Savings		516,993.19
Total Current Assets		516,993.19
Fixed Assets		
15355 · Water Tank		43,127.25
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
15315 · Water Plant Computer Upgrade		14,861.50
15340 · 3-Phase Electrical Upgrade		8,699.00
15350 · 2004 Water Storage Tank		75,574.95
15360 · WTP Recycling Project		19,597.99
15370 · WTP Recycle Project		4,048.63
15400 · Improvements		34,888.96
15401 · Tennis Village Lift Station (Replace Lift Station)		59,341.90
15402 · Water Plant Generator (New Generator)		88,715.03
15403 · Security System - Water Plant		11,008.04
15500 · Building		3,377.58
15600 · Sewer Plant		125,233.87
15610 · Wastewater Recycling Project		28,184.08
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		-1,079,397.75
Total Fixed Assets		1,346,736.45
Other Assets		
19300 · Standby Fees Delinquent		34.93
Total Other Assets		34.93
TOTAL ASSETS		**1,863,764.57**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Water & Sewer Taxes Payable		9,552.35
Total Other Current Liabilities		9,552.35
Total Current Liabilities		9,552.35
Long Term Liabilities		
27500 · Membership Fees Refundabl		110,470.25
27756 · Loan COBank ACB Denver		143,595.53
27757 · Note Payable CoBank - Refinance		183,483.32

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Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of January 31, 2022

	Jan 31, 22
27758 · CoBank Loan Oct 2021	297,576.98
Total Long Term Liabilities	735,126.08
Total Liabilities	744,678.43
Equity	
39005 · Retained Earnings	1,115,995.04
Net Income	3,091.10
Total Equity	1,119,086.14
TOTAL LIABILITIES & EQUITY	**1,863,764.57**

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
January 2022

	Jan 22	Budget	Jan 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	5,713.20		5,713.20		
40000-6 · Standby Fees - Sewer	5,713.20		5,713.20		
Total 40000 · Standby Fees	11,426.40		11,426.40		
40200 · Water & Sewer Services					
40200-5 · Water Services	28,630.98		28,630.98		
40200-6 · Sewer Services	19,394.70		19,394.70		
Total 40200 · Water & Sewer Services	48,025.68		48,025.68		
40300 · Late Charges					
40300-5 · Late Charges - Water	117.71		117.71		
40300-6 · Late Charges - Sewer	75.00		75.00		
Total 40300 · Late Charges	192.71		192.71		
40400 · Membership Fees					
40400-5 · Membership Fees - Water	805.00		805.00		
40400-6 · Membership Fees - Sewer	805.00		805.00		
Total 40400 · Membership Fees	1,610.00		1,610.00		
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	20.13		20.13		
40410-6 · Membership Transfer Fees-Sewer	20.12		20.12		
Total 40410 · Membership Transfer Fees	40.25		40.25		
Total Income	61,295.04		61,295.04		
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	5,889.90		5,889.90		
50000-6 · COS Operator - Sewer	3,926.60		3,926.60		
Total 50000 · COS-Operator	9,816.50		9,816.50		
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	582.35		582.35		
57500-6 · COS Electricity -Sewer	775.01		775.01		
Total 57500 · COS-Electricity	1,357.36		1,357.36		
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	854.99		854.99		

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
January 2022

	Jan 22	Budget	Jan 22	YTD Budget	Annual Budget
Total 58000 · COS-Sludge Removal	854.99		854.99		
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	782.99		782.99		
58500-6 · COS-LCRA Raw Water Fee - Sewer	521.99		521.99		
Total 58500 · LCRA - Raw Water Fee	1,304.98		1,304.98		
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	109.00		109.00		
59000-6 · COS Lab Fees- Sewer	247.00		247.00		
Total 59000 · COS-Lab Fees	356.00		356.00		
Total COGS	13,689.83		13,689.83		
Gross Profit	47,605.21		47,605.21		
Expense					
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	788.95		788.95		
59610-6 · Install New Service Taps-Sewer	450.00		450.00		
Total 59610 · Install New Service Taps	1,238.95		1,238.95		
62000 · Bank Charges					
62000-5 · Bank Charges - Water	25.00		25.00		
62000-6 · Bank Charges - Sewer	25.00		25.00		
Total 62000 · Bank Charges	50.00		50.00		
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00		240.00		
62400-5 · Bookkeeping - Water	360.00		360.00		
Total 62400 · Bookkeeping	600.00		600.00		
62600 · Billing Services					
62600-5 · Billing - Water	840.00		840.00		
62600-6 · Billing - Sewer	560.00		560.00		
Total 62600 · Billing Services	1,400.00		1,400.00		
63000 · Legal/Appraisal					
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	12,500.00		12,500.00		
63100-6 · Lawsuit 2017/18-Sewer	12,500.00		12,500.00		
Total 63000 · Legal/Appraisal	25,000.00		25,000.00		
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	300.00		300.00		

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
January 2022

	Jan 22	Budget	Jan 22	YTD Budget	Annual Budget
63500-6 · Dues/Subscriptions - Sewer	300.00		300.00		
Total 63500 · Dues & Subscriptions	600.00		600.00		
64000 · TCEQ System Fee					
64000-6 · TCEQ System Fee - Sewer	1,250.00		1,250.00		
Total 64000 · TCEQ System Fee	1,250.00		1,250.00		
65500 · Insurance					
65500-5 · Insurance - Water	210.00		210.00		
65500-6 · Insurance - Sewer	140.00		140.00		
Total 65500 · Insurance	350.00		350.00		
66000 · Office Supplies					
66000-5 · Office Supplies - Water	81.78		81.78		
Total 66000 · Office Supplies	81.78		81.78		
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	183.79		183.79		
66500-6 · Telephone/Internet - Sewer	200.17		200.17		
Total 66500 · Telephone and Internet	383.96		383.96		
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	168.00		168.00		
67000-6 · Postage & Shipping - Sewer	112.00		112.00		
Total 67000 · Postage & Shipping Expense	280.00		280.00		
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	4,149.01		4,149.01		
68500-6 · Repairs & Maintenance - Sewer	585.00		585.00		
68540-5 · Repair & Maint Barge - Water	750.00		750.00		
68540-6 · Repair & Maint Barge - Sewer	500.00		500.00		
Total 68500 · Repairs & Maintenance	5,984.01		5,984.01		
68600 · Repair Parts					
68600-5 · Repair Parts - Water	490.59		490.59		
Total 68600 · Repair Parts	490.59		490.59		
69000 · Printing Expense					
69000-5 · Printing Expense - Water	78.00		78.00		
69000-6 · Printing Expense - Sewer	52.00		52.00		
Total 69000 · Printing Expense	130.00		130.00		
71500 · Interest Expense					

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
January 2022

	Jan 22	Budget	Jan 22	YTD Budget	Annual Budget
71500-5 · Interest Expense - Water	349.46		349.46		
71500-6 · Interest Expense - Sewer	1,741.37		1,741.37		
Total 71500 · Interest Expense	2,090.83		2,090.83		
Total Expense	39,930.12		39,930.12		
Net Ordinary Income	7,675.09		7,675.09		
Other Income/Expense					
Other Income					
41000 · Interest Income	46.01		46.01		
Total Other Income	46.01		46.01		
Other Expense					
72500 · Depreciation Expense	4,630.00		4,630.00		
Total Other Expense	4,630.00		4,630.00		
Net Other Income	-4,583.99		-4,583.99		
Net Income	**3,091.10**		**3,091.10**		

Windermere Oaks WSC
Summary of Income/Expense
February 28, 2022

Operating income			$ 52,240.84
Repair and replacement reserve			$ (4,630.00)
Interest income			51.17
Expenses			(84,009.67)
Net Income/(Loss)			$ (36,347.66)
Bank Account Balances			
Checking			$ 37,530.95
MM+			303,821.18
- CoBank Loans Reserve			24,000.00
- Emergency Fund			75,000.00
Capital Expenditure Reserve			41,982.58
Total bank account balances			$ 482,334.71
CoBank Loan			$ 143,165.66
CoBank Loan - Refinance			182,934.03
CoBank Loan - Oct 2021			296,774.82
Total long-term debt			$ 622,874.51
Amounts due to Attorneys:			
Lloyd Gosselink			$ 546,868.76
Enoch Kever			110,807.53
Shidlofsky Law Firm			23,072.50
			$ 680,748.79
Debt to service coverage ratio:	**YTD**	2022	2021
Net operating income		(33,256.56)	15,038.31
Debt service		7,732.50	4,074.78
DSCR		(4.30)	3.69
Debt to capital ratio:	**YTD**		
Debt		622,874.51	337,884.83
Total capital		1,705,612.99	1,459,585.56
Debt to capital		0.37	0.23
Days cash on hand:			
Cash on hand	**MTH**	482,334.71	254,153.28
Budgeted annual expense		505,772	510,849
Days cash on hand		348.09 *	181.59 *

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

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Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of February 28, 2022

		Feb 28, 22
ASSETS		
Current Assets		
Checking/Savings		
10200 Cash in Bank-2100725		37,530.95
10205 · Capital Expenditures Reserve		41,982.58
10400 · MM/Contingency Funds-128546		402,821.18
Total Checking/Savings		482,334.71
Total Current Assets		482,334.71
Fixed Assets		
15355 · Water Tank		43,827.25
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
15315 · Water Plant Computer Upgrade		14,861.50
15340 · 3-Phase Electrical Upgrade		8,699.00
15350 · 2004 Water Storage Tank		75,574.95
15360 · WTP Recycling Project		19,597.99
15370 · WTP Recycle Project		4,048.63
15400 · Improvements		34,888.96
15401 · Tennis Village Lift Station (Replace Lift Station)		59,341.90
15402 · Water Plant Generator (New Generator)		88,715.03
15403 · Security System - Water Plant		11,008.04
15500 · Building		3,377.58
15600 · Sewer Plant		125,233.87
15610 · Wastewater Recycling Project		28,184.08
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 · Accum Capital Renewal & Replace		-1,084,027.75
Total Fixed Assets		1,342,806.45
Other Assets		
19300 · Standby Fees Delinquent		34.93
Total Other Assets		34.93
TOTAL ASSETS		**1,825,176.09**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Water & Sewer Taxes Payable		9,792.85
Total Other Current Liabilities		9,792.85
Total Current Liabilities		9,792.85
Long Term Liabilities		
27500 · Membership Fees Refundabl		109,770.25
27756 · Loan COBank ACB Denver		143,165.66
27757 · Note Payable CoBank - Refinance		182,934.03

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Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of February 28, 2022

	Feb 28, 22
27758 · CoBank Loan Oct 2021	296,774.82
Total Long Term Liabilities	732,644.76
Total Liabilities	742,437.61
Equity	
39005 · Retained Earnings	1,115,995.04
Net Income	-33,256.56
Total Equity	1,082,738.48
TOTAL LIABILITIES & EQUITY	**1,825,176.09**

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
February 2022

	Feb 22	Budget	Jan - Feb 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	2,359.80	1,455.00	8,073.00	2,910.00	17,450.00
40000-6 · Standby Fees - Sewer	2,359.80	1,455.00	8,073.00	2,910.00	17,450.00
Total 40000 · Standby Fees	4,719.60	2,910.00	16,146.00	5,820.00	34,900.00
40200 · Water & Sewer Services					
40200-5 · Water Services	29,969.37	31,200.00	58,600.35	62,400.00	374,400.00
40200-6 · Sewer Services	19,715.71	20,800.00	39,110.41	41,600.00	249,600.00
Total 40200 · Water & Sewer Services	49,685.08	52,000.00	97,710.76	104,000.00	624,000.00
40300 · Late Charges					
40300-5 · Late Charges - Water	411.42	250.00	529.13	500.00	3,000.00
40300-6 · Late Charges - Sewer	242.72	166.00	317.72	332.00	2,000.00
Total 40300 · Late Charges	654.14	416.00	846.85	832.00	5,000.00
40400 · Membership Fees					
40400-5 · Membership Fees - Water	200.00	67.09	1,005.00	134.18	805.00
40400-6 · Membership Fees - Sewer	200.00	67.09	1,005.00	134.18	805.00
Total 40400 · Membership Fees	400.00	134.18	2,010.00	268.36	1,610.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	0.00	8.00	20.13	16.00	101.00
40410-6 · Membership Transfer Fees-Sewer	0.00	8.00	20.12	16.00	100.00
Total 40410 · Membership Transfer Fees	0.00	16.00	40.25	32.00	201.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	0.00	1,150.00	0.00	2,300.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	0.00	1,150.00	0.00	2,300.00	13,800.00
Total 40500 · Equity Buy-in Fees	0.00	2,300.00	0.00	4,600.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	0.00	862.50	5,175.00
40600-6 · Sewer Taps	0.00	431.25	0.00	862.50	5,175.00
Total 40600 · Water & Sewer Taps	0.00	862.50	0.00	1,725.00	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00	160.00	0.00	320.00	1,920.00
44000-5 · Regulatory Assess Fee Ref - Wat	0.00	106.67	0.00	213.34	1,280.00
44000 · Regulatory Assessment fee refun - Other	-3,217.98		-3,217.98		
Total 44000 · Regulatory Assessment fee refun	-3,217.98	266.67	-3,217.98	533.34	3,200.00

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
February 2022

	Feb 22	Budget	Jan - Feb 22	YTD Budget	Annual Budget
Total Income	52,240.84	58,905.35	113,535.88	117,810.70	706,861.00
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	5,889.90	6,613.75	11,779.80	13,227.50	79,365.00
50000-6 · COS Operator - Sewer	3,926.60	3,561.25	7,853.20	7,122.50	42,735.00
Total 50000 · COS-Operator	9,816.50	10,175.00	19,633.00	20,350.00	122,100.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	2,337.37	1,208.34	2,337.37	2,416.68	14,500.00
57000-6 · COS Chemcials - Sewer	0.00	41.66	0.00	83.32	500.00
Total 57000 · COS-Chemicals	2,337.37	1,250.00	2,337.37	2,500.00	15,000.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	775.49	1,286.66	1,357.84	2,573.32	15,440.00
57500-6 · COS Electricity -Sewer	881.36	746.66	1,656.37	1,493.32	8,960.00
Total 57500 · COS-Electricity	1,656.85	2,033.32	3,014.21	4,066.64	24,400.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	333.34	854.99	666.68	4,000.00
58000-6 · COS-Sludge Removal - Sewer	754.56	666.66	754.56	1,333.32	8,000.00
Total 58000 · COS-Sludge Removal	754.56	1,000.00	1,609.55	2,000.00	12,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	369.34	750.00	1,152.33	1,500.00	9,000.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	246.22	500.00	768.21	1,000.00	6,000.00
Total 58500 · LCRA - Raw Water Fee	615.56	1,250.00	1,920.54	2,500.00	15,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	350.00	333.34	459.00	666.68	4,000.00
59000-6 · COS Lab Fees- Sewer	450.00	333.34	697.00	666.68	4,000.00
Total 59000 · COS-Lab Fees	800.00	666.68	1,156.00	1,333.36	8,000.00
Total COGS	15,980.84	16,375.00	29,670.67	32,750.00	196,500.00
Gross Profit	36,260.00	42,530.35	83,865.21	85,060.70	510,361.00
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	20.84	0.00	41.68	250.00
77600-6 · Website - Sewer	0.00	20.84	0.00	41.68	250.00
Total 77600 · Website	0.00	41.68	0.00	83.36	500.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	351.50	666.66	1,140.45	1,333.32	8,000.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
February 2022

	Feb 22	Budget	Jan - Feb 22	YTD Budget	Annual Budget
59610-6 · Install New Service Taps-Sewer	0.00	666.66	450.00	1,333.32	8,000.00
Total 59610 · Install New Service Taps	351.50	1,333.32	1,590.45	2,666.64	16,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	25.00	25.00	50.00	50.00	300.00
62000-6 · Bank Charges - Sewer	25.00	25.00	50.00	50.00	300.00
Total 62000 · Bank Charges	50.00	50.00	100.00	100.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00	300.00	480.00	600.00	3,600.00
62400-5 · Bookkeeping - Water	360.00	300.00	720.00	600.00	3,600.00
Total 62400 · Bookkeeping	600.00	600.00	1,200.00	1,200.00	7,200.00
62500 · Accounting					
62501 · Accounting - Other	0.00	916.66	0.00	1,833.32	11,000.00
62500-5 · Accounting - Water	0.00	83.34	0.00	166.68	1,000.00
62500-6 · Accounting - Sewer	0.00	83.34	0.00	166.68	1,000.00
Total 62500 · Accounting	0.00	1,083.34	0.00	2,166.68	13,000.00
62600 · Billing Services					
62600-5 · Billing - Water	600.00	916.66	1,440.00	1,833.32	11,000.00
62600-6 · Billing - Sewer	833.00	916.66	1,393.00	1,833.32	11,000.00
Total 62600 · Billing Services	1,433.00	1,833.32	2,833.00	3,666.64	22,000.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	166.66	0.00	333.32	2,000.00
62804-6 · Professional Engineer - Sewer	0.00	166.66	0.00	333.32	2,000.00
62806-5 · Consulting Fees - Water	0.00	166.66	0.00	333.32	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	166.66	0.00	333.32	2,000.00
Total 62800 · Total Contract Services	0.00	666.64	0.00	1,333.28	8,000.00
63000 · Legal/Appraisal					
63001 · Legal/Appraisal -Other	0.00	1,666.66	0.00	3,333.32	20,000.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	25,000.00	10,000.00	37,500.00	20,000.00	120,000.00
63100-6 · Lawsuit 2017/18-Sewer	25,000.00	10,000.00	37,500.00	20,000.00	120,000.00
Total 63000 · Legal/Appraisal	50,000.00	21,666.66	75,000.00	43,333.32	260,000.00
63200 · Public Information Officer exp					
63200-5 · PIO Expense - Water	308.52	166.66	308.52	333.32	2,000.00
63200-6 · PIO Expense - Sewer	205.68	166.66	205.68	333.32	2,000.00
63200 · Public Information Officer exp - Other	150.00		150.00		
Total 63200 · Public Information Officer exp	664.20	333.32	664.20	666.64	4,000.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
February 2022

	Feb 22	Budget	Jan - Feb 22	YTD Budget	Annual Budget
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	41.66	300.00	83.32	500.00
63500-6 · Dues/Subscriptions - Sewer	0.00	41.66	300.00	83.32	500.00
Total 63500 · Dues & Subscriptions	0.00	83.32	600.00	166.64	1,000.00
64000 · TCEQ System Fee					
64000-5 · TCEQ System Fee - Water	0.00	62.50	0.00	125.00	750.00
64000-6 · TCEQ System Fee - Sewer	0.00	125.00	1,250.00	250.00	1,500.00
Total 64000 · TCEQ System Fee	0.00	187.50	1,250.00	375.00	2,250.00
65500 · Insurance					
65501 · Insurance - Other	0.00	416.66	0.00	833.32	5,000.00
65500-5 · Insurance - Water	210.00	1,041.66	420.00	2,083.32	12,500.00
65500-6 · Insurance - Sewer	210.00	1,041.66	350.00	2,083.32	12,500.00
Total 65500 · Insurance	420.00	2,499.98	770.00	4,999.96	30,000.00
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	81.78	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	81.78	500.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	393.87	291.66	577.66	583.32	3,500.00
66500-6 · Telephone/Internet - Sewer	209.85	291.66	410.02	583.32	3,500.00
Total 66500 · Telephone and Internet	603.72	583.32	987.68	1,166.64	7,000.00
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	140.38	208.34	308.38	416.68	2,500.00
67000-6 · Postage & Shipping - Sewer	93.58	208.34	205.58	416.68	2,500.00
Total 67000 · Postage & Shipping Expense	233.96	416.68	513.96	833.36	5,000.00
68000 · Equipment Rental Expense					
68000-5 · Equip Rental Expense - Water	0.00	104.16	0.00	208.32	1,250.00
68000-6 · Equip Rental Expense - Sewer	0.00	104.16	0.00	208.32	1,250.00
Total 68000 · Equipment Rental Expense	0.00	208.32	0.00	416.64	2,500.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	2,632.00	4,166.66	6,781.01	8,333.32	50,000.00
68500-6 · Repairs & Maintenance - Sewer	3,028.86	2,083.34	3,613.86	4,166.68	25,000.00
68540-5 · Repair & Maint Barge - Water	0.00		750.00		
68540-6 · Repair & Maint Barge - Sewer	0.00		500.00		
Total 68500 · Repairs & Maintenance	5,660.86	6,250.00	11,644.87	12,500.00	75,000.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
February 2022

	Feb 22	Budget	Jan - Feb 22	YTD Budget	Annual Budget
68600 · Repair Parts					
68600-5 · Repair Parts - Water	2,375.00	1,000.00	2,865.59	2,000.00	12,000.00
68600-6 · Repair Parts - Sewer	3,374.01	666.66	3,374.01	1,333.32	8,000.00
Total 68600 · Repair Parts	5,749.01	1,666.66	6,239.60	3,333.32	20,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	31.66	62.50	109.66	125.00	750.00
69000-6 · Printing Expense - Sewer	21.11	62.50	73.11	125.00	750.00
Total 69000 · Printing Expense	52.77	125.00	182.77	250.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	348.41	1,312.04	697.87	2,624.08	15,744.57
71500-6 · Interest Expense - Sewer	1,736.40	706.48	3,477.77	1,412.96	8,477.85
Total 71500 · Interest Expense	2,084.81	2,018.52	4,175.64	4,037.04	24,222.42
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	125.00	125.00	125.00	250.00	1,500.00
77500-6 · Meetings/Conferences-Sewer	0.00	125.00	0.00	250.00	1,500.00
Total 77500 · Meetings/Conferences	125.00	250.00	125.00	500.00	3,000.00
Total Expense	68,028.83	42,147.58	107,958.95	84,295.16	505,772.42
Net Ordinary Income	-31,768.83	382.77	-24,093.74	765.54	4,588.58
Other Income/Expense					
Other Income					
41000 · Interest Income	51.17	25.00	97.18	50.00	300.00
Total Other Income	51.17	25.00	97.18	50.00	300.00
Other Expense					
72500 · Capital Renewal and Replacement	4,630.00		9,260.00		
Total Other Expense	4,630.00		9,260.00		
Net Other Income	-4,578.83	25.00	-9,162.82	50.00	300.00
Net Income	**-36,347.66**	**407.77**	**-33,256.56**	**815.54**	**4,888.58**

Windermere Oaks WSC
Summary of Income/Expense
March 31, 2022

Operating income			$ 59,269.46
Repair and replacement reserve			$ (4,630.00)
Interest income			56.67
Expenses			(47,887.63)
Net Income/(Loss)			$ 6,808.50
Bank Account Balances			
Checking			$ 25,413.84
MM+			303,877.85
- CoBank Loans Reserve			24,000.00
- Emergency Fund			75,000.00
Capital Expenditure Reserve			41,982.58
Total bank account balances			$ 470,274.27
CoBank Loan			$ 142,689.65
CoBank Loan - Refinance			182,325.80
CoBank Loan - Oct 2021			295,870.96
Total long-term debt			$ 620,886.41
Amounts due to Attorneys:			
Lloyd Gosselink			$ 536,868.76
Enoch Kever			100,807.53
Shidlofsky Law Firm			18,072.50
			$ 655,748.79
Debt to service coverage ratio:	**YTD**	2022	2021
Net operating income		(26,448.06)	32,906.79
Debt service		11,599.02	6,112.19
DSCR		(2.28)	5.38
Debt to capital ratio:	**YTD**		
Debt		620,886.41	336,834.97
Total capital		1,710,433.39	1,476,404.18
Debt to capital		0.36	0.23
Days cash on hand:			
Cash on hand	**MTH**	470,274.27	248,303.77
Budgeted annual expense		505,772	510,849
Days cash on hand		339.38 *	177.41 *

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

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Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of March 31, 2022

		Mar 31, 22
ASSETS		
Current Assets		
Checking/Savings		
10200 Cash in Bank-2100725		25,413.84
10205 · Capital Expenditures Reserve		41,982.58
10400 · MM/Contingency Funds-128546		402,877.85
Total Checking/Savings		470,274.27
Total Current Assets		470,274.27
Fixed Assets		
15355 · Water Tank		49,335.25
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
15315 · Water Plant Computer Upgrade		14,861.50
15340 · 3-Phase Electrical Upgrade		8,699.00
15350 · 2004 Water Storage Tank		75,574.95
15360 · WTP Recycling Project		19,597.99
15370 · WTP Recycle Project		4,048.63
15380 · Zebra Mussels		14,380.03
15400 · Improvements		34,888.96
15401 · Tennis Village Lift Station (Replace Lift Station)		59,341.90
15402 · Water Plant Generator (New Generator)		88,715.03
15403 · Security System - Water Plant		11,008.04
15500 · Building		3,377.58
15600 · Sewer Plant		125,233.87
15610 · Wastewater Recycling Project		28,184.08
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 · Accum Capital Renewal & Replace		-1,088,657.75
Total Fixed Assets		1,358,064.48
Other Assets		
19300 · Standby Fees Delinquent		34.93
Total Other Assets		34.93
TOTAL ASSETS		1,828,373.68
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Water & Sewer Taxes Payable		10,025.04
Total Other Current Liabilities		10,025.04
Total Current Liabilities		10,025.04
Long Term Liabilities		
27500 · Membership Fees Refundabl		107,915.25
27756 · Loan COBank ACB Denver		142,689.65
27757 · Note Payable CoBank - Refinance		182,325.80

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Windermere Oaks W.S.C.
Balance Sheet
As of March 31, 2022

	Mar 31, 22
27758 · CoBank Loan Oct 2021	295,870.96
Total Long Term Liabilities	728,801.66
Total Liabilities	738,826.70
Equity	
39005 · Retained Earnings	1,115,995.04
Net Income	-26,448.06
Total Equity	1,089,546.98
TOTAL LIABILITIES & EQUITY	**1,828,373.68**

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
March 2022

	Mar 22	Budget	Jan - Mar 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	0.00	1,454.00	8,073.00	4,364.00	17,450.00
40000-6 · Standby Fees - Sewer	0.00	1,454.00	8,073.00	4,364.00	17,450.00
Total 40000 · Standby Fees	0.00	2,908.00	16,146.00	8,728.00	34,900.00
40200 · Water & Sewer Services					
40200-5 · Water Services	28,935.11	31,200.00	87,535.46	93,600.00	374,400.00
40200-6 · Sewer Services	19,016.98	20,800.00	58,127.39	62,400.00	249,600.00
Total 40200 · Water & Sewer Services	47,952.09	52,000.00	145,662.85	156,000.00	624,000.00
40300 · Late Charges					
40300-5 · Late Charges - Water	195.89	250.00	725.02	750.00	3,000.00
40300-6 · Late Charges - Sewer	158.72	166.00	476.44	498.00	2,000.00
Total 40300 · Late Charges	354.61	416.00	1,201.46	1,248.00	5,000.00
40400 · Membership Fees					
40400-5 · Membership Fees - Water	1,007.50	67.09	2,012.50	201.27	805.00
40400-6 · Membership Fees - Sewer	1,007.50	67.09	2,012.50	201.27	805.00
Total 40400 · Membership Fees	2,015.00	134.18	4,025.00	402.54	1,610.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	20.13	8.00	40.26	24.00	101.00
40410-6 · Membership Transfer Fees-Sewer	20.12	8.00	40.24	24.00	100.00
Total 40410 · Membership Transfer Fees	40.25	16.00	80.50	48.00	201.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	2,300.00	1,150.00	2,300.00	3,450.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	2,300.00	1,150.00	2,300.00	3,450.00	13,800.00
Total 40500 · Equity Buy-in Fees	4,600.00	2,300.00	4,600.00	6,900.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	862.50	431.25	862.50	1,293.75	5,175.00
40600-6 · Sewer Taps	862.50	431.25	862.50	1,293.75	5,175.00
Total 40600 · Water & Sewer Taps	1,725.00	862.50	1,725.00	2,587.50	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00	160.00	0.00	480.00	1,920.00
44000-5 · Regulatory Assess Fee Ref - Wat	0.00	106.67	0.00	320.01	1,280.00
44000 · Regulatory Assessment fee refun - Other	0.00		-3,217.98		
Total 44000 · Regulatory Assessment fee refun	0.00	266.67	-3,217.98	800.01	3,200.00
48000 · Miscellaneous Income	2,547.51		2,547.51		
49900 · Uncategorized Income (Income not categorized elsewhere)	35.00		35.00		
Total Income	59,269.46	58,903.35	172,805.34	176,714.05	706,861.00
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	5,889.90	6,613.75	17,669.70	19,841.25	79,365.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
March 2022

	Mar 22	Budget	Jan - Mar 22	YTD Budget	Annual Budget
50000-6 · COS Operator - Sewer	3,926.60	3,561.25	11,779.80	10,683.75	42,735.00
Total 50000 · COS-Operator	9,816.50	10,175.00	29,449.50	30,525.00	122,100.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	591.00	1,208.34	2,928.37	3,625.02	14,500.00
57000-6 · COS Chemcials - Sewer	0.00	41.66	0.00	124.98	500.00
Total 57000 · COS-Chemicals	591.00	1,250.00	2,928.37	3,750.00	15,000.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	832.02	1,286.66	2,189.86	3,859.98	15,440.00
57500-6 · COS Electricity -Sewer	874.93	746.66	2,531.30	2,239.98	8,960.00
Total 57500 · COS-Electricity	1,706.95	2,033.32	4,721.16	6,099.96	24,400.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	333.34	854.99	1,000.02	4,000.00
58000-6 · COS-Sludge Removal - Sewer	0.00	666.66	754.56	1,999.98	8,000.00
Total 58000 · COS-Sludge Removal	0.00	1,000.00	1,609.55	3,000.00	12,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	359.48	750.00	1,511.81	2,250.00	9,000.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	239.66	500.00	1,007.87	1,500.00	6,000.00
Total 58500 · LCRA - Raw Water Fee	599.14	1,250.00	2,519.68	3,750.00	15,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	125.00	333.34	584.00	1,000.02	4,000.00
59000-6 · COS Lab Fees- Sewer	329.00	333.34	1,026.00	1,000.02	4,000.00
Total 59000 · COS-Lab Fees	454.00	666.68	1,610.00	2,000.04	8,000.00
Total COGS	13,167.59	16,375.00	42,838.26	49,125.00	196,500.00
Gross Profit	46,101.87	42,528.35	129,967.08	127,589.05	510,361.00
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	20.84	0.00	62.52	250.00
77600-6 · Website - Sewer	0.00	20.84	0.00	62.52	250.00
Total 77600 · Website	0.00	41.68	0.00	125.04	500.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	0.00	666.66	1,140.45	1,999.98	8,000.00
59610-6 · Install New Service Taps-Sewer	450.00	666.66	900.00	1,999.98	8,000.00
Total 59610 · Install New Service Taps	450.00	1,333.32	2,040.45	3,999.96	16,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	37.80	25.00	87.80	75.00	300.00
62000-6 · Bank Charges - Sewer	37.79	25.00	87.79	75.00	300.00
Total 62000 · Bank Charges	75.59	50.00	175.59	150.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00	300.00	720.00	900.00	3,600.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
March 2022

	Mar 22	Budget	Jan - Mar 22	YTD Budget	Annual Budget
62400-5 · Bookkeeping - Water	412.00	300.00	1,132.00	900.00	3,600.00
Total 62400 · Bookkeeping	652.00	600.00	1,852.00	1,800.00	7,200.00
62500 · Accounting					
62501 · Accounting - Other	0.00	916.66	0.00	2,749.98	11,000.00
62500-5 · Accounting - Water	0.00	83.34	0.00	250.02	1,000.00
62500-6 · Accounting - Sewer	0.00	83.34	0.00	250.02	1,000.00
Total 62500 · Accounting	0.00	1,083.34	0.00	3,250.02	13,000.00
62600 · Billing Services					
62600-5 · Billing - Water	780.00	916.66	2,220.00	2,749.98	11,000.00
62600-6 · Billing - Sewer	520.00	916.66	1,913.00	2,749.98	11,000.00
Total 62600 · Billing Services	1,300.00	1,833.32	4,133.00	5,499.96	22,000.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	166.66	0.00	499.98	2,000.00
62804-6 · Professional Engineer - Sewer	0.00	166.66	0.00	499.98	2,000.00
62806-5 · Consulting Fees - Water	0.00	166.66	0.00	499.98	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	166.66	0.00	499.98	2,000.00
Total 62800 · Total Contract Services	0.00	666.64	0.00	1,999.92	8,000.00
63000 · Legal/Appraisal					
63001 · Legal/Appraisal -Other	0.00	1,666.66	0.00	4,999.98	20,000.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	12,500.00	10,000.00	50,000.00	30,000.00	120,000.00
63100-6 · Lawsuit 2017/18-Sewer	12,500.00	10,000.00	50,000.00	30,000.00	120,000.00
Total 63000 · Legal/Appraisal	25,000.00	21,666.66	100,000.00	64,999.98	260,000.00
63200 · Public Information Officer exp					
63200-5 · PIO Expense - Water	249.60	166.66	558.12	499.98	2,000.00
63200-6 · PIO Expense - Sewer	166.40	166.66	372.08	499.98	2,000.00
63200 · Public Information Officer exp - Other	0.00		150.00		
Total 63200 · Public Information Officer exp	416.00	333.32	1,080.20	999.96	4,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	41.66	300.00	124.98	500.00
63500-6 · Dues/Subscriptions - Sewer	0.00	41.66	300.00	124.98	500.00
Total 63500 · Dues & Subscriptions	0.00	83.32	600.00	249.96	1,000.00
64000 · TCEQ System Fee					
64000-5 · TCEQ System Fee - Water	0.00	62.50	0.00	187.50	750.00
64000-6 · TCEQ System Fee - Sewer	0.00	125.00	1,250.00	375.00	1,500.00
Total 64000 · TCEQ System Fee	0.00	187.50	1,250.00	562.50	2,250.00
65500 · Insurance					
65501 · Insurance - Other	0.00	416.66	0.00	1,249.98	5,000.00
65500-5 · Insurance - Water	240.00	1,041.66	660.00	3,124.98	12,500.00
65500-6 · Insurance - Sewer	160.00	1,041.66	510.00	3,124.98	12,500.00
Total 65500 · Insurance	400.00	2,499.98	1,170.00	7,499.94	30,000.00
66000 · Office Supplies					

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
March 2022

	Mar 22	Budget	Jan - Mar 22	YTD Budget	Annual Budget
66000-5 · Office Supplies - Water	0.00	125.00	81.78	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	81.78	750.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	266.17	291.66	843.83	874.98	3,500.00
66500-6 · Telephone/Internet - Sewer	254.70	291.66	664.72	874.98	3,500.00
Total 66500 · Telephone and Internet	520.87	583.32	1,508.55	1,749.96	7,000.00
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	48.00	208.34	356.38	625.02	2,500.00
67000-6 · Postage & Shipping - Sewer	32.00	208.34	237.58	625.02	2,500.00
Total 67000 · Postage & Shipping Expense	80.00	416.68	593.96	1,250.04	5,000.00
68000 · Equipment Rental Expense					
68000-5 · Equip Rental Expense - Water	0.00	104.16	0.00	312.48	1,250.00
68000-6 · Equip Rental Expense - Sewer	0.00	104.16	0.00	312.48	1,250.00
Total 68000 · Equipment Rental Expense	0.00	208.32	0.00	624.96	2,500.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	2,751.41	4,166.66	9,532.42	12,499.98	50,000.00
68500-6 · Repairs & Maintenance - Sewer	764.74	2,083.34	4,378.60	6,250.02	25,000.00
68540-5 · Repair & Maint Barge - Water	0.00		750.00		
68540-6 · Repair & Maint Barge - Sewer	0.00		500.00		
Total 68500 · Repairs & Maintenance	3,516.15	6,250.00	15,161.02	18,750.00	75,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	0.00	1,000.00	2,865.59	3,000.00	12,000.00
68600-6 · Repair Parts - Sewer	150.01	666.66	3,524.02	1,999.98	8,000.00
Total 68600 · Repair Parts	150.01	1,666.66	6,389.61	4,999.98	20,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	93.60	62.50	203.26	187.50	750.00
69000-6 · Printing Expense - Sewer	62.40	62.50	135.51	187.50	750.00
Total 69000 · Printing Expense	156.00	125.00	338.77	375.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	313.85	1,312.04	1,011.72	3,936.12	15,744.57
71500-6 · Interest Expense - Sewer	1,564.57	706.48	5,042.34	2,119.44	8,477.85
Total 71500 · Interest Expense	1,878.42	2,018.52	6,054.06	6,055.56	24,222.42
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	125.00	125.00	250.00	375.00	1,500.00
77500-6 · Meetings/Conferences-Sewer	0.00	125.00	0.00	375.00	1,500.00
Total 77500 · Meetings/Conferences	125.00	250.00	250.00	750.00	3,000.00
Total Expense	34,720.04	42,147.58	142,678.99	126,442.74	505,772.42
Net Ordinary Income	-11,381.83	380.77	-12,711.91	1,146.31	4,588.58

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
March 2022

	Mar 22	Budget	Jan - Mar 22	YTD Budget	Annual Budget
Other Income/Expense					
Other Income					
41000 · Interest Income	56.67	25.00	153.85	75.00	300.00
Total Other Income	56.67	25.00	153.85	75.00	300.00
Other Expense					
72500 · Capital Renewal and Replacement	4,630.00		13,890.00		
Total Other Expense	4,630.00		13,890.00		
Net Other Income	-4,573.33	25.00	-13,736.15	75.00	300.00
Net Income	**6,808.50**	**405.77**	**-26,448.06**	**1,221.31**	**4,888.58**

Windermere Oaks WSC
Summary of Income/Expense
April 30, 2022

Operating income			$ 58,205.93
Repair and replacement reserve			$ (4,630.00)
Interest income			-
Expenses			(33,268.80)
Net Income/(Loss)			$ 20,307.13
Bank Account Balances			
Checking			$ 32,544.94
MM+			303,877.85
- CoBank Loans Reserve			24,000.00
- Emergency Fund			75,000.00
Capital Expenditure Reserve			41,982.58
Total bank account balances			$ 477,405.37
CoBank Loan			$ 142,256.85
CoBank Loan - Refinance			181,772.77
CoBank Loan - Oct 2021			295,062.93
Total long-term debt			$ 619,092.55
Amounts due to Attorneys:			
Lloyd Gosselink			$ 536,868.76
Enoch Kever			100,807.53
Shidlofsky Law Firm			18,072.50
			$ 655,748.79
Debt to service coverage ratio:	**YTD**	2022	2021
Net operating income		(6,140.93)	32,906.79
Debt service		15,465.36	8,149.85
DSCR		(0.40)	4.04
Debt to capital ratio:	**YTD**		
Debt		619,092.55	335,887.30
Total capital		1,728,946.66	1,429,146.18
Debt to capital		0.36	0.24
Days cash on hand:			
Cash on hand	**MTH**	477,405.37	205,588.29
Budgeted annual expense		505,772	510,849
Days cash on hand		344.53 *	146.89 *

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

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Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of April 30, 2022

		Apr 30, 22
ASSETS		
Current Assets		
Checking/Savings		
10200 Cash in Bank-2100725		32,544.94
10205 · Capital Expenditures Reserve		41,982.58
10400 · MM/Contingency Funds-128546		402,877.85
Total Checking/Savings		477,405.37
Total Current Assets		477,405.37
Fixed Assets		
15355 · Water Tank		58,935.25
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
15315 · Water Plant Computer Upgrade		14,861.50
15340 · 3-Phase Electrical Upgrade		8,699.00
15350 · 2004 Water Storage Tank		75,574.95
15360 · WTP Recycling Project		19,597.99
15370 · WTP Recycle Project		4,048.63
15380 · Zebra Mussels		19,990.03
15400 · Improvements		34,888.96
15401 · Tennis Village Lift Station (Replace Lift Station)		59,341.90
15402 · Water Plant Generator (New Generator)		88,715.03
15403 · Security System - Water Plant		11,008.04
15500 · Building		3,377.58
15600 · Sewer Plant		125,233.87
15610 · Wastewater Recycling Project		28,184.08
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 · Accum Capital Renewal & Replace		-1,093,287.75
Total Fixed Assets		1,368,644.48
Other Assets		
19300 · Standby Fees Delinquent		34.93
Total Other Assets		34.93
TOTAL ASSETS		**1,846,084.78**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Water & Sewer Taxes Payable		10,272.87
Total Other Current Liabilities		10,272.87
Total Current Liabilities		10,272.87
Long Term Liabilities		
27500 · Membership Fees Refundabl		106,865.25
27756 · Loan COBank ACB Denver		142,256.85
27757 · Note Payable CoBank - Refinance		181,772.77

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Windermere Oaks W.S.C.
Balance Sheet
As of April 30, 2022

	Apr 30, 22
27758 · CoBank Loan Oct 2021	295,062.93
Total Long Term Liabilities	725,957.80
Total Liabilities	736,230.67
Equity	
39005 · Retained Earnings	1,115,995.04
Net Income	-6,140.93
Total Equity	1,109,854.11
TOTAL LIABILITIES & EQUITY	**1,846,084.78**

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
April 2022

	Apr 22	Budget	Jan - Apr 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	248.40	1,454.00	8,321.40	5,818.00	17,450.00
40000-6 · Standby Fees - Sewer	248.40	1,454.00	8,321.40	5,818.00	17,450.00
Total 40000 · Standby Fees	496.80	2,908.00	16,642.80	11,636.00	34,900.00
40200 · Water & Sewer Services					
40200-5 · Water Services	29,611.14	31,200.00	117,146.60	124,800.00	374,400.00
40200-6 · Sewer Services	19,883.54	20,800.00	78,010.93	83,200.00	249,600.00
Total 40200 · Water & Sewer Services	49,494.68	52,000.00	195,157.53	208,000.00	624,000.00
40300 · Late Charges					
40300-5 · Late Charges - Water	411.32	250.00	1,136.34	1,000.00	3,000.00
40300-6 · Late Charges - Sewer	270.63	166.00	747.07	664.00	2,000.00
Total 40300 · Late Charges	681.95	416.00	1,883.41	1,664.00	5,000.00
40400 · Membership Fees					
40400-5 · Membership Fees - Water	603.75	67.09	2,616.25	268.36	805.00
40400-6 · Membership Fees - Sewer	603.75	67.09	2,616.25	268.36	805.00
Total 40400 · Membership Fees	1,207.50	134.18	5,232.50	536.72	1,610.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	0.00	8.00	40.26	32.00	101.00
40410-6 · Membership Transfer Fees-Sewer	0.00	8.00	40.24	32.00	100.00
Total 40410 · Membership Transfer Fees	0.00	16.00	80.50	64.00	201.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	2,300.00	1,150.00	4,600.00	4,600.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	2,300.00	1,150.00	4,600.00	4,600.00	13,800.00
Total 40500 · Equity Buy-in Fees	4,600.00	2,300.00	9,200.00	9,200.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	862.50	431.25	1,725.00	1,725.00	5,175.00
40600-6 · Sewer Taps	862.50	431.25	1,725.00	1,725.00	5,175.00
Total 40600 · Water & Sewer Taps	1,725.00	862.50	3,450.00	3,450.00	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00	160.00	0.00	640.00	1,920.00
44000-5 · Regulatory Assess Fee Ref - Wat	0.00	106.67	0.00	426.68	1,280.00
44000 · Regulatory Assessment fee refun - Other	0.00		-3,217.98		
Total 44000 · Regulatory Assessment fee refun	0.00	266.67	-3,217.98	1,066.68	3,200.00
48000 · Miscellaneous Income	0.00		2,547.51		
49900 · Uncategorized Income (Income not categorized elsewhere)	0.00		35.00		
Total Income	58,205.93	58,903.35	231,011.27	235,617.40	706,861.00
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	5,889.90	6,613.75	23,559.60	26,455.00	79,365.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
April 2022

	Apr 22	Budget	Jan - Apr 22	YTD Budget	Annual Budget
50000-6 · COS Operator - Sewer	3,926.60	3,561.25	15,706.40	14,245.00	42,735.00
Total 50000 · COS-Operator	9,816.50	10,175.00	39,266.00	40,700.00	122,100.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	0.00	1,208.34	2,928.37	4,833.36	14,500.00
57000-6 · COS Chemcials - Sewer	0.00	41.66	0.00	166.64	500.00
Total 57000 · COS-Chemicals	0.00	1,250.00	2,928.37	5,000.00	15,000.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	827.33	1,286.66	3,017.19	5,146.64	15,440.00
57500-6 · COS Electricity -Sewer	901.42	746.66	3,432.72	2,986.64	8,960.00
Total 57500 · COS-Electricity	1,728.75	2,033.32	6,449.91	8,133.28	24,400.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	333.34	854.99	1,333.36	4,000.00
58000-6 · COS-Sludge Removal - Sewer	754.56	666.66	1,509.12	2,666.64	8,000.00
Total 58000 · COS-Sludge Removal	754.56	1,000.00	2,364.11	4,000.00	12,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	342.07	750.00	1,853.88	3,000.00	9,000.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	228.05	500.00	1,235.92	2,000.00	6,000.00
Total 58500 · LCRA - Raw Water Fee	570.12	1,250.00	3,089.80	5,000.00	15,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	1,065.30	333.34	1,649.30	1,333.36	4,000.00
59000-6 · COS Lab Fees- Sewer	757.00	333.34	1,783.00	1,333.36	4,000.00
Total 59000 · COS-Lab Fees	1,822.30	666.68	3,432.30	2,666.72	8,000.00
Total COGS	14,692.23	16,375.00	57,530.49	65,500.00	196,500.00
Gross Profit	43,513.70	42,528.35	173,480.78	170,117.40	510,361.00
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	20.84	0.00	83.36	250.00
77600-6 · Website - Sewer	0.00	20.84	0.00	83.36	250.00
Total 77600 · Website	0.00	41.68	0.00	166.72	500.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	3,600.00	666.66	4,740.45	2,666.64	8,000.00
59610-6 · Install New Service Taps-Sewer	0.00	666.66	900.00	2,666.64	8,000.00
Total 59610 · Install New Service Taps	3,600.00	1,333.32	5,640.45	5,333.28	16,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	38.22	25.00	126.02	100.00	300.00
62000-6 · Bank Charges - Sewer	38.23	25.00	126.02	100.00	300.00
Total 62000 · Bank Charges	76.45	50.00	252.04	200.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00	300.00	960.00	1,200.00	3,600.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
April 2022

	Apr 22	Budget	Jan - Apr 22	YTD Budget	Annual Budget
62400-5 · Bookkeeping - Water	360.00	300.00	1,492.00	1,200.00	3,600.00
Total 62400 · Bookkeeping	600.00	600.00	2,452.00	2,400.00	7,200.00
62500 · Accounting					
62501 · Accounting - Other	0.00	916.66	0.00	3,666.64	11,000.00
62500-5 · Accounting - Water	0.00	83.34	0.00	333.36	1,000.00
62500-6 · Accounting - Sewer	0.00	83.34	0.00	333.36	1,000.00
Total 62500 · Accounting	0.00	1,083.34	0.00	4,333.36	13,000.00
62600 · Billing Services					
62600-5 · Billing - Water	1,110.00	916.66	3,330.00	3,666.64	11,000.00
62600-6 · Billing - Sewer	740.00	916.66	2,653.00	3,666.64	11,000.00
Total 62600 · Billing Services	1,850.00	1,833.32	5,983.00	7,333.28	22,000.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	166.66	0.00	666.64	2,000.00
62804-6 · Professional Engineer - Sewer	0.00	166.66	0.00	666.64	2,000.00
62806-5 · Consulting Fees - Water	0.00	166.66	0.00	666.64	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	166.66	0.00	666.64	2,000.00
Total 62800 · Total Contract Services	0.00	666.64	0.00	2,666.56	8,000.00
63000 · Legal/Appraisal					
63001 · Legal/Appraisal -Other	0.00	1,666.66	0.00	6,666.64	20,000.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	0.00	10,000.00	50,000.00	40,000.00	120,000.00
63100-6 · Lawsuit 2017/18-Sewer	0.00	10,000.00	50,000.00	40,000.00	120,000.00
Total 63000 · Legal/Appraisal	0.00	21,666.66	100,000.00	86,666.64	260,000.00
63200 · Public Information Officer exp					
63200-5 · PIO Expense - Water	0.00	166.66	558.12	666.64	2,000.00
63200-6 · PIO Expense - Sewer	0.00	166.66	372.08	666.64	2,000.00
63200 · Public Information Officer exp - Other	0.00		150.00		
Total 63200 · Public Information Officer exp	0.00	333.32	1,080.20	1,333.28	4,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	41.66	300.00	166.64	500.00
63500-6 · Dues/Subscriptions - Sewer	0.00	41.66	300.00	166.64	500.00
Total 63500 · Dues & Subscriptions	0.00	83.32	600.00	333.28	1,000.00
64000 · TCEQ System Fee					
64000-5 · TCEQ System Fee - Water	0.00	62.50	0.00	250.00	750.00
64000-6 · TCEQ System Fee - Sewer	0.00	125.00	1,250.00	500.00	1,500.00
Total 64000 · TCEQ System Fee	0.00	187.50	1,250.00	750.00	2,250.00
65500 · Insurance					
65501 · Insurance - Other	0.00	416.66	0.00	1,666.64	5,000.00
65500-5 · Insurance - Water	240.00	1,041.66	900.00	4,166.64	12,500.00
65500-6 · Insurance - Sewer	160.00	1,041.66	670.00	4,166.64	12,500.00
Total 65500 · Insurance	400.00	2,499.98	1,570.00	9,999.92	30,000.00
66000 · Office Supplies					

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
April 2022

	Apr 22	Budget	Jan - Apr 22	YTD Budget	Annual Budget
66000-5 · Office Supplies - Water	0.00	125.00	81.78	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	81.78	1,000.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	252.58	291.66	1,096.41	1,166.64	3,500.00
66500-6 · Telephone/Internet - Sewer	245.65	291.66	910.37	1,166.64	3,500.00
Total 66500 · Telephone and Internet	498.23	583.32	2,006.78	2,333.28	7,000.00
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	230.40	208.34	586.78	833.36	2,500.00
67000-6 · Postage & Shipping - Sewer	153.60	208.34	391.18	833.36	2,500.00
Total 67000 · Postage & Shipping Expense	384.00	416.68	977.96	1,666.72	5,000.00
68000 · Equipment Rental Expense					
68000-5 · Equip Rental Expense - Water	0.00	104.16	0.00	416.64	1,250.00
68000-6 · Equip Rental Expense - Sewer	0.00	104.16	0.00	416.64	1,250.00
Total 68000 · Equipment Rental Expense	0.00	208.32	0.00	833.28	2,500.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	7,510.00	4,166.66	17,042.42	16,666.64	50,000.00
68500-6 · Repairs & Maintenance - Sewer	1,260.00	2,083.34	5,638.60	8,333.36	25,000.00
68540-5 · Repair & Maint Barge - Water	0.00		750.00		
68540-6 · Repair & Maint Barge - Sewer	0.00		500.00		
Total 68500 · Repairs & Maintenance	8,770.00	6,250.00	23,931.02	25,000.00	75,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	0.00	1,000.00	2,865.59	4,000.00	12,000.00
68600-6 · Repair Parts - Sewer	0.00	666.66	3,524.02	2,666.64	8,000.00
Total 68600 · Repair Parts	0.00	1,666.66	6,389.61	6,666.64	20,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	203.26	250.00	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	135.51	250.00	750.00
Total 69000 · Printing Expense	0.00	125.00	338.77	500.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	346.32	1,312.05	1,358.04	5,248.17	15,744.57
71500-6 · Interest Expense - Sewer	1,726.57	706.49	6,768.91	2,825.93	8,477.85
Total 71500 · Interest Expense	2,072.89	2,018.54	8,126.95	8,074.10	24,222.42
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	325.00	125.00	575.00	500.00	1,500.00
77500-6 · Meetings/Conferences-Sewer	0.00	125.00	0.00	500.00	1,500.00
Total 77500 · Meetings/Conferences	325.00	250.00	575.00	1,000.00	3,000.00
79000 · Uncategorized	0.00		0.00		
Total Expense	18,576.57	42,147.60	161,255.56	168,590.34	505,772.42

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
April 2022

	Apr 22	Budget	Jan - Apr 22	YTD Budget	Annual Budget
Net Ordinary Income	24,937.13	380.75	12,225.22	1,527.06	4,588.58
Other Income/Expense					
Other Income					
41000 · Interest Income	0.00	25.00	153.85	100.00	300.00
Total Other Income	0.00	25.00	153.85	100.00	300.00
Other Expense					
72500 · Capital Renewal and Replacement	4,630.00		18,520.00		
Total Other Expense	4,630.00		18,520.00		
Net Other Income	-4,630.00	25.00	-18,366.15	100.00	300.00
Net Income	**20,307.13**	**405.75**	**-6,140.93**	**1,627.06**	**4,888.58**

Windermere Oaks WSC
Summary of Income/Expense
May 31, 2022

Operating income	$ 55,946.50
Repair and replacement reserve	(4,630.00)
Interest income	148.10
Expenses	(59,047.09)
Net Income/(Loss)	$ (7,582.49)

Bank Account Balances	
Checking	$ 19,687.79
MM+	304,025.95
- CoBank Loans Reserve	24,000.00
- Emergency Fund	75,000.00
Capital Expenditure Reserve	41,982.58
Total bank account balances	$ 464,696.32

CoBank Loan	$ 141,807.83
CoBank Loan - Refinance	181,199.02
CoBank Loan - Oct 2021	294,219.32
Total long-term debt	$ 617,226.17

Amounts due to Attorneys:	
Lloyd Gosselink (RatePayers Protest)	$ 308,777.99
Lloyd Gosselink (TOMA/48292 Litigation)	120,060.15
Lloyd Gosselink (General Counsel)	98,030.62
Enoch Kever (48292 Litigation)	90,807.53
Shidlofsky Law Firm (Insurance Filing)	13,072.50
	$ 630,748.79

Debt to service coverage ratio:	**YTD**	2022	2021
Net operating income		111,276.58	8,390.20
Debt service		19,331.54	10,186.92
DSCR		5.76	0.82
Note: No legal fees are included in DSCR calculation.			
Debt to capital ratio:	**YTD**		
Debt		617,226.17	335,887.30
Total capital		1,719,497.79	1,429,146.18
Debt to capital		0.36	0.24
Days cash on hand:			
Cash on hand	**MTH**	464,696.32	205,588.29
Budgeted annual expense		505,772	510,849
Days cash on hand		335.36 *	146.89 *

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

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Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of May 31, 2022

		May 31, 22
ASSETS		
Current Assets		
Checking/Savings		
10200 Cash in Bank-2100725		19,687.79
10205 · Capital Expenditures Reserve		41,982.58
10400 · MM/Contingency Funds-128546		403,025.95
Total Checking/Savings		464,696.32
Total Current Assets		464,696.32
Fixed Assets		
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
15315 · Water Plant Computer Upgrade		14,861.50
15340 · 3-Phase Electrical Upgrade		8,699.00
15350 · 2004 Water Storage Tank		75,574.95
15355 · Water Tank		66,690.25
15360 · WTP Recycling Project		19,597.99
15370 · WTP Recycle Project		4,048.63
15380 · Zebra Mussels		19,990.03
15400 · Improvements		34,888.96
15401 · Tennis Village Lift Station (Replace Lift Station)		59,341.90
15402 · Water Plant Generator (New Generator)		88,715.03
15403 · Security System - Water Plant		11,008.04
15500 · Building		3,377.58
15600 · Sewer Plant		125,233.87
15610 · Wastewater Recycling Project		28,184.08
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 · Accum Capital Renewal & Replace		-1,097,917.75
Total Fixed Assets		1,371,769.48
Other Assets		
19300 · Standby Fees Delinquent		34.93
Total Other Assets		34.93
TOTAL ASSETS		**1,836,500.73**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Water & Sewer Taxes Payable		10,540.19
Total Other Current Liabilities		10,540.19
Total Current Liabilities		10,540.19
Long Term Liabilities		
27500 · Membership Fees Refundabl		106,462.75
27756 · Loan COBank ACB Denver		141,807.83
27757 · Note Payable CoBank - Refinance		181,199.02

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Windermere Oaks W.S.C.
Balance Sheet
As of May 31, 2022

	May 31, 22
27758 · CoBank Loan Oct 2021	294,219.32
Total Long Term Liabilities	723,688.92
Total Liabilities	734,229.11
Equity	
39005 · Retained Earnings	1,115,995.04
Net Income	-13,723.42
Total Equity	1,102,271.62
TOTAL LIABILITIES & EQUITY	**1,836,500.73**

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
May 2022

	May 22	Budget	Jan - May 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	0.00	1,454.00	8,321.40	7,272.00	17,450.00
40000-6 · Standby Fees - Sewer	0.00	1,454.00	8,321.40	7,272.00	17,450.00
Total 40000 · Standby Fees	0.00	2,908.00	16,642.80	14,544.00	34,900.00
40200 · Water & Sewer Services					
40200-5 · Water Services	34,677.03	31,200.00	151,823.63	156,000.00	374,400.00
40200-6 · Sewer Services	20,729.50	20,800.00	98,740.43	104,000.00	249,600.00
Total 40200 · Water & Sewer Services	55,406.53	52,000.00	250,564.06	260,000.00	624,000.00
40300 · Late Charges					
40300-5 · Late Charges - Water	335.24	250.00	1,471.58	1,250.00	3,000.00
40300-6 · Late Charges - Sewer	204.73	167.00	951.80	831.00	2,000.00
Total 40300 · Late Charges	539.97	417.00	2,423.38	2,081.00	5,000.00
40400 · Membership Fees					
40400-5 · Membership Fees - Water	0.00	67.08	2,616.25	335.44	805.00
40400-6 · Membership Fees - Sewer	0.00	67.08	2,616.25	335.44	805.00
Total 40400 · Membership Fees	0.00	134.16	5,232.50	670.88	1,610.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	0.00	8.00	40.26	40.00	101.00
40410-6 · Membership Transfer Fees-Sewer	0.00	8.00	40.24	40.00	100.00
Total 40410 · Membership Transfer Fees	0.00	16.00	80.50	80.00	201.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	0.00	1,150.00	4,600.00	5,750.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	0.00	1,150.00	4,600.00	5,750.00	13,800.00
Total 40500 · Equity Buy-in Fees	0.00	2,300.00	9,200.00	11,500.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	1,725.00	2,156.25	5,175.00
40600-6 · Sewer Taps	0.00	431.25	1,725.00	2,156.25	5,175.00
Total 40600 · Water & Sewer Taps	0.00	862.50	3,450.00	4,312.50	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00	160.00	0.00	800.00	1,920.00
44000-5 · Regulatory Assess Fee Ref - Wat	0.00	106.67	0.00	533.35	1,280.00
44000 · Regulatory Assessment fee refun - Other	0.00		-3,217.98		
Total 44000 · Regulatory Assessment fee refun	0.00	266.67	-3,217.98	1,333.35	3,200.00
48000 · Miscellaneous Income	0.00		2,547.51		
49900 · Uncategorized Income (Income not categorized elsewhere)	0.00		35.00		
Total Income	55,946.50	58,904.33	286,957.77	294,521.73	706,861.00
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	5,889.90	6,613.75	29,449.50	33,068.75	79,365.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
May 2022

	May 22	Budget	Jan - May 22	YTD Budget	Annual Budget
50000-6 · COS Operator - Sewer	3,926.60	3,561.25	19,633.00	17,806.25	42,735.00
Total 50000 · COS-Operator	9,816.50	10,175.00	49,082.50	50,875.00	122,100.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	57.46	1,208.33	2,985.83	6,041.69	14,500.00
57000-6 · COS Chemcials - Sewer	0.00	41.67	0.00	208.31	500.00
Total 57000 · COS-Chemicals	57.46	1,250.00	2,985.83	6,250.00	15,000.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	874.44	1,286.67	3,891.63	6,433.31	15,440.00
57500-6 · COS Electricity -Sewer	783.01	746.67	4,215.73	3,733.31	8,960.00
Total 57500 · COS-Electricity	1,657.45	2,033.34	8,107.36	10,166.62	24,400.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	874.68	333.33	1,729.67	1,666.69	4,000.00
58000-6 · COS-Sludge Removal - Sewer	0.00	666.67	1,509.12	3,333.31	8,000.00
Total 58000 · COS-Sludge Removal	874.68	1,000.00	3,238.79	5,000.00	12,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	415.71	750.00	2,269.59	3,750.00	9,000.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	277.14	500.00	1,513.06	2,500.00	6,000.00
Total 58500 · LCRA - Raw Water Fee	692.85	1,250.00	3,782.65	6,250.00	15,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	369.96	333.33	2,019.26	1,666.69	4,000.00
59000-6 · COS Lab Fees- Sewer	300.00	333.33	2,083.00	1,666.69	4,000.00
Total 59000 · COS-Lab Fees	669.96	666.66	4,102.26	3,333.38	8,000.00
Total COGS	13,768.90	16,375.00	71,299.39	81,875.00	196,500.00
Gross Profit	42,177.60	42,529.33	215,658.38	212,646.73	510,361.00
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	20.83	0.00	104.19	250.00
77600-6 · Website - Sewer	0.00	20.83	0.00	104.19	250.00
Total 77600 · Website	0.00	41.66	0.00	208.38	500.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	130.00	666.67	4,870.45	3,333.31	8,000.00
59610-6 · Install New Service Taps-Sewer	0.00	666.67	900.00	3,333.31	8,000.00
Total 59610 · Install New Service Taps	130.00	1,333.34	5,770.45	6,666.62	16,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	38.21	25.00	164.23	125.00	300.00
62000-6 · Bank Charges - Sewer	38.21	25.00	164.23	125.00	300.00
Total 62000 · Bank Charges	76.42	50.00	328.46	250.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00	300.00	1,200.00	1,500.00	3,600.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
May 2022

	May 22	Budget	Jan - May 22	YTD Budget	Annual Budget
62400-5 · Bookkeeping - Water	360.00	300.00	1,852.00	1,500.00	3,600.00
Total 62400 · Bookkeeping	600.00	600.00	3,052.00	3,000.00	7,200.00
62500 · Accounting					
62501 · Accounting - Other	0.00	916.67	0.00	4,583.31	11,000.00
62500-5 · Accounting - Water	0.00	83.33	0.00	416.69	1,000.00
62500-6 · Accounting - Sewer	0.00	83.33	0.00	416.69	1,000.00
Total 62500 · Accounting	0.00	1,083.33	0.00	5,416.69	13,000.00
62600 · Billing Services					
62600-5 · Billing - Water	870.00	916.67	4,200.00	4,583.31	11,000.00
62600-6 · Billing - Sewer	580.00	916.67	3,233.00	4,583.31	11,000.00
Total 62600 · Billing Services	1,450.00	1,833.34	7,433.00	9,166.62	22,000.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	166.67	0.00	833.31	2,000.00
62804-6 · Professional Engineer - Sewer	0.00	166.67	0.00	833.31	2,000.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	833.31	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	166.67	0.00	833.31	2,000.00
Total 62800 · Total Contract Services	0.00	666.68	0.00	3,333.24	8,000.00
63000 · Legal/Appraisal					
63001 · Legal/Appraisal -Other	0.00	1,666.67	0.00	8,333.31	20,000.00
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	12,500.00	10,000.00	62,500.00	50,000.00	120,000.00
63100-6 · Lawsuit 2017/18-Sewer	12,500.00	10,000.00	62,500.00	50,000.00	120,000.00
Total 63000 · Legal/Appraisal	25,000.00	21,666.67	125,000.00	108,333.31	260,000.00
63200 · Public Information Officer exp					
63200-5 · PIO Expense - Water	0.00	166.67	558.12	833.31	2,000.00
63200-6 · PIO Expense - Sewer	0.00	166.67	372.08	833.31	2,000.00
63200 · Public Information Officer exp - Other	0.00		150.00		
Total 63200 · Public Information Officer exp	0.00	333.34	1,080.20	1,666.62	4,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	41.67	300.00	208.31	500.00
63500-6 · Dues/Subscriptions - Sewer	0.00	41.67	300.00	208.31	500.00
Total 63500 · Dues & Subscriptions	0.00	83.34	600.00	416.62	1,000.00
64000 · TCEQ System Fee					
64000-5 · TCEQ System Fee - Water	0.00	62.50	0.00	312.50	750.00
64000-6 · TCEQ System Fee - Sewer	0.00	125.00	1,250.00	625.00	1,500.00
Total 64000 · TCEQ System Fee	0.00	187.50	1,250.00	937.50	2,250.00
65500 · Insurance					
65501 · Insurance - Other	0.00	416.67	0.00	2,083.31	5,000.00
65500-5 · Insurance - Water	387.66	1,041.67	1,287.66	5,208.31	12,500.00
65500-6 · Insurance - Sewer	283.43	1,041.67	953.43	5,208.31	12,500.00
Total 65500 · Insurance	671.09	2,500.01	2,241.09	12,499.93	30,000.00
66000 · Office Supplies					

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
May 2022

	May 22	Budget	Jan - May 22	YTD Budget	Annual Budget
66000-5 · Office Supplies - Water	0.00	125.00	81.78	625.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	0.00	625.00	1,500.00
Total 66000 · Office Supplies	0.00	250.00	81.78	1,250.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	782.69	291.67	1,879.10	1,458.31	3,500.00
66500-6 · Telephone/Internet - Sewer	162.19	291.67	1,072.56	1,458.31	3,500.00
66500 · Telephone and Internet - Other	39.53		39.53		
Total 66500 · Telephone and Internet	984.41	583.34	2,991.19	2,916.62	7,000.00
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	106.80	208.33	693.58	1,041.69	2,500.00
67000-6 · Postage & Shipping - Sewer	71.20	208.33	462.38	1,041.69	2,500.00
Total 67000 · Postage & Shipping Expense	178.00	416.66	1,155.96	2,083.38	5,000.00
68000 · Equipment Rental Expense					
68000-5 · Equip Rental Expense - Water	0.00	104.17	0.00	520.81	1,250.00
68000-6 · Equip Rental Expense - Sewer	0.00	104.17	0.00	520.81	1,250.00
Total 68000 · Equipment Rental Expense	0.00	208.34	0.00	1,041.62	2,500.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	10,259.40	4,166.67	27,301.82	20,833.31	50,000.00
68500-6 · Repairs & Maintenance - Sewer	3,100.00	2,083.33	8,738.60	10,416.69	25,000.00
68540-5 · Repair & Maint Barge - Water	0.00		750.00		
68540-6 · Repair & Maint Barge - Sewer	0.00		500.00		
Total 68500 · Repairs & Maintenance	13,359.40	6,250.00	37,290.42	31,250.00	75,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	0.00	1,000.00	2,865.59	5,000.00	12,000.00
68600-6 · Repair Parts - Sewer	0.00	666.67	3,524.02	3,333.31	8,000.00
Total 68600 · Repair Parts	0.00	1,666.67	6,389.61	8,333.31	20,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	37.01	62.50	240.27	312.50	750.00
69000-6 · Printing Expense - Sewer	24.67	62.50	160.18	312.50	750.00
Total 69000 · Printing Expense	61.68	125.00	400.45	625.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	1,319.31	1,312.05	2,677.35	6,560.22	15,744.57
71500-6 · Interest Expense - Sewer	680.49	706.49	7,449.40	3,532.42	8,477.85
Total 71500 · Interest Expense	1,999.80	2,018.54	10,126.75	10,092.64	24,222.42
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	767.39	125.00	1,342.39	625.00	1,500.00
77500-6 · Meetings/Conferences-Sewer	0.00	125.00	0.00	625.00	1,500.00
Total 77500 · Meetings/Conferences	767.39	250.00	1,342.39	1,250.00	3,000.00
79000 · Uncategorized	0.00		0.00		

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
May 2022

	May 22	Budget	Jan - May 22	YTD Budget	Annual Budget
Total Expense	45,278.19	42,147.76	206,533.75	210,738.10	505,772.42
Net Ordinary Income	-3,100.59	381.57	9,124.63	1,908.63	4,588.58
Other Income/Expense					
Other Income					
41000 · Interest Income	148.10	25.00	301.95	125.00	300.00
Total Other Income	148.10	25.00	301.95	125.00	300.00
Other Expense					
72500 · Capital Renewal and Replacement	4,630.00		23,150.00		
Total Other Expense	4,630.00		23,150.00		
Net Other Income	-4,481.90	25.00	-22,848.05	125.00	300.00
Net Income	**-7,582.49**	**406.57**	**-13,723.42**	**2,033.63**	**4,888.58**

Windermere Oaks WSC
Summary of Income/Expense
June 30, 2022

Operating income	$	71,630.90
Repair and replacement reserve		(4,630.00)
Interest income		97.01
Expenses		(56,213.01)
Net Income/(Loss)	$	10,884.90

Bank Account Balances		
Checking	$	29,327.54
MM+		213,122.96
- CoBank Loans Reserve		24,000.00
- Emergency Fund		75,000.00
Capital Expenditure Reserve		41,982.58
Total bank account balances	$	383,433.08

CoBank Loan	$	141,372.19
CoBank Loan - Refinance		180,642.35
CoBank Loan - Oct 2021		293,405.59
Total long-term debt	$	615,420.13

Amounts due to Attorneys:		
Lloyd Gosselink (RatePayers Protest)	$	305,444.65
Lloyd Gosselink (TOMA/48292 Litigation)		116,726.82
Lloyd Gosselink (General Counsel)		94,697.29
Enoch Kever (48292 Litigation)		80,807.53
Shidlofsky Law Firm (Insurance Filing)		8,072.50
	$	605,748.79

Debt to service coverage ratio:	**YTD**	2022	2021
Net operating income		147,161.48	11,414.38
Debt service		23,197.84	12,224.22
DSCR		6.34	0.93
Note: No legal fees are included in DSCR calculation.			
Debt to capital ratio:	**YTD**		
Debt		615,420.13	333,947.68
Total capital		1,704,444.27	1,424,376.51
Debt to capital		0.36	0.23
Days cash on hand:			
Cash on hand	**MTH**	383,433.08	201,722.39
Budgeted annual expense		505,772	510,849
Days cash on hand		276.71 *	144.13 *

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

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07/19/22
Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of June 30, 2022

		Jun 30, 22
ASSETS		
Current Assets		
Checking/Savings		
10200 Cash in Bank-2100725		29,327.54
10205 · Capital Expenditures Reserve		41,982.58
10400 · MM/Contingency Funds-128546		312,122.96
Total Checking/Savings		383,433.08
Total Current Assets		383,433.08
Fixed Assets		
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
15315 · Water Plant Computer Upgrade		14,861.50
15340 · 3-Phase Electrical Upgrade		8,699.00
15350 · 2004 Water Storage Tank		75,574.95
15355 · Water Tank		158,616.50
15360 · WTP Recycling Project		19,597.99
15370 · WTP Recycle Project		4,048.63
15380 · Zebra Mussels		21,825.03
15400 · Improvements		34,888.96
15401 · Tennis Village Lift Station (Replace Lift Station)		59,341.90
15402 · Water Plant Generator (New Generator)		88,715.03
15403 · Security System - Water Plant		11,008.04
15500 · Building		3,377.58
15600 · Sewer Plant		125,233.87
15610 · Wastewater Recycling Project		28,184.08
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 · Accum Capital Renewal & Replace		-1,126,680.13
Total Fixed Assets		1,436,768.35
Other Assets		
19300 · Standby Fees Delinquent		34.93
Total Other Assets		34.93
TOTAL ASSETS		**1,820,236.36**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Water & Sewer Taxes Payable		10,834.34
Total Other Current Liabilities		10,834.34
Total Current Liabilities		10,834.34
Long Term Liabilities		
27500 · Membership Fees Refundabl		104,957.75
27756 · Loan COBank ACB Denver		141,372.19
27757 · Note Payable CoBank - Refinance		180,642.35

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Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of June 30, 2022

	Jun 30, 22
27758 · CoBank Loan Oct 2021	293,405.59
Total Long Term Liabilities	720,377.88
Total Liabilities	731,212.22
Equity	
39005 · Retained Earnings	1,091,862.66
Net Income	-2,838.52
Total Equity	1,089,024.14
TOTAL LIABILITIES & EQUITY	**1,820,236.36**

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
June 2022

	Jun 22	Budget	Jan - Jun 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	124.20	1,454.00	8,445.60	8,726.00	17,450.00
40000-6 · Standby Fees - Sewer	124.20	1,454.00	8,445.60	8,726.00	17,450.00
Total 40000 · Standby Fees	248.40	2,908.00	16,891.20	17,452.00	34,900.00
40200 · Water & Sewer Services					
40200-5 · Water Services	34,643.81	31,200.00	186,467.44	187,200.00	374,400.00
40200-6 · Sewer Services	21,659.74	20,800.00	120,400.17	124,800.00	249,600.00
Total 40200 · Water & Sewer Services	56,303.55	52,000.00	306,867.61	312,000.00	624,000.00
40300 · Late Charges					
40300-5 · Late Charges - Water	218.89	250.00	1,690.47	1,500.00	3,000.00
40300-6 · Late Charges - Sewer	159.81	167.00	1,111.61	998.00	2,000.00
Total 40300 · Late Charges	378.70	417.00	2,802.08	2,498.00	5,000.00
40400 · Membership Fees					
40400-5 · Membership Fees - Water	805.00	67.08	3,421.25	402.52	805.00
40400-6 · Membership Fees - Sewer	805.00	67.08	3,421.25	402.52	805.00
Total 40400 · Membership Fees	1,610.00	134.16	6,842.50	805.04	1,610.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	20.13	8.00	60.39	48.00	101.00
40410-6 · Membership Transfer Fees-Sewer	20.12	8.00	60.36	48.00	100.00
Total 40410 · Membership Transfer Fees	40.25	16.00	120.75	96.00	201.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	4,600.00	1,150.00	9,200.00	6,900.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	4,600.00	1,150.00	9,200.00	6,900.00	13,800.00
Total 40500 · Equity Buy-in Fees	9,200.00	2,300.00	18,400.00	13,800.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	1,725.00	431.25	3,450.00	2,587.50	5,175.00
40600-6 · Sewer Taps	1,725.00	431.25	3,450.00	2,587.50	5,175.00
Total 40600 · Water & Sewer Taps	3,450.00	862.50	6,900.00	5,175.00	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00	160.00	0.00	960.00	1,920.00
44000-5 · Regulatory Assess Fee Ref - Wat	0.00	106.67	0.00	640.02	1,280.00
44000 · Regulatory Assessment fee refun - Other	0.00		-3,217.98		
Total 44000 · Regulatory Assessment fee refun	0.00	266.67	-3,217.98	1,600.02	3,200.00
48000 · Miscellaneous Income	400.00		2,947.51		
49900 · Uncategorized Income (Income not categorized elsewhere)	0.00		35.00		
Total Income	71,630.90	58,904.33	358,588.67	353,426.06	706,861.00
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	5,889.90	6,613.75	35,339.40	39,682.50	79,365.00

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
June 2022

	Jun 22	Budget	Jan - Jun 22	YTD Budget	Annual Budget
50000-6 · COS Operator - Sewer	3,926.60	3,561.25	23,559.60	21,367.50	42,735.00
Total 50000 · COS-Operator	9,816.50	10,175.00	58,899.00	61,050.00	122,100.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	0.00	1,208.33	2,985.83	7,250.02	14,500.00
57000-6 · COS Chemcials - Sewer	0.00	41.67	0.00	249.98	500.00
Total 57000 · COS-Chemicals	0.00	1,250.00	2,985.83	7,500.00	15,000.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	907.39	1,286.67	4,799.02	7,719.98	15,440.00
57500-6 · COS Electricity -Sewer	850.52	746.67	5,066.25	4,479.98	8,960.00
Total 57500 · COS-Electricity	1,757.91	2,033.34	9,865.27	12,199.96	24,400.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	333.33	1,729.67	2,000.02	4,000.00
58000-6 · COS-Sludge Removal - Sewer	1,550.13	666.67	3,059.25	3,999.98	8,000.00
Total 58000 · COS-Sludge Removal	1,550.13	1,000.00	4,788.92	6,000.00	12,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	463.60	750.00	2,733.19	4,500.00	9,000.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	309.06	500.00	1,822.12	3,000.00	6,000.00
Total 58500 · LCRA - Raw Water Fee	772.66	1,250.00	4,555.31	7,500.00	15,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	289.96	333.33	2,309.22	2,000.02	4,000.00
59000-6 · COS Lab Fees- Sewer	271.00	333.33	2,354.00	2,000.02	4,000.00
Total 59000 · COS-Lab Fees	560.96	666.66	4,663.22	4,000.04	8,000.00
Total COGS	14,458.16	16,375.00	85,757.55	98,250.00	196,500.00
Gross Profit	57,172.74	42,529.33	272,831.12	255,176.06	510,361.00
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	20.83	0.00	125.02	250.00
77600-6 · Website - Sewer	0.00	20.83	0.00	125.02	250.00
Total 77600 · Website	0.00	41.66	0.00	250.04	500.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	400.00	666.67	5,270.45	3,999.98	8,000.00
59610-6 · Install New Service Taps-Sewer	0.00	666.67	900.00	3,999.98	8,000.00
Total 59610 · Install New Service Taps	400.00	1,333.34	6,170.45	7,999.96	16,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	19.73	25.00	183.96	150.00	300.00
62000-6 · Bank Charges - Sewer	19.72	25.00	183.95	150.00	300.00
Total 62000 · Bank Charges	39.45	50.00	367.91	300.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	600.00	300.00	1,800.00	1,800.00	3,600.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
June 2022

	Jun 22	Budget	Jan - Jun 22	YTD Budget	Annual Budget
62400-5 · Bookkeeping - Water	0.00	300.00	1,852.00	1,800.00	3,600.00
Total 62400 · Bookkeeping	600.00	600.00	3,652.00	3,600.00	7,200.00
62500 · Accounting					
62501 · Accounting - Other	0.00	916.67	0.00	5,499.98	11,000.00
62500-5 · Accounting - Water	0.00	83.33	0.00	500.02	1,000.00
62500-6 · Accounting - Sewer	0.00	83.33	0.00	500.02	1,000.00
Total 62500 · Accounting	0.00	1,083.33	0.00	6,500.02	13,000.00
62600 · Billing Services					
62600-5 · Billing - Water	825.00	916.67	5,025.00	5,499.98	11,000.00
62600-6 · Billing - Sewer	550.00	916.67	3,783.00	5,499.98	11,000.00
Total 62600 · Billing Services	1,375.00	1,833.34	8,808.00	10,999.96	22,000.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	166.67	0.00	999.98	2,000.00
62804-6 · Professional Engineer - Sewer	0.00	166.67	0.00	999.98	2,000.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	999.98	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	166.67	0.00	999.98	2,000.00
Total 62800 · Total Contract Services	0.00	666.68	0.00	3,999.92	8,000.00
63000 · Legal/Appraisal					
63001 · Legal/Appraisal -Other	0.00	1,666.67	0.00	9,999.98	20,000.00
63000-5 · Legal/Appraisal - Water	132.08		132.08		
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	12,500.00	10,000.00	75,000.00	60,000.00	120,000.00
63100-6 · Lawsuit 2017/18-Sewer	12,500.00	10,000.00	75,000.00	60,000.00	120,000.00
Total 63000 · Legal/Appraisal	25,132.08	21,666.67	150,132.08	129,999.98	260,000.00
63200 · Public Information Officer exp					
63200-5 · PIO Expense - Water	249.60	166.67	807.72	999.98	2,000.00
63200-6 · PIO Expense - Sewer	166.40	166.67	538.48	999.98	2,000.00
63200 · Public Information Officer exp - Other	0.00		150.00		
Total 63200 · Public Information Officer exp	416.00	333.34	1,496.20	1,999.96	4,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	41.67	300.00	249.98	500.00
63500-6 · Dues/Subscriptions - Sewer	0.00	41.67	300.00	249.98	500.00
Total 63500 · Dues & Subscriptions	0.00	83.34	600.00	499.96	1,000.00
64000 · TCEQ System Fee					
64000-5 · TCEQ System Fee - Water	0.00	62.50	0.00	375.00	750.00
64000-6 · TCEQ System Fee - Sewer	0.00	125.00	1,250.00	750.00	1,500.00
Total 64000 · TCEQ System Fee	0.00	187.50	1,250.00	1,125.00	2,250.00
65500 · Insurance					
65501 · Insurance - Other	0.00	416.67	0.00	2,499.98	5,000.00
65500-5 · Insurance - Water	0.00	1,041.67	1,287.66	6,249.98	12,500.00
65500-6 · Insurance - Sewer	0.00	1,041.67	953.43	6,249.98	12,500.00
Total 65500 · Insurance	0.00	2,500.01	2,241.09	14,999.94	30,000.00

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
June 2022

	Jun 22	Budget	Jan - Jun 22	YTD Budget	Annual Budget
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	81.78	750.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	0.00	750.00	1,500.00
Total 66000 · Office Supplies	0.00	250.00	81.78	1,500.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	280.77	291.67	2,159.87	1,749.98	3,500.00
66500-6 · Telephone/Internet - Sewer	215.04	291.67	1,287.60	1,749.98	3,500.00
66500 · Telephone and Internet - Other	0.00		39.53		
Total 66500 · Telephone and Internet	495.81	583.34	3,487.00	3,499.96	7,000.00
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	72.00	208.33	765.58	1,250.02	2,500.00
67000-6 · Postage & Shipping - Sewer	48.00	208.33	510.38	1,250.02	2,500.00
Total 67000 · Postage & Shipping Expense	120.00	416.66	1,275.96	2,500.04	5,000.00
68000 · Equipment Rental Expense					
68000-5 · Equip Rental Expense - Water	0.00	104.17	0.00	624.98	1,250.00
68000-6 · Equip Rental Expense - Sewer	0.00	104.17	0.00	624.98	1,250.00
Total 68000 · Equipment Rental Expense	0.00	208.34	0.00	1,249.96	2,500.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	4,356.25	4,166.67	31,658.07	24,999.98	50,000.00
68500-6 · Repairs & Maintenance - Sewer	1,380.00	2,083.33	10,118.60	12,500.02	25,000.00
68540-5 · Repair & Maint Barge - Water	0.00		750.00		
68540-6 · Repair & Maint Barge - Sewer	0.00		500.00		
68500 · Repairs & Maintenance - Other	400.00		400.00		
Total 68500 · Repairs & Maintenance	6,136.25	6,250.00	43,426.67	37,500.00	75,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	0.00	1,000.00	2,865.59	6,000.00	12,000.00
68600-6 · Repair Parts - Sewer	4,900.00	666.67	8,424.02	3,999.98	8,000.00
Total 68600 · Repair Parts	4,900.00	1,666.67	11,289.61	9,999.98	20,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	240.27	375.00	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	160.18	375.00	750.00
Total 69000 · Printing Expense	0.00	125.00	400.45	750.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	1,945.56	1,312.05	4,622.91	7,872.27	15,744.57
71500-6 · Interest Expense - Sewer	114.70	706.49	7,564.10	4,238.91	8,477.85
Total 71500 · Interest Expense	2,060.26	2,018.54	12,187.01	12,111.18	24,222.42
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	40.00	125.00	1,382.39	750.00	1,500.00
77500-6 · Meetings/Conferences-Sewer	40.00	125.00	40.00	750.00	1,500.00
Total 77500 · Meetings/Conferences	80.00	250.00	1,422.39	1,500.00	3,000.00

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
June 2022

	Jun 22	Budget	Jan - Jun 22	YTD Budget	Annual Budget
79000 · Uncategorized	0.00		0.00		
Total Expense	41,754.85	42,147.76	248,288.60	252,885.86	505,772.42
Net Ordinary Income	15,417.89	381.57	24,542.52	2,290.20	4,588.58
Other Income/Expense					
Other Income					
41000 · Interest Income	97.01	25.00	398.96	150.00	300.00
Total Other Income	97.01	25.00	398.96	150.00	300.00
Other Expense					
72500 · Capital Renewal and Replacement	4,630.00		27,780.00		
Total Other Expense	4,630.00		27,780.00		
Net Other Income	-4,532.99	25.00	-27,381.04	150.00	300.00
Net Income	**10,884.90**	**406.57**	**-2,838.52**	**2,440.20**	**4,888.58**

Windermere Oaks WSC
Summary of Income/Expense
July 31, 2022

Operating income			$ 55,963.25
Repair and replacement reserve			(4,630.00)
Interest income			87.76
Expenses			(61,496.62)
Net Income/(Loss)			$ (10,075.61)
Bank Account Balances			
Checking			$ 9,518.46
MM+			188,210.72
- CoBank Loans Reserve			24,000.00
- Emergency Fund			75,000.00
Capital Expenditure Reserve			41,982.58
Total bank account balances			$ 338,711.76
CoBank Loan			$ 140,920.40
CoBank Loan - Refinance			180,065.07
CoBank Loan - Oct 2021			292,948.32
Total long-term debt			$ 613,933.79
Amounts due to Attorneys:			
Lloyd Gosselink (RatePayers Protest)			$ 294,067.66
Lloyd Gosselink (TOMA/48292 Litigation)			118,484.37
Lloyd Gosselink (General Counsel)			125,256.68
Enoch Kever (48292 Litigation)			70,807.53
Shidlofsky Law Firm (Insurance Filing)			3,072.50
			$ 611,688.74
Debt to service coverage ratio:	**YTD**	2022	2021
Net operating income		162,250.83	37,074.39
Debt service		27,064.24	14,261.59
DSCR		6.00	2.60
Note: No legal fees are included in DSCR calculation.			
Debt to capital ratio:	**YTD**		
Debt		613,933.79	332,955.91
Total capital		1,693,047.28	1,444,414.75
Debt to capital		0.36	0.23
Days cash on hand:			
Cash on hand	**MTH**	338,711.76	201,722.39
Budgeted annual expense		505,772	510,849
Days cash on hand		244.44 *	144.13 *

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

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08/29/22
Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of July 31, 2022

		Jul 31, 22
ASSETS		
Current Assets		
Checking/Savings		
10200 Cash in Bank-2100725		9,518.46
10205 · Capital Expenditures Reserve		41,982.58
10400 · MM/Contingency Funds-128546		287,210.72
Total Checking/Savings		338,711.76
Total Current Assets		338,711.76
Fixed Assets		
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
15315 · Water Plant Computer Upgrade		14,861.50
15320 · Flowmeters		17,756.69
15340 · 3-Phase Electrical Upgrade		8,699.00
15350 · 2004 Water Storage Tank		75,574.95
15355 · Water Tank		178,385.73
15360 · WTP Recycling Project		19,597.99
15370 · WTP Recycle Project		4,048.63
15380 · Zebra Mussels		21,825.03
15400 · Improvements		34,888.96
15401 · Tennis Village Lift Station (Replace Lift Station)		59,341.90
15402 · Water Plant Generator (New Generator)		88,715.03
15403 · Security System - Water Plant		11,008.04
15500 · Building		3,377.58
15600 · Sewer Plant		125,233.87
15610 · Wastewater Recycling Project		28,184.08
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 · Accum Capital Renewal & Replace		-1,131,310.13
Total Fixed Assets		1,469,664.27
Other Assets		
19300 · Standby Fees Delinquent		34.93
Total Other Assets		34.93
TOTAL ASSETS		1,808,410.96
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Water & Sewer Taxes Payable		11,105.93
Total Other Current Liabilities		11,105.93
Total Current Liabilities		11,105.93
Long Term Liabilities		
27500 · Membership Fees Refundabl		104,257.75
27756 · Loan COBank ACB Denver		140,920.40

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Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of July 31, 2022

	Jul 31, 22
27757 · Note Payable CoBank - Refinance	180,065.07
27758 · CoBank Loan Oct 2021	292,948.32
Total Long Term Liabilities	718,191.54
Total Liabilities	729,297.47
Equity	
39005 · Retained Earnings	1,091,862.66
Net Income	-12,749.17
Total Equity	1,079,113.49
TOTAL LIABILITIES & EQUITY	**1,808,410.96**

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
July 2022

	Jul 22	Budget	Jan - Jul 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	124.00	1,454.00	8,569.60	10,180.00	17,450.00
40000-6 · Standby Fees - Sewer	124.00	1,454.00	8,569.60	10,180.00	17,450.00
Total 40000 · Standby Fees	248.00	2,908.00	17,139.20	20,360.00	34,900.00
40200 · Water & Sewer Services					
40200-5 · Water Services	33,558.74	31,200.00	220,026.18	218,400.00	374,400.00
40200-6 · Sewer Services	20,564.52	20,800.00	140,964.69	145,600.00	249,600.00
Total 40200 · Water & Sewer Services	54,123.26	52,000.00	360,990.87	364,000.00	624,000.00
40300 · Late Charges					
40300-5 · Late Charges - Water	450.10	250.00	2,140.57	1,750.00	3,000.00
40300-6 · Late Charges - Sewer	296.64	167.00	1,408.25	1,165.00	2,000.00
Total 40300 · Late Charges	746.74	417.00	3,548.82	2,915.00	5,000.00
40400 · Membership Fees					
40400-5 · Membership Fees - Water	402.50	67.08	3,823.75	469.60	805.00
40400-6 · Membership Fees - Sewer	402.50	67.08	3,823.75	469.60	805.00
Total 40400 · Membership Fees	805.00	134.16	7,647.50	939.20	1,610.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	20.13	8.00	80.52	56.00	101.00
40410-6 · Membership Transfer Fees-Sewer	20.12	8.00	80.48	56.00	100.00
Total 40410 · Membership Transfer Fees	40.25	16.00	161.00	112.00	201.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	0.00	1,150.00	9,200.00	8,050.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	0.00	1,150.00	9,200.00	8,050.00	13,800.00
Total 40500 · Equity Buy-In Fees	0.00	2,300.00	18,400.00	16,100.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	3,450.00	3,018.75	5,175.00
40600-6 · Sewer Taps	0.00	431.25	3,450.00	3,018.75	5,175.00
Total 40600 · Water & Sewer Taps	0.00	862.50	6,900.00	6,037.50	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00	160.00	0.00	1,120.00	1,920.00
44000-5 · Regulatory Assess Fee Ref - Wat	0.00	106.67	0.00	746.69	1,280.00
44000 · Regulatory Assessment fee refun - Other	0.00		-3,217.98		
Total 44000 · Regulatory Assessment fee refun	0.00	266.67	-3,217.98	1,866.69	3,200.00
48000 · Miscellaneous Income	0.00		2,947.51		
49900 · Uncategorized Income (Income not categorized elsewhere)	0.00		35.00		
Total Income	55,963.25	58,904.33	414,551.92	412,330.39	706,861.00
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	5,889.90	6,613.75	41,229.30	46,296.25	79,365.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
July 2022

	Jul 22	Budget	Jan - Jul 22	YTD Budget	Annual Budget
50000-6 · COS Operator - Sewer	3,926.60	3,561.25	27,486.20	24,928.75	42,735.00
Total 50000 · COS-Operator	9,816.50	10,175.00	68,715.50	71,225.00	122,100.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	2,982.20	1,208.33	5,968.03	8,458.35	14,500.00
57000-6 · COS Chemcials - Sewer	735.88	41.67	735.88	291.65	500.00
Total 57000 · COS-Chemicals	3,718.08	1,250.00	6,703.91	8,750.00	15,000.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	1,189.64	1,286.67	5,988.66	9,006.65	15,440.00
57500-6 · COS Electricity -Sewer	940.97	746.67	6,007.22	5,226.65	8,960.00
Total 57500 · COS-Electricity	2,130.61	2,033.34	11,995.88	14,233.30	24,400.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	1,812.07	333.33	3,541.74	2,333.35	4,000.00
58000-6 · COS-Sludge Removal - Sewer	778.19	666.67	3,837.44	4,666.65	8,000.00
Total 58000 · COS-Sludge Removal	2,590.26	1,000.00	7,379.18	7,000.00	12,000.00
58500 · LCRA - Raw Water Fee					
58500-5 · COS-LCRA Raw Water Fee - Water	483.63	750.00	3,216.82	5,250.00	9,000.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	322.42	500.00	2,144.54	3,500.00	6,000.00
Total 58500 · LCRA - Raw Water Fee	806.05	1,250.00	5,361.36	8,750.00	15,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	300.00	333.33	2,444.26	2,333.35	4,000.00
59000-6 · COS Lab Fees- Sewer	125.00	333.33	2,479.00	2,333.35	4,000.00
Total 59000 · COS-Lab Fees	425.00	666.66	4,923.26	4,666.70	8,000.00
Total COGS	19,486.50	16,375.00	105,079.09	114,625.00	196,500.00
Gross Profit	36,476.75	42,529.33	309,472.83	297,705.39	510,361.00
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	20.83	0.00	145.85	250.00
77600-6 · Website - Sewer	0.00	20.83	0.00	145.85	250.00
Total 77600 · Website	0.00	41.66	0.00	291.70	500.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	925.00	666.67	6,195.45	4,666.65	8,000.00
59610-6 · Install New Service Taps-Sewer	0.00	666.67	900.00	4,666.65	8,000.00
Total 59610 · Install New Service Taps	925.00	1,333.34	7,095.45	9,333.30	16,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	29.41	25.00	213.37	175.00	300.00
62000-6 · Bank Charges - Sewer	29.40	25.00	213.35	175.00	300.00
Total 62000 · Bank Charges	58.81	50.00	426.72	350.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00	300.00	2,040.00	2,100.00	3,600.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
July 2022

	Jul 22	Budget	Jan - Jul 22	YTD Budget	Annual Budget
62400-5 · Bookkeeping - Water	360.00	300.00	2,212.00	2,100.00	3,600.00
Total 62400 · Bookkeeping	600.00	600.00	4,252.00	4,200.00	7,200.00
62500 · Accounting					
62501 · Accounting - Other	0.00	916.67	0.00	6,416.65	11,000.00
62500-5 · Accounting - Water	0.00	83.33	0.00	583.35	1,000.00
62500-6 · Accounting - Sewer	0.00	83.33	0.00	583.35	1,000.00
Total 62500 · Accounting	0.00	1,083.33	0.00	7,583.35	13,000.00
62600 · Billing Services					
62600-5 · Billing - Water	825.00	916.67	5,850.00	6,416.65	11,000.00
62600-6 · Billing - Sewer	550.00	916.67	4,333.00	6,416.65	11,000.00
Total 62600 · Billing Services	1,375.00	1,833.34	10,183.00	12,833.30	22,000.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	166.67	0.00	1,166.65	2,000.00
62804-6 · Professional Engineer - Sewer	0.00	166.67	0.00	1,166.65	2,000.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	1,166.65	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	166.67	0.00	1,166.65	2,000.00
Total 62800 · Total Contract Services	0.00	666.68	0.00	4,666.60	8,000.00
63000 · Legal/Appraisal					
63001 · Legal/Appraisal -Other	0.00	1,666.67	0.00	11,666.65	20,000.00
63000-5 · Legal/Appraisal - Water	0.00		132.08		
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	12,500.00	10,000.00	87,500.00	70,000.00	120,000.00
63100-6 · Lawsuit 2017/18-Sewer	12,500.00	10,000.00	87,500.00	70,000.00	120,000.00
Total 63000 · Legal/Appraisal	25,000.00	21,666.67	175,132.08	151,666.65	260,000.00
63200 · Public Information Officer exp					
63200-5 · PIO Expense - Water	249.60	166.67	1,057.32	1,166.65	2,000.00
63200-6 · PIO Expense - Sewer	166.40	166.67	704.88	1,166.65	2,000.00
63200 · Public Information Officer exp - Other	0.00		150.00		
Total 63200 · Public Information Officer exp	416.00	333.34	1,912.20	2,333.30	4,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	41.67	300.00	291.65	500.00
63500-6 · Dues/Subscriptions - Sewer	0.00	41.67	300.00	291.65	500.00
Total 63500 · Dues & Subscriptions	0.00	83.34	600.00	583.30	1,000.00
64000 · TCEQ System Fee					
64000-5 · TCEQ System Fee - Water	128.07	62.50	128.07	437.50	750.00
64000-6 · TCEQ System Fee - Sewer	0.00	125.00	1,250.00	875.00	1,500.00
Total 64000 · TCEQ System Fee	128.07	187.50	1,378.07	1,312.50	2,250.00
65500 · Insurance					
65501 · Insurance - Other	0.00	416.67	0.00	2,916.65	5,000.00
65500-5 · Insurance - Water	480.00	1,041.67	1,767.66	7,291.65	12,500.00
65500-6 · Insurance - Sewer	320.00	1,041.67	1,273.43	7,291.65	12,500.00
Total 65500 · Insurance	800.00	2,500.01	3,041.09	17,499.95	30,000.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
July 2022

	Jul 22	Budget	Jan - Jul 22	YTD Budget	Annual Budget
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	81.78	875.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	0.00	875.00	1,500.00
Total 66000 · Office Supplies	0.00	250.00	81.78	1,750.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	204.45	291.67	2,364.32	2,041.65	3,500.00
66500-6 · Telephone/Internet - Sewer	215.53	291.67	1,503.13	2,041.65	3,500.00
66500 · Telephone and Internet - Other	0.00		39.53		
Total 66500 · Telephone and Internet	419.98	583.34	3,906.98	4,083.30	7,000.00
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	93.12	208.33	858.70	1,458.35	2,500.00
67000-6 · Postage & Shipping - Sewer	62.08	208.33	572.46	1,458.35	2,500.00
Total 67000 · Postage & Shipping Expense	155.20	416.66	1,431.16	2,916.70	5,000.00
68000 · Equipment Rental Expense					
68000-5 · Equip Rental Expense - Water	0.00	104.17	0.00	729.15	1,250.00
68000-6 · Equip Rental Expense - Sewer	0.00	104.17	0.00	729.15	1,250.00
Total 68000 · Equipment Rental Expense	0.00	208.34	0.00	1,458.30	2,500.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	3,575.00	4,166.67	35,233.07	29,166.65	50,000.00
68500-6 · Repairs & Maintenance - Sewer	4,805.00	2,083.33	14,923.60	14,583.35	25,000.00
68540-5 · Repair & Maint Barge - Water	0.00		750.00		
68540-6 · Repair & Maint Barge - Sewer	0.00		500.00		
68500 · Repairs & Maintenance - Other	0.00		400.00		
Total 68500 · Repairs & Maintenance	8,380.00	6,250.00	51,806.67	43,750.00	75,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	874.00	1,000.00	3,739.59	7,000.00	12,000.00
68600-6 · Repair Parts - Sewer	98.00	666.67	8,522.02	4,666.65	8,000.00
Total 68600 · Repair Parts	972.00	1,666.67	12,261.61	11,666.65	20,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	240.27	437.50	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	160.18	437.50	750.00
Total 69000 · Printing Expense	0.00	125.00	400.45	875.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	2,269.40	1,312.05	6,892.31	9,184.32	15,744.57
71500-6 · Interest Expense - Sewer	110.66	706.49	7,674.76	4,945.40	8,477.85
Total 71500 · Interest Expense	2,380.06	2,018.54	14,567.07	14,129.72	24,222.42
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	240.00	125.00	1,622.39	875.00	1,500.00
77500-6 · Meetings/Conferences-Sewer	160.00	125.00	200.00	875.00	1,500.00
Total 77500 · Meetings/Conferences	400.00	250.00	1,822.39	1,750.00	3,000.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
July 2022

	Jul 22	Budget	Jan - Jul 22	YTD Budget	Annual Budget
79000 · Uncategorized	0.00		0.00		
Total Expense	42,010.12	42,147.76	290,298.72	295,033.62	505,772.42
Net Ordinary Income	-5,533.37	381.57	19,174.11	2,671.77	4,588.58
Other Income/Expense					
Other Income					
41000 · Interest Income	87.76	25.00	486.72	175.00	300.00
Total Other Income	87.76	25.00	486.72	175.00	300.00
Other Expense					
72500 · Capital Renewal and Replacement	4,630.00		32,410.00		
Total Other Expense	4,630.00		32,410.00		
Net Other Income	-4,542.24	25.00	-31,923.28	175.00	300.00
Net Income	**-10,075.61**	**406.57**	**-12,749.17**	**2,846.77**	**4,888.58**

Windermere Oaks WSC
Summary of Income/Expense
August 31, 2022

Operating income			$ 63,904.87
Repair and replacement reserve			(4,630.00)
Interest income			78.20
Expenses			(70,769.82)
Net Income/(Loss)			$ (11,416.75)
Bank Account Balances			
Checking			$ 21,343.01
MM+			158,201.16
- CoBank Loans Reserve			24,000.00
- Emergency Fund			75,000.00
Capital Expenditure Reserve			41,982.58
Total bank account balances			$ 320,526.75
CoBank Loan			$ 140,481.89
CoBank Loan - Refinance			179,504.74
CoBank Loan - Oct 2021			292,128.86
Total long-term debt			$ 612,115.49
Amounts due to Attorneys:			
Lloyd Gosselink (RatePayers Protest)			$ 287,329.60
Lloyd Gosselink (TOMA/48292 Litigation)			115,222.43
Lloyd Gosselink (General Counsel)			125,256.68
Enoch Kever (48292 Litigation)			60,807.53
Shidlofsky Law Firm (Insurance Filing)			-
			$ 588,616.24
Debt to service coverage ratio:	**YTD**	2022	2021
Net operating income		175,834.08	129,037.66
Debt service		30,930.28	16,298.64
DSCR		5.68	7.92
Note: No legal fees are included in DSCR calculation.			
Debt to capital ratio:	**YTD**		
Debt		612,115.49	332,955.91
Total capital		1,679,812.23	1,444,414.75
Debt to capital		0.36	0.23
Days cash on hand:			
Cash on hand	**MTH**	320,526.75	201,722.39
Budgeted annual expense		505,772	510,849
Days cash on hand		231.31 *	144.13 *

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

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Cash Basis

Windermere Oaks W.S.C.
Balance Sheet
As of August 31, 2022

		Aug 31, 22
ASSETS		
Current Assets		
Checking/Savings		
10200 Cash in Bank-2100725		21,343.01
10205 · Capital Expenditures Reserve		41,982.58
10400 · MM/Contingency Funds-128546		257,201.16
Total Checking/Savings		320,526.75
Total Current Assets		320,526.75
Fixed Assets		
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
15315 · Water Plant Computer Upgrade		14,861.50
15320 · Flowmeters		17,756.69
15340 · 3-Phase Electrical Upgrade		8,699.00
15350 · 2004 Water Storage Tank		75,574.95
15355 · Water Tank		180,107.63
15360 · WTP Recycling Project		19,597.99
15370 · WTP Recycle Project		4,048.63
15380 · Zebra Mussels		29,966.51
15400 · Improvements		34,888.96
15401 · Tennis Village Lift Station (Replace Lift Station)		59,341.90
15402 · Water Plant Generator (New Generator)		88,715.03
15403 · Security System - Water Plant		11,008.04
15500 · Building		3,377.58
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15610 · Wastewater Recycling Project		28,184.08
15650 · Barge Replacement		652.27
15700 · Hydrotank Foundation		9,599.19
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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 · Accum Capital Renewal & Replace		-1,135,940.13
Total Fixed Assets		1,474,897.65
Other Assets		
19300 · Standby Fees Delinquent		34.93
Total Other Assets		34.93
TOTAL ASSETS		**1,795,459.33**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Water & Sewer Taxes Payable		11,389.35
Total Other Current Liabilities		11,389.35
Total Current Liabilities		11,389.35
Long Term Liabilities		
27500 · Membership Fees Refundabl		104,257.75
27756 · Loan COBank ACB Denver		140,481.89

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Windermere Oaks W.S.C.
Balance Sheet
As of August 31, 2022

	Aug 31, 22
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27758 · CoBank Loan Oct 2021	292,128.86
Total Long Term Liabilities	716,373.24
Total Liabilities	727,762.59
Equity	
39005 · Retained Earnings	1,091,862.66
Net Income	-24,165.92
Total Equity	1,067,696.74
TOTAL LIABILITIES & EQUITY	**1,795,459.33**

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Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
August 2022

	Aug 22	Budget	Jan - Aug 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	2,063.66	1,454.00	10,633.26	11,634.00	17,450.00
40000-6 · Standby Fees - Sewer	2,094.57	1,454.00	10,664.17	11,634.00	17,450.00
Total 40000 · Standby Fees	4,158.23	2,908.00	21,297.43	23,268.00	34,900.00
40200 · Water & Sewer Services					
40200-5 · Water Services	36,244.63	31,200.00	256,270.81	249,600.00	374,400.00
40200-6 · Sewer Services	20,727.81	20,800.00	161,692.50	166,400.00	249,600.00
Total 40200 · Water & Sewer Services	56,972.44	52,000.00	417,963.31	416,000.00	624,000.00
40300 · Late Charges					
40300-5 · Late Charges - Water	628.70	250.00	2,769.27	2,000.00	3,000.00
40300-6 · Late Charges - Sewer	844.41	167.00	2,252.66	1,332.00	2,000.00
40300 · Late Charges - Other	858.34		858.34		
Total 40300 · Late Charges	2,331.45	417.00	5,880.27	3,332.00	5,000.00
40400 · Membership Fees					
40400-5 · Membership Fees - Water	201.25	67.08	4,025.00	536.68	805.00
40400-6 · Membership Fees - Sewer	201.25	67.08	4,025.00	536.68	805.00
Total 40400 · Membership Fees	402.50	134.16	8,050.00	1,073.36	1,610.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	20.13	9.00	100.65	65.00	101.00
40410-6 · Membership Transfer Fees-Sewer	20.12	8.00	100.60	64.00	100.00
Total 40410 · Membership Transfer Fees	40.25	17.00	201.25	129.00	201.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	0.00	1,150.00	9,200.00	9,200.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	0.00	1,150.00	9,200.00	9,200.00	13,800.00
Total 40500 · Equity Buy-in Fees	0.00	2,300.00	18,400.00	18,400.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	3,450.00	3,450.00	5,175.00
40600-6 · Sewer Taps	0.00	431.25	3,450.00	3,450.00	5,175.00
Total 40600 · Water & Sewer Taps	0.00	862.50	6,900.00	6,900.00	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00	160.00	0.00	1,280.00	1,920.00
44000-5 · Regulatory Assess Fee Ref - Wat	0.00	106.67	0.00	853.36	1,280.00
44000 · Regulatory Assessment fee refun - Other	0.00		-3,217.98		
Total 44000 · Regulatory Assessment fee refun	0.00	266.67	-3,217.98	2,133.36	3,200.00
48000 · Miscellaneous Income	0.00		2,947.51		
49900 · Uncategorized Income (Income not categorized elsewhere)	0.00		35.00		
Total Income	63,904.87	58,905.33	478,456.79	471,235.72	706,861.00
Cost of Goods Sold					
50000 · COS-Operator					

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
August 2022

	Aug 22	Budget	Jan - Aug 22	YTD Budget	Annual Budget
50000-5 · COS Operator - Water	5,889.90	6,613.75	47,119.20	52,910.00	79,365.00
50000-6 · COS Operator - Sewer	3,926.60	3,561.25	31,412.80	28,490.00	42,735.00
Total 50000 · COS-Operator	9,816.50	10,175.00	78,532.00	81,400.00	122,100.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	0.00	1,208.33	5,968.03	9,666.68	14,500.00
57000-6 · COS Chemcials - Sewer	0.00	41.67	735.88	333.32	500.00
Total 57000 · COS-Chemicals	0.00	1,250.00	6,703.91	10,000.00	15,000.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	1,121.17	1,286.67	7,109.83	10,293.32	15,440.00
57500-6 · COS Electricity -Sewer	905.70	746.67	6,912.92	5,973.32	8,960.00
Total 57500 · COS-Electricity	2,026.87	2,033.34	14,022.75	16,266.64	24,400.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	333.33	3,541.74	2,666.68	4,000.00
58000-6 · COS-Sludge Removal - Sewer	1,221.09	666.67	5,058.53	5,333.32	8,000.00
Total 58000 · COS-Sludge Removal	1,221.09	1,000.00	8,600.27	8,000.00	12,000.00
58500 · LCRA - Raw Water Fee					
58550-6 · Raw Water Fee-sewer (Ridge Harbor Interconnection)	1,111.45		1,111.45		
58550-5 · Raw Water Fee-water (Ridge Harbor Interconnection)	1,823.35		1,823.35		
58500-5 · COS-LCRA Raw Water Fee - Water	995.53	750.00	4,212.35	6,000.00	9,000.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	663.68	500.00	2,808.22	4,000.00	6,000.00
Total 58500 · LCRA - Raw Water Fee	4,594.01	1,250.00	9,955.37	10,000.00	15,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	458.00	333.33	2,902.26	2,666.68	4,000.00
59000-6 · COS Lab Fees- Sewer	339.00	333.33	2,818.00	2,666.68	4,000.00
Total 59000 · COS-Lab Fees	797.00	666.66	5,720.26	5,333.36	8,000.00
Total COGS	18,455.47	16,375.00	123,534.56	131,000.00	196,500.00
Gross Profit	45,449.40	42,530.33	354,922.23	340,235.72	510,361.00
Expense					
77600 · Website					
77600-5 · Website - Water	12.70	20.83	12.70	166.68	250.00
77600-6 · Website - Sewer	8.47	20.83	8.47	166.68	250.00
Total 77600 · Website	21.17	41.66	21.17	333.36	500.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	1,400.00	666.67	7,595.45	5,333.32	8,000.00
59610-6 · Install New Service Taps-Sewer	1,272.64	666.67	2,172.64	5,333.32	8,000.00
Total 59610 · Install New Service Taps	2,672.64	1,333.34	9,768.09	10,666.64	16,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	73.99	25.00	287.36	200.00	300.00
62000-6 · Bank Charges - Sewer	73.65	25.00	287.00	200.00	300.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
August 2022

	Aug 22	Budget	Jan - Aug 22	YTD Budget	Annual Budget
Total 62000 · Bank Charges	147.64	50.00	574.36	400.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00	300.00	2,280.00	2,400.00	3,600.00
62400-5 · Bookkeeping - Water	360.00	300.00	2,572.00	2,400.00	3,600.00
Total 62400 · Bookkeeping	600.00	600.00	4,852.00	4,800.00	7,200.00
62500 · Accounting					
62501 · Accounting - Other	0.00	916.67	0.00	7,333.32	11,000.00
62500-5 · Accounting - Water	0.00	83.33	0.00	666.68	1,000.00
62500-6 · Accounting - Sewer	0.00	83.33	0.00	666.68	1,000.00
Total 62500 · Accounting	0.00	1,083.33	0.00	8,666.68	13,000.00
62600 · Billing Services					
62600-5 · Billing - Water	855.00	916.67	6,705.00	7,333.32	11,000.00
62600-6 · Billing - Sewer	570.00	916.67	4,903.00	7,333.32	11,000.00
Total 62600 · Billing Services	1,425.00	1,833.34	11,608.00	14,666.64	22,000.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	166.67	0.00	1,333.32	2,000.00
62804-6 · Professional Engineer - Sewer	0.00	166.67	0.00	1,333.32	2,000.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	1,333.32	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	166.67	0.00	1,333.32	2,000.00
Total 62800 · Total Contract Services	0.00	666.68	0.00	5,333.28	8,000.00
63000 · Legal/Appraisal					
63001 · Legal/Appraisal -Other	0.00	1,666.67	0.00	13,333.32	20,000.00
63000-5 · Legal/Appraisal - Water	0.00		132.08		
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	12,500.00	10,000.00	100,000.00	80,000.00	120,000.00
63100-6 · Lawsuit 2017/18-Sewer	12,500.00	10,000.00	100,000.00	80,000.00	120,000.00
Total 63000 · Legal/Appraisal	25,000.00	21,666.67	200,132.08	173,333.32	260,000.00
63200 · Public Information Officer exp					
63200-5 · PIO Expense - Water	249.60	166.67	1,306.92	1,333.32	2,000.00
63200-6 · PIO Expense - Sewer	166.40	166.67	871.28	1,333.32	2,000.00
63200 · Public Information Officer exp - Other	0.00		150.00		
Total 63200 · Public Information Officer exp	416.00	333.34	2,328.20	2,666.64	4,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	476.40	41.67	776.40	333.32	500.00
63500-6 · Dues/Subscriptions - Sewer	317.60	41.67	617.60	333.32	500.00
Total 63500 · Dues & Subscriptions	794.00	83.34	1,394.00	666.64	1,000.00
64000 · TCEQ System Fee					
64000-5 · TCEQ System Fee - Water	49.19	62.50	177.26	500.00	750.00
64000-6 · TCEQ System Fee - Sewer	32.80	125.00	1,282.80	1,000.00	1,500.00
Total 64000 · TCEQ System Fee	81.99	187.50	1,460.06	1,500.00	2,250.00
65500 · Insurance					
65501 · Insurance - Other	0.00	416.67	0.00	3,333.32	5,000.00
65500-5 · Insurance - Water	4,583.90	1,041.67	6,351.56	8,333.32	12,500.00

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Profit & Loss Budget Performance
August 2022

	Aug 22	Budget	Jan - Aug 22	YTD Budget	Annual Budget
65500-6 · Insurance - Sewer	3,055.93	1,041.67	4,329.36	8,333.32	12,500.00
Total 65500 · Insurance	7,639.83	2,500.01	10,680.92	19,999.96	30,000.00
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	81.78	1,000.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	0.00	1,000.00	1,500.00
Total 66000 · Office Supplies	0.00	250.00	81.78	2,000.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	205.93	291.67	2,570.25	2,333.32	3,500.00
66500-6 · Telephone/Internet - Sewer	221.97	291.67	1,725.10	2,333.32	3,500.00
66500 · Telephone and Internet - Other	0.00		39.53		
Total 66500 · Telephone and Internet	427.90	583.34	4,334.88	4,666.64	7,000.00
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	272.40	208.33	1,131.10	1,666.68	2,500.00
67000-6 · Postage & Shipping - Sewer	348.12	208.33	920.58	1,666.68	2,500.00
Total 67000 · Postage & Shipping Expense	620.52	416.66	2,051.68	3,333.36	5,000.00
68000 · Equipment Rental Expense					
68000-5 · Equip Rental Expense - Water	0.00	104.17	0.00	833.32	1,250.00
68000-6 · Equip Rental Expense - Sewer	0.00	104.17	0.00	833.32	1,250.00
Total 68000 · Equipment Rental Expense	0.00	208.34	0.00	1,666.64	2,500.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	3,090.00	4,166.67	38,323.07	33,333.32	50,000.00
68500-6 · Repairs & Maintenance - Sewer	4,120.00	2,083.33	19,043.60	16,666.68	25,000.00
68540-5 · Repair & Maint Barge - Water	0.00		750.00		
68540-6 · Repair & Maint Barge - Sewer	0.00		500.00		
68500 · Repairs & Maintenance - Other	0.00		400.00		
Total 68500 · Repairs & Maintenance	7,210.00	6,250.00	59,016.67	50,000.00	75,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	0.00	1,000.00	3,739.59	8,000.00	12,000.00
68600-6 · Repair Parts - Sewer	462.00	666.67	8,984.02	5,333.32	8,000.00
Total 68600 · Repair Parts	462.00	1,666.67	12,723.61	13,333.32	20,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	241.57	62.50	481.84	500.00	750.00
69000-6 · Printing Expense - Sewer	161.05	62.50	321.23	500.00	750.00
Total 69000 · Printing Expense	402.62	125.00	803.07	1,000.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	1,934.05	1,312.05	8,826.36	10,496.37	15,744.57
71500-6 · Interest Expense - Sewer	113.99	706.49	7,788.75	5,651.89	8,477.85
Total 71500 · Interest Expense	2,048.04	2,018.54	16,615.11	16,148.26	24,222.42
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	1,407.00	125.00	3,029.39	1,000.00	1,500.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
August 2022

	Aug 22	Budget	Jan - Aug 22	YTD Budget	Annual Budget
77500-6 · Meetings/Conferences-Sewer	938.00	125.00	1,138.00	1,000.00	1,500.00
Total 77500 · Meetings/Conferences	2,345.00	250.00	4,167.39	2,000.00	3,000.00
79000 · Uncategorized	0.00		0.00		
Total Expense	52,314.35	42,147.76	342,613.07	337,181.38	505,772.42
Net Ordinary Income	-6,864.95	382.57	12,309.16	3,054.34	4,588.58
Other Income/Expense					
Other Income					
41000 · Interest Income	78.20	25.00	564.92	200.00	300.00
Total Other Income	78.20	25.00	564.92	200.00	300.00
Other Expense					
72500 · Capital Renewal and Replacement	4,630.00		37,040.00		
Total Other Expense	4,630.00		37,040.00		
Net Other Income	-4,551.80	25.00	-36,475.08	200.00	300.00
Net Income	**-11,416.75**	**407.57**	**-24,165.92**	**3,254.34**	**4,888.58**

Windermere Oaks WSC
Summary of Income/Expense
September 30, 2022

Operating income			$ 60,814.48
Repair and replacement reserve			(4,630.00)
Interest income			-
Expenses			(61,632.19)
Net Income/(Loss)			$ (5,447.71)
Bank Account Balances			
Checking			$ 20,551.00
MM+			113,201.16
- CoBank Loans Reserve			24,000.00
- Emergency Fund			75,000.00
Capital Expenditure Reserve			41,982.58
Total bank account balances			$ 274,734.74
CoBank Loan			$ 140,041.96
CoBank Loan - Refinance			178,942.60
CoBank Loan - Oct 2021			291,306.59
Total long-term debt			$ 610,291.15
Amounts due to Attorneys:			
Lloyd Gosselink (RatePayers Protest)			$ 280,591.54
Lloyd Gosselink (TOMA/48292 Litigation)			111,960.49
Lloyd Gosselink (General Counsel)			125,256.68
Enoch Kever (48292 Litigation)			50,807.53
Shidlofsky Law Firm (Insurance Filing)			-
			$ 568,616.24

Debt to service coverage ratio:	**YTD**	2022	2021
Net operating income		214,552.29	203,474.94
Debt service		34,796.32	21,936.04
DSCR		6.17	9.28
Note: No legal fees are included in DSCR calculation.			
Debt to capital ratio:	**YTD**		
Debt		610,291.15	331,032.43
Total capital		1,672,540.18	1,385,124.04
Debt to capital		0.36	0.24
Days cash on hand:			
Cash on hand	**MTH**	274,734.74	194,240.96
Budgeted annual expense		505,772	510,849
Days cash on hand		198.27 *	138.78 *

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

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Windermere Oaks W.S.C.
Balance Sheet
As of September 30, 2022

		Sep 30, 22
ASSETS		
Current Assets		
Checking/Savings		
10200 Cash in Bank-2100725		20,551.00
10205 · Capital Expenditures Reserve		41,982.58
10400 · MM/Contingency Funds-128546		212,201.16
Total Checking/Savings		274,734.74
Total Current Assets		274,734.74
Fixed Assets		
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
15315 · Water Plant Computer Upgrade		14,861.50
15320 · Flowmeters		21,904.78
15340 · 3-Phase Electrical Upgrade		8,699.00
15350 · 2004 Water Storage Tank		75,574.95
15355 · Water Tank		219,402.22
15360 · WTP Recycling Project		19,597.99
15370 · WTP Recycle Project		4,048.63
15380 · Zebra Mussels		29,966.51
15400 · Improvements		34,888.96
15401 · Tennis Village Lift Station (Replace Lift Station)		59,341.90
15402 · Water Plant Generator (New Generator)		88,715.03
15403 · Security System - Water Plant		11,008.04
15500 · Building		3,377.58
15600 · Sewer Plant		125,233.87
15610 · Wastewater Recycling Project		28,184.08
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 · Accum Capital Renewal & Replace		-1,140,570.13
Total Fixed Assets		1,513,710.33
Other Assets		
19300 · Standby Fees Delinquent		34.93
Total Other Assets		34.93
TOTAL ASSETS		1,788,480.00
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Water & Sewer Taxes Payable		11,682.07
Total Other Current Liabilities		11,682.07
Total Current Liabilities		11,682.07
Long Term Liabilities		
27500 · Membership Fees Refundabl		104,257.75
27756 · Loan COBank ACB Denver		140,041.96

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Windermere Oaks W.S.C.
Balance Sheet
As of September 30, 2022

	Sep 30, 22
27757 · Note Payable CoBank - Refinance	178,942.60
27758 · CoBank Loan Oct 2021	291,306.59
Total Long Term Liabilities	714,548.90
Total Liabilities	726,230.97
Equity	
39005 · Retained Earnings	1,091,862.66
Net Income	-29,613.63
Total Equity	1,062,249.03
TOTAL LIABILITIES & EQUITY	**1,788,480.00**

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
September 2022

	Sep 22	Budget	Jan - Sep 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	395.80	1,454.00	11,029.06	13,088.00	17,450.00
40000-6 · Standby Fees - Sewer	395.80	1,454.00	11,059.97	13,088.00	17,450.00
Total 40000 · Standby Fees	791.60	2,908.00	22,089.03	26,176.00	34,900.00
40200 · Water & Sewer Services					
40200-5 · Water Services	37,357.43	31,200.00	293,628.24	280,800.00	374,400.00
40200-6 · Sewer Services	21,523.84	20,800.00	183,216.34	187,200.00	249,600.00
Total 40200 · Water & Sewer Services	58,881.27	52,000.00	476,844.58	468,000.00	624,000.00
40300 · Late Charges					
40300-5 · Late Charges - Water	484.46	250.00	3,253.73	2,250.00	3,000.00
40300-6 · Late Charges - Sewer	254.65	167.00	2,507.31	1,499.00	2,000.00
40300 · Late Charges - Other	0.00		858.34		
Total 40300 · Late Charges	739.11	417.00	6,619.38	3,749.00	5,000.00
40400 · Membership Fees					
40400-5 · Membership Fees - Water	201.25	67.08	4,226.25	603.76	805.00
40400-6 · Membership Fees - Sewer	201.25	67.08	4,226.25	603.76	805.00
Total 40400 · Membership Fees	402.50	134.16	8,452.50	1,207.52	1,610.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	0.00	9.00	100.65	74.00	101.00
40410-6 · Membership Transfer Fees-Sewer	0.00	9.00	100.60	73.00	100.00
Total 40410 · Membership Transfer Fees	0.00	18.00	201.25	147.00	201.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	0.00	1,150.00	9,200.00	10,350.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	0.00	1,150.00	9,200.00	10,350.00	13,800.00
Total 40500 · Equity Buy-in Fees	0.00	2,300.00	18,400.00	20,700.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	3,450.00	3,881.25	5,175.00
40600-6 · Sewer Taps	0.00	431.25	3,450.00	3,881.25	5,175.00
Total 40600 · Water & Sewer Taps	0.00	862.50	6,900.00	7,762.50	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00	160.00	0.00	1,440.00	1,920.00
44000-5 · Regulatory Assess Fee Ref - Wat	0.00	106.66	0.00	960.02	1,280.00
44000 · Regulatory Assessment fee refun - Other	0.00		-3,217.98		
Total 44000 · Regulatory Assessment fee refun	0.00	266.66	-3,217.98	2,400.02	3,200.00
48000 · Miscellaneous Income	0.00		2,947.51		
49900 · Uncategorized Income (Income not categorized elsewhere)	0.00		35.00		
Total Income	60,814.48	58,906.32	539,271.27	530,142.04	706,861.00
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	5,889.90	6,613.75	53,009.10	59,523.75	79,365.00
50000-6 · COS Operator - Sewer	3,926.60	3,561.25	35,339.40	32,051.25	42,735.00
Total 50000 · COS-Operator	9,816.50	10,175.00	88,348.50	91,575.00	122,100.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	1,308.10	1,208.33	7,276.13	10,875.01	14,500.00
57000-6 · COS Chemcials - Sewer	0.00	41.67	735.88	374.99	500.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
September 2022

	Sep 22	Budget	Jan - Sep 22	YTD Budget	Annual Budget
Total 57000 · COS-Chemicals	1,308.10	1,250.00	8,012.01	11,250.00	15,000.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	1,140.74	1,286.67	8,250.57	11,579.99	15,440.00
57500-6 · COS Electricity -Sewer	932.77	746.67	7,845.69	6,719.99	8,960.00
Total 57500 · COS-Electricity	2,073.51	2,033.34	16,096.26	18,299.98	24,400.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	333.33	3,541.74	3,000.01	4,000.00
58000-6 · COS-Sludge Removal - Sewer	0.00	666.67	5,058.53	5,999.99	8,000.00
Total 58000 · COS-Sludge Removal	0.00	1,000.00	8,600.27	9,000.00	12,000.00
58500 · LCRA - Raw Water Fee					
58550-6 · Raw Water Fee-sewer (Ridge Harbor Interconnection)	0.00		1,111.45		
58550-5 · Raw Water Fee-water (Ridge Harbor Interconnection)	0.00		1,823.35		
58500-5 · COS-LCRA Raw Water Fee - Water	0.00	750.00	4,212.35	6,750.00	9,000.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	0.00	500.00	2,808.22	4,500.00	6,000.00
Total 58500 · LCRA - Raw Water Fee	0.00	1,250.00	9,955.37	11,250.00	15,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	271.00	333.33	3,173.26	3,000.01	4,000.00
59000-6 · COS Lab Fees- Sewer	271.00	333.33	3,089.00	3,000.01	4,000.00
Total 59000 · COS-Lab Fees	542.00	666.66	6,262.26	6,000.02	8,000.00
Total COGS	13,740.11	16,375.00	137,274.67	147,375.00	196,500.00
Gross Profit	47,074.37	42,531.32	401,996.60	382,767.04	510,361.00
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	20.83	12.70	187.51	250.00
77600-6 · Website - Sewer	0.00	20.83	8.47	187.51	250.00
Total 77600 · Website	0.00	41.66	21.17	375.02	500.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	138.71	666.67	7,734.16	5,999.99	8,000.00
59610-6 · Install New Service Taps-Sewer	0.00	666.67	2,172.64	5,999.99	8,000.00
Total 59610 · Install New Service Taps	138.71	1,333.34	9,906.80	11,999.98	16,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	36.95	25.00	324.31	225.00	300.00
62000-6 · Bank Charges - Sewer	36.94	25.00	323.94	225.00	300.00
Total 62000 · Bank Charges	73.89	50.00	648.25	450.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00	300.00	2,520.00	2,700.00	3,600.00
62400-5 · Bookkeeping - Water	360.00	300.00	2,932.00	2,700.00	3,600.00
Total 62400 · Bookkeeping	600.00	600.00	5,452.00	5,400.00	7,200.00
62500 · Accounting					
62501 · Accounting - Other	0.00	916.67	0.00	8,249.99	11,000.00
62500-5 · Accounting - Water	275.00	83.33	275.00	750.01	1,000.00
62500-6 · Accounting - Sewer	275.00	83.33	275.00	750.01	1,000.00
Total 62500 · Accounting	550.00	1,083.33	550.00	9,750.01	13,000.00
62600 · Billing Services					
62600-5 · Billing - Water	997.50	916.67	7,702.50	8,249.99	11,000.00
62600-6 · Billing - Sewer	665.00	916.67	5,568.00	8,249.99	11,000.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
September 2022

	Sep 22	Budget	Jan - Sep 22	YTD Budget	Annual Budget
Total 62600 · Billing Services	1,662.50	1,833.34	13,270.50	16,499.98	22,000.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	166.67	0.00	1,499.99	2,000.00
62804-6 · Professional Engineer - Sewer	0.00	166.67	0.00	1,499.99	2,000.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	1,499.99	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	166 67	0.00	1,499.99	2,000.00
Total 62800 · Total Contract Services	0.00	666.68	0.00	5,999.96	8,000.00
63000 · Legal/Appraisal					
63001 · Legal/Appraisal -Other	0.00	1,666.67	0.00	14,999.99	20,000.00
63000-5 · Legal/Appraisal - Water	5,000.00		5,132.08		
63000-6 · Legal/Appraisal - Sewer	5,000.00		5,000.00		
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	7,500.00	10,000.00	107,500.00	90,000.00	120,000.00
63100-6 · Lawsuit 2017/18-Sewer	7,500.00	10,000.00	107,500.00	90,000.00	120,000.00
Total 63000 · Legal/Appraisal	25,000.00	21,666.67	225,132.08	194,999.99	260,000.00
63200 · Public Information Officer exp					
63200-5 · PIO Expense - Water	0.00	166.67	1,306.92	1,499.99	2,000.00
63200-6 · PIO Expense - Sewer	0.00	166.67	871.28	1,499.99	2,000.00
63200 · Public Information Officer exp - Other	0.00		150.00		
Total 63200 · Public Information Officer exp	0.00	333.34	2,328.20	2,999.98	4,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0 00	41.67	776.40	374.99	500.00
63500-6 · Dues/Subscriptions - Sewer	0.00	41.67	617.60	374.99	500.00
Total 63500 · Dues & Subscriptions	0 00	83.34	1,394.00	749.98	1,000.00
64000 · TCEQ System Fee					
64000-5 · TCEQ System Fee - Water	0.00	62.50	177.26	562.50	750.00
64000-6 · TCEQ System Fee - Sewer	0.00	125.00	1,282.80	1,125.00	1,500.00
Total 64000 · TCEQ System Fee	0.00	187.50	1,460.06	1,687.50	2,250.00
65500 · Insurance					
65501 · Insurance - Other	0.00	416.67	0.00	3,749.99	5,000.00
65500-5 · Insurance - Water	5,974.97	1,041.67	12,326.53	9,374.99	12,500.00
65500-6 · Insurance - Sewer	5,894.97	1,041.67	10,224.33	9,374.99	12,500.00
Total 65500 · Insurance	11,869.94	2,500 01	22,550.86	22,499.97	30,000.00
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	81.78	1,125.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	0.00	1,125.00	1,500.00
Total 66000 · Office Supplies	0.00	250.00	81.78	2,250.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	292.71	291.67	2,862.96	2,624.99	3,500.00
66500-6 · Telephone/Internet - Sewer	280.65	291.67	2,005.75	2,624.99	3,500.00
66500 · Telephone and Internet - Other	0.00		39.53		
Total 66500 · Telephone and Internet	573.36	583.34	4,908 24	5,249.98	7,000.00
66900 · Reconciliation Discrepancies (Discrepancies between bank statements and company records)	0.01		0 01		
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	199.55	208.33	1,330.65	1,875.01	2,500.00
67000-6 · Postage & Shipping - Sewer	122.40	208.33	1,042.98	1,875.01	2,500.00
Total 67000 · Postage & Shipping Expense	321.95	416.66	2,373.63	3,750.02	5,000.00
68000 · Equipment Rental Expense					
68000-5 · Equip Rental Expense - Water	0.00	104.17	0.00	937.49	1,250.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
September 2022

	Sep 22	Budget	Jan - Sep 22	YTD Budget	Annual Budget
68000-6 · Equip Rental Expense - Sewer	0.00	104.17	0.00	937.49	1,250.00
Total 68000 · Equipment Rental Expense	0.00	208.34	0.00	1,874.98	2,500.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	3,399.47	4,166.67	41,722.54	37,499.99	50,000.00
68500-6 · Repairs & Maintenance - Sewer	1,660.00	2,083.33	20,703.60	18,750.01	25,000.00
68540-5 · Repair & Maint Barge - Water	0.00		750.00		
68540-6 · Repair & Maint Barge - Sewer	0.00		500.00		
68500 · Repairs & Maintenance - Other	0.00		400.00		
Total 68500 · Repairs & Maintenance	5,059.47	6,250.00	64,076.14	56,250.00	75,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	0.00	1,000.00	3,739.59	9,000.00	12,000.00
68600-6 · Repair Parts - Sewer	0.00	666.67	8,984.02	5,999.99	8,000.00
Total 68600 · Repair Parts	0.00	1,666.67	12,723.61	14,999.99	20,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	481.84	562.50	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	321.23	562.50	750.00
Total 69000 · Printing Expense	0.00	125.00	803.07	1,125.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	1,928.60	1,312.05	10,754.96	11,808.42	15,744.57
71500-6 · Interest Expense - Sewer	113.65	706.49	7,902.40	6,358.38	8,477.85
Total 71500 · Interest Expense	2,042.25	2,018.54	18,657.36	18,166.80	24,222.42
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	0.00	125.00	3,029.39	1,125.00	1,500.00
77500-6 · Meetings/Conferences-Sewer	0.00	125.00	1,138.00	1,125.00	1,500.00
Total 77500 · Meetings/Conferences	0.00	250.00	4,167.39	2,250.00	3,000.00
79000 · Uncategorized	0.00		0.00		
Total Expense	47,892.08	42,147.76	390,505.15	379,329.14	505,772.42
Net Ordinary Income	-817.71	383.56	11,491.45	3,437.90	4,588.58
Other Income/Expense					
Other Income					
41000 · Interest Income	0.00	25.00	564.92	225.00	300.00
Total Other Income	0.00	25.00	564.92	225.00	300.00
Other Expense					
72500 · Capital Renewal and Replacement	4,630.00		41,670.00		
Total Other Expense	4,630.00		41,670.00		
Net Other Income	-4,630.00	25.00	-41,105.08	225.00	300.00
Net Income	-5,447.71	408.56	-29,613.63	3,662.90	4,888.58

Windermere Oaks WSC
Summary of Income/Expense
October 31, 2022

Operating income	$	51,540.06
Repair and replacement reserve		(4,630.00)
Interest income		228.27
Expenses		(42,323.51)
Net Income/(Loss)	$	4,814.82

Bank Account Balances		
Checking	$	39,638.57
MM+		93,429.43
- CoBank Loans Reserve		24,000.00
- Emergency Fund		75,000.00
Capital Expenditure Reserve		41,982.58
Total bank account balances	$	274,050.58

CoBank Loan	$	139,586.02
CoBank Loan - Refinance		178,360.00
CoBank Loan - Oct 2021		290,449.15
Total long-term debt	$	608,395.17

Amounts due to Attorneys:		
Lloyd Gosselink (RatePayers Protest)	$	280,591.54
Lloyd Gosselink (TOMA/48292 Litigation)		111,960.49
Lloyd Gosselink (General Counsel)		125,256.68
Enoch Kever (48292 Litigation)		50,807.53
Shidlofsky Law Firm (Insurance Filing)		-
	$	568,616.24

Debt to service coverage ratio:	**YTD**	2022	2021
Net operating income		200,201.19	234,916.50
Debt service		38,662.36	23,973.30
DSCR		5.18	9.80
Note: No legal fees are included in DSCR calculation.			
Debt to capital ratio:	**YTD**		
Debt		608,395.17	630,031.55
Total capital		1,675,459.02	1,719,298.80
Debt to capital		0.36	0.37
Days cash on hand:			
Cash on hand	**MTH**	274,050.58	532,158.36
Budgeted annual expense		505,772	510,849
Days cash on hand		197.77 *	380.23 *

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

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Windermere Oaks W.S.C.
Balance Sheet
As of October 31, 2022

		Oct 31, 22
ASSETS		
Current Assets		
Checking/Savings		
10200 Cash in Bank-2100725		39,638.57
10205 · Capital Expenditures Reserve		41,982.58
10400 · MM/Contingency Funds-128546		192,429.43
Total Checking/Savings		274,050.58
Total Current Assets		274,050.58
Fixed Assets		
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
15315 · Water Plant Computer Upgrade		14,861.50
15320 · Flowmeters		24,960.79
15340 · 3-Phase Electrical Upgrade		8,699.00
15350 · 2004 Water Storage Tank		75,574.95
15355 · Water Tank		219,402.22
15360 · WTP Recycling Project		19,597.99
15370 · WTP Recycle Project		4,048.63
15380 · Zebra Mussels		30,613.38
15390 · Ridge Harbor Interconnection		4,432.50
15400 · Improvements		34,888.96
15401 · Tennis Village Lift Station (Replace Lift Station)		59,341.90
15402 · Water Plant Generator (New Generator)		88,715.03
15403 · Security System - Water Plant		11,008.04
15500 · Building		3,377.58
15600 · Sewer Plant		125,233.87
15610 · Wastewater Recycling Project		28,184.08
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 · Accum Capital Renewal & Replace		-1,145,200.13
Total Fixed Assets		1,517,215.71
Other Assets		
19300 · Standby Fees Delinquent		34.93
Total Other Assets		34.93
TOTAL ASSETS		**1,791,301.22**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
25000 · Water & Sewer Taxes Payable		11,934.45
Total Other Current Liabilities		11,934.45
Total Current Liabilities		11,934.45
Long Term Liabilities		
27500 · Membership Fees Refundabl		103,907.75

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Windermere Oaks W.S.C.
Balance Sheet
As of October 31, 2022

	Oct 31, 22
27756 · Loan COBank ACB Denver	139,586.02
27757 · Note Payable CoBank - Refinance	178,360.00
27758 · CoBank Loan Oct 2021	290,449.15
Total Long Term Liabilities	712,302.92
Total Liabilities	724,237.37
Equity	
39005 · Retained Earnings	1,091,862.66
Net Income	-24,798.81
Total Equity	1,067,063.85
TOTAL LIABILITIES & EQUITY	**1,791,301.22**

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
October 2022

	Oct 22	Budget	Jan - Oct 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	154.85	1,454.00	11,183.91	14,542.00	17,450.00
40000-6 · Standby Fees - Sewer	154.85	1,454.00	11,214.82	14,542.00	17,450.00
Total 40000 · Standby Fees	309.70	2,908.00	22,398.73	29,084.00	34,900.00
40200 · Water & Sewer Services					
40200-5 · Water Services	31,348.61	31,200.00	324,976.85	312,000.00	374,400.00
40200-6 · Sewer Services	19,199.48	20,800.00	202,415.82	208,000.00	249,600.00
Total 40200 · Water & Sewer Services	50,548.09	52,000.00	527,392.67	520,000.00	624,000.00
40300 · Late Charges					
40300-5 · Late Charges - Water	390.33	250.00	3,644.06	2,500.00	3,000.00
40300-6 · Late Charges - Sewer	251.69	167.00	2,759.00	1,666.00	2,000.00
40300 · Late Charges - Other	0.00		858.34		
Total 40300 · Late Charges	642.02	417.00	7,261.40	4,166.00	5,000.00
40400 · Membership Fees					
40400-5 · Membership Fees - Water	0.00	67.08	4,226.25	670.84	805.00
40400-6 · Membership Fees - Sewer	0.00	67.08	4,226.25	670.84	805.00
Total 40400 · Membership Fees	0.00	134.16	8,452.50	1,341.68	1,610.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	20.13	9.00	120.78	83.00	101.00
40410-6 · Membership Transfer Fees-Sewer	20.12	9.00	120.72	82.00	100.00
Total 40410 · Membership Transfer Fees	40.25	18.00	241.50	165.00	201.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	0.00	1,150.00	9,200.00	11,500.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	0.00	1,150.00	9,200.00	11,500.00	13,800.00
Total 40500 · Equity Buy-in Fees	0.00	2,300.00	18,400.00	23,000.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	3,450.00	4,312.50	5,175.00
40600-6 · Sewer Taps	0.00	431.25	3,450.00	4,312.50	5,175.00
Total 40600 · Water & Sewer Taps	0.00	862.50	6,900.00	8,625.00	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00	160.00	0.00	1,600.00	1,920.00
44000-5 · Regulatory Assess Fee Ref - Wat	0.00	106.66	0.00	1,066.68	1,280.00
44000 · Regulatory Assessment fee refun - Other	0.00		-3,217.98		
Total 44000 · Regulatory Assessment fee refun	0.00	266.66	-3,217.98	2,666.68	3,200.00
48000 · Miscellaneous Income	0.00		2,947.51		
49900 · Uncategorized Income (Income not categorized elsewhere)	0.00		35.00		
Total Income	51,540.06	58,906.32	590,811.33	589,048.36	706,861.00
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	5,889.90	6,613.75	58,899.00	66,137.50	79,365.00
50000-6 · COS Operator - Sewer	3,926.60	3,561.25	39,266.00	35,612.50	42,735.00
Total 50000 · COS-Operator	9,816.50	10,175.00	98,165.00	101,750.00	122,100.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	0.00	1,208.33	7,276.13	12,083.34	14,500.00
57000-6 · COS Chemcials - Sewer	0.00	41.67	735.88	416.66	500.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
October 2022

	Oct 22	Budget	Jan - Oct 22	YTD Budget	Annual Budget
Total 57000 · COS-Chemicals	0.00	1,250.00	8,012.01	12,500.00	15,000.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	1,018.49	1,286.67	9,269.06	12,866.66	15,440.00
57500-6 · COS Electricity -Sewer	973.54	746.67	8,819.23	7,466.66	8,960.00
Total 57500 · COS-Electricity	1,992.03	2,033.34	18,088.29	20,333.32	24,400.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	333.33	3,541.74	3,333.34	4,000.00
58000-6 · COS-Sludge Removal - Sewer	1,275.41	666.67	6,333.94	6,666.66	8,000.00
Total 58000 · COS-Sludge Removal	1,275.41	1,000.00	9,875.68	10,000.00	12,000.00
58500 · LCRA - Raw Water Fee					
58550-6 · Raw Water Fee-sewer (Ridge Harbor Interconnection)	151.76		1,263.21		
58550-5 · Raw Water Fee-water (Ridge Harbor Interconnection)	151.77		1,975.12		
58500-5 · COS-LCRA Raw Water Fee - Water	453.67	750.00	4,666.02	7,500.00	9,000.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	302.44	500.00	3,110.66	5,000.00	6,000.00
Total 58500 · LCRA - Raw Water Fee	1,059.64	1,250.00	11,015.01	12,500.00	15,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	877.73	333.33	4,050.99	3,333.34	4,000.00
59000-6 · COS Lab Fees- Sewer	754.00	333.33	3,843.00	3,333.34	4,000.00
Total 59000 · COS-Lab Fees	1,631.73	666.66	7,893.99	6,666.68	8,000.00
Total COGS	15,775.31	16,375.00	153,049.98	163,750.00	196,500.00
Gross Profit	35,764.75	42,531.32	437,761.35	425,298.36	510,361.00
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	20.83	12.70	208.34	250.00
77600-6 · Website - Sewer	0.00	20.83	8.47	208.34	250.00
Total 77600 · Website	0.00	41.66	21.17	416.68	500.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	3,077.00	666.67	10,811.16	6,666.66	8,000.00
59610-6 · Install New Service Taps-Sewer	0.00	666.67	2,172.64	6,666.66	8,000.00
Total 59610 · Install New Service Taps	3,077.00	1,333.34	12,983.80	13,333.32	16,000.00
62000 · Bank Charges					
62000-5 · Bank Charges - Water	32.34	25.00	356.65	250.00	300.00
62000-6 · Bank Charges - Sewer	32.33	25.00	356.27	250.00	300.00
Total 62000 · Bank Charges	64.67	50.00	712.92	500.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00	300.00	2,760.00	3,000.00	3,600.00
62400-5 · Bookkeeping - Water	360.00	300.00	3,292.00	3,000.00	3,600.00
Total 62400 · Bookkeeping	600.00	600.00	6,052.00	6,000.00	7,200.00
62500 · Accounting					
62501 · Accounting - Other	0.00	916.67	0.00	9,166.66	11,000.00
62500-5 · Accounting - Water	0.00	83.33	275.00	833.34	1,000.00
62500-6 · Accounting - Sewer	0.00	83.33	275.00	833.34	1,000.00
Total 62500 · Accounting	0.00	1,083.33	550.00	10,833.34	13,000.00
62600 · Billing Services					
62600-5 · Billing - Water	945.00	916.67	8,647.50	9,166.66	11,000.00
62600-6 · Billing - Sewer	630.00	916.67	6,198.00	9,166.66	11,000.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
October 2022

	Oct 22	Budget	Jan - Oct 22	YTD Budget	Annual Budget
Total 62600 · Billing Services	1,575.00	1,833.34	14,845.50	18,333.32	22,000.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	166.67	0.00	1,666.66	2,000.00
62804-6 · Professional Engineer - Sewer	0.00	166.67	0.00	1,666.66	2,000.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	1,666.66	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	166.67	0.00	1,666.66	2,000.00
Total 62800 · Total Contract Services	0.00	666.68	0.00	6,666.64	8,000.00
63000 · Legal/Appraisal					
63001 · Legal/Appraisal -Other	0.00	1,666.67	0.00	16,666.66	20,000.00
63000-5 · Legal/Appraisal - Water	0.00		5,132.08		
63000-6 · Legal/Appraisal - Sewer	0.00		5,000.00		
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	0.00	10,000.00	107,500.00	100,000.00	120,000.00
63100-6 · Lawsuit 2017/18-Sewer	0.00	10,000.00	107,500.00	100,000.00	120,000.00
Total 63000 · Legal/Appraisal	0.00	21,666.67	225,132.08	216,666.66	260,000.00
63200 · Public Information Officer exp					
63200-5 · PIO Expense - Water	0.00	166.67	1,306.92	1,666.66	2,000.00
63200-6 · PIO Expense - Sewer	0.00	166.67	871.28	1,666.66	2,000.00
63200 · Public Information Officer exp - Other	0.00		150.00		
Total 63200 · Public Information Officer exp	0.00	333.34	2,328.20	3,333.32	4,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	41.67	776.40	416.66	500.00
63500-6 · Dues/Subscriptions - Sewer	0.00	41.67	617.60	416.66	500.00
Total 63500 · Dues & Subscriptions	0.00	83.34	1,394.00	833.32	1,000.00
64000 · TCEQ System Fee					
64000-5 · TCEQ System Fee - Water	0.00	62.50	177.26	625.00	750.00
64000-6 · TCEQ System Fee - Sewer	0.00	125.00	1,282.80	1,250.00	1,500.00
Total 64000 · TCEQ System Fee	0.00	187.50	1,460.06	1,875.00	2,250.00
65500 · Insurance					
65501 · Insurance - Other	0.00	416.67	0.00	4,166.66	5,000.00
65500-5 · Insurance - Water	5,240.00	1,041.67	17,566.53	10,416.66	12,500.00
65500-6 · Insurance - Sewer	5,160.00	1,041.67	15,384.33	10,416.66	12,500.00
Total 65500 · Insurance	10,400.00	2,500.01	32,950.86	24,999.98	30,000.00
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	81.78	1,250.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	0.00	1,250.00	1,500.00
Total 66000 · Office Supplies	0.00	250.00	81.78	2,500.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	220.01	291.67	3,082.97	2,916.66	3,500.00
66500-6 · Telephone/Internet - Sewer	987.13	291.67	2,992.88	2,916.66	3,500.00
66500 · Telephone and Internet - Other	0.00		39.53		
Total 66500 · Telephone and Internet	1,207.14	583.34	6,115.38	5,833.32	7,000.00
66900 · Reconciliation Discrepancies (Discrepancies between bank statements and company records)	0.00		0.01		
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	162.00	208.33	1,492.65	2,083.34	2,500.00
67000-6 · Postage & Shipping - Sewer	116.45	208.33	1,159.43	2,083.34	2,500.00
Total 67000 · Postage & Shipping Expense	278.45	416.66	2,652.08	4,166.68	5,000.00
68000 · Equipment Rental Expense					
68000-5 · Equip Rental Expense - Water	0.00	104.17	0.00	1,041.66	1,250.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
October 2022

	Oct 22	Budget	Jan - Oct 22	YTD Budget	Annual Budget
68000-6 · Equip Rental Expense - Sewer	0.00	104.17	0.00	1,041.66	1,250.00
Total 68000 · Equipment Rental Expense	0.00	208.34	0.00	2,083.32	2,500.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	5,410.00	4,166.67	47,132.54	41,666.66	50,000.00
68500-6 · Repairs & Maintenance - Sewer	1,000.00	2,083.33	21,703.60	20,833.34	25,000.00
68540-5 · Repair & Maint Barge - Water	0.00		750.00		
68540-6 · Repair & Maint Barge - Sewer	0.00		500.00		
68500 · Repairs & Maintenance - Other	0.00		400.00		
Total 68500 · Repairs & Maintenance	6,410.00	6,250.00	70,486.14	62,500.00	75,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	0.00	1,000.00	3,739.59	10,000.00	12,000.00
68600-6 · Repair Parts - Sewer	840.68	666.67	9,824.70	6,666.66	8,000.00
Total 68600 · Repair Parts	840.68	1,666.67	13,564.29	16,666.66	20,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	481.84	625.00	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	321.23	625.00	750.00
Total 69000 · Printing Expense	0.00	125.00	803.07	1,250.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	1,860.63	1,312.05	12,615.59	13,120.47	15,744.57
71500-6 · Interest Expense - Sewer	109.63	706.49	8,012.03	7,064.87	8,477.85
Total 71500 · Interest Expense	1,970.26	2,018.54	20,627.62	20,185.34	24,222.42
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	75.00	125.00	3,104.39	1,250.00	1,500.00
77500-6 · Meetings/Conferences-Sewer	50.00	125.00	1,188.00	1,250.00	1,500.00
Total 77500 · Meetings/Conferences	125.00	250.00	4,292.39	2,500.00	3,000.00
79000 · Uncategorized	0.00		0.00		
Total Expense	26,548.20	42,147.76	417,053.35	421,476.90	505,772.42
Net Ordinary Income	9,216.55	383.56	20,708.00	3,821.46	4,588.58
Other Income/Expense					
Other Income					
41000 · Interest Income	228.27	25.00	793.19	250.00	300.00
Total Other Income	228.27	25.00	793.19	250.00	300.00
Other Expense					
72500 · Capital Renewal and Replacement	4,630.00		46,300.00		
Total Other Expense	4,630.00		46,300.00		
Net Other Income	-4,401.73	25.00	-45,506.81	250.00	300.00
Net Income	4,814.82	408.56	-24,798.81	4,071.46	4,888.58

Windermere Oaks WSC
Summary of Income/Expense
November 30, 2022

Operating income	$	62,963.65
Repair and replacement reserve		(4,630.00)
Interest income		145.37
Expenses		(67,062.10)
Net Income/(Loss)	$	(8,583.08)
Bank Account Balances		
Checking	$	35,085.08
MM+		78,574.80
- CoBank Loans Reserve		24,000.00
- Emergency Fund		75,000.00
Capital Expenditure Reserve		41,982.58
Total bank account balances	$	254,642.46
CoBank Loan	$	139,143.20
CoBank Loan - Refinance		177,794.17
CoBank Loan - Oct 2021		289,621.09
Total long-term debt	$	606,558.46
Amounts due to Attorneys:		
Lloyd Gosselink (RatePayers Protest)	$	313,034.82
Lloyd Gosselink (TOMA/48292 Litigation)		183,683.86
Lloyd Gosselink (General Counsel)		125,256.68
Enoch Kever (48292 Litigation)		40,807.53
Shidlofsky Law Firm (Insurance Filing)		-
	$	662,782.89

Debt to service coverage ratio:	**YTD**	2022	2021
Net operating income		232,026.19	224,213.95
Debt service		42,528.40	27,393.64
DSCR		5.46	8.18
Note: No legal fees are included in DSCR calculation.			
Debt to capital ratio:	**YTD**		
Debt		606,558.46	628,268.09
Total capital		1,698,421.12	1,718,741.60
Debt to capital		0.36	0.37
Days cash on hand:			
Cash on hand	**MTH**	254,642.46	534,364.95
Budgeted annual expense		505,772	510,849
Days cash on hand		183.77 *	381.80 *

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

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Windermere Oaks W.S.C.
Balance Sheet
As of November 30, 2022

		Nov 30, 22
ASSETS		
Current Assets		
Checking/Savings		
10200 Cash in Bank-2100725		35,085.08
10205 · Capital Expenditures Reserve		41,982.58
10400 · MM/Contingency Funds-128546		177,574.80
Total Checking/Savings		254,642.46
Other Current Assets		
14000 · Prepaid Expenses		23,271.43
Total Other Current Assets		23,271.43
Total Current Assets		277,913.89
Fixed Assets		
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
15315 · Water Plant Computer Upgrade		14,861.50
15320 · Flowmeters		26,912.17
15340 · 3-Phase Electrical Upgrade		8,699.00
15350 · 2004 Water Storage Tank		75,574.95
15355 · Water Tank		220,552.22
15360 · WTP Recycling Project		19,597.99
15370 · WTP Recycle Project		4,048.63
15380 · Zebra Mussels		36,088.38
15390 · Ridge Harbor Interconnection		4,432.50
15400 · Improvements		34,888.96
15401 · Tennis Village Lift Station (Replace Lift Station)		59,341.90
15402 · Water Plant Generator (New Generator)		88,715.03
15403 · Security System - Water Plant		11,008.04
15500 · Building		3,377.58
15600 · Sewer Plant		125,233.87
15610 · Wastewater Recycling Project		28,184.08
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 · Accum Capital Renewal & Replace		-1,149,830.13
Total Fixed Assets		1,521,162.09
Other Assets		
19000 · Deposits		-0.01
19300 · Standby Fees Delinquent		34.93
Total Other Assets		34.92
TOTAL ASSETS		1,799,110.90
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
24800 · N/P First Insurance Funding		17,688.64

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Windermere Oaks W.S.C.
Balance Sheet
As of November 30, 2022

	Nov 30, 22
25000 · Water & Sewer Taxes Payable	12,199.28
Total Other Current Liabilities	29,887.92
Total Current Liabilities	29,887.92
Long Term Liabilities	
27500 · Membership Fees Refundabl	103,907.75
27756 · Loan COBank ACB Denver	139,143.20
27757 · Note Payable CoBank - Refinance	177,794.17
27758 · CoBank Loan Oct 2021	289,621.09
Total Long Term Liabilities	710,466.21
Total Liabilities	740,354.13
Equity	
39005 · Retained Earnings	1,091,862.66
Net Income	-33,105.89
Total Equity	1,058,756.77
TOTAL LIABILITIES & EQUITY	1,799,110.90

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
November 2022

	Nov 22	Budget	Jan - Nov 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	279.05	1,454.00	11,462.96	15,996.00	17,450.00
40000-6 · Standby Fees - Sewer	279.05	1,454.00	11,493.87	15,996.00	17,450.00
Total 40000 · Standby Fees	558.10	2,908.00	22,956.83	31,992.00	34,900.00
40200 · Water & Sewer Services					
40200-5 · Water Services	33,394.32	31,200.00	358,371.17	343,200.00	374,400.00
40200-6 · Sewer Services	21,087.71	20,800.00	223,503.53	228,800.00	249,600.00
Total 40200 · Water & Sewer Services	54,482.03	52,000.00	581,874.70	572,000.00	624,000.00
40300 · Late Charges					
40300-5 · Late Charges - Water	825.02	250.00	4,469.08	2,750.00	3,000.00
40300-6 · Late Charges - Sewer	544.58	167.00	3,303.58	1,833.00	2,000.00
40300 · Late Charges - Other	0.00		858.34		
Total 40300 · Late Charges	1,369.60	417.00	8,631.00	4,583.00	5,000.00
40400 · Membership Fees					
40400-5 · Membership Fees - Water	201.25	67.08	4,427.50	737.92	805.00
40400-6 · Membership Fees - Sewer	201.25	67.08	4,427.50	737.92	805.00
Total 40400 · Membership Fees	402.50	134.16	8,855.00	1,475.84	1,610.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	0.00	9.00	120.78	92.00	101.00
40410-6 · Membership Transfer Fees-Sewer	0.00	9.00	120.72	91.00	100.00
40410 · Membership Transfer Fees - Other	-173.58		-173.58		
Total 40410 · Membership Transfer Fees	-173.58	18.00	67.92	183.00	201.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	2,300.00	1,150.00	11,500.00	12,650.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	2,300.00	1,150.00	11,500.00	12,650.00	13,800.00
Total 40500 · Equity Buy-in Fees	4,600.00	2,300.00	23,000.00	25,300.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	3,450.00	4,743.75	5,175.00
40600-6 · Sewer Taps	862.50	431.25	4,312.50	4,743.75	5,175.00
40600 · Water & Sewer Taps - Other	862.50		862.50		
Total 40600 · Water & Sewer Taps	1,725.00	862.50	8,625.00	9,487.50	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00	160.00	0.00	1,760.00	1,920.00
44000-5 · Regulatory Assess Fee Ref - Wat	0.00	106.66	0.00	1,173.34	1,280.00
44000 · Regulatory Assessment fee refun - Other	0.00		-3,217.98		
Total 44000 · Regulatory Assessment fee refun	0.00	266.66	-3,217.98	2,933.34	3,200.00
48000 · Miscellaneous Income	0.00		2,947.51		
49900 · Uncategorized Income (Income not categorized elsewhere)	0.00		35.00		
Total Income	62,963.65	58,906.32	653,774.98	647,954.68	706,861.00
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	5,889.90	6,613.75	64,788.90	72,751.25	79,365.00
50000-6 · COS Operator - Sewer	3,926.60	3,561.25	43,192.60	39,173.75	42,735.00
Total 50000 · COS-Operator	9,816.50	10,175.00	107,981.50	111,925.00	122,100.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	0.00	1,208.33	7,276.13	13,291.67	14,500.00

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Windermere Oaks W.S.C.
Profit & Loss Budget Performance
November 2022

	Nov 22	Budget	Jan - Nov 22	YTD Budget	Annual Budget
57000-6 · COS Chemcials - Sewer	0.00	41.67	735.88	458.33	500.00
Total 57000 · COS-Chemicals	0.00	1,250.00	8,012.01	13,750.00	15,000.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	1,101.61	1,286.67	10,370.67	14,153.33	15,440.00
57500-6 · COS Electricity -Sewer	971.99	746.67	9,791.22	8,213.33	8,960.00
Total 57500 · COS-Electricity	2,073.60	2,033.34	20,161.89	22,366.66	24,400.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	776.80	333.33	4,318.54	3,666.67	4,000.00
58000-6 · COS-Sludge Removal - Sewer	0.00	666.67	6,333.94	7,333.33	8,000.00
Total 58000 · COS-Sludge Removal	776.80	1,000.00	10,652.48	11,000.00	12,000.00
58500 · LCRA - Raw Water Fee					
58550-6 · Raw Water Fee-sewer (Ridge Harbor Interconnection)	344.77		1,607.98		
58550-5 · Raw Water Fee-water (Ridge Harbor Interconnection)	344.77		2,319.89		
58500-5 · COS-LCRA Raw Water Fee - Water	0.00	750.00	4,666.02	8,250.00	9,000.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	0.00	500.00	3,110.66	5,500.00	6,000.00
Total 58500 · LCRA - Raw Water Fee	689.54	1,250.00	11,704.55	13,750.00	15,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	106.00	333.33	4,156.99	3,666.67	4,000.00
59000-6 · COS Lab Fees- Sewer	472.00	333.33	4,315.00	3,666.67	4,000.00
Total 59000 · COS-Lab Fees	578.00	666.66	8,471.99	7,333.34	8,000.00
Total COGS	13,934.44	16,375.00	166,984.42	180,125.00	196,500.00
Gross Profit	49,029.21	42,531.32	486,790.56	467,829.68	510,361.00
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	20.83	12.70	229.17	250.00
77600-6 · Website - Sewer	0.00	20.83	8.47	229.17	250.00
Total 77600 · Website	0.00	41.66	21.17	458.34	500.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	0.00	666.67	10,811.16	7,333.33	8,000.00
59610-6 · Install New Service Taps-Sewer	0.00	666.67	2,172.64	7,333.33	8,000.00
Total 59610 · Install New Service Taps	0.00	1,333.34	12,983.80	14,666.66	16,000.00
60000 · Default Purchase Expense	0.00		0.00		
62000 · Bank Charges					
62000-5 · Bank Charges - Water	43.31	25.00	399.96	275.00	300.00
62000-6 · Bank Charges - Sewer	43.31	25.00	399.58	275.00	300.00
Total 62000 · Bank Charges	86.62	50.00	799.54	550.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00	300.00	3,000.00	3,300.00	3,600.00
62400-5 · Bookkeeping - Water	360.00	300.00	3,652.00	3,300.00	3,600.00
Total 62400 · Bookkeeping	600.00	600.00	6,652.00	6,600.00	7,200.00
62500 · Accounting					
62501 · Accounting - Other	0.00	916.67	0.00	10,083.33	11,000.00
62500-5 · Accounting - Water	570.00	83.33	845.00	916.67	1,000.00
62500-6 · Accounting - Sewer	380.00	83.33	655.00	916.67	1,000.00
Total 62500 · Accounting	950.00	1,083.33	1,500.00	11,916.67	13,000.00
62600 · Billing Services					
62600-5 · Billing - Water	1,110.00	916.67	9,757.50	10,083.33	11,000.00

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01/06/23
Cash Basis

Windermere Oaks W.S.C.
Profit & Loss Budget Performance
November 2022

	Nov 22	Budget	Jan - Nov 22	YTD Budget	Annual Budget
62600-6 · Billing - Sewer	740.00	916.67	6,938.00	10,083.33	11,000.00
Total 62600 · Billing Services	1,850.00	1,833.34	16,695.50	20,166.66	22,000.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	1,000.00	166.67	1,000.00	1,833.33	2,000.00
62804-6 · Professional Engineer - Sewer	0.00	166.67	0.00	1,833.33	2,000.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	1,833.33	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	166.67	0.00	1,833.33	2,000.00
Total 62800 · Total Contract Services	1,000.00	666.68	1,000.00	7,333.32	8,000.00
63000 · Legal/Appraisal					
63001 · Legal/Appraisal -Other	0.00	1,666.67	0.00	18,333.33	20,000.00
63000-5 · Legal/Appraisal - Water	10,000.00		15,132.08		
63000-6 · Legal/Appraisal - Sewer	10,000.00		15,000.00		
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	10,000.00	10,000.00	117,500.00	110,000.00	120,000.00
63100-6 · Lawsuit 2017/18-Sewer	10,000.00	10,000.00	117,500.00	110,000.00	120,000.00
Total 63000 · Legal/Appraisal	40,000.00	21,666.67	265,132.08	238,333.33	260,000.00
63200 · Public Information Officer exp					
63200-5 · PIO Expense - Water	0.00	166.67	1,306.92	1,833.33	2,000.00
63200-6 · PIO Expense - Sewer	0.00	166.67	871.28	1,833.33	2,000.00
63200 · Public Information Officer exp - Other	0.00		150.00		
Total 63200 · Public Information Officer exp	0.00	333.34	2,328.20	3,666.66	4,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	41.67	776.40	458.33	500.00
63500-6 · Dues/Subscriptions - Sewer	0.00	41.67	617.60	458.33	500.00
Total 63500 · Dues & Subscriptions	0.00	83.34	1,394.00	916.66	1,000.00
64000 · TCEQ System Fee					
64000-5 · TCEQ System Fee - Water	0.00	62.50	177.26	687.50	750.00
64000-6 · TCEQ System Fee - Sewer	0.00	125.00	1,282.80	1,375.00	1,500.00
Total 64000 · TCEQ System Fee	0.00	187.50	1,460.06	2,062.50	2,250.00
65500 · Insurance					
65501 · Insurance - Other	0.00	416.67	0.00	4,583.33	5,000.00
65500-5 · Insurance - Water	-1,613.17	1,041.67	15,953.36	11,458.33	12,500.00
65500-6 · Insurance - Sewer	-1,693.18	1,041.67	13,691.15	11,458.33	12,500.00
Total 65500 · Insurance	-3,306.35	2,500.01	29,644.51	27,499.99	30,000.00
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	81.78	1,375.00	1,500.00
66000-6 · Office Supplies - Sewer	0.00	125.00	0.00	1,375.00	1,500.00
Total 66000 · Office Supplies	0.00	250.00	81.78	2,750.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	595.89	291.67	3,678.86	3,208.33	3,500.00
66500-6 · Telephone/Internet - Sewer	414.32	291.67	3,407.20	3,208.33	3,500.00
66500 · Telephone and Internet - Other	48.09		87.62		
Total 66500 · Telephone and Internet	1,058.30	583.34	7,173.68	6,416.66	7,000.00
66900 · Reconciliation Discrepancies (Discrepancies between bank statements and company records)	0.00		0.01		
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	187.20	208.33	1,514.25	2,291.67	2,500.00
67000-6 · Postage & Shipping - Sewer	124.80	208.33	1,173.83	2,291.67	2,500.00
Total 67000 · Postage & Shipping Expense	312.00	416.66	2,688.08	4,583.34	5,000.00
68000 · Equipment Rental Expense					