



Filing Receipt

Received - 2023-02-24 09:28:03 AM
Control Number - 50788
ItemNumber - 299

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

RATEPAYERS APPEAL OF THE DECISION BY WINDERMERE OAKS WATER SUPPLY CORPORATION TO CHANGE WATER AND SEWER RATES	§ § § § §	BEFORE THE STATE OFFICE OF ADMINISTRATIVE HEARINGS
--	----------------------------------	---

**WINDERMERE OAKS WATER SUPPLY CORPORATION RESPONSE TO
RATEPAYERS' SEVENTH REQUEST FOR INFORMATION**

Windermere Oaks Water Supply Corporation (WOWSC) files this Response to the Seventh Request for Information (RFI) filed by Ratepayers. The discovery request was received by WOWSC on January 30, 2023; therefore, these responses are timely filed. Pursuant to 16 Tex. Admin. Code (TAC) § 22.144(c)(2)(F), these responses may be treated as if they were filed under oath.

The following files are confidential and will be provided electronically in a subsequent filing:

Voluminous CONFIDENTIAL Attachment Ratepayers 7-26 - WOWSC's Y2019 end of month Directors' Reports

Respectfully submitted,

**LLOYD GOSSELINK ROCHELLE
& TOWNSEND, P.C.**

816 Congress Avenue, Suite 1900
Austin, Texas 78701
(512) 322-5800
(512) 472-0532 (Fax)



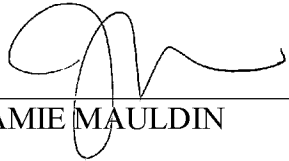
JAMIE L. MAULDIN
State Bar No. 24065694
jmauldin@lglawfirm.com

RICHARD A. ARNETT II
State Bar No. 24131230
rarnett@lglawfirm.com

**ATTORNEYS FOR WINDERMERE OAKS
WATER SUPPLY CORPORATION**

CERTIFICATE OF SERVICE

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on February 13, 2023, in accordance with the Order Suspending Rules, issued in Project No. 50664.



JAMIE MAULDIN

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

WOWSC'S RESPONSE TO RATEPAYERS SEVENTH RFI

RATEPAYERS 7-1: Reference Line Item 10200 – Cash in Bank on Windermere's balance sheet (e.g., Attachment MN-3, page 3 of 9, bates page 028) to answer the following question.

Admit or deny that Windermere had "Cash in Bank" in the amounts set forth below.

a.	As of December 31, 2018	\$66,740.66
b.	As of December 31, 2019	\$48,712.43
c.	As of December 31, 2020	\$58,333.02
d.	As of April 30, 2021	\$28,073.44
e.	As of June 30, 2021	\$24,141.15
f.	As of September 30, 2021	\$31,596.64
g.	As of December 31, 2021	\$370,466.94
h.	As of January 31, 2022	\$72,240.60
i.	As of February 28, 2022	\$37,530.95
j.	As of March 31, 2022	\$25,413.84
k.	As of April 30, 2022	\$32,544.94
l.	As of May 31, 2022	\$19,687.79
m.	As of June 30, 2022	\$29,327.54
n.	As of July 31, 2022	\$9,518.46

As to each entry for which this request is denied, please state the correct amount and provide the record reflecting such amount.

RESPONSE: Admit, assuming that the figures above accurately reflect Windermere's various end of month balance sheets.

Prepared by: Joe Gimenez
Sponsored by: Joe Gimenez

WOWSC'S RESPONSE TO RATEPAYERS SEVENTH RFI

RATEPAYERS 7-2: Reference Line Item 10205 – Capital Expenditures Reserve on Windermere’s balance sheet (e.g., Attachment MN-3, page 3 of 9, bates page 028). Please admit or deny that Windermere had “Capital Expenditures Reserves” in the amounts and for the dates set forth below.

a.	As of December 31, 2018	\$41,982.58
b.	As of December 31, 2019	\$41,982.58
c.	As of December 31, 2020	\$41,982.58
d.	As of April 30, 2021	\$41,982.58
e.	As of June 30, 2021	\$41,982.58
f.	As of September 30, 2021	\$41,982.58
g.	As of December 31, 2021	\$41,982.58
h.	As of January 31, 2022	\$41,982.58
i.	As of February 28, 2022	\$41,982.58
j.	As of March 31, 2022	\$41,982.58
k.	As of April 30, 2022	\$41,982.58
l.	As of May 31, 2022	\$41,982.58
m.	As of June 30, 2022	\$41,982.58
n.	As of July 31, 2022	\$41,982.58

As to each entry for which this request is denied, please state the correct amount and provide the record reflecting such amount.

RESPONSE: Admit, assuming that the figures above accurately reflect Windermere’s various end of month balance sheets.

Prepared by: Joe Gimenez

Sponsored by: Joe Gimenez

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

WOWSC'S RESPONSE TO RATEPAYERS SEVENTH RFI

RATEPAYERS 7-3: Reference Line Item 10400 – MM/Contingency Funds on Windermere's balance sheet (e.g., Attachment MN-3, page 3 of 9, bates page 028). Please admit or deny that Windermere had "MM/Contingency Funds" in the amounts and for the dates set forth below.

a.	As of December 31, 2018	\$59,818.42
b.	As of December 31, 2019	\$60,299.43
c.	As of December 31, 2020	\$135,466.63
d.	As of April 30, 2021	\$135,532.27
e.	As of June 30, 2021	\$135,598.66
f.	As of September 30, 2021	\$120,661.74
g.	As of December 31, 2021	\$143,724.00
h.	As of January 31, 2022	\$402,770.01
i.	As of February 28, 2022	\$402,821.18
j.	As of March 31, 2022	\$402,877.85
k.	As of April 30, 2022	\$402,877.85
l.	As of May 31, 2022	\$403,025.95
m.	As of June 30, 2022	\$312,122.96
n.	As of July 31, 2022	\$287,210.72

As to each entry for which this request is denied, please state the correct amount and provide the record reflecting such amount.

RESPONSE: Admit, assuming that the figures above accurately reflect Windermere's various end of month balance sheets.

Prepared by: Joe Gimenez
Sponsored by: Joe Gimenez

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

WOWSC'S RESPONSE TO RATEPAYERS SEVENTH RFI

RATEPAYERS 7-4: Provide Windermere's monthly financial reports stating the amounts for (i) Line Item 10200 – Cash in Bank, (ii) Line Item 10205 – Capital Expenditures Reserve and (iii) Line Item 10400 – MM/Contingency Funds for each month beginning August 2022 to the present.

RESPONSE: See Attachment Ratepayers 7-4. As for WOWSC's January financial report, the requested information does not exist in the Corporation's records.

Prepared by: Joe Gimenez
Sponsored by: Joe Gimenez

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)	<u>\$ (11,416.75)</u>

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	<u>\$ 320,526.75</u>

CoBank Loan	\$ 140,481.89
CoBank Loan - Refinance	179,504.74
CoBank Loan - Oct 2021	292,128.86
Total long-term debt	<u>\$ 612,115.49</u>

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)	-
	<u>\$ 588,616.24</u>

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

8:54 PM

09/12/22

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
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	-1,135,940.13
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

8:54 PM

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

09/12/22

Cash Basis

	Aug 31, 22
27757 · Note Payable CoBank - Refinance	179,504.74
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

8:56 PM
09/12/22
Cash BasisWindermere 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					

8:56 PM

09/12/22

Cash Basis

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 Chemicals - 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

8:56 PM

09/12/22

Cash Basis

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

Page 3

8:56 PM

09/12/22

Cash Basis

Windermere Oaks W.S.C.
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

8:56 PM

09/12/22

Cash Basis

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	<u>(61,632.19)</u>
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	<u>41,982.58</u>
Total bank account balances	\$ 274,734.74

CoBank Loan	\$ 140,041.96
CoBank Loan - Refinance	178,942.60
CoBank Loan - Oct 2021	<u>291,306.59</u>
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)	<u>-</u>
	\$ 568,616.24

Debt to service coverage ratio:	YTD	<u>2022</u>	<u>2021</u>
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	<u>2022</u>	<u>2021</u>
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 additional income will be received through the end of the year.

4:21 PM

10/26/22

Cash Basis

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

4:21 PM

Windermere Oaks W.S.C.

10/26/22

Balance Sheet

Cash Basis

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

3:56 PM

10/26/22

Cash Basis

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
44000-6 · 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	708,861.00
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 Chemicals - Sewer	0.00	41.67	735.88	374.99	500.00

3:56 PM

10/26/22

Cash Basis

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	7,645.69	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

3:56 PM

10/26/22

Cash Basis

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

3:56 PM

10/26/22

Cash Basis

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	3,738.59	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	<u>(42,323.51)</u>
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	<u>41,982.58</u>
Total bank account balances	\$ 274,050.58

CoBank Loan	\$ 139,586.02
CoBank Loan - Refinance	178,360.00
CoBank Loan - Oct 2021	<u>290,449.15</u>
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)	<u>-</u>
	\$ 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 additional income will be received through the end of the year.

11:08 PM

Windermere Oaks W.S.C.

Balance Sheet

As of October 31, 2022

12/01/22

Cash Basis

	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

11:08 PM

Windermere Oaks W.S.C.**Balance Sheet**

12/01/22

As of October 31, 2022**Cash Basis**

	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

11:01 PM

12/01/22

Cash Basis

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 Chemicals - Sewer	0.00	41.67	735.88	416.66	500.00

11:01 PM

12/01/22

Cash Basis

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					
58550-5 · 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

11:01 PM

12/01/22

Cash Basis

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

11:01 PM

12/01/22

Cash Basis

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 Bargo - Water	0.00		750.00		
68540-6 · Repair & Maint Bargo - 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 additional income will be received through the end of the year.

8:32 AM

01/06/23

Cash Basis

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
-------------------------------------	-----------

8:32 AM
01/06/23
Cash Basis

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	<u>1,799,110.90</u>

8:34 AM
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
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	58,908.32	653,774.98	647,954.68	708,861.00
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

8:34 AM

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
57000-6 · COS Chemicals - 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					
58550-5 · 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

Page 2

8:34 AM

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					

8:34 AM

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
68000-5 · Equip Rental Expense - Water	88.37	104.17	88.37	1,145.83	1,250.00
68000-6 · Equip Rental Expense - Sewer	0.00	104.17	0.00	1,145.83	1,250.00
Total 68000 · Equipment Rental Expense	88.37	208.34	88.37	2,291.66	2,500.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	5,598.76	4,166.67	52,731.30	45,833.33	50,000.00
68500-6 · Repairs & Maintenance - Sewer	960.00	2,083.33	22,663.60	22,916.67	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	6,558.76	6,250.00	77,044.90	68,750.00	75,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	1,564.32	1,000.00	5,303.91	11,000.00	12,000.00
68600-6 · Repair Parts - Sewer	0.00	666.67	9,824.70	7,333.33	8,000.00
Total 68600 · Repair Parts	1,564.32	1,666.67	15,128.61	18,333.33	20,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	481.84	687.50	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	321.23	687.50	750.00
Total 69000 · Printing Expense	0.00	125.00	803.07	1,375.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	2,007.24	1,312.05	14,622.83	14,432.52	15,744.57
71500-6 · Interest Expense - Sewer	203.40	706.49	8,215.43	7,771.36	8,477.85
Total 71500 · Interest Expense	2,210.64	2,018.54	22,838.26	22,203.88	24,222.42
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	155.00	125.00	3,259.39	1,375.00	1,500.00
77500-6 · Meetings/Conferences-Sewer	0.00	125.00	1,188.00	1,375.00	1,500.00
Total 77500 · Meetings/Conferences	155.00	250.00	4,447.39	2,750.00	3,000.00
79000 · Uncategorized	0.00		0.00		
Total Expense	53,127.66	42,147.76	469,905.01	463,624.66	505,772.42
Net Ordinary Income	-4,098.45	383.56	16,885.55	4,205.02	4,588.58
Other Income/Expense					
Other Income					
41000 · Interest Income	145.37	25.00	938.56	275.00	300.00
Total Other Income	145.37	25.00	938.56	275.00	300.00
Other Expense					
72500 · Capital Renewal and Replacement	4,630.00		50,930.00		
Total Other Expense	4,630.00		50,930.00		
Net Other Income	-4,484.63	25.00	-49,991.44	275.00	300.00
Net Income	-8,583.08	408.56	-33,105.89	4,480.02	4,888.58

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

Operating income	\$ 59,061.66
Repair and replacement reserve	(4,630.00)
Interest income	143.43
Expenses	(60,937.42)
Net Income/(Loss)	\$ (6,362.33)

Bank Account Balances	
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
Total bank account balances	\$ 246,793.46

CoBank Loan	\$ 138,684.45
CoBank Loan - Refinance	177,207.98
CoBank Loan - Oct 2021	288,758.04
Total long-term debt	\$ 604,650.47

Amounts due to Attorneys:	
Lloyd Gosselink (RatePayers Protest)	\$ 306,296.76
Lloyd Gosselink (TOMA/48292 Litigation)	180,421.92
Lloyd Gosselink (General Counsel)	125,256.68
Enoch Kever (48292 Litigation)	30,807.53
Shidlofsky Law Firm (Insurance Filing)	-
	\$ 642,782.89

Debt to service coverage ratio:	YTD	2022	2021
Net operating income		250,099.36	274,735.48
Debt service		46,394.44	31,260.12
DSCR		5.39	8.79
Note: No legal fees are included in DSCR calculation.			

Debt to capital ratio:	YTD		
Debt		604,650.47	626,431.25
Total capital		1,709,419.16	1,742,426.29
Debt to capital		0.35	0.36

Days cash on hand:			
Cash on hand	MTH	246,793.46	556,173.52
Budgeted annual expense		505,772	510,849
Days cash on hand		178.10 *	397.38 *

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

10:54 AM
01/06/23
Cash Basis

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

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
10200 Cash in Bank-2100725	37,092.65
10205 · Capital Expenditures Reserve	41,982.58
10400 · MM/Contingency Funds-128546	167,718.23
Total Checking/Savings	246,793.46
Other Current Assets	
14000 · Prepaid Expenses	20,554.93
Total Other Current Assets	20,554.93
Total Current Assets	267,348.39
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	27,112.17
15340 · 3-Phase Electrical Upgrade	8,699.00
15350 · 2004 Water Storage Tank	75,574.95
15355 · Water Tank	221,502.22
15360 · WTP Recycling Project	19,597.99
15370 · WTP Recycle Project	4,048.63
15380 · Zebra Mussels	38,307.70
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	-1,156,412.22
Total Fixed Assets	1,517,949.32
TOTAL ASSETS	1,785,297.71
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
24800 · N/P First Insurance Funding	13,883.52
25000 · Water & Sewer Taxes Payable	6,245.75
Total Other Current Liabilities	20,129.27
Total Current Liabilities	20,129.27
Long Term Liabilities	

10:54 AM

01/06/23

Cash Basis

Windermere Oaks W.S.C.**Balance Sheet**

As of December 31, 2022

	Dec 31, 22
27500 · Membership Fees Refundabl	95,217.50
27756 · Loan COBank ACB Denver	138,684.45
27757 · Note Payable CoBank - Refinance	177,207.98
27758 · CoBank Loan Oct 2021	288,758.04
Total Long Term Liabilities	699,867.97
Total Liabilities	719,997.24
Equity	
39005 · Retained Earnings	1,104,768.69
Net Income	-39,468.22
Total Equity	1,065,300.47
TOTAL LIABILITIES & EQUITY	<u>1,785,297.71</u>

10:54 AM

01/06/23

Cash Basis

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

	Dec 22	Budget	Jan - Dec 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Standby Fees					
40000-5 · Standby Fees - Water	3,105.00	1,454.00	14,567.96	17,450.00	17,450.00
40000-6 · Standby Fees - Sewer	3,105.00	1,454.00	14,598.87	17,450.00	17,450.00
Total 40000 · Standby Fees	6,210.00	2,908.00	29,166.83	34,900.00	34,900.00
40200 · Water & Sewer Services					
40200-5 · Water Services	31,761.36	31,200.00	390,132.53	374,400.00	374,400.00
40200-6 · Sewer Services	20,285.39	20,800.00	243,788.92	249,600.00	249,600.00
Total 40200 · Water & Sewer Services	52,046.75	52,000.00	633,921.45	624,000.00	624,000.00
40300 · Late Charges					
40300-5 · Late Charges - Water	248.82	250.00	4,717.90	3,000.00	3,000.00
40300-6 · Late Charges - Sewer	153.58	167.00	3,457.16	2,000.00	2,000.00
40300 · Late Charges - Other	0.00		858.34		
Total 40300 · Late Charges	402.40	417.00	9,033.40	5,000.00	5,000.00
40400 · Membership Fees					
40400-5 · Membership Fees - Water	201.25	67.08	4,628.75	805.00	805.00
40400-6 · Membership Fees - Sewer	201.25	67.08	4,628.75	805.00	805.00
Total 40400 · Membership Fees	402.50	134.16	9,257.50	1,610.00	1,610.00
40410 · Membership Transfer Fees					
40410-5 · Membership Transfer Fees-Water	0.00	9.00	120.78	101.00	101.00
40410-6 · Membership Transfer Fees-Sewer	0.00	9.00	120.72	100.00	100.00
40410 · Membership Transfer Fees - Other	0.00		-173.58		
Total 40410 · Membership Transfer Fees	0.00	18.00	67.92	201.00	201.00
40500 · Equity Buy-in Fees					
40500-5 · Equity Buy-In Fees - Water	0.00	1,150.00	11,500.00	13,800.00	13,800.00
40500-6 · Equity Buy-In Fees - Sewer	0.00	1,150.00	11,500.00	13,800.00	13,800.00
Total 40500 · Equity Buy-in Fees	0.00	2,300.00	23,000.00	27,600.00	27,600.00
40600 · Water & Sewer Taps					
40600-5 · Water Taps	0.00	431.25	3,450.00	5,175.00	5,175.00
40600-6 · Sewer Taps	0.00	431.25	4,312.50	5,175.00	5,175.00
40600 · Water & Sewer Taps - Other	0.00		862.50		
Total 40600 · Water & Sewer Taps	0.00	862.50	8,625.00	10,350.00	10,350.00
44000 · Regulatory Assessment fee refun					
44000-6 · Regulatory Assess Fee Ref-Sewer	0.00	160.00	0.00	1,920.00	1,920.00
44000-5 · Regulatory Assess Fee Ref - Wat	0.00	106.66	0.00	1,280.00	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	3,200.00	3,200.00
48000 · Miscellaneous income	0.01		2,947.52		
Total Income	59,061.66	58,906.32	712,801.64	706,861.00	706,861.00
Cost of Goods Sold					
50000 · COS-Operator					
50000-5 · COS Operator - Water	5,889.90	6,613.75	70,678.80	79,365.00	79,365.00
50000-6 · COS Operator - Sewer	3,926.60	3,561.25	47,119.20	42,735.00	42,735.00
Total 50000 · COS-Operator	9,816.50	10,175.00	117,798.00	122,100.00	122,100.00
57000 · COS-Chemicals					
57000-5 · COS Chemicals - Water	3,747.07	1,208.33	11,023.20	14,500.00	14,500.00

10:54 AM

01/06/23

Cash Basis

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

	Dec 22	Budget	Jan - Dec 22	YTD Budget	Annual Budget
57000-6 · COS Chemicals - Sewer	0.00	41.67	735.88	500.00	500.00
Total 57000 · COS-Chemicals	3,747.07	1,250.00	11,759.08	15,000.00	15,000.00
57500 · COS-Electricity					
57500-5 · COS Electricity -Water	881.59	1,286.67	11,252.26	15,440.00	15,440.00
57500-6 · COS Electricity -Sewer	921.23	746.67	10,712.45	8,960.00	8,960.00
Total 57500 · COS-Electricity	1,802.82	2,033.34	21,964.71	24,400.00	24,400.00
58000 · COS-Sludge Removal					
58000-5 · COS-Sludge Removal - Water	0.00	333.33	4,318.54	4,000.00	4,000.00
58000-6 · COS-Sludge Removal - Sewer	0.00	666.67	6,333.94	8,000.00	8,000.00
Total 58000 · COS-Sludge Removal	0.00	1,000.00	10,652.48	12,000.00	12,000.00
58500 · LCRA - Raw Water Fee					
58550-6 · Raw Water Fee-sewer (Ridge Harbor Interconnection)	311.70		1,919.68		
58550-5 · Raw Water Fee-water (Ridge Harbor Interconnection)	311.70		2,631.59		
58500-5 · COS-LCRA Raw Water Fee - Water	370.31	750.00	5,036.33	9,000.00	9,000.00
58500-6 · COS-LCRA Raw Water Fee - Sewer	246.87	500.00	3,357.53	6,000.00	6,000.00
Total 58500 · LCRA - Raw Water Fee	1,240.58	1,250.00	12,945.13	15,000.00	15,000.00
59000 · COS-Lab Fees					
59000-5 · COS Lab Fees- Water	0.00	333.33	4,156.99	4,000.00	4,000.00
59000-6 · COS Lab Fees- Sewer	0.00	333.33	4,315.00	4,000.00	4,000.00
59000 · COS-Lab Fees - Other	409.00		409.00		
Total 59000 · COS-Lab Fees	409.00	666.66	8,880.99	8,000.00	8,000.00
Total COGS	17,015.97	16,375.00	184,000.39	196,500.00	196,500.00
Gross Profit	42,045.69	42,531.32	528,801.25	510,361.00	510,361.00
Expense					
77600 · Website					
77600-5 · Website - Water	0.00	20.83	12.70	250.00	250.00
77600-6 · Website - Sewer	0.00	20.83	8.47	250.00	250.00
Total 77600 · Website	0.00	41.66	21.17	500.00	500.00
59610 · Install New Service Taps					
59610-5 · Install New Service Taps-Water	0.00	666.67	10,811.16	8,000.00	8,000.00
59610-6 · Install New Service Taps-Sewer	0.00	666.67	2,172.64	8,000.00	8,000.00
Total 59610 · Install New Service Taps	0.00	1,333.34	12,983.80	16,000.00	16,000.00
60000 · Default Purchase Expense	0.00		0.00		
62000 · Bank Charges					
62000-5 · Bank Charges - Water	32.51	25.00	414.97	300.00	300.00
62000-6 · Bank Charges - Sewer	32.51	25.00	414.59	300.00	300.00
Total 62000 · Bank Charges	65.02	50.00	829.56	600.00	600.00
62400 · Bookkeeping					
62400-6 · Bookkeeping - Sewer	240.00	300.00	3,240.00	3,600.00	3,600.00
62400-5 · Bookkeeping - Water	360.00	300.00	4,012.00	3,600.00	3,600.00
Total 62400 · Bookkeeping	600.00	600.00	7,252.00	7,200.00	7,200.00
62500 · Accounting					
62501 · Accounting - Other	0.00	916.67	0.00	11,000.00	11,000.00
62500-5 · Accounting - Water	0.00	83.33	845.00	1,000.00	1,000.00
62500-6 · Accounting - Sewer	0.00	83.33	655.00	1,000.00	1,000.00
Total 62500 · Accounting	0.00	1,083.33	1,500.00	13,000.00	13,000.00
62600 · Billing Services					

10:54 AM

01/06/23

Cash Basis

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

	Dec 22	Budget	Jan - Dec 22	YTD Budget	Annual Budget
62600-5 · Billing - Water	945.00	916.67	10,702.50	11,000.00	11,000.00
62600-6 · Billing - Sewer	630.00	916.67	7,568.00	11,000.00	11,000.00
Total 62600 · Billing Services	1,575.00	1,833.34	18,270.50	22,000.00	22,000.00
62800 · Total Contract Services					
62804-5 · Professional Engineer - Water	0.00	166.67	1,000.00	2,000.00	2,000.00
62804-6 · Professional Engineer - Sewer	0.00	166.67	0.00	2,000.00	2,000.00
62806-5 · Consulting Fees - Water	0.00	166.67	0.00	2,000.00	2,000.00
62806-6 · Consulting Fees - Sewer	0.00	166.67	0.00	2,000.00	2,000.00
Total 62800 · Total Contract Services	0.00	666.68	1,000.00	8,000.00	8,000.00
63000 · Legal/Appraisal					
63001 · Legal/Appraisal -Other	0.00	1,666.67	0.00	20,000.00	20,000.00
63000-5 · Legal/Appraisal - Water	5,000.00		20,132.08		
63000-6 · Legal/Appraisal - Sewer	5,000.00		20,000.00		
63100-5 · Lawsuit 2017/18-Water (2017/18 Lawsuit)	7,217.75	10,000.00	124,717.75	120,000.00	120,000.00
63100-6 · Lawsuit 2017/18-Sewer	7,217.75	10,000.00	124,717.75	120,000.00	120,000.00
Total 63000 · Legal/Appraisal	24,435.50	21,666.67	289,567.58	260,000.00	260,000.00
63200 · Public Information Officer exp					
63200-5 · PIO Expense - Water	0.00	166.67	1,306.92	2,000.00	2,000.00
63200-6 · PIO Expense - Sewer	0.00	166.67	871.28	2,000.00	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	4,000.00	4,000.00
63500 · Dues & Subscriptions					
63500-5 · Dues/Subscriptions - Water	0.00	41.67	776.40	500.00	500.00
63500-6 · Dues/Subscriptions - Sewer	0.00	41.67	617.60	500.00	500.00
Total 63500 · Dues & Subscriptions	0.00	83.34	1,394.00	1,000.00	1,000.00
64000 · TCEQ System Fee					
64000-5 · TCEQ System Fee - Water	565.95	62.50	743.21	750.00	750.00
64000-6 · TCEQ System Fee - Sewer	0.00	125.00	1,282.80	1,500.00	1,500.00
Total 64000 · TCEQ System Fee	565.95	187.50	2,026.01	2,250.00	2,250.00
65500 · Insurance					
65501 · Insurance - Other	0.00	416.67	0.00	5,000.00	5,000.00
65500-5 · Insurance - Water	240.00	1,041.67	16,193.36	12,500.00	12,500.00
65500-6 · Insurance - Sewer	160.00	1,041.67	13,851.15	12,500.00	12,500.00
Total 65500 · Insurance	400.00	2,500.01	30,044.51	30,000.00	30,000.00
66000 · Office Supplies					
66000-5 · Office Supplies - Water	0.00	125.00	81.78	1,500.00	1,500.00
66000-6 · Office Supplies - Sewer	47.72	125.00	47.72	1,500.00	1,500.00
Total 66000 · Office Supplies	47.72	250.00	129.50	3,000.00	3,000.00
66500 · Telephone and Internet					
66500-5 · Telephone/Internet - Water	231.61	291.67	3,910.47	3,500.00	3,500.00
66500-6 · Telephone/Internet - Sewer	242.84	291.67	3,650.04	3,500.00	3,500.00
66500 · Telephone and Internet - Other	0.00		87.62		
Total 66500 · Telephone and Internet	474.45	583.34	7,648.13	7,000.00	7,000.00
66900 · Reconciliation Discrepancies (Discrepancies between bank statements and company records)	-0.01		0.00		
67000 · Postage & Shipping Expense					
67000-5 · Postage & Shipping - Water	79.20	208.33	1,593.45	2,500.00	2,500.00
67000-6 · Postage & Shipping - Sewer	52.80	208.33	1,226.63	2,500.00	2,500.00
Total 67000 · Postage & Shipping Expense	132.00	416.66	2,820.08	5,000.00	5,000.00

10:54 AM
01/06/23
Cash Basis

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

	Dec 22	Budget	Jan - Dec 22	YTD Budget	Annual Budget
68000 · Equipment Rental Expense					
68000-5 · Equip Rental Expense - Water	0.00	104.17	88.37	1,250.00	1,250.00
68000-6 · Equip Rental Expense - Sewer	0.00	104.17	0.00	1,250.00	1,250.00
Total 68000 · Equipment Rental Expense	0.00	208.34	88.37	2,500.00	2,500.00
68500 · Repairs & Maintenance					
68500-5 · Repairs & Maintenance - Water	4,560.50	4,166.67	57,291.80	50,000.00	50,000.00
68500-6 · Repairs & Maintenance - Sewer	3,061.25	2,083.33	25,724.85	25,000.00	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	7,621.75	6,250.00	84,666.65	75,000.00	75,000.00
68600 · Repair Parts					
68600-5 · Repair Parts - Water	3,019.38	1,000.00	8,323.29	12,000.00	12,000.00
68600-6 · Repair Parts - Sewer	0.00	666.67	9,824.70	8,000.00	8,000.00
Total 68600 · Repair Parts	3,019.38	1,666.67	18,147.99	20,000.00	20,000.00
69000 · Printing Expense					
69000-5 · Printing Expense - Water	0.00	62.50	481.84	750.00	750.00
69000-6 · Printing Expense - Sewer	0.00	62.50	321.23	750.00	750.00
Total 69000 · Printing Expense	0.00	125.00	803.07	1,500.00	1,500.00
71500 · Interest Expense					
71500-5 · Interest Expense - Water	3,362.64	1,312.05	17,985.47	15,744.57	15,744.57
71500-6 · Interest Expense - Sewer	1,622.05	706.49	9,837.48	8,477.85	8,477.85
Total 71500 · Interest Expense	4,984.69	2,018.54	27,822.95	24,222.42	24,222.42
77500 · Meetings/Conferences					
77500-5 · Meetings/Conferences-Water	0.00	125.00	3,259.39	1,500.00	1,500.00
77500-6 · Meetings/Conferences-Sewer	0.00	125.00	1,188.00	1,500.00	1,500.00
Total 77500 · Meetings/Conferences	0.00	250.00	4,447.39	3,000.00	3,000.00
79000 · Uncategorized	0.00		0.00		
Total Expense	43,921.45	42,147.76	513,791.46	505,772.42	505,772.42
Net Ordinary Income	-1,875.76	383.56	15,009.79	4,588.58	4,588.58
Other Income/Expense					
Other Income					
41000 · Interest Income	143.43	25.00	1,081.99	300.00	300.00
Total Other Income	143.43	25.00	1,081.99	300.00	300.00
Other Expense					
72500 · Capital Renewal and Replacement	4,630.00		55,560.00		
Total Other Expense	4,630.00		55,560.00		
Net Other Income	-4,486.57	25.00	-54,478.01	300.00	300.00
Net Income	-6,362.33	408.56	-39,468.22	4,888.58	4,888.58

WOWSC'S RESPONSE TO RATEPAYERS SEVENTH RFI

RATEPAYERS 7-5: Reference the following language in the Sworn Statements Regarding Indemnification and Payment of Defense Costs Windermere obtained from current and former directors named as defendants in Cause No. 48292 (for illustration, a copy of the Statement signed by Dana Martin, with the referenced language highlighted, is attached): "I hereby swear and affirm that I will repay any amounts paid or reimbursed to me by WOWSC during the pendency of this proceeding." Admit or deny that the phrase "amounts paid or reimbursed to me" includes amounts paid directly to law firms that provided legal services for the benefit of current and former directors named as defendants in Cause No. 48292. If this request is denied (in whole or in part), explain the legal and factual basis for Windermere's denial.

RESPONSE: Deny. WOWSC spent the legal fees for the benefit of the Corporation.

Prepared by: Joe Gimenez
Sponsored by: Joe Gimenez

WOWSC'S RESPONSE TO RATEPAYERS SEVENTH RFI

RATEPAYERS 7-6: Reference the following language in the Sworn Statements Regarding Indemnification and Payment of Defense Costs Windermere obtained from each current and former director named as a defendant in Cause No. 48292 (for illustration, a copy of the Statement signed by Dana Martin, with the referenced language highlighted, is attached as Attachment A): "I hereby swear and affirm that I will repay any amounts paid or reimbursed to me by WOWSC during the pendency of this proceeding." Please state the total amount paid or reimbursed to each current director and each former director to date and explain how each such amount was calculated. For clarity, this RFI seeks the amount specific to each current director and each former director; an estimate, aggregate or combined amount is not responsive.

RESPONSE: No amounts were paid, or reimbursed to, current or former directors.

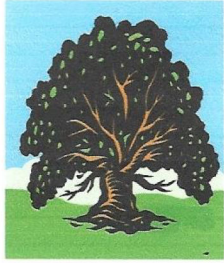
Prepared by: Joe Gimenez
Sponsored by: Joe Gimenez

WOWSC'S RESPONSE TO RATEPAYERS SEVENTH RFI

RATEPAYERS 7-7: Please produce each written report made pursuant to Section 8.152, Tex. Bus. Org. Code, regarding the advancement of legal expenses to or for a current director or a former director named as a defendant in Cause No. 48292. If Windermere has failed to provide any of the required written reports to members, please explain why it has failed to do so.

RESPONSE: At its November 14, 2019, Board meeting, WOWSC decided to advance legal costs to its former directors. WOWSC subsequently approved these minutes on December 19, 2019. It posted the approved minutes on its website in the same manner that WOWSC provides its members notice of all meetings and business. See Attachment Ratepayers 7-7.

Prepared by: Joe Gimenez
Sponsored by: Joe Gimenez



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2019 - 2020 Board of Directors:

Joe Gimenez, President
Bill Earnest, Vice President
Mike Nelson, Secretary/Treasurer
Dorothy Taylor, Director

Windermere Oaks Water Supply Corporation (WOWSC) meeting held: Thursday, November 14, 2019

2019 - 2020 Board Members Present: Bill Earnest, Joe Gimenez, Mike Nelson, Dorothy Taylor

Minutes

The meeting was called to order at 3:08PM by Joe Gimenez. A quorum was established with all four Board Members present.

1. Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person).
 1. Rene Ffrench:
 1. Is WOWSC aware of OSHA 11-910?
 2. Executive session, item D: property evaluation by Lloyd Gosselink?
 3. Executive session, item D: real estate, are third parties involved?
 4. Executive session, item E: are there legal issues related to the communication regarding recall petition?
 2. Danny Flunker
 1. Mentioned a Texas supreme court correction
 2. Executive session, item D: What real estate?
 3. It's not a recall petition, it's a removal petition
 3. Bruce Sorgen
 1. Why is this a 3pm meeting and not a 6pm meeting?
2. Executive Session under Texas Government Code § 551.071(1) and (2) regarding:
 1. Ffrench, et al., Intervenor-plaintiffs and Double F Hangar Operations, LLC, et al. v. Friendship Homes & Hangars, LLC, Windermere Oaks WSC, et al., Cause No. 48292, 33rd Jud. Dist., Burnet County Dist. Ct.; and
 2. TOMA Integrity, Inc., et al. v. Windermere Oaks WSC, Cause No. 47531, 33rd Jud. Dist., Burnet County Dist. Ct., on appeal at 6th Ct. of Appeals, No. 06-19-00005-CV.
 3. Appeal of Attorney General ruling filed in Travis County Court in the case of WOWSC v The Honorable Ken Paxton, Attorney General of Texas, for protection of corporate rights and privileges during ongoing litigation.
 4. Evaluation of condition of real estate by Lloyd Gosselink.
 5. Discuss legal issues related to notice, ballots and communications regarding recall petition procedures sent by non-Board Members and legal remedies necessary to implement applicable procedures.
 1. Executive session started at 3:16pm
 2. Executive session ended at 4:35pm
3. Consideration and possible action on items discussed in Executive Session including, but not limited to, possible defense/payment of defense costs by WOWSC of claims against current and former directors pursuant to Tex. Bus. Org. Code §§ 8.101-8.105.
 1. Board meeting reconvened at 4:36pm

2. Motion made and carried by all to have WOWSC corporation provide defense and to cover all past and future defense costs for all Directors, current and former, conditioned upon each signing a sworn statement pursuant to business organizations code 8.104
 3. Motion made and carried by all to appoint Shelby O'Brien as defense council for newly named individual directors, current and former, in legal proceedings
4. Discuss and act as necessary regarding implementation of recall petition procedures established by bylaws and applicable law, including authorizing communications with members regarding recall petition procedures.
 1. Bill to run recall petition discussion and Joe recused himself from the discussion
 2. Want to provide mail-in ballot process
 3. Board is looking at holding a Special Members Meeting targeting Saturdays in December and is searching for a suitable place to hold the meeting
 4. Bill Earnest to run Special Members Meeting
 5. Add this topic to the agenda on Wednesday, Nov 20th, for further discussion and to formalize
 6. Danny Flunker:
 1. WOWSC received \$200,000 for land and have legal fees
 2. Will it be recalled?
 7. Mark McDonald: Should Bill have recused himself for previous motion?
 8. Rene Ffrench: Any discussion on power outage and generator?
 5. New business and discussion and possible action on agenda for next meeting.
 1. Recall Petition
 2. October Financials overview
 3. Manager's report
 4. Certification of qualifications on ballots
 5. Generator update
 6. Y2020 Budget
 7. WTP pretreatment improvement
 8. Power outage
 1. Would generator have kept power outage from impacting pressure / loss of pressure?
 6. Set date, time, and place for next meeting
 1. Wednesday, November 20th, at 6:00PM at Spicewood Community Center
 7. Motion made and carried to adjourn at 4:47PM



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on December 19, 2019

Billing Questions: (830) 598-7511 Ext 1

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

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

WOWSC'S RESPONSE TO RATEPAYERS SEVENTH RFI

RATEPAYERS 7-8: Please produce copies of all agreements or understandings between Texas Rural Water Association and Windemere pertaining in any way to Windemere's rates or operations. This includes, without limitation, all Memorandum of Understandings.

RESPONSE: See Attachment Ratepayers 7-8.

Prepared by: Joe Gimenez
Sponsored by: Joe Gimenez



Texas Rural Water Association

1616 Rio Grande Street, Austin, Texas 78701-1122
(512) 472-8591 www.trwa.org

December 10, 2019

Windermere Oaks WSC
424 Coventry Rd
Spicewood, 78669-3119 TX 78669-3119

Dear Valued TRWA Member:

Thank you for being a member of the Texas Rural Water Association in 2019! TRWA is proud to be one of the preeminent water and wastewater associations in the nation, and we are dedicated to helping our members meet the ever-changing challenges facing our industry. Enclosed you will find your 2020 TRWA membership renewal dues statement. In the upcoming year, we hope you will again take advantage of the many valuable services TRWA offers our members, such as:

- Education and Training: Our members receive discounted rates on our TCEQ-approved training courses and annual conferences held around the state.
- Legal Consultation: Our full-time staff attorney and paralegal are here to respond directly to member inquiries and provide consultation. We also offer member discounts on our Sales Tax Exemption service and our Eminent Domain Reporting service.
- Advocacy: We represent our members at the state and federal level, influencing legislative and regulatory issues that impact water systems.
- On-site Assistance: We provide on-site assistance and training on issues such as preventative maintenance, rate analysis, leak detection, water audits, budgeting and management.
- Resources: Members enjoy free access to online resources, including sample templates and forms; operations and maintenance manual/required monitoring plan; WSC election procedures; rate study worksheet; vulnerability assessment; emergency response plan; SUD conversion manual; and more!
- Publications: Your membership includes 5 subscriptions to our bimonthly trade magazine, *Quench*. Please review the enclosed *Quench* magazine subscription list and indicate any updates. We also now offer a new members-only direct-to-consumer magazine, *Texas on Tap*! Email editor@trwa.org to learn more.

These benefits, and so many others, demonstrate that the value of being a TRWA member! Also, please consider giving to our TRWA Voluntary Contribution Funds, which were each set up to directly benefit the TRWA rural water community. A description of these funds can be found on the back of your dues statement. Suggested donation amounts are included on your statement, but any contribution is appreciated.

Thank you again for your continued membership and for the hard work you do every day serving rural communities across our great state. Together, we can accomplish great things.

Sincerely,

Lara Zent
Executive Director and General Counsel

National Rural Water Association Affiliate
This institution is an equal opportunity provider and employer.



TRWA 2020 Membership Dues Renewal Statement

To:

December 10, 2019

Windermere Oaks WSC
424 Coventry Rd
Spicewood, Texas 78669-3119

THANK YOU for your membership with Texas Rural Water Association!

Your current membership expires on 12/31/2019. To renew for 2020, return this page with your dues payment, along with any updates to your Quench magazine subscriptions on the enclosed form.

Please consider donating to the voluntary contribution funds, described on the back of this page.

Quantity	Item	Amount
1	Utility Member Dues \$1.35 per water meter x 240 meters (min \$400/ max \$5250)	\$400
1	Voluntary Building Fund Contribution	\$100
1	Voluntary Disaster Relief Fund Contribution	\$100
1	Voluntary Foundation Contribution (Scholarship Fund and Workforce Development)	\$100
1	Voluntary Legal Defense Fund Contribution	\$275
	TOTAL	\$975
	TOTAL PAID	\$

Texas Rural Water Association is a 501 (c)(6) nonprofit organization. Membership fees paid to TRWA are not deductible as charitable contributions for federal income tax purposes. Members are advised that 100% of TRWA's membership dues are budgeted for lobbying expenditures and are not deductible for federal income tax purposes. Application for membership and remittance of dues payment to TRWA indicates written authorization from your corporation for the Texas Rural Water PAC to solicit the directors and senior management employees (qualified restricted class) of your affiliate utility for personal voluntary contributions to the PAC in accordance with all applicable state and federal laws. If this authorization is not granted, please so indicate on your dues statement or by contacting TRWA.

If paying by credit card, please fill out below:

Total Amount: \$ _____

CARD NUMBER _____

EXP DATE: _____ CSV #: _____

SIGNATURE: _____

NAME ON CARD: _____

BILLING ADDRESS: _____

MAIL THIS FORM WITH YOUR DUES CHECK PAYABLE TO:

TRWA, 1616 Rio Grande Street, Austin, TX 78701 (512) 472-8591 | Fax (512) 472-5186

For TRWA voting eligibility, please renew by March 20, 2020. Thank you!

VOLUNTARY CONTRIBUTIONS ACCEPTED

TRWA accepts voluntary contributions from its members for the Texas Rural Water Foundation, Legal Defense Fund, Building Fund and Disaster Relief Fund, described below. The enclosed dues statement reflects a suggested level of contribution for each of these funds. Your water system may contribute more or less than the amount suggested by striking through the suggested amount and writing in the amount you would like to contribute. Thank you for your support.

TRWA LEGAL DEFENSE FUND

The TRWA Legal Defense Fund was established in 1988 to provide members with legal assistance in the protection of water system rights and responsibilities in cases before the regulatory agencies and courts. Funding priority is given to legal cases having statewide implications. TRWA has recently funded member appeals involving CCN service area disputes and wholesale rate appeals. In determining the amount of assistance to be granted to a member, the TRWA Board may consider the merits of the legal issue, the probability of a successful resolution, and the value of a favorable resolution to other member water systems.

TEXAS RURAL WATER FOUNDATION

The Texas Rural Water Foundation (Foundation) is a 501(c)(3) tax-exempt nonprofit organization established in 2010 as a supporting organization to TRWA. In 2012, the TRWA Scholarship Fund was transferred to the Foundation. Donations to this Fund will continue to recognize and assist qualified individuals in their pursuit of higher education. Donations to the Fund will also support the Foundation's Rural Water Workforce Initiative, including the Veteran Employment Program (VEP). Contributions to the Foundation are tax-deductible.

TRWA BUILDING FUND

The TRWA Building Fund was established in 1986 to assist the Association in purchasing and maintaining its own headquarters building for our state office. We are pleased to report that the mortgage on the building was paid off in 2002. Today, Members are asked to make contributions to the Building Fund in an ongoing effort to provide upkeep, maintenance and repairs to this beautiful historic property located in downtown Austin. Your financial assistance toward these efforts is sincerely appreciated.

TRWA DISASTER RELIEF FUND

The TRWA Disaster Relief Fund was established in 2005 in the aftermath of Hurricanes Katrina and Rita. The Fund is designed to assist rural water and wastewater utilities in Texas and the nation needing assistance in the event of a disaster or local emergency situation. Priority assistance is given to member utilities most in need of equipment, manpower, supplies, food, water and other basic necessities to get their utility operational.

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

WOWSC'S RESPONSE TO RATEPAYERS SEVENTH RFI

RATEPAYERS 7-9: Please produce copies of all correspondence, memoranda, emails, text messages and other communications from 2018 through and including the present between Texas Rural Water Association and Windermere (including Windermere contractors such as its general manager) concerning Windermere's rates or operations, including, without limitation Windermere's 2020 rate increase.

RESPONSE: See Attachment Ratepayers 7-9.

Prepared by: Joe Gimenez
Sponsored by: Joe Gimenez



joe gimenez <1129jgg@gmail.com>

Fwd: Rate Sheet Feb 6, 2018 from TRWA

3 messages

Dorothy Taylor <dtaylor27@me.com>

Thu, May 9, 2019 at 12:45 PM

To: Joe Gimenez <1129jgg@gmail.com>, George Burriss <watermgmt@yahoo.com>



Begin forwarded message:

From: Karri Gibson <kgibson1861@gmail.com>**Subject:** FW: Rate Sheet**Date:** February 7, 2018 at 10:20:58 AM CST**To:** Dorothy Taylor <dtaylor27@me.com>, Jeff Hagar <jeff.hagar@gmail.com>, Bill Billingsley <lcbaviation@hotmail.com>, Bill Stein <wp_stein@yahoo.com>, Jerry Ingham <jyingham@yahoo.com>

See attached rate analysis from TRWA.

Have a great day!

Karri Gibson

From: James C. Smith, III**Sent:** Tuesday, February 6, 2018 7:11 AM**To:** kgibson1861@gmail.com**Subject:** Rate Sheet

James Smith
 Circuit Rider, Technical
 Assistance Department
 Texas Rural Water Association
 1616 Rio Grand
 Austin, TX. 78701
 Office (512) 472-8591
 Fax (512) 472-5186


Please note my email address has changed to:

James.Smith@trwa.orgwww.trwa.org

This message may contain information that is confidential. The information is intended solely for the use of the addressee(s). If you are not an addressee, you disclosure, copying, distribution or use of the contents of this message is prohibited. If this message has been sent to you in error, please notify the sender by return e-mail.

Thank you.

2 attachments

 **WW+Rate+Calc+worksheet.xls**
161K


 **Windermere Oaks WSC-2016.xls**
61K

Joe Gimenez <1129jig@gmail.com>
Reply-To: Joe Gimenez <1129jig@gmail.com>
To: Grant Rabon <grabon@newgenstrategies.net>

Mon, May 13, 2019 at 12:11 PM



2 attachments

 **WW+Rate+Calc+worksheet.xls**
161K

 **Windermere Oaks WSC-2016.xls**
61K

Grant Rabon <grabon@newgenstrategies.net>
To: Joe Gimenez <1129jig@gmail.com>

Mon, May 13, 2019 at 12:36 PM



Grant Rabon | NewGen Strategies & Solutions

Executive Consultant

3420 Executive Center Drive | Suite 165 | Austin, TX 78731

Office: (512) 900-8232 | Cellular: (512) 565-0123

grabon@newgenstrategies.net

Please visit our website at www.newgenstrategies.net



[Quoted text hidden]

WATER REVENUE REQUIREMENT & RATE DESIGN

UTILITY:

REVENUE REQUIREMENT

BUDGET/COST OF SERVICE ITEM	Item Cost	%	Fixed	%	Variable
SALARIES	0	78	0	22	0
CONTRACT LABOR	59,245	70	41,471	30	17,773
CHEMICALS AND TREATMENT	6,143	60	3,686	40	2,457
UTILITIES	9,503	70	6,652	30	2,851
REPAIRS AND MAINTENANCE	37,698	50	18,849	50	18,849
OFFICE EXPENSES	7,152	20	1,430	80	5,721
ACCOUNTING & LEGAL	7,751	50	3,875	50	3,875
HEALTH INSURANCE	0	50	0	50	0
OFFICE SUPPLIES	440	45	198	55	242
TANK REPAIRS	0	50	0	50	0
BAD DEBT	0	50	0	50	0
PAYROLL TAXES	0	50	0	50	0
TELEPHONE	1,970	40	788	60	1,182
TRUCK & EQUIP. EXPENSE	0	50	0	50	0
TRAVEL & ENTERTAINMENT	350	50	175	50	175
EQUIPMENT RENTAL	0	50	0	50	0
INSURANCE - WC & LIABILITY	5,869	70	4,108	30	1,761
LICENSE & DUES	1,788	50	894	50	894
POSTAGE & FREIGHT	822	50	411	50	411
ADVERTISING	0	30	0	70	0
SAMPLING	4,693	50	2,347	50	2,347
EDUCATION	0	50	0	50	0
DEPRECIATION	57,367	60	34,420	40	22,947
MATERIALS & SUPPLIES	7,787	50	3,894	50	3,894
SECURITY	0	50	0	50	0
MISCELLANEOUS	1,155	50	578	50	578
LONG TERM DEBT	20,958	100	20,958	0	0
PURCHASED WATER	4,446	45	2,001	55	2,446
	0	50	0	50	0
	0	50	0	50	0
	0	50	0	50	0
	0	50	0	50	0
SUB-TOTAL (LESS FIT & RETURN)	235,136		146,734	100	88,401
% OF TOTAL (FIXED + VARIABLE)		63		37	
PRINC. & INTEREST - WATER	0		0.00		0.00
MAINTENANCE RESERVE*	0		0.00		0.00
LESS OTHER REVENUE	\$0		0.00		0.00
TOTAL	\$235,136		\$146,734		\$88,401

RATE CALCULATION

GALLONAGE CHARGE

Variable Cost/Test Year Gallons/1,000 =====>

10.16 /TH.GAL.

PROPOSED RATE
USE -> **\$3.25** /TH.GAL.

MINIMUM BILL

Fixed Cost/12/Customer Equivalents =====>

50.95 /MO.

71.27 /MO. incl. min. gallons

YIELDS -> **\$71.83** /MO.
78.33 /MO.
inc. min. gall

Avg. Test-Yr Customer Equivalents =

240

Gallons Included In Minimum Bill =

2,000

Test Year Gallons Billed (x 1,000) =

8,700

REVENUES GENERATED:

Connection Size	# of Connections	Min. Bill	Minimum Bill Including Gals	Rev./Month	Rev./Year
5/8", 3/4"	240	\$71.83	\$78.33	\$18,798	\$225,581
3/4"	0	\$117.49	\$	127.24	\$0
1"	0	\$ 179.57	\$	195.82	\$0
1-1/2"	0	\$ 359.13	\$	391.63	\$0
2"	0	\$ 574.61	\$	626.61	\$0
2-1/2"	0	\$ 574.61	\$	626.61	\$0
3"	0	\$ 718.27	\$	776.77	\$0
4"	0	\$ 1,795.67	\$	1,958.17	\$0
6"	0	\$ 3,591.34	\$	3,916.34	\$0

TOTAL MINIMUM CHARGES=>

\$225,581

GALLONAGE CHARGES=>

2,940 @

\$3.25 /1,000 GAL

9,555

TOTAL REVENUE GENERATED=>

\$235,136

Printed on:

time:

NOTES:

UTILITY:

Date Referenced: 1-Jan-97

**DEPRECIATION
ANALYSIS**

Description	Acquired Date	Ver./Est. Original Cost	Economic Life, yrs	Actual Deprec. Life	Annual Deprec.	Accum. Deprec.	Net Plant
Land	1-Jun-79	0	n/a	n/a	n/a	n/a	0.00
Structures:							
Masonry	1-Jun-79	0	30	17.6	0.00	0.00	
Wood	1-Jan-01	0	15	-4.0	0.00	0.00	
Well	1-Jun-79	0	30	17.6	0.00	0.00	
Pumps:							
Booster, >=7HP	1-Jan-01	0	10	-4.0	0.00	0.00	
Booster, <7HP	1-Jun-79	0	5	17.6	--	0.00	
Motor	1-May-94	0	3	2.7	0.00	0.00	
Well, <5t	1-Jan-01	0	5	-4.0	0.00	0.00	
Well, >5t	1-Jun-96	0	10	0.6	0.00	0.00	
Hypochlorinator	1-Aug-94	0	5	2.4	0.00	0.00	
Gas Chlorinator	1-Jan-01	0	10	-4.0	0.00	0.00	
Tanks:							
Pressure	1-Jun-79	0	50	17.6	0.00	0.00	
Ground :	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-93	0	50	3.6	0.00	0.00	
Services	1-Jun-79	0	20	17.6	0.00	0.00	
Services	1-Jun-93	0	20	3.6	0.00	0.00	
Meters	1-Jun-79	0	20	17.6	0.00	0.00	
Meters	1-Jun-93	0	20	3.6	0.00	0.00	
Compressor	1-Jan-01	0	10	-4.0	0.00	0.00	
Electrical Controls	1-May-94	0	30	2.7	0.00	0.00	
Furniture/Fixtures	1-Jan-81	0	10	16.0	--	0.00	
Heavy Equipment	15-Feb-89	0	10	7.9	0.00	0.00	
Light Vehicles	15-Sep-87	0	5	9.3	--	0.00	
Shop Tools	1-Jan-81	0	15	16.0	--	0.00	
Computer/Software	1-Feb-95	0	5	1.9	0.00	0.00	
Fencing	1-Jun-79	0	30	17.6	0.00	0.00	
Total:		\$0			\$0	\$0	\$0

- - - - - - - - - -

1999 WATER REVENUE REQUIREMENT & RATE DESIGN

Item Cost	%	Fixed	%	Variable
232,878	50	116,439	50	116,439
3,672	50	1,836	50	1,836
4,196	100	4,196	0	0
15,735	0	0	100	15,735
47,205	0	0	100	47,205
20,980	0	0	100	20,980
14,000	100	14,000	0	0
15,000	100	15,000	0	0
31,470	100	31,470	0	0
15,735	100	15,735	0	0
5,245	50	2,623	50	2,623
17,932	50	8,966	50	8,966
500	100	500	0	0
15,735	50	7,868	50	7,868
15,735	50	7,868	50	7,868
10,490	50	5,245	50	5,245
2,000	100	2,000	0	0
12,588	50	6,294	50	6,294
5,000	50	2,500	50	2,500
6000	100	6,000	0	0
7500	100	7,500	0	0
27,274	100	27,274	0	0
2000	100	2,000	0	0
7867.5	100	7,868	0	0
3147	100	3,147	0	0
2098	100	2,098	0	0
5245	0	0	100	5,245
1049	100	1,049	0	0
2000	100	2,000	0	0
1995.63	0	0	100	1,996
552,271		301,474		250,798
	0.58		0.42	
532283		310498.42		221784.58
55,227				
-75,000		-43750.00		-18229.17
-75,368	1	-75368.39		
\$989,413		\$492,854		\$454,353

=====>	3.02 /TH.GAL.	USE ->	PROPOSED RATE \$4.25 /TH.GAL.	
				0.7503121
=====>	16.40 /MO.	YIELDS ->	\$11.68 /MO.	
	22.45 /MO. incl. min. gallons		20.18 /MO. incl. min. gallons	

1999 WATER REVENUE CONT.

2504
2,000
NE
150,239

# of Connections	Minimum Bill			Rev./Year
	Min. Bill	Including Gs	Rev./Month	
2432	\$11.68	\$20.18	\$49,073	\$588,871
0	\$ 19.50	\$ 28.00	\$0	\$0
0	\$ 38.89	\$ 47.39	\$0	\$0
1	\$ 62.24	\$ 70.74	\$71	\$849
0	\$ 93.42	\$ 101.92	\$0	\$0
0	\$ 116.78	\$ 125.28	\$0	\$0
0	\$ 194.67	\$ 203.17	\$0	\$0
2	\$ 389.22	\$ 397.72	\$795	\$9,545
TOTAL MINIMUM CHARGES=>				\$599,268
GALLONAGE CHARGES=>	91,799 @	\$4.25 /1,000 GAL		390,147
				\$989,413

INSERT DATA:			
NO OF 5/8" CUST.=	2432	5/8", 3/4"	EQUIV.
NO OF 1" CUST.=	0	1"	EQUIV.
NO OF 1-1/2" CUST.=	0	1-1/2"	EQUIV.
NO OF 2" CUST.=	1	2"	EQUIV.
NO OF 2-1/2" CUST.=	0	2-1/2"	EQUIV.
NO OF 3" CUST.=	0	3"	EQUIV.
NO OF 4" CUST.=	0	4"	EQUIV.
NO OF 6" CUST.=	2	6"	EQUIV.
	2435		2503.99

ANCE RESERVE INSTEAD
=2376 AND ENDING CONNECTIONS = 2495, WHICH IS 5% GROWTH RATE
NET REVENUE GREATER THAN OR = 1.1 DEBT SERVICE?:
\$587,510.12
\$585,511.30

WASTEWATER RATE CALCULATIONS

UTILITY:

REVENUE REQUIREMENT

BUDGET/COST OF SERVICE ITEM	Item Cost	% Fixed	\$ Value Fixed	% Variable	\$ Value Variable	2015	2016	Average
SALARIES	\$29,622.00	50	\$14,811.00	50	\$14,811.00	11,480	10,480	10,980 <u>Water Sold (1,000 gal)</u>
SALARIES OT			\$0.00	100	\$0.00			
UNIFORMES			\$0.00	100	\$0.00	7,000	7,000	7,000 <u>Wastewater Treated (1,000 gal)</u>
HOSPITAL/DENTAL INSURANCE	\$5,868.00	60	\$3,520.80	40	\$2,347.20			
FICA			\$0.00	100	\$0.00	60.98%	66.79%	63.88% <u>Use average and per cent. for gallonage of WW billed</u>
RETIREMENT			\$0.00	100	\$0.00			
WORKER COMPENSATION			\$0.00	100	\$0.00			
UNEMPLOYMENT INSURANCE			\$0.00	100	\$0.00			
FUEL & LUBRICANTS			\$0.00	100	\$0.00			
CHEMICALS	\$661.00	70	\$462.70	30	\$198.30			
OPERATIONAL SUPPLIES	\$542.00	70	\$379.40	30	\$162.60			
MAINTENANCE SEWER PLANT			\$0.00	100	\$0.00			
MAINTENANCE SEWER LINES	\$17,314.00	80	\$13,851.20	20	\$3,462.80			
MAINTENANCE IRRIGATION	\$822.00	70	\$575.40	30	\$246.60			
MAINTENANCE VEHICALS	\$4,233.00	70	\$2,963.10	30	\$1,269.90			
MAINTENANCE EQUIPMENT	\$175.00	80	\$140.00	20	\$35.00			
MEETING/MILEAGE			\$0.00	100	\$0.00			
SCHOOLS/SIMINARS	\$822.00	70	\$575.40	30	\$246.60			
INSURANCE & BONDS			\$0.00	100	\$0.00			
PROFESSIONAL SERVICES	\$11,486.00	70	\$8,040.20	30	\$3,445.80			
TELEPHONE/PAGER	\$1,970.00	60	\$1,182.00	40	\$788.00			
UTILITIES	\$4,531.00	70	\$3,171.70	30	\$1,359.30			
STATE INSPECTION FEE			\$0.00	100	\$0.00			
LABORATORY FEES	\$3,911.00	80	\$3,128.80	20	\$782.20			
LCRA COMPOSTING EXP	\$568.00	50	\$284.00	50	\$284.00			
MISCELLANEOUS	\$3,299.00	60	\$1,979.40	40	\$1,319.60			
TRANSFER TO DEBT SERVICE			\$0.00	100	\$0.00			
USDA RD RUS LOAN PAYMENT	\$49,892.00	100	\$49,892.00	0	\$0.00			
CIP			\$0.00	100	\$0.00			
			\$0.00	100	\$0.00			
			\$0.00	100	\$0.00			
			\$0.00	100	\$0.00			
			\$0.00	100	\$0.00			
SUB-TOTAL			\$104,957.10	100	\$30,758.90			
% OF TOTAL (FIXED + VARIABLE)		68		32				
MAINTENANCE RESERVE*			\$0.00		\$0.00			
LESS OTHER REVENUE	\$0.00		\$0.00		\$0.00			
TOTAL	\$135,716.00		\$104,957.10		\$30,758.90			

RATE CALCULATION

GALLONAGE CHARGE

Variable Cost/Test Year Gallons/1,000 =====>

\$3.94 /TH.GAL.

USE ->

PROPOSED RATE

\$2.50 /TH.GAL.

|

|

|

MINIMUM BILL

Fixed Cost/12/Customer Equivalents =====>

\$40.12 /MO.

YIELDS ->

\$44.43 /MO.

Avg. Test-Yr Customer Equivalents =

218

Gallons Included In Minimum Bill =

2,000

Test Year Gallons Billed (x 1,000) =

7,800

REVENUES GENERATED:

Connection Size	# of Connections	Min. Bill	Rev./Month	Rev./Year
	218	\$44.43	\$0.00	\$0.00

	TOTAL MINIMUM CHARGES=>		\$0.00
GALLONAGE CHARGES=>	7,800 @	\$2.50 /1,000 GAL	\$19,500.00
	TOTAL REVENUE GENERATED=>		\$19,500.00

NOTES:



joe gimenez <1129jjg@gmail.com>

Fwd: Rate

1 message

Dorothy Taylor <dtaylor27@me.com>
 To: Joe Gimenez <1129jjg@gmail.com>
 Cc: George Burriss <watermgmt@yahoo.com>

Thu, May 9, 2019 at 12:03 PM

Begin forwarded message:

From: David Bertino <dbertinojr@me.com>
Subject: Fwd: Rate
Date: July 31, 2018 at 1:55:27 PM CDT
To: Norman Morse <normanrmorse@gmail.com>, Mike Nelson <brownsandniners@aol.com>, Dorothy Taylor <dtaylor27@me.com>, Bill Billingsley <lcbaviation@hotmail.com>

Begin forwarded message:

From: "James C. Smith, III" <James.Smith@trwa.org>
Date: June 01, 2018 4:18:13 PM
To: "Dbertinojr@me.com" <dbertinojr@me.com>
Cc: "normanrmorse@gmail.com" <normanrmorse@gmail.com>
Subject: Rate

Karri,

I have attached the 2017 rate, you and George need to double check and make sure I did not miss anything.

All systems but IOUs can amend their rates as many times as needed per year if necessary. The only exception is when their rates have been appealed to the PUC and the PUC established a rate. Then the WSC has to keep that same rate for a minimum of 1 year before they can change it to some other rate.

As the story goes it is not a good confidence builder if a system changes their rates 2 and 3 times in one year. They'd probably have a protest on their hands.

It is best to set the rate and stick to it for a year or so before changing it again. The exception to that would be if the system had some major failure at the surface water treatment plant.

If you change your rates multiple times in one year can cause your customers/members to get upset UNLESS you spend some time and effort to educate on the reason why this has to be done.

Each time you raise or amend the rate the ratepayers have a 90 day window to protest the rate change. With the tract record of the PUC all the system's rate, fees and money's in the bank are investigated to determine whether these rate changes are justified or not.

James Smith
Circuit Rider, Technical
Assistance Department
Texas Rural Water Association
1616 Rio Grand
Austin, TX. 78701
Office (512) 472-8591
Fax (512) 472-5186

Please note my email address has changed to:

James.Smith@trwa.org
www.trwa.org

This message may contain information that is confidential. The information is intended solely for the use of the addressee(s). If you are not an addressee, you disclosure, copying, distribution or use of the contents of this message is prohibited. If this message has been sent to you in error, please notify the sender by return e-mail.

Thank you.



Windermear Oaks 2017.xls
68K

WATER REVENUE REQUIREMENT & RATE DESIGN

UTILITY:

REVENUE REQUIREMENT

BUDGET/COST OF SERVICE ITEM	Item Cost	%	Fixed	%	Variable
SALARIES	0	78	0	22	0
CONTRACT LABOR	109,800	70	76,860	30	32,940
CHEMICALS AND TREATMENT	10,124	60	6,074	40	4,050
UTILITIES	11,561	70	8,093	30	3,468
REPAIRS AND MAINTENANCE	28,605	50	14,303	50	14,303
OFFICE EXPENSES	9,979	20	1,996	80	7,983
ACCOUNTING & LEGAL	4,036	50	2,018	50	2,018
HEALTH INSURANCE	0	50	0	50	0
OFFICE SUPPLIES	761	45	342	55	419
TANK REPAIRS	0	50	0	50	0
BAD DEBT	0	50	0	50	0
PAYROLL TAXES	0	50	0	50	0
TELEPHONE	0	40	0	60	0
TRUCK & EQUIP. EXPENSE	0	50	0	50	0
TRAVEL & ENTERTAINMENT	1,466	50	733	50	733
EQUIPMENT RENTAL	0	50	0	50	0
INSURANCE - WC & LIABILITY	6,289	70	4,402	30	1,887
LICENSE & DUES	276	50	138	50	138
POSTAGE & FREIGHT	1,214	50	607	50	607
ADVERTISING	0	30	0	70	0
SAMPLING	2,690	50	1,345	50	1,345
EDUCATION	0	50	0	50	0
DEPRECIATION	27,954	60	16,772	40	11,182
MATERIALS & SUPPLIES	5,922	50	2,961	50	2,961
SECURITY	0	50	0	50	0
MISCELLANEOUS	3,408	50	1,704	50	1,704
LONG TERM DEBT	14,968	100	14,968	0	0
PURCHASED WATER	4,983	45	2,242	55	2,741
	0	50	0	50	0
	0	50	0	50	0
	0	50	0	50	0
	0	50	0	50	0
SUB-TOTAL (LESS FIT & RETURN)	244,036		155,559	100	88,477
% OF TOTAL (FIXED + VARIABLE)		63		37	
PRINC. & INTEREST - WATER	0		0.00		0.00
MAINTENANCE RESERVE*	0		0.00		0.00
LESS OTHER REVENUE	\$0		0.00		0.00
TOTAL	\$244,036		\$155,559		\$88,477

RATE CALCULATION

GALLONAGE CHARGE

Variable Cost/Test Year Gallons/1,000 =====>

8.22 /TH.GAL.

USE ->

PROPOSED RATE

\$3.55 /TH.GAL.

MINIMUM BILL

Fixed Cost/12/Customer Equivalentents =====>

51.85 /MO.

YIELDS ->

\$68.60 /MO.

68.28 /MO. incl. min. gallons

75.70 /MO.

inc. min. gall

Avg. Test-Yr Customer Equivalentents =

250

Gallons Included In Minimum Bill =

2,000

Test Year Gallons Billed (x 1,000) =

10,769

REVENUES GENERATED:

Connection Size	# of Connections	Minimum Bill Min. Bill	Including Gals	Rev./Month	Rev./Year
5/8", 3/4"	250	\$68.60	\$75.70	\$18,926	\$227,106
3/4"	0	\$113.55	\$124.20	\$0	\$0
1"	0	\$171.51	\$189.26	\$0	\$0
1-1/2"	0	\$343.01	\$378.51	\$0	\$0
2"	0	\$548.82	\$605.62	\$0	\$0
2-1/2"	0	\$548.82	\$605.62	\$0	\$0
3"	0	\$686.02	\$749.92	\$0	\$0
4"	0	\$1,715.05	\$1,892.55	\$0	\$0
6"	0	\$3,430.10	\$3,785.10	\$0	\$0

TOTAL MINIMUM CHARGES=>

\$227,106

GALLONAGE CHARGES=>

4,769 @

\$3.55 /1,000 GAL

16,930

TOTAL REVENUE GENERATED=>

\$244,036

Printed on:

time:

NOTES:

UTILITY:

Date Referenced: 1-Jan-97

**DEPRECIATION
ANALYSIS**

Description	Acquired Date	Ver./Est. Original Cost	Economic Life, yrs	Actual Deprec. Life	Annual Deprec.	Accum. Deprec.	Net Plant
Land	1-Jun-79	0	n/a	n/a	n/a	n/a	0.00
Structures:							
Masonry	1-Jun-79	0	30	17.6	0.00	0.00	
Wood	1-Jan-01	0	15	-4.0	0.00	0.00	
Well	1-Jun-79	0	30	17.6	0.00	0.00	
Pumps:							
Booster, >=7HP	1-Jan-01	0	10	-4.0	0.00	0.00	
Booster, <7HP	1-Jun-79	0	5	17.6	--	0.00	
Motor	1-May-94	0	3	2.7	0.00	0.00	
Well, <5t	1-Jan-01	0	5	-4.0	0.00	0.00	
Well, >5t	1-Jun-96	0	10	0.6	0.00	0.00	
Hypochlorinator	1-Aug-94	0	5	2.4	0.00	0.00	
Gas Chlorinator	1-Jan-01	0	10	-4.0	0.00	0.00	
Tanks:							
Pressure	1-Jun-79	0	50	17.6	0.00	0.00	
Ground :	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-93	0	50	3.6	0.00	0.00	
Services	1-Jun-79	0	20	17.6	0.00	0.00	
Services	1-Jun-93	0	20	3.6	0.00	0.00	
Meters	1-Jun-79	0	20	17.6	0.00	0.00	
Meters	1-Jun-93	0	20	3.6	0.00	0.00	
Compressor	1-Jan-01	0	10	-4.0	0.00	0.00	
Electrical Controls	1-May-94	0	30	2.7	0.00	0.00	
Furniture/Fixtures	1-Jan-81	0	10	16.0	--	0.00	
Heavy Equipment	15-Feb-89	0	10	7.9	0.00	0.00	
Light Vehicles	15-Sep-87	0	5	9.3	--	0.00	
Shop Tools	1-Jan-81	0	15	16.0	--	0.00	
Computer/Software	1-Feb-95	0	5	1.9	0.00	0.00	
Fencing	1-Jun-79	0	30	17.6	0.00	0.00	
Total:		\$0			\$0	\$0	\$0

- - - - - - - - - -

1999 WATER REVENUE REQUIREMENT & RATE DESIGN

Item Cost	%	Fixed	%	Variable
232,878	50	116,439	50	116,439
3,672	50	1,836	50	1,836
4,196	100	4,196	0	0
15,735	0	0	100	15,735
47,205	0	0	100	47,205
20,980	0	0	100	20,980
14,000	100	14,000	0	0
15,000	100	15,000	0	0
31,470	100	31,470	0	0
15,735	100	15,735	0	0
5,245	50	2,623	50	2,623
17,932	50	8,966	50	8,966
500	100	500	0	0
15,735	50	7,868	50	7,868
15,735	50	7,868	50	7,868
10,490	50	5,245	50	5,245
2,000	100	2,000	0	0
12,588	50	6,294	50	6,294
5,000	50	2,500	50	2,500
6000	100	6,000	0	0
7500	100	7,500	0	0
27274	100	27,274	0	0
2000	100	2,000	0	0
7867.5	100	7,868	0	0
3147	100	3,147	0	0
2098	100	2,098	0	0
5245	0	0	100	5,245
1049	100	1,049	0	0
2000	100	2,000	0	0
1995.63	0	0	100	1,996
552,271		301,474		250,798
532283	0.58	310498.42	0.42	221784.58
55,227				
-75,000		-43750.00		-18229.17
-75,368	1	-75368.39		
\$989,413		\$492,854		\$454,353

=====>	3.02 /TH.GAL.	USE ->	PROPOSED RATE \$4.25 /TH.GAL.	
				0.7503121
	ψ		ψ	
=====>	16.40 /MO.	YIELDS ->	\$11.68 /MO.	
	22.45 /MO. incl. min. gallons		20.18 /MO. incl. min. gallons	

1999 WATER REVENUE CONT.

2504
2,000
NE
150,239

# of Connections	Minimum Bill	Minimum Bill	Minimum Bill	Rev./Year
	Min. Bill	Including Gs	Rev./Month	
2432	\$11.68	\$20.18	\$49,073	\$588,871
0	\$ 19.50	\$ 28.00	\$0	\$0
0	\$ 38.89	\$ 47.39	\$0	\$0
1	\$ 62.24	\$ 70.74	\$71	\$849
0	\$ 93.42	\$ 101.92	\$0	\$0
0	\$ 116.78	\$ 125.28	\$0	\$0
0	\$ 194.67	\$ 203.17	\$0	\$0
2	\$ 389.22	\$ 397.72	\$795	\$9,545
	TOTAL MINIMUM CHARGES=>			\$599,266
GALLONAGE CHARGES=>	91,799 @	\$4.25 /1,000 GAL		390,147
				\$989,413

INSERT DATA:

NO OF 5/8" CUST.=	2432	5/8", 3/4"	EQUIV.	2432
NO OF 1" CUST.=	0	1"	EQUIV.	0
NO OF 1-1/2" CUST.=	0	1-1/2"	EQUIV.	0
NO OF 2" CUST.=	1	2"	EQUIV.	5.33
NO OF 2-1/2" CUST.=	0	2-1/2"	EQUIV.	0
NO OF 3" CUST.=	0	3"	EQUIV.	0
NO OF 4" CUST.=	0	4"	EQUIV.	0
NO OF 6" CUST.=	2	6"	EQUIV.	66.66
	2435			2503.99

2494.8
2435.4

ANCE RESERVE INSTEAD

=2376 AND ENDING CONNECTIONS = 2495, WHICH IS 5% GROWTH RATE
NET REVENUE GREATER THAN OR = 1.1 DEBT SERVICE?:

\$587,510.12
\$585,511.30



joe gimenez <1129jjg@gmail.com>

Fw: Rate Sheet

2 messages

George Burriss <watermgmt@yahoo.com>
To: Joe Gimenez <1129jjg@gmail.com>
Cc: Mike Nelson <brownsandniners@aol.com>

Fri, Jan 31, 2020 at 3:44 PM



----- Forwarded Message -----

From: James C. Smith, III <james.smith@trwa.org>**To:** George Burriss <watermgmt@yahoo.com>**Sent:** Friday, January 31, 2020, 2:41:56 PM CST**Subject:** Rate Sheet

George,

Here you go.

James Smith

Circuit Rider, Technical

Assistance Departmental

Texas Rural Water Association

1616 Rio Grande

Austin, TX. 78701

Office (512) 472-8591

Fax (512) 472-5186

Please note my email address has changed to:

James.Smith@trwa.org

www.trwa.org

This message may contain information that is confidential. The information is intended solely for the use of the addressee(s). If you are not an addressee, you disclosure, copying, distribution or use of the contents of this message is prohibited. If this message has been sent to you in error, please notify the sender by return e-mail.



joe gimenez <1129jgg@gmail.com>

Trwa analysis sheet

1 message

Joe Gimenez <1129jgg@gmail.com>

Tue, Sep 15, 2020 at 8:36 PM

To: Rich Schaefer <richard.t.schaefer@gmail.com>

Here is the trwa rate calulation sheet

----- Forwarded message -----

From: **Joe Gimenez** <1129jgg@gmail.com>

Date: Wed, Jun 10, 2020, 1:19 PM

Subject: Fwd: Fw: Rate Sheet

To: George Burriss <watermgmt@yahoo.com>

[REDACTED]

[REDACTED]

[REDACTED]

Best regards,

Joe Gimenez

----- Forwarded message -----

From: **George Burriss** <watermgmt@yahoo.com>

Date: Fri, Jan 31, 2020 at 3:44 PM

Subject: Fw: Rate Sheet

To: Joe Gimenez <1129jgg@gmail.com>

Cc: Mike Nelson <brownsandniners@aol.com>

[REDACTED]

[REDACTED]

[REDACTED]

----- Forwarded Message -----

From: James C. Smith, III <james.smith@trwa.org>**To:** George Burriss <watermgmt@yahoo.com>**Sent:** Friday, January 31, 2020, 2:41:56 PM CST**Subject:** Rate Sheet

George,

Here you go.

James Smith
Circuit Rider, Technical
Assistance Departmental
Texas Rural Water Association
1616 Rio Grande
Austin, TX. 78701
Office (512) 472-8591
Fax (512) 472-5186

Please note my email address has changed to:

James.Smith@trwa.org

www.trwa.org

This message may contain information that is confidential. The information is intended solely for the use of the addressee(s). If you are not an addressee, you disclosure, copying, distribution or use of the contents of this message is prohibited. If this message has been sent to you in error, please notify the sender by return e-mail.

Thank you



Windermere Oaks WSC 2019.xls

68K

WATER REVENUE REQUIREMENT & RATE DESIGN

UTILITY:

REVENUE REQUIREMENT

BUDGET/COST OF SERVICE ITEM	Item Cost	%	Fixed	%	Variable
SALARIES	0	78	0	22	0
CONTRACT LABOR	117,865	75	88,399	25	29,466
CHEMICALS AND TREATMENT	12,035	60	7,221	40	4,814
UTILITIES	20,922	70	14,645	30	6,277
REPAIRS AND MAINTENANCE	71,060	50	35,530	50	35,530
OFFICE EXPENSES BILLING	15,679	45	7,056	55	8,623
ACCOUNTING & LEGAL	171,337	50	85,669	50	85,669
HEALTH INSURANCE	0	50	0	50	0
OFFICE SUPPLIES	4,707	45	2,118	55	2,589
TANK REPAIRS	0	50	0	50	0
BAD DEBT	0	50	0	50	0
PAYROLL TAXES	0	50	0	50	0
TELEPHONE	6,549	40	2,620	60	3,929
TRUCK & EQUIP. EXPENSE	0	50	0	50	0
TRAVEL & ENTERTAINMENT	1,130	50	565	50	565
EQUIPMENT RENTAL	250	50	125	50	125
INSURANCE - WC & LIABILITY	14,160	70	9,912	30	4,248
LICENSE & DUES	178	50	89	50	89
POSTAGE & FREIGHT	2,710	50	1,355	50	1,355
ADVERTISING	0	30	0	70	0
SAMPLING	8,459	50	4,230	50	4,230
EDUCATION	0	50	0	50	0
DEPRECIATION	56,273	60	33,764	40	22,509
MATERIALS & SUPPLIES	6,730	50	3,365	50	3,365
SECURITY	0	50	0	50	0
MISCELLANEOUS	1,250	50	625	50	625
LONG TERM DEBT	49,882	100	49,882	0	0
PURCHASED WATER	8,490	45	3,821	55	4,670
SLUG REMOVAL	2,363	50	1,182	50	1,182
BOOKKEEPING	4,163	50	2,082	50	2,082
	0	50	0	50	0
	0	50	0	50	0
SUB-TOTAL (LESS FIT & RETURN)	576,192		354,252	100	221,940
% OF TOTAL (FIXED + VARIABLE)		63		37	
PRINC. & INTEREST - WATER	0		0.00		0.00
MAINTENANCE RESERVE*	0		0.00		0.00
LESS OTHER REVENUE	\$0		0.00		0.00
TOTAL	\$576,192		\$354,252		\$221,940

RATE CALCULATION

GALLONAGE CHARGE

Variable Cost/Test Year Gallons/1,000 =====>

17.07 /TH.GAL.

USE ->

PROPOSED RATE

\$3.55 /TH.GAL.

MINIMUM BILL

Fixed Cost/12/Customer Equivalents =====>

116.68 /MO.

YIELDS ->

\$174.59 /MO.

116.68 /MO. incl. min. gallons

174.59 /MO.

inc. min. gall

Avg. Test-Yr Customer Equivalents =

253

Gallons Included In Minimum Bill =

0

Test Year Gallons Billed (x 1,000) =

13,000

REVENUES GENERATED:

Connection Size	# of Connections	Minimum Bill Min. Bill	Including Gals	Rev./Month	Rev./Year
5/8", 3/4"	253	\$174.59	\$174.59	\$44,170	\$530,042
3/4"	0	\$261.88	\$261.88	\$0	\$0
1"	0	\$436.46	\$436.46	\$0	\$0
1-1/2"	0	\$872.93	\$872.93	\$0	\$0
2"	0	\$1,396.69	\$1,396.69	\$0	\$0
2-1/2"	0	\$1,396.69	\$1,396.69	\$0	\$0
3"	0	\$1,745.86	\$1,745.86	\$0	\$0
4"	0	\$4,364.64	\$4,364.64	\$0	\$0
6"	0	\$8,729.28	\$8,729.28	\$0	\$0

GALLONAGE CHARGES=> TOTAL MINIMUM CHARGES=> \$530,042
 13,000 @ \$3.55 /1,000 GAL 46,150
 TOTAL REVENUE GENERATED=> \$576,192

Printed on:

time:

NOTES:

UTILITY:

Date Referenced: 1-Jan-97

**DEPRECIATION
ANALYSIS**

Description	Acquired Date	Ver./Est. Original Cost	Economic Life, yrs	Actual Deprec. Life	Annual Deprec.	Accum. Deprec.	Net Plant
Land	1-Jun-79	0	n/a	n/a	n/a	n/a	0.00
Structures:							
Masonry	1-Jun-79	0	30	17.6	0.00	0.00	
Wood	1-Jan-01	0	15	-4.0	0.00	0.00	
Well	1-Jun-79	0	30	17.6	0.00	0.00	
Pumps:							
Booster, >=7HP	1-Jan-01	0	10	-4.0	0.00	0.00	
Booster, <7HP	1-Jun-79	0	5	17.6	--	0.00	
Motor	1-May-94	0	3	2.7	0.00	0.00	
Well, <5t	1-Jan-01	0	5	-4.0	0.00	0.00	
Well, >5t	1-Jun-96	0	10	0.6	0.00	0.00	
Hypochlorinator	1-Aug-94	0	5	2.4	0.00	0.00	
Gas Chlorinator	1-Jan-01	0	10	-4.0	0.00	0.00	
Tanks:							
Pressure	1-Jun-79	0	50	17.6	0.00	0.00	
Ground :	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-93	0	50	3.6	0.00	0.00	
Services	1-Jun-79	0	20	17.6	0.00	0.00	
Services	1-Jun-93	0	20	3.6	0.00	0.00	
Meters	1-Jun-79	0	20	17.6	0.00	0.00	
Meters	1-Jun-93	0	20	3.6	0.00	0.00	
Compressor	1-Jan-01	0	10	-4.0	0.00	0.00	
Electrical Controls	1-May-94	0	30	2.7	0.00	0.00	
Furniture/Fixtures	1-Jan-81	0	10	16.0	--	0.00	
Heavy Equipment	15-Feb-89	0	10	7.9	0.00	0.00	
Light Vehicles	15-Sep-87	0	5	9.3	--	0.00	
Shop Tools	1-Jan-81	0	15	16.0	--	0.00	
Computer/Software	1-Feb-95	0	5	1.9	0.00	0.00	
Fencing	1-Jun-79	0	30	17.6	0.00	0.00	
Total:		\$0			\$0	\$0	\$0

- - - - - - - - - -

1999 WATER REVENUE REQUIREMENT & RATE DESIGN

Item Cost	%	Fixed	%	Variable
232,878	50	116,439	50	116,439
3,672	50	1,836	50	1,836
4,196	100	4,196	0	0
15,735	0	0	100	15,735
47,205	0	0	100	47,205
20,980	0	0	100	20,980
14,000	100	14,000	0	0
15,000	100	15,000	0	0
31,470	100	31,470	0	0
15,735	100	15,735	0	0
5,245	50	2,623	50	2,623
17,932	50	8,966	50	8,966
500	100	500	0	0
15,735	50	7,868	50	7,868
15,735	50	7,868	50	7,868
10,490	50	5,245	50	5,245
2,000	100	2,000	0	0
12,588	50	6,294	50	6,294
5,000	50	2,500	50	2,500
6000	100	6,000	0	0
7500	100	7,500	0	0
27274	100	27,274	0	0
2000	100	2,000	0	0
7867.5	100	7,868	0	0
3147	100	3,147	0	0
2098	100	2,098	0	0
5245	0	0	100	5,245
1049	100	1,049	0	0
2000	100	2,000	0	0
1995.63	0	0	100	1,996
552,271		301,474		250,798
	0.58		0.42	
532283		310498.42		221784.58
55,227				
-75,000		-43750.00		-18229.17
-75,368	1	-75368.39		
\$989,413		\$492,854		\$454,353

=====>	3.02 /TH.GAL.	USE ->	PROPOSED RATE \$4.25 /TH.GAL.	
				0.7503121
	ψ		ψ	
=====>				
	16.40 /MO.	YIELDS ->	\$11.68 /MO.	
	22.45 /MO. incl. min. gallons		20.18 /MO. incl. min. gallons	

1999 WATER REVENUE CONT.

2504
2,000
NE
150,239

# of Connections	Minimum Bill			Rev./Year
	Min. Bill	Including Gs	Rev./Month	
2432	\$11.68	\$20.18	\$49,073	\$588,871
0	\$ 19.50	\$ 28.00	\$0	\$0
0	\$ 38.89	\$ 47.39	\$0	\$0
1	\$ 62.24	\$ 70.74	\$71	\$849
0	\$ 93.42	\$ 101.92	\$0	\$0
0	\$ 116.78	\$ 125.28	\$0	\$0
0	\$ 194.67	\$ 203.17	\$0	\$0
2	\$ 389.22	\$ 397.72	\$795	\$9,545
TOTAL MINIMUM CHARGES=>				\$599,266
GALLONAGE CHARGES=>	91,799 @	\$4.25 /1,000 GAL		390,147
				\$989,413

INSERT DATA:			
NO OF 5/8" CUST.=	2432	5/8", 3/4"	EQUIV.
NO OF 1" CUST.=	0	1"	EQUIV.
NO OF 1-1/2" CUST.=	0	1-1/2"	EQUIV.
NO OF 2" CUST.=	1	2"	EQUIV.
NO OF 2-1/2" CUST.=	0	2-1/2"	EQUIV.
NO OF 3" CUST.=	0	3"	EQUIV.
NO OF 4" CUST.=	0	4"	EQUIV.
NO OF 6" CUST.=	2	6"	EQUIV.
	2435		2503.99

ANCE RESERVE INSTEAD
=2376 AND ENDING CONNECTIONS = 2495, WHICH IS 5% GROWTH RATE
NET REVENUE GREATER THAN OR = 1.1 DEBT SERVICE?:
\$587,510.12
\$585,511.30



joe gimenez <1129jjg@gmail.com>

Fw: Windermere Oaks Rate Study

6 messages

George Burriss <watermgmt@yahoo.com>

Fri, Feb 7, 2020 at 9:31 AM

To: Joe Gimenez <1129jjg@gmail.com>



----- Forwarded Message -----

From: James C. Smith, III <james.smith@trwa.org>**To:** George Burriss <watermgmt@yahoo.com>**Sent:** Friday, February 7, 2020, 9:13:26 AM CST**Subject:** RE: Windermere Oaks Rate Study

George,

Here are the findings of the rates, I did four different ones A is 0, B is 30,000, C is 48,000, and D is 72,000.

Let me know if you need any thing more.

James Smith

Circuit Rider, Technical

Assistance Departmental

Texas Rural Water Association

1616 Rio Grande

Austin, TX. 78701

Office (512) 472-8591

Fax (512) 472-5186

Please note my email address has changed to:

James.Smith@trwa.org

www.trwa.org

This message may contain information that is confidential. The information is intended solely for the use of the addressee(s). If you are not an addressee, you disclosure, copying, distribution or use of the contents of this message is prohibited. If this message has been sent to you in error, please notify the sender by return e-mail.

Thank you

From: George Burriss <watermgmt@yahoo.com>
Sent: Tuesday, February 4, 2020 10:39 PM
To: James C. Smith, III <James.Smith@trwa.org>
Subject: Windermere Oaks Rate Study

James,

As we discussed this afternoon, the BOD has asked if you would run three studies based on the 2019 test year data with three hypothetical numbers for legal expenses. All the other numbers would be the actual expenses incurred during 2019, but the three hypothetical numbers for legal expenses are: \$30,000, \$48,000, and \$72,000.

We greatly appreciate all the assistance you have provided us. We all are aware we could not do this without your expertise.

Best Regards,

George

4 attachments

 **Windermere Oaks WSC 2019 A.xls**
68K

 **Windermere Oaks WSC 2019 B.xls**
68K

 **Windermere Oaks WSC 2019 C.xls**
68K

 **Windermere Oaks WSC 2019 D.xls**
68K

Joe Gimenez <1129jgg@gmail.com>
To: Rich Schaefer <richard.t.schaefer@gmail.com>

Sat, Feb 8, 2020 at 10:15 AM


Good morning Rich
George asked me to send these to you. I look forward to hearing your insights
Jg
[Quoted text hidden]

4 attachments

 **Windermere Oaks WSC 2019 A.xls**
68K

 **Windermere Oaks WSC 2019 B.xls**
68K

Windermere Oaks WSC 2019 C.xls

 68K

 **Windermere Oaks WSC 2019 D.xls**
68K

Richard Schaefer <schaefer@rts-services.com>
To: Joe Gimenez <1129jgg@gmail.com>

Sat, Feb 8, 2020 at 11:33 AM

I was hoping to get one for \$250K in legal fees ... which is what we have budgeted for this year ... and if use this will set the basis for nexts years rate.

[Quoted text hidden]

Joe Gimenez <1129jgg@gmail.com>

Sun, Feb 9, 2020 at 11:10 AM

To: James.Smith@trwa.org

Cc: Rich Schaefer <richard.t.schaefer@gmail.com>, George Burris <watermgmt@yahoo.com>

James,
Thank you for providing these rate calculations.

Could you please run one more calculation, based on \$250k in legal fees, which is what we expect to pay this year?
thank you.

jg

[Quoted text hidden]

James C. Smith, III <James.Smith@trwa.org>
To: Joe Gimenez <1129jgg@gmail.com>

Thu, Feb 13, 2020 at 8:00 AM

Mr. Gimenez

Here is the new rate calculation it will be letter E,

Sorry for the delay.

[Quoted text hidden]

 **Windermere Oaks WSC 2019 E.xls**
68K

Joe Gimenez <1129jgg@gmail.com>

Mon, Mar 9, 2020 at 12:37 PM

To: Rich Schaefer <richard.t.schaefer@gmail.com>

Rich,
Here is one more calculation of the impact of legal fees on rates.
I'm preparing a chart, which I will share with you soon.

[Quoted text hidden]

 **Windermere Oaks WSC 2019 E.xls**
68K

WATER REVENUE REQUIREMENT & RATE DESIGN

UTILITY:

REVENUE REQUIREMENT

BUDGET/COST OF SERVICE ITEM	Item Cost	%	Fixed	%	Variable
SALARIES	0	78	0	22	0
CONTRACT LABOR	117,865	75	88,399	25	29,466
CHEMICALS AND TREATMENT	12,035	60	7,221	40	4,814
UTILITIES	20,922	70	14,645	30	6,277
REPAIRS AND MAINTENANCE	71,060	50	35,530	50	35,530
OFFICE EXPENSES BILLING	15,679	45	7,056	55	8,623
ACCOUNTING & LEGAL	0	50	0	50	0
HEALTH INSURANCE	0	50	0	50	0
OFFICE SUPPLIES	4,707	45	2,118	55	2,589
TANK REPAIRS	0	50	0	50	0
BAD DEBT	0	50	0	50	0
PAYROLL TAXES	0	50	0	50	0
TELEPHONE	6,549	40	2,620	60	3,929
TRUCK & EQUIP. EXPENSE	0	50	0	50	0
TRAVEL & ENTERTAINMENT	1,130	50	565	50	565
EQUIPMENT RENTAL	250	50	125	50	125
INSURANCE - WC & LIABILITY	14,160	70	9,912	30	4,248
LICENSE & DUES	178	50	89	50	89
POSTAGE & FREIGHT	2,710	50	1,355	50	1,355
ADVERTISING	0	30	0	70	0
SAMPLING	8,459	50	4,230	50	4,230
EDUCATION	0	50	0	50	0
DEPRECIATION	56,273	60	33,764	40	22,509
MATERIALS & SUPPLIES	6,730	50	3,365	50	3,365
SECURITY	0	50	0	50	0
MISCELLANEOUS	1,250	50	625	50	625
LONG TERM DEBT	49,882	100	49,882	0	0
PURCHASED WATER	8,490	45	3,821	55	4,670
SLUG REMOVAL	2,363	50	1,182	50	1,182
BOOKKEEPING	4,163	50	2,082	50	2,082
	0	50	0	50	0
	0	50	0	50	0
SUB-TOTAL (LESS FIT & RETURN)	404,855		268,583	100	136,272
% OF TOTAL (FIXED + VARIABLE)		63		37	
PRINC. & INTEREST - WATER	0		0.00		0.00
MAINTENANCE RESERVE*	0		0.00		0.00
LESS OTHER REVENUE	\$0		0.00		0.00
TOTAL	\$404,855		\$268,583		\$136,272

RATE CALCULATION

GALLONAGE CHARGE

Variable Cost/Test Year Gallons/1,000 =====>

10.48 /TH.GAL.

USE ->

PROPOSED RATE

\$3.55 /TH.GAL.

MINIMUM BILL

Fixed Cost/12/Customer Equivalents =====>

88.47 /MO.

YIELDS ->

\$118.15 /MO.

88.47 /MO. incl. min. gallons

118.15 /MO.

inc. min. gall

Avg. Test-Yr Customer Equivalents =

253

Gallons Included In Minimum Bill =

0

Test Year Gallons Billed (x 1,000) =

13,000

REVENUES GENERATED:

Connection Size	# of Connections	Minimum Bill Min. Bill	Including Gals	Rev./Month	Rev./Year
5/8", 3/4"	253	\$118.15	\$118.15	\$29,892	\$358,705
3/4"	0	\$177.23	\$177.23	\$0	\$0
1"	0	\$295.38	\$295.38	\$0	\$0
1-1/2"	0	\$590.75	\$590.75	\$0	\$0
2"	0	\$945.20	\$945.20	\$0	\$0
2-1/2"	0	\$945.20	\$945.20	\$0	\$0
3"	0	\$1,181.51	\$1,181.51	\$0	\$0
4"	0	\$2,953.76	\$2,953.76	\$0	\$0
6"	0	\$5,907.53	\$5,907.53	\$0	\$0

GALLONAGE CHARGES=> TOTAL MINIMUM CHARGES=> \$358,705
 13,000 @ \$3.55 /1,000 GAL 46,150
 TOTAL REVENUE GENERATED=> \$404,855

Printed on:

time:

NOTES:

UTILITY:

Date Referenced: 1-Jan-97

**DEPRECIATION
ANALYSIS**

Description	Acquired Date	Ver./Est. Original Cost	Economic Life, yrs	Actual Deprec. Life	Annual Deprec.	Accum. Deprec.	Net Plant
Land	1-Jun-79	0	n/a	n/a	n/a	n/a	0.00
Structures:							
Masonry	1-Jun-79	0	30	17.6	0.00	0.00	
Wood	1-Jan-01	0	15	-4.0	0.00	0.00	
Well	1-Jun-79	0	30	17.6	0.00	0.00	
Pumps:							
Booster, >=7HP	1-Jan-01	0	10	-4.0	0.00	0.00	
Booster, <7HP	1-Jun-79	0	5	17.6	--	0.00	
Motor	1-May-94	0	3	2.7	0.00	0.00	
Well, <5t	1-Jan-01	0	5	-4.0	0.00	0.00	
Well, >5t	1-Jun-96	0	10	0.6	0.00	0.00	
Hypochlorinator	1-Aug-94	0	5	2.4	0.00	0.00	
Gas Chlorinator	1-Jan-01	0	10	-4.0	0.00	0.00	
Tanks:							
Pressure	1-Jun-79	0	50	17.6	0.00	0.00	
Ground :	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-93	0	50	3.6	0.00	0.00	
Services	1-Jun-79	0	20	17.6	0.00	0.00	
Services	1-Jun-93	0	20	3.6	0.00	0.00	
Meters	1-Jun-79	0	20	17.6	0.00	0.00	
Meters	1-Jun-93	0	20	3.6	0.00	0.00	
Compressor	1-Jan-01	0	10	-4.0	0.00	0.00	
Electrical Controls	1-May-94	0	30	2.7	0.00	0.00	
Furniture/Fixtures	1-Jan-81	0	10	16.0	--	0.00	
Heavy Equipment	15-Feb-89	0	10	7.9	0.00	0.00	
Light Vehicles	15-Sep-87	0	5	9.3	--	0.00	
Shop Tools	1-Jan-81	0	15	16.0	--	0.00	
Computer/Software	1-Feb-95	0	5	1.9	0.00	0.00	
Fencing	1-Jun-79	0	30	17.6	0.00	0.00	
Total:		\$0			\$0	\$0	\$0

- - - - - - - - - -

1999 WATER REVENUE REQUIREMENT & RATE DESIGN

Item	Cost	%	Fixed	%	Variable
232,978	50		116,439	50	116,439
3,672	50		1,836	50	1,836
4,196	100		4,196	0	0
15,735	0		0	100	15,735
47,205	0		0	100	47,205
20,980	0		0	100	20,980
14,000	100		14,000	0	0
15,000	100		15,000	0	0
31,470	100		31,470	0	0
15,735	100		15,735	0	0
5,245	50		2,623	50	2,623
17,932	50		8,966	50	8,966
500	100		500	0	0
15,735	50		7,868	50	7,868
15,735	50		7,868	50	7,868
10,490	50		5,245	50	5,245
2,000	100		2,000	0	0
12,588	50		6,294	50	6,294
5,000	50		2,500	50	2,500
6000	100		6,000	0	0
7500	100		7,500	0	0
27274	100		27,274	0	0
2000	100		2,000	0	0
7867,5	100		7,868	0	0
3147	100		3,147	0	0
2098	100		2,098	0	0
5245	0		0	100	5,245
1049	100		1,049	0	0
2000	100		2,000	0	0
1995.63	0		0	100	1,996
552,271			301,474		250,798
532283	0.58		310498.42	0.42	221784.58
55,227					
-75,000			-43750.00		-18229.17
-75,368	1		-75368.39		
\$989,413			\$492,854		\$454,353

=====

3.02 /TH.GAL.

USE ->

PROPOSED RATE
\$4.25 /TH.GAL.

0.7503121

$$\Rightarrow$$

16.40 /MO.
22.45 /MO. incl. min. gallons

YIELDS ->

\$11.68 /MO.
20.18 /MO. incl. min. gallons

1999 WATER REVENUE CONT.

NE 2504
2,000
150,239

# of Connections	Minimum Bill			Rev./Year
	Min. Bill	Including Gs	Rev./Month	
2432	\$11.68	\$20.18	\$49.073	\$688.871
0	\$ 19.50	\$ 28.00	\$0	\$0
0	\$ 38.89	\$ 47.39	\$0	\$0
1	\$ 62.24	\$ 70.74	\$71	\$849
0	\$ 93.42	\$101.92	\$0	\$0
0	\$116.78	\$125.28	\$0	\$0
0	\$194.67	\$203.17	\$0	\$0
2	\$ 389.22	\$ 387.72	\$795	\$9,545
TOTAL MINIMUM CHARGES=>				\$599,286
91,799 @				\$4.25 /1,000 GAL
				390,147

GALLONAGE CHARGES=>

TOTAL MINIMUM CHARGES=>

91,799 @ \$4.25 /1,000 GAL

\$599,266

\$989,413

INSERT DATA:

NO OF 5/8" CUST.=
NO OF 1" CUST.=
NO OF 1-1/2" CUST.=
NO OF 2" CUST.=
NO OF 2-1/2" CUST.=
NO OF 3" CUST.=
NO OF 4" CUST.=
NO OF 6" CUST.=

2432	5/8", 3/4"	EQUIV.
0	1"	EQUIV.
0	1-1/2"	EQUIV.
1	2"	EQUIV.
0	2-1/2"	EQUIV.
0	3"	EQUIV.
0	4"	EQUIV.
2	6"	EQUIV.

2432
0
0
5.33
0
0
0
66.66

2435

2494.8

2435.4

ANCE RESERVE INSTEAD

=2376 AND ENDING CONNECTIONS = 2495, WHICH IS 5% GROWTH RATE

NET REVENUE GREATER THAN OR = 1.1 DEBT SERVICE?:

NET REVENUE
\$587,510.12

\$585,511.30

WATER REVENUE REQUIREMENT & RATE DESIGN

UTILITY:

REVENUE REQUIREMENT

BUDGET/COST OF SERVICE ITEM	Item Cost	%	Fixed	%	Variable
SALARIES	0	78	0	22	0
CONTRACT LABOR	117,865	75	88,399	25	29,466
CHEMICALS AND TREATMENT	12,035	60	7,221	40	4,814
UTILITIES	20,922	70	14,645	30	6,277
REPAIRS AND MAINTENANCE	71,060	50	35,530	50	35,530
OFFICE EXPENSES BILLING	15,679	45	7,056	55	8,623
ACCOUNTING & LEGAL	30,000	50	15,000	50	15,000
HEALTH INSURANCE	0	50	0	50	0
OFFICE SUPPLIES	4,707	45	2,118	55	2,589
TANK REPAIRS	0	50	0	50	0
BAD DEBT	0	50	0	50	0
PAYROLL TAXES	0	50	0	50	0
TELEPHONE	6,549	40	2,620	60	3,929
TRUCK & EQUIP. EXPENSE	0	50	0	50	0
TRAVEL & ENTERTAINMENT	1,130	50	565	50	565
EQUIPMENT RENTAL	250	50	125	50	125
INSURANCE - WC & LIABILITY	14,160	70	9,912	30	4,248
LICENSE & DUES	178	50	89	50	89
POSTAGE & FREIGHT	2,710	50	1,355	50	1,355
ADVERTISING	0	30	0	70	0
SAMPLING	8,459	50	4,230	50	4,230
EDUCATION	0	50	0	50	0
DEPRECIATION	56,273	60	33,764	40	22,509
MATERIALS & SUPPLIES	6,730	50	3,365	50	3,365
SECURITY	0	50	0	50	0
MISCELLANEOUS	1,250	50	625	50	625
LONG TERM DEBT	49,882	100	49,882	0	0
PURCHASED WATER	8,490	45	3,821	55	4,670
SLUG REMOVAL	2,363	50	1,182	50	1,182
BOOKKEEPING	4,163	50	2,082	50	2,082
	0	50	0	50	0
	0	50	0	50	0
SUB-TOTAL (LESS FIT & RETURN)	434,855		283,583	100	151,272
% OF TOTAL (FIXED + VARIABLE)		63		37	
PRINC. & INTEREST - WATER	0		0.00		0.00
MAINTENANCE RESERVE*	0		0.00		0.00
LESS OTHER REVENUE	\$0		0.00		0.00
TOTAL	\$434,855		\$283,583		\$151,272

RATE CALCULATION

GALLONAGE CHARGE

Variable Cost/Test Year Gallons/1,000 =====>

11.64 /TH.GAL.

USE ->

PROPOSED RATE

\$3.55 /TH.GAL.

MINIMUM BILL

Fixed Cost/12/Customer Equivalents =====>

93.41 /MO.

YIELDS ->

\$128.03 /MO.

93.41 /MO. incl. min. gallons

128.03 /MO.

inc. min. gall

Avg. Test-Yr Customer Equivalents =

253

Gallons Included In Minimum Bill =

0

Test Year Gallons Billed (x 1,000) =

13,000

REVENUES GENERATED:

Connection Size	# of Connections	Minimum Bill Min. Bill	Including Gals	Rev./Month	Rev./Year
5/8", 3/4"	253	\$128.03	\$128.03	\$32,392	\$388,705
3/4"	0	\$192.05	\$192.05	\$0	\$0
1"	0	\$320.08	\$320.08	\$0	\$0
1-1/2"	0	\$640.16	\$640.16	\$0	\$0
2"	0	\$1,024.26	\$1,024.26	\$0	\$0
2-1/2"	0	\$1,024.26	\$1,024.26	\$0	\$0
3"	0	\$1,280.32	\$1,280.32	\$0	\$0
4"	0	\$3,200.80	\$3,200.80	\$0	\$0
6"	0	\$6,401.60	\$6,401.60	\$0	\$0

GALLONAGE CHARGES=> TOTAL MINIMUM CHARGES=> \$388,705
 13,000 @ \$3.55 /1,000 GAL 46,150
 TOTAL REVENUE GENERATED=> \$434,855

Printed on:

time:

NOTES:

UTILITY:

Date Referenced: 1-Jan-97

**DEPRECIATION
ANALYSIS**

Description	Acquired Date	Ver./Est. Original Cost	Economic Life, yrs	Actual Deprec. Life	Annual Deprec.	Accum. Deprec.	Net Plant
Land	1-Jun-79	0	n/a	n/a	n/a	n/a	0.00
Structures:							
Masonry	1-Jun-79	0	30	17.6	0.00	0.00	
Wood	1-Jan-01	0	15	-4.0	0.00	0.00	
Well	1-Jun-79	0	30	17.6	0.00	0.00	
Pumps:							
Booster, >=7HP	1-Jan-01	0	10	-4.0	0.00	0.00	
Booster, <7HP	1-Jun-79	0	5	17.6	--	0.00	
Motor	1-May-94	0	3	2.7	0.00	0.00	
Well, <5t	1-Jan-01	0	5	-4.0	0.00	0.00	
Well, >5t	1-Jun-96	0	10	0.6	0.00	0.00	
Hypochlorinator	1-Aug-94	0	5	2.4	0.00	0.00	
Gas Chlorinator	1-Jan-01	0	10	-4.0	0.00	0.00	
Tanks:							
Pressure	1-Jun-79	0	50	17.6	0.00	0.00	
Ground :	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-93	0	50	3.6	0.00	0.00	
Services	1-Jun-79	0	20	17.6	0.00	0.00	
Services	1-Jun-93	0	20	3.6	0.00	0.00	
Meters	1-Jun-79	0	20	17.6	0.00	0.00	
Meters	1-Jun-93	0	20	3.6	0.00	0.00	
Compressor	1-Jan-01	0	10	-4.0	0.00	0.00	
Electrical Controls	1-May-94	0	30	2.7	0.00	0.00	
Furniture/Fixtures	1-Jan-81	0	10	16.0	--	0.00	
Heavy Equipment	15-Feb-89	0	10	7.9	0.00	0.00	
Light Vehicles	15-Sep-87	0	5	9.3	--	0.00	
Shop Tools	1-Jan-81	0	15	16.0	--	0.00	
Computer/Software	1-Feb-95	0	5	1.9	0.00	0.00	
Fencing	1-Jun-79	0	30	17.6	0.00	0.00	
Total:		\$0			\$0	\$0	\$0

- - - - - - - - - -

1999 WATER REVENUE REQUIREMENT & RATE DESIGN

Item Cost	%	Fixed	%	Variable
232,878	50	116,439	50	116,439
3,672	50	1,836	50	1,836
4,196	100	4,196	0	0
15,735	0	0	100	15,735
47,205	0	0	100	47,205
20,980	0	0	100	20,980
14,000	100	14,000	0	0
15,000	100	15,000	0	0
31,470	100	31,470	0	0
15,735	100	15,735	0	0
5,245	50	2,623	50	2,623
17,932	50	8,966	50	8,966
500	100	500	0	0
15,735	50	7,868	50	7,868
15,735	50	7,868	50	7,868
10,490	50	5,245	50	5,245
2,000	100	2,000	0	0
12,588	50	6,294	50	6,294
5,000	50	2,500	50	2,500
6000	100	6,000	0	0
7500	100	7,500	0	0
27274	100	27,274	0	0
2000	100	2,000	0	0
7867.5	100	7,868	0	0
3147	100	3,147	0	0
2098	100	2,098	0	0
5245	0	0	100	5,245
1049	100	1,049	0	0
2000	100	2,000	0	0
1995.63	0	0	100	1,996
552,271		301,474		250,798
532283	0.58	310498.42	0.42	221784.58
55,227				
-75,000		-43750.00		-18229.17
-75,368	1	-75368.39		
\$989,413		\$492,854		\$454,353

=====>	3.02 /TH.GAL.	USE ->	PROPOSED RATE \$4.25 /TH.GAL.	
				0.7503121
	ψ		ψ	
=====>	16.40 /MO.	YIELDS ->	\$11.68 /MO.	
	22.45 /MO. incl. min. gallons		20.18 /MO. incl. min. gallons	

1999 WATER REVENUE CONT.

2504
2,000
NE
150,239

# of Connections	Minimum Bill			Rev./Year
	Min. Bill	Including Gs	Rev./Month	
2432	\$11.68	\$20.18	\$49,073	\$588,871
0	\$ 19.50	\$ 28.00	\$0	\$0
0	\$ 38.89	\$ 47.39	\$0	\$0
1	\$ 62.24	\$ 70.74	\$71	\$849
0	\$ 93.42	\$101.92	\$0	\$0
0	\$ 116.78	\$125.28	\$0	\$0
0	\$ 194.67	\$203.17	\$0	\$0
2	\$ 389.22	\$397.72	\$795	\$9,545
TOTAL MINIMUM CHARGES=>				\$599,266
GALLONAGE CHARGES=>	91,799 @	\$4.25 /1,000 GAL	390,147	
			\$989,413	

INSERT DATA:			
NO OF 5/8" CUST.=	2432	5/8", 3/4"	EQUIV.
NO OF 1" CUST.=	0	1"	EQUIV.
NO OF 1-1/2" CUST.=	0	1-1/2"	EQUIV.
NO OF 2" CUST.=	1	2"	EQUIV.
NO OF 2-1/2" CUST.=	0	2-1/2"	EQUIV.
NO OF 3" CUST.=	0	3"	EQUIV.
NO OF 4" CUST.=	0	4"	EQUIV.
NO OF 6" CUST.=	2	6"	EQUIV.
	2435		2503.99

ANCE RESERVE INSTEAD
=2376 AND ENDING CONNECTIONS = 2495, WHICH IS 5% GROWTH RATE
NET REVENUE GREATER THAN OR = 1.1 DEBT SERVICE?:
\$587,510.12
\$585,511.30

WATER REVENUE REQUIREMENT & RATE DESIGN

UTILITY:

REVENUE REQUIREMENT

BUDGET/COST OF SERVICE ITEM	Item Cost	%	Fixed	%	Variable
SALARIES	0	78	0	22	0
CONTRACT LABOR	117,865	75	88,399	25	29,466
CHEMICALS AND TREATMENT	12,035	60	7,221	40	4,814
UTILITIES	20,922	70	14,645	30	6,277
REPAIRS AND MAINTENANCE	71,060	50	35,530	50	35,530
OFFICE EXPENSES BILLING	15,679	45	7,056	55	8,623
ACCOUNTING & LEGAL	48,000	50	24,000	50	24,000
HEALTH INSURANCE	0	50	0	50	0
OFFICE SUPPLIES	4,707	45	2,118	55	2,589
TANK REPAIRS	0	50	0	50	0
BAD DEBT	0	50	0	50	0
PAYROLL TAXES	0	50	0	50	0
TELEPHONE	6,549	40	2,620	60	3,929
TRUCK & EQUIP. EXPENSE	0	50	0	50	0
TRAVEL & ENTERTAINMENT	1,130	50	565	50	565
EQUIPMENT RENTAL	250	50	125	50	125
INSURANCE - WC & LIABILITY	14,160	70	9,912	30	4,248
LICENSE & DUES	178	50	89	50	89
POSTAGE & FREIGHT	2,710	50	1,355	50	1,355
ADVERTISING	0	30	0	70	0
SAMPLING	8,459	50	4,230	50	4,230
EDUCATION	0	50	0	50	0
DEPRECIATION	56,273	60	33,764	40	22,509
MATERIALS & SUPPLIES	6,730	50	3,365	50	3,365
SECURITY	0	50	0	50	0
MISCELLANEOUS	1,250	50	625	50	625
LONG TERM DEBT	49,882	100	49,882	0	0
PURCHASED WATER	8,490	45	3,821	55	4,670
SLUG REMOVAL	2,363	50	1,182	50	1,182
BOOKKEEPING	4,163	50	2,082	50	2,082
	0	50	0	50	0
	0	50	0	50	0
SUB-TOTAL (LESS FIT & RETURN)	452,855		292,583	100	160,272
% OF TOTAL (FIXED + VARIABLE)		63		37	
PRINC. & INTEREST - WATER	0		0.00		0.00
MAINTENANCE RESERVE*	0		0.00		0.00
LESS OTHER REVENUE	\$0		0.00		0.00
TOTAL	\$452,855		\$292,583		\$160,272

RATE CALCULATION

GALLONAGE CHARGE

Variable Cost/Test Year Gallons/1,000 =====>

12.33 /TH.GAL.

USE ->

PROPOSED RATE

\$3.55 /TH.GAL.

MINIMUM BILL

Fixed Cost/12/Customer Equivalents =====>

96.37 /MO.

YIELDS ->

\$133.96 /MO.

96.37 /MO. incl. min. gallons

133.96 /MO.

inc. min. gall

Avg. Test-Yr Customer Equivalents =

253

Gallons Included In Minimum Bill =

0

Test Year Gallons Billed (x 1,000) =

13,000

REVENUES GENERATED:

Connection Size	# of Connections	Minimum Bill Min. Bill	Including Gals	Rev./Month	Rev./Year
5/8", 3/4"	253	\$133.96	\$133.96	\$33,892	\$406,705
3/4"	0	\$200.94	\$200.94	\$0	\$0
1"	0	\$334.90	\$334.90	\$0	\$0
1-1/2"	0	\$669.80	\$669.80	\$0	\$0
2"	0	\$1,071.69	\$1,071.69	\$0	\$0
2-1/2"	0	\$1,071.69	\$1,071.69	\$0	\$0
3"	0	\$1,339.61	\$1,339.61	\$0	\$0
4"	0	\$3,349.02	\$3,349.02	\$0	\$0
6"	0	\$6,698.04	\$6,698.04	\$0	\$0

GALLONAGE CHARGES=> TOTAL MINIMUM CHARGES=> \$406,705
 13,000 @ \$3.55 /1,000 GAL 46,150
 TOTAL REVENUE GENERATED=> \$452,855

Printed on:

time:

NOTES:

UTILITY:

Date Referenced: 1-Jan-97

**DEPRECIATION
ANALYSIS**

Description	Acquired Date	Ver./Est. Original Cost	Economic Life, yrs	Actual Deprec. Life	Annual Deprec.	Accum. Deprec.	Net Plant
Land	1-Jun-79	0	n/a	n/a	n/a	n/a	0.00
Structures:							
Masonry	1-Jun-79	0	30	17.6	0.00	0.00	
Wood	1-Jan-01	0	15	-4.0	0.00	0.00	
Well	1-Jun-79	0	30	17.6	0.00	0.00	
Pumps:							
Booster, >=7HP	1-Jan-01	0	10	-4.0	0.00	0.00	
Booster, <7HP	1-Jun-79	0	5	17.6	--	0.00	
Motor	1-May-94	0	3	2.7	0.00	0.00	
Well, <5t	1-Jan-01	0	5	-4.0	0.00	0.00	
Well, >5t	1-Jun-96	0	10	0.6	0.00	0.00	
Hypochlorinator	1-Aug-94	0	5	2.4	0.00	0.00	
Gas Chlorinator	1-Jan-01	0	10	-4.0	0.00	0.00	
Tanks:							
Pressure	1-Jun-79	0	50	17.6	0.00	0.00	
Ground :	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-93	0	50	3.6	0.00	0.00	
Services	1-Jun-79	0	20	17.6	0.00	0.00	
Services	1-Jun-93	0	20	3.6	0.00	0.00	
Meters	1-Jun-79	0	20	17.6	0.00	0.00	
Meters	1-Jun-93	0	20	3.6	0.00	0.00	
Compressor	1-Jan-01	0	10	-4.0	0.00	0.00	
Electrical Controls	1-May-94	0	30	2.7	0.00	0.00	
Furniture/Fixtures	1-Jan-81	0	10	16.0	--	0.00	
Heavy Equipment	15-Feb-89	0	10	7.9	0.00	0.00	
Light Vehicles	15-Sep-87	0	5	9.3	--	0.00	
Shop Tools	1-Jan-81	0	15	16.0	--	0.00	
Computer/Software	1-Feb-95	0	5	1.9	0.00	0.00	
Fencing	1-Jun-79	0	30	17.6	0.00	0.00	
Total:		\$0			\$0	\$0	\$0

- - - - - - - - - -

1999 WATER REVENUE REQUIREMENT & RATE DESIGN

Item Cost	%	Fixed	%	Variable
232,878	50	116,439	50	116,439
3,672	50	1,836	50	1,836
4,196	100	4,196	0	0
15,735	0	0	100	15,735
47,205	0	0	100	47,205
20,980	0	0	100	20,980
14,000	100	14,000	0	0
15,000	100	15,000	0	0
31,470	100	31,470	0	0
15,735	100	15,735	0	0
5,245	50	2,623	50	2,623
17,932	50	8,966	50	8,966
500	100	500	0	0
15,735	50	7,868	50	7,868
15,735	50	7,868	50	7,868
10,490	50	5,245	50	5,245
2,000	100	2,000	0	0
12,588	50	6,294	50	6,294
5,000	50	2,500	50	2,500
6000	100	6,000	0	0
7500	100	7,500	0	0
27274	100	27,274	0	0
2000	100	2,000	0	0
7867.5	100	7,868	0	0
3147	100	3,147	0	0
2098	100	2,098	0	0
5245	0	0	100	5,245
1049	100	1,049	0	0
2000	100	2,000	0	0
1995.63	0	0	100	1,996
552,271		301,474		250,798
532283	0.58	310498.42	0.42	221784.58
55,227				
-75,000		-43750.00		-18229.17
-75,368	1	-75368.39		
\$989,413		\$492,854		\$454,353

=====>	3.02 /TH.GAL.	USE ->	PROPOSED RATE \$4.25 /TH.GAL.	
				0.7503121
	ψ		ψ	
=====>	16.40 /MO.	YIELDS ->	\$11.68 /MO.	
	22.45 /MO. incl. min. gallons		20.18 /MO. incl. min. gallons	

1999 WATER REVENUE CONT.

2504
2,000
NE
150,239

# of Connections	Minimum Bill			Rev./Year
	Min. Bill	Including Gs	Rev./Month	
2432	\$11.68	\$20.18	\$49,073	\$588,871
0	\$ 19.50	\$ 28.00	\$0	\$0
0	\$ 38.89	\$ 47.39	\$0	\$0
1	\$ 62.24	\$ 70.74	\$71	\$849
0	\$ 93.42	\$ 101.92	\$0	\$0
0	\$ 116.78	\$ 125.28	\$0	\$0
0	\$ 194.67	\$ 203.17	\$0	\$0
2	\$ 389.22	\$ 397.72	\$795	\$9,545
TOTAL MINIMUM CHARGES=>				\$599,266
GALLONAGE CHARGES=>	91,799 @	\$4.25 /1,000 GAL		390,147
				\$989,413

INSERT DATA:			
NO OF 5/8" CUST.=	2432	5/8", 3/4"	EQUIV.
NO OF 1" CUST.=	0	1"	EQUIV.
NO OF 1-1/2" CUST.=	0	1-1/2"	EQUIV.
NO OF 2" CUST.=	1	2"	EQUIV.
NO OF 2-1/2" CUST.=	0	2-1/2"	EQUIV.
NO OF 3" CUST.=	0	3"	EQUIV.
NO OF 4" CUST.=	0	4"	EQUIV.
NO OF 6" CUST.=	2	6"	EQUIV.
	2435		2503.99

ANCE RESERVE INSTEAD
=2376 AND ENDING CONNECTIONS = 2495, WHICH IS 5% GROWTH RATE
NET REVENUE GREATER THAN OR = 1.1 DEBT SERVICE?:
\$587,510.12
\$585,511.30

WATER REVENUE REQUIREMENT & RATE DESIGN

UTILITY:

REVENUE REQUIREMENT

BUDGET/COST OF SERVICE ITEM	Item Cost	%	Fixed	%	Variable
SALARIES	0	78	0	22	0
CONTRACT LABOR	117,865	75	88,399	25	29,466
CHEMICALS AND TREATMENT	12,035	60	7,221	40	4,814
UTILITIES	20,922	70	14,645	30	6,277
REPAIRS AND MAINTENANCE	71,060	50	35,530	50	35,530
OFFICE EXPENSES BILLING	15,679	45	7,056	55	8,623
ACCOUNTING & LEGAL	72,000	50	36,000	50	36,000
HEALTH INSURANCE	0	50	0	50	0
OFFICE SUPPLIES	4,707	45	2,118	55	2,589
TANK REPAIRS	0	50	0	50	0
BAD DEBT	0	50	0	50	0
PAYROLL TAXES	0	50	0	50	0
TELEPHONE	6,549	40	2,620	60	3,929
TRUCK & EQUIP. EXPENSE	0	50	0	50	0
TRAVEL & ENTERTAINMENT	1,130	50	565	50	565
EQUIPMENT RENTAL	250	50	125	50	125
INSURANCE - WC & LIABILITY	14,160	70	9,912	30	4,248
LICENSE & DUES	178	50	89	50	89
POSTAGE & FREIGHT	2,710	50	1,355	50	1,355
ADVERTISING	0	30	0	70	0
SAMPLING	8,459	50	4,230	50	4,230
EDUCATION	0	50	0	50	0
DEPRECIATION	56,273	60	33,764	40	22,509
MATERIALS & SUPPLIES	6,730	50	3,365	50	3,365
SECURITY	0	50	0	50	0
MISCELLANEOUS	1,250	50	625	50	625
LONG TERM DEBT	49,882	100	49,882	0	0
PURCHASED WATER	8,490	45	3,821	55	4,670
SLUG REMOVAL	2,363	50	1,182	50	1,182
BOOKKEEPING	4,163	50	2,082	50	2,082
	0	50	0	50	0
	0	50	0	50	0
SUB-TOTAL (LESS FIT & RETURN)	476,855		304,583	100	172,272
% OF TOTAL (FIXED + VARIABLE)		63		37	
PRINC. & INTEREST - WATER	0		0.00		0.00
MAINTENANCE RESERVE*	0		0.00		0.00
LESS OTHER REVENUE	\$0		0.00		0.00
TOTAL	\$476,855		\$304,583		\$172,272

RATE CALCULATION

GALLONAGE CHARGE

Variable Cost/Test Year Gallons/1,000 =====>

13.25 /TH.GAL.

USE ->

PROPOSED RATE

\$3.55 /TH.GAL.

MINIMUM BILL

Fixed Cost/12/Customer Equivalents =====>

100.32 /MO.

YIELDS ->

\$141.87 /MO.

100.32 /MO. incl. min. gallons

141.87 /MO.

inc. min. gall

Avg. Test-Yr Customer Equivalents =

253

Gallons Included In Minimum Bill =

0

Test Year Gallons Billed (x 1,000) =

13,000

REVENUES GENERATED:

Connection Size	# of Connections	Minimum Bill Min. Bill	Including Gals	Rev./Month	Rev./Year
5/8", 3/4"	253	\$141.87	\$141.87	\$35,892	\$430,705
3/4"	0	\$212.80	\$212.80	\$0	\$0
1"	0	\$354.66	\$354.66	\$0	\$0
1-1/2"	0	\$709.33	\$709.33	\$0	\$0
2"	0	\$1,134.93	\$1,134.93	\$0	\$0
2-1/2"	0	\$1,134.93	\$1,134.93	\$0	\$0
3"	0	\$1,418.66	\$1,418.66	\$0	\$0
4"	0	\$3,546.65	\$3,546.65	\$0	\$0
6"	0	\$7,093.30	\$7,093.30	\$0	\$0

GALLONAGE CHARGES=> TOTAL MINIMUM CHARGES=> \$430,705
 13,000 @ \$3.55 /1,000 GAL 46,150
 TOTAL REVENUE GENERATED=> \$476,855

Printed on:

time:

NOTES:

UTILITY:

Date Referenced: 1-Jan-97

**DEPRECIATION
ANALYSIS**

Description	Acquired Date	Ver./Est. Original Cost	Economic Life, yrs	Actual Deprec. Life	Annual Deprec.	Accum. Deprec.	Net Plant
Land	1-Jun-79	0	n/a	n/a	n/a	n/a	0.00
Structures:							
Masonry	1-Jun-79	0	30	17.6	0.00	0.00	
Wood	1-Jan-01	0	15	-4.0	0.00	0.00	
Well	1-Jun-79	0	30	17.6	0.00	0.00	
Pumps:							
Booster, >=7HP	1-Jan-01	0	10	-4.0	0.00	0.00	
Booster, <7HP	1-Jun-79	0	5	17.6	--	0.00	
Motor	1-May-94	0	3	2.7	0.00	0.00	
Well, <5t	1-Jan-01	0	5	-4.0	0.00	0.00	
Well, >5t	1-Jun-96	0	10	0.6	0.00	0.00	
Hypochlorinator	1-Aug-94	0	5	2.4	0.00	0.00	
Gas Chlorinator	1-Jan-01	0	10	-4.0	0.00	0.00	
Tanks:							
Pressure	1-Jun-79	0	50	17.6	0.00	0.00	
Ground :	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-93	0	50	3.6	0.00	0.00	
Services	1-Jun-79	0	20	17.6	0.00	0.00	
Services	1-Jun-93	0	20	3.6	0.00	0.00	
Meters	1-Jun-79	0	20	17.6	0.00	0.00	
Meters	1-Jun-93	0	20	3.6	0.00	0.00	
Compressor	1-Jan-01	0	10	-4.0	0.00	0.00	
Electrical Controls	1-May-94	0	30	2.7	0.00	0.00	
Furniture/Fixtures	1-Jan-81	0	10	16.0	--	0.00	
Heavy Equipment	15-Feb-89	0	10	7.9	0.00	0.00	
Light Vehicles	15-Sep-87	0	5	9.3	--	0.00	
Shop Tools	1-Jan-81	0	15	16.0	--	0.00	
Computer/Software	1-Feb-95	0	5	1.9	0.00	0.00	
Fencing	1-Jun-79	0	30	17.6	0.00	0.00	
Total:		\$0			\$0	\$0	\$0

- - - - - - - - - -

1999 WATER REVENUE REQUIREMENT & RATE DESIGN

Item	Cost	%	Fixed	%	Variable
232,878		50	116,439	50	116,439
3,672		50	1,836	50	1,836
4,196		100	4,196	0	0
15,735		0	0	100	15,735
47,205		0	0	100	47,205
20,980		0	0	100	20,980
14,000		100	14,000	0	0
15,000		100	15,000	0	0
31,470		100	31,470	0	0
15,735		100	15,735	0	0
5,245		50	2,623	50	2,623
17,932		50	8,966	50	8,966
500		100	500	0	0
15,735		50	7,868	50	7,868
15,735		50	7,868	50	7,868
10,490		50	5,245	50	5,245
2,000		100	2,000	0	0
12,588		50	6,294	50	6,294
5,000		50	2,500	50	2,500
6000		100	6,000	0	0
7500		100	7,500	0	0
27274		100	27,274	0	0
2000		100	2,000	0	0
7867.5		100	7,868	0	0
3147		100	3,147	0	0
2098		100	2,098	0	0
5245		0	0	100	5,245
1049		100	1,049	0	0
2000		100	2,000	0	0
1995.63		0	0	100	1,996
552,271			301,474		250,798
532283		0.58	310498.42	0.42	221784.58
55,227					
-75,000			-43750.00		-18229.17
-75,368		1	-75368.39		
\$989,413			\$492,854		\$454,353

=====>		3.02 /TH.GAL.	USE ->	PROPOSED RATE \$4.25 /TH.GAL.	
					0.7503121
	ψ			ψ	
=====>		16.40 /MO.	YIELDS ->	\$11.68 /MO.	
		22.45 /MO. incl. min. gallons		20.18 /MO. incl. min. gallons	

1999 WATER REVENUE CONT.

NE 2504
2,000
150,239

# of Connections	Min. Bill	Minimum Bill Including Gx	Rev/Month	Rev/Year
2432	\$ 11.68	\$20.18	\$49,073	\$588,871
0	\$ 19.50	\$ 28.00	\$0	\$0
0	\$ 38.89	\$ 47.39	\$0	\$0
1	\$ 62.24	\$ 70.74	\$71	\$849
0	\$ 93.42	\$101.92	\$0	\$0
0	\$ 116.78	\$125.28	\$0	\$0
0	\$ 194.67	\$203.17	\$0	\$0
2	\$ 389.22	\$397.72	\$795	\$9,545
TOTAL MINIMUM CHARGES=>				\$599,266
91,799 @ \$4.25 /1,000 GAL				390,147
				\$989,413

INSERT DATA:

NO OF 5/8" CUST.=	2432	5/8", 3/4"	EQUIV.	2432
NO OF 1" CUST.=	0	1"	EQUIV.	0
NO OF 1-1/2" CUST.=	0	1-1/2"	EQUIV.	0
NO OF 2" CUST.=	1	2"	EQUIV.	5.33
NO OF 2-1/2" CUST.=	0	2-1/2"	EQUIV.	0
NO OF 3" CUST.=	0	3"	EQUIV.	0
NO OF 4" CUST.=	0	4"	EQUIV.	0
NO OF 6" CUST.=	2	6"	EQUIV.	66.66
	2435			2503.99

2494.8

2435.4

ANCE RESERVE INSTEAD

STARTING CONNECTIONS = 2376 AND ENDING CONNECTIONS = 2495, WHICH IS 5% GROWTH RATE

NET REVENUE GREATER THAN OR = 1.1 DEBT SERVICE?:

\$587,510.12

\$585,511.30

WATER REVENUE REQUIREMENT & RATE DESIGN

UTILITY:

REVENUE REQUIREMENT

BUDGET/COST OF SERVICE ITEM	Item Cost	%	Fixed	%	Variable
SALARIES	0	78	0	22	0
CONTRACT LABOR	117,865	75	88,399	25	29,466
CHEMICALS AND TREATMENT	12,035	60	7,221	40	4,814
UTILITIES	20,922	70	14,645	30	6,277
REPAIRS AND MAINTENANCE	71,060	50	35,530	50	35,530
OFFICE EXPENSES BILLING	15,679	45	7,056	55	8,623
ACCOUNTING & LEGAL	250,000	50	125,000	50	125,000
HEALTH INSURANCE	0	50	0	50	0
OFFICE SUPPLIES	4,707	45	2,118	55	2,589
TANK REPAIRS	0	50	0	50	0
BAD DEBT	0	50	0	50	0
PAYROLL TAXES	0	50	0	50	0
TELEPHONE	6,549	40	2,620	60	3,929
TRUCK & EQUIP. EXPENSE	0	50	0	50	0
TRAVEL & ENTERTAINMENT	1,130	50	565	50	565
EQUIPMENT RENTAL	250	50	125	50	125
INSURANCE - WC & LIABILITY	14,160	70	9,912	30	4,248
LICENSE & DUES	178	50	89	50	89
POSTAGE & FREIGHT	2,710	50	1,355	50	1,355
ADVERTISING	0	30	0	70	0
SAMPLING	8,459	50	4,230	50	4,230
EDUCATION	0	50	0	50	0
DEPRECIATION	56,273	60	33,764	40	22,509
MATERIALS & SUPPLIES	6,730	50	3,365	50	3,365
SECURITY	0	50	0	50	0
MISCELLANEOUS	1,250	50	625	50	625
LONG TERM DEBT	49,882	100	49,882	0	0
PURCHASED WATER	8,490	45	3,821	55	4,670
SLUG REMOVAL	2,363	50	1,182	50	1,182
BOOKKEEPING	4,163	50	2,082	50	2,082
	0	50	0	50	0
	0	50	0	50	0
SUB-TOTAL (LESS FIT & RETURN)	654,855		393,583	100	261,272
% OF TOTAL (FIXED + VARIABLE)		63		37	
PRINC. & INTEREST - WATER	0		0.00		0.00
MAINTENANCE RESERVE*	0		0.00		0.00
LESS OTHER REVENUE	\$0		0.00		0.00
TOTAL	\$654,855		\$393,583		\$261,272

RATE CALCULATION

GALLONAGE CHARGE

Variable Cost/Test Year Gallons/1,000 =====>

20.10 /TH.GAL.

USE ->

PROPOSED RATE

\$3.55 /TH.GAL.

MINIMUM BILL

Fixed Cost/12/Customer Equivalents =====>

129.64 /MO.

YIELDS ->

\$200.50 /MO.

Avg. Test-Yr Customer Equivalents =

253

Gallons Included In Minimum Bill =

0

Test Year Gallons Billed (x 1,000) =

13,000

129.64 /MO. incl. min. gallons

200.50 /MO.
inc. min. gall

REVENUES GENERATED:

Connection Size	# of Connections	Min. Bill	Minimum Bill Including Gals	Rev./Month	Rev./Year
5/8", 3/4"	253	\$200.50	\$200.50	\$50,725	\$608,705
3/4"	0	\$300.74	\$ 300.74	\$0	\$0
1"	0	\$ 501.24	\$ 501.24	\$0	\$0
1-1/2"	0	\$ 1,002.48	\$ 1,002.48	\$0	\$0
2"	0	\$ 1,603.97	\$ 1,603.97	\$0	\$0
2-1/2"	0	\$ 1,603.97	\$ 1,603.97	\$0	\$0
3"	0	\$ 2,004.96	\$ 2,004.96	\$0	\$0
4"	0	\$ 5,012.39	\$ 5,012.39	\$0	\$0
6"	0	\$10,024.79	\$ 10,024.79	\$0	\$0

GALLONAGE CHARGES=> TOTAL MINIMUM CHARGES=> \$608,705
 13,000 @ \$3.55 /1,000 GAL 46,150
 TOTAL REVENUE GENERATED=> \$654,855

Printed on:

time:

NOTES:

UTILITY:

Date Referenced: 1-Jan-97

**DEPRECIATION
ANALYSIS**

Description	Acquired Date	Ver./Est. Original Cost	Economic Life, yrs	Actual Deprec. Life	Annual Deprec.	Accum. Deprec.	Net Plant
Land	1-Jun-79	0	n/a	n/a	n/a	n/a	0.00
Structures:							
Masonry	1-Jun-79	0	30	17.6	0.00	0.00	
Wood	1-Jan-01	0	15	-4.0	0.00	0.00	
Well	1-Jun-79	0	30	17.6	0.00	0.00	
Pumps:							
Booster, >=7HP	1-Jan-01	0	10	-4.0	0.00	0.00	
Booster, <7HP	1-Jun-79	0	5	17.6	--	0.00	
Motor	1-May-94	0	3	2.7	0.00	0.00	
Well, <5t	1-Jan-01	0	5	-4.0	0.00	0.00	
Well, >5t	1-Jun-96	0	10	0.6	0.00	0.00	
Hypochlorinator	1-Aug-94	0	5	2.4	0.00	0.00	
Gas Chlorinator	1-Jan-01	0	10	-4.0	0.00	0.00	
Tanks:							
Pressure	1-Jun-79	0	50	17.6	0.00	0.00	
Ground :	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-93	0	50	3.6	0.00	0.00	
Services	1-Jun-79	0	20	17.6	0.00	0.00	
Services	1-Jun-93	0	20	3.6	0.00	0.00	
Meters	1-Jun-79	0	20	17.6	0.00	0.00	
Meters	1-Jun-93	0	20	3.6	0.00	0.00	
Compressor	1-Jan-01	0	10	-4.0	0.00	0.00	
Electrical Controls	1-May-94	0	30	2.7	0.00	0.00	
Furniture/Fixtures	1-Jan-81	0	10	16.0	--	0.00	
Heavy Equipment	15-Feb-89	0	10	7.9	0.00	0.00	
Light Vehicles	15-Sep-87	0	5	9.3	--	0.00	
Shop Tools	1-Jan-81	0	15	16.0	--	0.00	
Computer/Software	1-Feb-95	0	5	1.9	0.00	0.00	
Fencing	1-Jun-79	0	30	17.6	0.00	0.00	
Total:		\$0			\$0	\$0	\$0

- - - - - - - - - -

1999 WATER REVENUE REQUIREMENT & RATE DESIGN

Item Cost	%	Fixed	%	Variable
232,878	50	116,439	50	116,439
3,672	50	1,836	50	1,836
4,196	100	4,196	0	0
15,735	0	0	100	15,735
47,205	0	0	100	47,205
20,980	0	0	100	20,980
14,000	100	14,000	0	0
15,000	100	15,000	0	0
31,470	100	31,470	0	0
15,735	100	15,735	0	0
5,245	50	2,623	50	2,623
17,932	50	8,966	50	8,966
500	100	500	0	0
15,735	50	7,868	50	7,868
15,735	50	7,868	50	7,868
10,490	50	5,245	50	5,245
2,000	100	2,000	0	0
12,588	50	6,294	50	6,294
5,000	50	2,500	50	2,500
6000	100	6,000	0	0
7500	100	7,500	0	0
27274	100	27,274	0	0
2000	100	2,000	0	0
7867.5	100	7,868	0	0
3147	100	3,147	0	0
2098	100	2,098	0	0
5245	0	0	100	5,245
1049	100	1,049	0	0
2000	100	2,000	0	0
1995.63	0	0	100	1,996
552,271		301,474		250,798
	0.58		0.42	
532283		310498.42		221784.58
55,227				
-75,000		-43750.00		-18229.17
-75,368	1	-75368.39		
\$989,413		\$492,854		\$454,353

=====>	3.02 /TH.GAL.	USE ->	PROPOSED RATE \$4.25 /TH.GAL.	
				0.7503121
	ψ		ψ	
=====>				
	16.40 /MO.	YIELDS ->	\$11.68 /MO.	
	22.45 /MO. incl. min. gallons		20.18 /MO. incl. min. gallons	

1999 WATER REVENUE CONT.

2504
2,000
NE
150,239

# of Connections	Minimum Bill			Rev./Year
	Min. Bill	Including Gs	Rev./Month	
2432	\$11.68	\$20.18	\$49,073	\$588,871
0	\$ 19.50	\$ 28.00	\$0	\$0
0	\$ 38.89	\$ 47.39	\$0	\$0
1	\$ 62.24	\$ 70.74	\$71	\$849
0	\$ 93.42	\$ 101.92	\$0	\$0
0	\$ 116.78	\$ 125.28	\$0	\$0
0	\$ 194.67	\$ 203.17	\$0	\$0
2	\$ 389.22	\$ 397.72	\$795	\$9,545
TOTAL MINIMUM CHARGES=>				\$599,266
GALLONAGE CHARGES=>	91,799 @	\$4.25 /1,000 GAL		390,147
				\$989,413

INSERT DATA:			
NO OF 5/8" CUST.=	2432	5/8", 3/4"	EQUIV.
NO OF 1" CUST.=	0	1"	EQUIV.
NO OF 1-1/2" CUST.=	0	1-1/2"	EQUIV.
NO OF 2" CUST.=	1	2"	EQUIV.
NO OF 2-1/2" CUST.=	0	2-1/2"	EQUIV.
NO OF 3" CUST.=	0	3"	EQUIV.
NO OF 4" CUST.=	0	4"	EQUIV.
NO OF 6" CUST.=	2	6"	EQUIV.
	2435		2503.99

ANCE RESERVE INSTEAD
=2376 AND ENDING CONNECTIONS = 2495, WHICH IS 5% GROWTH RATE
NET REVENUE GREATER THAN OR = 1.1 DEBT SERVICE?:
\$587,510.12
\$585,511.30



joe gimenez <1129jjg@gmail.com>

Water and Waste Water Treatment Comparisons for Texas Water Supply Corporations

4 messages

brownsandniners@aol.com <brownsandniners@aol.com>

Mon, May 4, 2020 at 9:21 AM

Reply-To: brownsandniners@aol.com

To: "James.Smith@trwa.org" <James.Smith@trwa.org>, "Brownsandniners@aol.com" <Brownsandniners@aol.com>, "1129jjg@gmail.com" <1129jjg@gmail.com>, "watermgmt@yahoo.com" <watermgmt@yahoo.com>

Hello James,

I heard from a WOWSC member that TRWA has available comparisons of water rates and water water treatment rates for many if not all water supply corporations in Texas. Can you provide WOWSC with the comparisons of Texas water supply corporations' water and waste water treatment rates? If not, do you know who we can contact for those rate comparisons?

We want to understand how WOWSC's water and waste water treatment rates compare with other Texas water supply corporations.

Thanks,
Mike Nelson
WOWSC Secretary / Treasurer

brownsandniners@aol.com <brownsandniners@aol.com>

Sat, May 23, 2020 at 10:28 AM

Reply-To: brownsandniners@aol.com

To: "James.Smith@trwa.org" <James.Smith@trwa.org>, "Brownsandniners@aol.com" <Brownsandniners@aol.com>, "1129jjg@gmail.com" <1129jjg@gmail.com>, "watermgmt@yahoo.com" <watermgmt@yahoo.com>

Hello James,

Have you had an opportunity to start pulling together the Texas water supply corporations' water and waste water treatment rates for comparison to WOWSC's rates?

Thanks,
Mike
[Quoted text hidden]

brownsandniners@aol.com <brownsandniners@aol.com>

Sun, May 31, 2020 at 1:37 PM

Reply-To: brownsandniners@aol.com

To: "James.Smith@trwa.org" <James.Smith@trwa.org>, "Brownsandniners@aol.com" <Brownsandniners@aol.com>, "1129jjg@gmail.com" <1129jjg@gmail.com>, "watermgmt@yahoo.com" <watermgmt@yahoo.com>

Hello James,

Have you had an opportunity to start pulling together the Texas water supply corporations' water and waste water treatment rates for comparison to WOWSC's rates?

FYI. Members of WOWSC filed a rate appeal with PUC contesting the recent rate increase.

Your help is greatly appreciated.

Regards,
Mike Nelson
WOWSC Secretary / Treasurer

(512) 517 - 6893
[Quoted text hidden]

brownsandniners@aol.com <brownsandniners@aol.com>

Mon, Jun 8, 2020 at 5:34 PM

Reply-To: brownsandniners@aol.com

To: "James.Smith@trwa.org" <James.Smith@trwa.org>, "Brownsandniners@aol.com" <Brownsandniners@aol.com>, "1129jig@gmail.com" <1129jig@gmail.com>, "watermgmt@yahoo.com" <watermgmt@yahoo.com>

Hello James,

Friendly reminder of our request below.

Regards,
[Quoted text hidden]



joe.gimenez <1129jgg@gmail.com>

PUC Questions of WOWSC and TRWA Rate Analysis

3 messages

Joe Gimenez <1129jgg@gmail.com>

Wed, Oct 21, 2020 at 10:42 AM

To: Trent Hightower <Trent.Hightower@trwa.org>, James.Smith@trwa.org

Cc: Jamie Mauldin <jmauldin@lglawfirm.com>, Mike Nelson <brownsandniners@aol.com>

Trent, James,

As you may know, Patti Flunker and Josie Fuller filed a rate case against WOWSC.

We have been asked by PUC staff to supply documents including the following:

Please state the methodology Windermere used to establish the water and sewer revenue requirements that were used to calculate the rates that are the subject of this appeal. In your response, please specify whether Windermere used the utility method or cash needs method, if applicable.

We are somewhat in the dark here about the methods they reference, particularly since we utilized the TRWA spreadsheet software to determine our 2020 rates. Could you all guide us with respect to method?

thank you,

Joe Gimenez

President

WOWSC

Trent Hightower <Trent.Hightower@trwa.org>

Wed, Oct 21, 2020 at 12:35 PM

To: Joe Gimenez <1129jgg@gmail.com>, "James C. Smith, III" <James.Smith@trwa.org>

Cc: Jamie Mauldin <jmauldin@lglawfirm.com>, Mike Nelson <brownsandniners@aol.com>

Hi Joe,

James can probably better answer that question than I can. I know there are various methods for calculating those things, but I'm not the one calculating them so I don't really know a lot about the differences. Have your attorneys reviewed the PUC's request?

--

Trent Hightower

Assistant General Counsel

Texas Rural Water Association

1616 Rio Grande | Austin, Texas 78701

Phone: (512) 472-8591, x106

Cell: (512) 923-5850

Fax: (512) 472-5186

www.trwa.org

--

This message may contain information that is confidential. The information is intended solely for the use of the addressee(s). If you are not an addressee, your disclosure, copying, distribution or use of the contents of this message is prohibited. If this message has been sent to you in error, please notify the sender by return e-mail. Thank you.

[Quoted text hidden]

Joe Gimenez <1129jgg@gmail.com>

Wed, Oct 21, 2020 at 12:41 PM

To: Trent Hightower <Trent.Hightower@trwa.org>

Cc: "James C. Smith, III" <James.Smith@trwa.org>, Jamie Mauldin <jmauldin@lglawfirm.com>, Mike Nelson <brownsandniners@aol.com>

Thanks Trent. Yes, they have, but they are unfamiliar with the methodology component of the question. My guess is that that is part of the black box calculation underlying the spreadsheet which TRWA provided us as service. My thought was that this may have been asked in previous PUC challenges to water companies using TRWA spreadsheets so you all might know its origination. thanks, Joe

[Quoted text hidden]



joe.gimenez <1129jjg@gmail.com>

Rate Sheet4 messages

James C. Smith, III <James.Smith@trwa.org>
To: Joe Gimenez <1129jjg@gmail.com>

Thu, Oct 22, 2020 at 1:19 PM

Mr. Gimenez,

TRWA's rate sheet looks at the (cash need) of the system, with this being said you look at the systems audit and gallons of water sold to the members for the year.

This rate sheet also lets you look or ad any known adjustments, system upgrades, legal, tank repairs, treatment plant upgrades, etc.

Hope This Helps.

James Smith

Circuit Rider, Technical

Assistance Departmental

Texas Rural Water Association

1616 Rio Grande

Austin, TX. 78701

Office (512) 472-8591

Fax (512) 472-5186

Please note my email address has changed to:

James.Smith@trwa.org

www.trwa.org

This message may contain information that is confidential. The information is intended solely for the use of the addressee(s). If you are not an addressee, you disclosure, copying, distribution or use of the contents of this message is prohibited. If this message has been sent to you in error, please notify the sender by return e-mail.

Thank you

Joe Gimenez <1129jgg@gmail.com>
To: "James C. Smith, III" <James.Smith@trwa.org>

Thu, Oct 22, 2020 at 1:20 PM

Thank you for your help! Yes, this does help. I appreciate all you do for WOWSC!
Best regards,
Joe

[Quoted text hidden]

Joe Gimenez <1129jgg@gmail.com>

Thu, Oct 22, 2020 at 1:21 PM

To: Jamie Mauldin <jmauldin@lglawfirm.com>, Mike Nelson <brownsandniners@aol.com>, Patrick Dinnin <pdinnin@lglawfirm.com>

[Redacted text block]

[Quoted text hidden]

Jamie Mauldin <jmauldin@lglawfirm.com>

Thu, Oct 22, 2020 at 1:23 PM

To: Joe Gimenez <1129jgg@gmail.com>, Mike Nelson <brownsandniners@aol.com>, Patrick Dinnin <pdinnin@lglawfirm.com>

[Redacted text block]



JAMIE L. MAULDIN

Principal

512-322-5890 Direct

512-771-5232 Cell

Lloyd Gosselink Rochelle & Townsend, P.C.

816 Congress Ave., Suite 1900, Austin, TX 78701

www.lglawfirm.com | 512-322-5800

NEW!!! Podcast - Listen In With Lloyd Gosselink

News | vCard | LinkedIn | Bio

[Quoted text hidden]

****ATTENTION TO PUBLIC OFFICIALS AND OFFICIALS WITH OTHER INSTITUTIONS SUBJECT TO THE OPEN MEETINGS ACT ****

A "REPLY TO ALL" OF THIS EMAIL COULD LEAD TO VIOLATIONS OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO LEGAL COUNSEL.

CONFIDENTIALITY NOTICE:

This email (and all attachments) is confidential, legally privileged, and covered by the Electronic Communications Privacy Act. Unauthorized use or dissemination is prohibited. If you have received this message in error please delete it immediately. For more detailed information click <http://www.lglawfirm.com/email-disclaimer/>.

NOT AN E-SIGNATURE:

No portion of this email is an "electronic signature" and neither the author nor any client thereof will be bound by this e-mail unless expressly designated as such as provided in more detail at www.lglawfirm.com/electronic-signature-disclaimer/.



joe gimenez <1129jjg@gmail.com>

PUC Question

8 messages

Joe Gimenez <1129jjg@gmail.com>

Thu, Nov 5, 2020 at 3:51 PM

To: "James C. Smith, III" <James.Smith@trwa.org>, George Burris <watermgmt@yahoo.com>

Cc: Mike Nelson <brownsandniners@aol.com>

Hi James, George,

We are being asked by the PUC for information regarding the worksheet James produced for us. Here is their question.

For any expenses that are not exclusively incurred to provide either water or sewer service, please explain how Windermere allocated these expenses between the revenue requirement used to calculate the appealed water rates and the revenue requirement used to calculate the appealed sewer rates.

Our response follows, but in yellow highlight you will see a question about the worksheet. Could you help us with this? We need to file this response Monday so your earliest assistance is appreciated.

best regards,

Joe

Staff 1-1 For any expenses that are not exclusively incurred to provide either water or sewer service, please explain how Windermere allocated these expenses between the revenue requirement used to calculate the appealed water rates and the revenue requirement used to calculate the appealed sewer rates.

Our response:

TRWA Employee James Smith's analysis supports a WOWSC rate increase of \$65.73 per month. In Mr. Smith's analysis, he only applied an increase to water services and not to both water and waste water services. The analysis shows Water min charge increase from \$50.95 to \$116.68.

$$\$50.95 + \$65.73 = \$116.68$$

Approximately 60% of WOWSC's service revenue is for water and the other ~40% of service revenue is for waste water. Partitioning the rate increase:

1. $\$65.73 \times 0.60 = \39.44
2. $\$65.73 \times 0.40 = \26.29

The Rate analysis supports new Water min charge: $\$50.95 + \$39.44 = \$90.39$ and new Waste Water min charge: $\$40.12 + \$26.29 = \$66.41$

The Rate analysis supports new Total min charge: $\$90.39 + \$66.41 = \$156.80$.

Cost increases to be spread evenly across all members and are not based on water usage.

In James' analysis worksheet, column D has Item Cost, column E has (Fixed) %, column F has Fixed (cost), column G has (Variable) %, and column H has Variable (cost). James' analysis used the Fixed cost to determine a base rate of \$116.68.

Why does James' analysis say \$174.59 minimum bill???

James C. Smith, III <James.Smith@trwa.org>
To: Joe Gimenez <1129jg@gmail.com>

Wed, Nov 11, 2020 at 10:41 AM

Mr. Gimenez,

Here is what I found in the Attachment.

If you look at the spread sheet above the \$116.68 you will see \$17.07, and if you look above the \$174.59 you will see \$3.55 this is what is making the monthly minimum different. You can go to the yellow square above the \$174.59 where the \$3.55 is and back that number out and put in \$17.07 and you should get the same on the monthly minimum, within a few pennies.

James Smith

Circuit Rider, Technical

Assistance Departmental

Texas Rural Water Association

1616 Rio Grande

Austin, TX. 78701

Office (512) 472-8591

Fax (512) 472-5186

Please note my email address has changed to:

James.Smith@trwa.org

www.trwa.org

This message may contain information that is confidential. The information is intended solely for the use of the addressee(s). If you are not an addressee, you disclosure, copying, distribution or use of the contents of this message is prohibited. If this message has been sent to you in error, please notify the sender by return e-mail.

Thank you

[Quoted text hidden]



Windermere Oaks WSC 2019.xls
68K

Joe Gimenez <1129jg@gmail.com>
To: "James C. Smith, III" <James.Smith@trwa.org>

Wed, Nov 11, 2020 at 11:13 AM

Thank you James. I appreciate the clarification.

WATER REVENUE REQUIREMENT & RATE DESIGN

UTILITY:

REVENUE REQUIREMENT

BUDGET/COST OF SERVICE ITEM	Item Cost	%	Fixed	%	Variable
SALARIES	0	78	0	22	0
CONTRACT LABOR	117,865	75	88,399	25	29,466
CHEMICALS AND TREATMENT	12,035	60	7,221	40	4,814
UTILITIES	20,922	70	14,645	30	6,277
REPAIRS AND MAINTENANCE	71,060	50	35,530	50	35,530
OFFICE EXPENSES BILLING	15,679	45	7,056	55	8,623
ACCOUNTING & LEGAL	171,337	50	85,669	50	85,669
HEALTH INSURANCE	0	50	0	50	0
OFFICE SUPPLIES	4,707	45	2,118	55	2,589
TANK REPAIRS	0	50	0	50	0
BAD DEBT	0	50	0	50	0
PAYROLL TAXES	0	50	0	50	0
TELEPHONE	6,549	40	2,620	60	3,929
TRUCK & EQUIP. EXPENSE	0	50	0	50	0
TRAVEL & ENTERTAINMENT	1,130	50	565	50	565
EQUIPMENT RENTAL	250	50	125	50	125
INSURANCE - WC & LIABILITY	14,160	70	9,912	30	4,248
LICENSE & DUES	178	50	89	50	89
POSTAGE & FREIGHT	2,710	50	1,355	50	1,355
ADVERTISING	0	30	0	70	0
SAMPLING	8,459	50	4,230	50	4,230
EDUCATION	0	50	0	50	0
DEPRECIATION	56,273	60	33,764	40	22,509
MATERIALS & SUPPLIES	6,730	50	3,365	50	3,365
SECURITY	0	50	0	50	0
MISCELLANEOUS	1,250	50	625	50	625
LONG TERM DEBT	49,882	100	49,882	0	0
PURCHASED WATER	8,490	45	3,821	55	4,670
SLUG REMOVAL	2,363	50	1,182	50	1,182
BOOKKEEPING	4,163	50	2,082	50	2,082
	0	50	0	50	0
	0	50	0	50	0
SUB-TOTAL (LESS FIT & RETURN)	576,192		354,252	100	221,940
% OF TOTAL (FIXED + VARIABLE)		63		37	
PRINC. & INTEREST - WATER	0		0.00		0.00
MAINTENANCE RESERVE*	0		0.00		0.00
LESS OTHER REVENUE	\$0		0.00		0.00
TOTAL	\$576,192		\$354,252		\$221,940

RATE CALCULATION

GALLONAGE CHARGE

Variable Cost/Test Year Gallons/1,000 =====>

17.07 /TH.GAL.

USE ->

PROPOSED RATE

\$3.55 /TH.GAL.

MINIMUM BILL

Fixed Cost/12/Customer Equivalents =====>

116.68 /MO.

YIELDS ->

\$174.59 /MO.

Avg. Test-Yr Customer Equivalents =

253

Gallons Included In Minimum Bill =

0

Test Year Gallons Billed (x 1,000) =

13,000

116.68 /MO. incl. min. gallons

174.59 /MO.
inc. min. gall

REVENUES GENERATED:

Connection Size	# of Connections	Minimum Bill Min. Bill	Including Gals	Rev./Month	Rev./Year
5/8", 3/4"	253	\$174.59	\$174.59	\$44,170	\$530,042
3/4"	0	\$261.88	\$261.88	\$0	\$0
1"	0	\$436.46	\$436.46	\$0	\$0
1-1/2"	0	\$872.93	\$872.93	\$0	\$0
2"	0	\$1,396.69	\$1,396.69	\$0	\$0
2-1/2"	0	\$1,396.69	\$1,396.69	\$0	\$0
3"	0	\$1,745.86	\$1,745.86	\$0	\$0
4"	0	\$4,364.64	\$4,364.64	\$0	\$0
6"	0	\$8,729.28	\$8,729.28	\$0	\$0

GALLONAGE CHARGES=> TOTAL MINIMUM CHARGES=> \$530,042
 13,000 @ \$3.55 /1,000 GAL 46,150
 TOTAL REVENUE GENERATED=> \$576,192

Printed on:

time:

NOTES:

UTILITY:

Date Referenced: 1-Jan-97

**DEPRECIATION
ANALYSIS**

Description	Acquired Date	Ver./Est. Original Cost	Economic Life, yrs	Actual Deprec. Life	Annual Deprec.	Accum. Deprec.	Net Plant
Land	1-Jun-79	0	n/a	n/a	n/a	n/a	0.00
Structures:							
Masonry	1-Jun-79	0	30	17.6	0.00	0.00	
Wood	1-Jan-01	0	15	-4.0	0.00	0.00	
Well	1-Jun-79	0	30	17.6	0.00	0.00	
Pumps:							
Booster, >=7HP	1-Jan-01	0	10	-4.0	0.00	0.00	
Booster, <7HP	1-Jun-79	0	5	17.6	--	0.00	
Motor	1-May-94	0	3	2.7	0.00	0.00	
Well, <5t	1-Jan-01	0	5	-4.0	0.00	0.00	
Well, >5t	1-Jun-96	0	10	0.6	0.00	0.00	
Hypochlorinator	1-Aug-94	0	5	2.4	0.00	0.00	
Gas Chlorinator	1-Jan-01	0	10	-4.0	0.00	0.00	
Tanks:							
Pressure	1-Jun-79	0	50	17.6	0.00	0.00	
Ground :	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-79	0	50	17.6	0.00	0.00	
Distrib. System	1-Jun-93	0	50	3.6	0.00	0.00	
Services	1-Jun-79	0	20	17.6	0.00	0.00	
Services	1-Jun-93	0	20	3.6	0.00	0.00	
Meters	1-Jun-79	0	20	17.6	0.00	0.00	
Meters	1-Jun-93	0	20	3.6	0.00	0.00	
Compressor	1-Jan-01	0	10	-4.0	0.00	0.00	
Electrical Controls	1-May-94	0	30	2.7	0.00	0.00	
Furniture/Fixtures	1-Jan-81	0	10	16.0	--	0.00	
Heavy Equipment	15-Feb-89	0	10	7.9	0.00	0.00	
Light Vehicles	15-Sep-87	0	5	9.3	--	0.00	
Shop Tools	1-Jan-81	0	15	16.0	--	0.00	
Computer/Software	1-Feb-95	0	5	1.9	0.00	0.00	
Fencing	1-Jun-79	0	30	17.6	0.00	0.00	
Total:		\$0			\$0	\$0	\$0

- - - - - - - - - -