efile GRAPHIC print Submission Date - 2022-10-06 DLN: 93493279012442 OMB No. 1545-0047 **Return of Organization Exempt From Income Tax** Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations) Do not enter social security numbers on this form as it may be made public. Open to Public ▶ Go to www.irs.gov/Form990 for instructions and the latest information. Department of the Inspection Treasury **∮**er√fee the 2021 calendar year, or tax year beginning 01-01-2021 , and ending 12-31-2021 D Employer identification number Name of organization
WINDERMERE OAKS WATER SUPPLY CORP **B** Check if applicable: O Address change 74-2785317 O Name change Doing business as ☐ Initial return O Final return/terminated Number and street (or P.O. box if mail is not delivered to street address) 424 COVENTRY ROAD ∆mended return Application (830) 598-7511 Gending City or town, state or province, country, and ZIP or foreign postal code SPICEWOOD, TX 78669 G Gross receipts \$ 730,662 Name and address of principal officer: H(a) Is this a group return for JOSEPH GIMENEZ ☐Yes ✓ No subordinates? **424 COVENTRY ROAD** Are all subordinates SPICEWOOD, TX ☐ Yes ☐No included? Tax-exempt status: 527 501(c)(3) 501(c) (12) ◀ (insert no.) 4947(a)(1) or If "No," attach a list. See instructions. **H(c)** Group exemption number ▶ Website: WWW.WOWSC.ORG L Year of formation: 1975 M State of legal domicile: TX **K** Form of organization: lacktriangle Corporation lacktriangle Trust lacktriangle Association lacktriangle Other lacktriangleSummary 1 Briefly describe the organization's mission or most significant activities: WATER SUPPLY CORPORATION Activities & Governance Check this box ▶ ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets Number of voting members of the governing body (Part VI, line 1a) . . . 286 286 Number of independent voting members of the governing body (Part VI, line 1b) 4 Total number of individuals employed in calendar year 2021 (Part V, line 2a) Total number of volunteers (estimate if necessary) . . 6 Total unrelated business revenue from Part VIII, column (C), line 12 7a 0 Net unrelated business taxable income from Form 990-T, Part I, line 11 **Prior Year Current Year** Contributions and grants (Part VIII, line 1h) . 14.134 730,405 Program service revenue (Part VIII, line 2g) . 662.906 10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) . 167 257 11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) 677.20 730.662 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12) Grants and similar amounts paid (Part IX, column (A), lines 1-3) . Benefits paid to or for members (Part IX, column (A), line 4) . 0 14 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) 4.992 4,011 **16a** Professional fundraising fees (Part IX, column (A), line 11e) . **b** Total fundraising expenses (Part IX, column (D), line 25) **b**0 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) . 690,886 704,408 695,878 708,419 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) Revenue less expenses. Subtract line 18 from line 12 . -18.671 22.243 Assets or d Balances Beginning of Current Year End of Year 1,548,227 1,836,806 20 Total assets (Part X. line 16) . 21 Total liabilities (Part X, line 26) . 465,696 732,032 Net assets or fund balances. Subtract line 21 from line 20 1,082,53 1.104.774 Signature Block Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge 2022-10-03 Signature of officer Sign Here JOSEPH GIMENEZ PRESIDENT Type or print name and title Date 2022-10-03 Preparer's signature Check if P01895227 Paid self-employed ► RAVEN A HERRON & COMPANY PC Firm's name Firm's EIN > 20-4021611 Preparer Firm's address ▶ PO BOX 4237 Use Only Phone no. (830) 598-5300 HORSESHOE BAY, TX 78657 🗸 Yes 🗌 No May the IRS discuss this return with the preparer shown above? (see instructions) For Paperwork Reduction Act Notice, see the separate instructions. Form **990** (2021) Cat. No. 11282Y

Form 990 (2021) Page 3 **Checklist of Required Schedules** Yes No Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Nο 1 2 No Is the organization required to complete Schedule B, Schedule of Contributors? See instructions. Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates No 3 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II 4 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? If "Yes," complete Schedule C, Part III . . . No 5 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete No 6 Did the organization receive or hold a conservation easement, including easements to preserve open space, No the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II . . . 7 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," 8 No Did the organization report an amount in Part X, line 21 for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? No 9 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, 10 Nο permanent endowments, or quasi endowments? If "Yes," complete Schedule D, Part V If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable. a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Yes 11a **b** Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total Nο 11b c Did the organization report an amount for investments—program related in Part X. line 13 that is 5% or more of its total No assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII 11c d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Nο **11d** e Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X 11e Yes Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X 11f Nο 12a Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete 12a No Was the organization included in consolidated, independent audited financial statements for the tax year? 12b Nο If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E 13 Nο 14a Did the organization maintain an office, employees, or agents outside of the United States? . 14a No **b** Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued 14b No Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any Nο foreign organization? If "Yes," complete Schedule F, Parts II and IV 15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to No or for foreign individuals? If "Yes," complete Schedule F, Parts III and IV . . . 16 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, No 17 column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I. See instructions. Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, 18 No Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," 19 No 20a Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H 20a No

b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?

government on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II

Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic

Nο

20b

21

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Par	t IV Checklist of Required Schedules (continued)							
			Yes	No				
22	Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III	22		No				
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule J	23		No				
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a	24a		No				
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b						
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c						
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d						
25a	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If</i> "Yes," complete Schedule L, Part I	25a						
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	25b						
26	Did the organization report any amount on Part X, line 5 or 22 for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part II	26		No				
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? If "Yes," complete Schedule L, Part III	27		No				
28	Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):							
а	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? If "Yes," complete Schedule L, Part IV	28a		No				
b	A family member of any individual described in line 28a? If "Yes," complete Schedule L, Part IV	28b		No				
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? If "Yes," complete Schedule L, Part IV	28c		No				
29	9 Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M							
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M	30		No				
31	Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I	31		No				
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II	32		No				
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I							
34	Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1	34		No				
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		No				
b	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2	35b						
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If</i> "Yes," <i>complete Schedule R, Part V, line 2</i>	36						
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI	37		No				
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? Note. All Form 990 filers are required to complete Schedule O	38		No				
Pai	tV Statements Regarding Other IRS Filings and Tax Compliance							
	Check if Schedule O contains a response or note to any line in this Part V							
1 =	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable 1a 12		Yes	No				
та b	Enter the number reported in box 3 or Point 1096. Enter -0- if not applicable							
	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming							
•	(gambling) winnings to prize winners?	1c						

Par	t V Statements Regarding Other IRS Filings and Tax Compliance (continued)		
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file. See instructions.	2b	
За	Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a	No
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation in Schedule O	3b	
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a	4a	No
b	financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country: See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a	No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b	No
c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?	5c	
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a	No
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b	
7	Organizations that may receive deductible contributions under section 170(c).		
а	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a	
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b	
	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c	
d	If "Yes," indicate the number of Forms 8282 filed during the year		
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e	
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f	
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g	
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h	
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8	
9	Sponsoring organizations maintaining donor advised funds.		
а	Did the sponsoring organization make any taxable distributions under section 4966?	9a	
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b	
10	Section 501(c)(7) organizations. Enter:		
a	Initiation fees and capital contributions included on Part VIII, line 12		
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities 10b		
11 a	Section 501(c)(12) organizations. Enter: Gross income from members or shareholders		
	Gross income from other sources. (Do not net amounts due or paid to other sources		
-	against amounts due or received from them.)		
	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a	
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year.		
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
а	Is the organization licensed to issue qualified health plans in more than one state?	13a	
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans		
c	Enter the amount of reserves on hand		
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a	No
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O	14b	
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year?	15	No
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16	No
17	Section 501(c)(21) organizations. Did the trust, any disqualified person, or mine operator engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? If "Yes," complete Form 6069.	17	

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Part VI Governance, Management, and Disclosure. For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions. Check if Schedule O contains a response or note to any line in this Part VI Section A. Governing Body and Management Nο Yes 1a Enter the number of voting members of the governing body at the end of the tax year 286 1a If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O. Enter the number of voting members included in line 1a, above, who are independent 1b 286 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other 2 No Did the organization delegate control over management duties customarily performed by or under the direct supervision 3 No of officers, directors or trustees, or key employees to a management company or other person? . 4 Nο Did the organization make any significant changes to its governing documents since the prior Form 990 was filed? . 5 No Did the organization become aware during the year of a significant diversion of the organization's assets? . 6 Yes Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body? 7a Yes Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or 7h Yes Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following: The governing body? 8a Yes Each committee with authority to act on behalf of the governing body? Яh Yes Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O Nο Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.) Yes Nο No 10a **10a** Did the organization have local chapters, branches, or affiliates? . If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, 10b and branches to ensure their operations are consistent with the organization's exempt purposes? 11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the 11a Nο Describe on Schedule O the process, if any, used by the organization to review this Form 990. . 12a Did the organization have a written conflict of interest policy? If "No," go to line 13 12a Yes Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to 12b Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on 12c Yes Did the organization have a written whistleblower policy? . . . 13 No Did the organization have a written document retention and destruction policy? . 14 14 Nο Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision? The organization's CEO, Executive Director, or top management official 15a No 15h If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions. 16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a 16a No If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt 16b Section C. Disclosure 17 List the states with which a copy of this Form 990 is required to be filed Section 6104 requires an organization to make its Form 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply. ✓ Own website
☐ Another's website
☐ Upon request
☐ Other (explain in Schedule O) Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year. State the name, address, and telephone number of the person who possesses the organization's books and records: ▶WINDERMERE OAKS WATER SUPPLY WINDERMERE OAKS WATER SUPPLY 424 COVENTRY ROAD 424 COVENTRY ROAD SPICEWOOD, TX 78669 (512) 573-0311

and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII . . .

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year. • List all of the organization's current officers, directors, trustees (whether individuals or organizations), regardless of amount

- of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's current key employees, if any. See the instructions for definition of "key employee."
- List the organization's five current highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (box 5 of Form W-2, Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's former officers, key employees, or highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's former directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above. Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee. (B) (C) (D) (E) (F) Reportable Name and title Average Position (do not check more Reportable Estimated hours per than one box, unless person compensation compensation amount of other week (list is both an officer and a from the from related compensation any hours for director/trustee) organization (Worganizations from the related 2/1099-(W-2/1099organization and employ Highest compensated Individual trustee or director organizations (ey employee MISC/1099-NEC) MISC/1099-NEC) related Institutional below dotted organizations line) /ee Trustee (1) JOSEPH GIMENEZ Χ 4,011 0 CAO/PUB. INF 1.00 (2) JOSEPH GIMENEZ Х 0 PRESIDENT (3) MIKE NELSON Х 0 0 VICE PRESIDE 1.00 (4) RICH SCHAEFER Χ 0 0 SECRETARY/TR

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Par	Section A. Officers, Direct	ors, Trustees	, Key I	Empl	oye	es,	and	High	est Co	mpens	sate	d Employees	(con	tinued)	
	(A) Name and title	(B) Average hours per week (list any hours for related	than o	one bo oth a direct	ox, u n off tor/t	t che inles ficer	and a	son	Rep comp fro organiz	(D) ortable ensation om the zation (1099-	n	(E) Reportable compensation from relate organizations 2/1099-	on d	Estim amount comper from organiza	ated of other isation the
		organizations below dotted line)	Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former		1099-NE	EC)	2/1099-N MISC/1099-N	EC)	rela organiz	ted
1b 9	Sub-Total			<u> </u>	L		•						\perp		
	Total from continuation sheets to Pa Total (add lines 1b and 1c)	rt VII, Section					*			4,011					
2	Total number of individuals (including be reportable compensation from the organization)	out not limited t		liste	d ab	ove)) who	recei	ved mor	e than	\$100	,000 of			
3	Did the organization list any former of	ficer. director o	r truste	e. ke	v em	volar	vee. o	r hial	nest com	npensat	ed e	mplovee on		Yes	No
4	line 1a? If "Yes," complete Schedule J for any individual listed on line 1a, is t			omno	ncat	ion	and of	• thor	· ·	ation fo	·	ho	3		No
-	organization and related organizations individual											iie	4		No
5	Did any person listed on line 1a receive services rendered to the organization?									ion or i	. ndivi	dual for			
Se	ection B. Independent Contracto	. ,	te sene	duie	1101	Suci	ii peis			•	-	• •	5		No
1	Complete this table for your five highe the organization. Report compensation												mpens	sation fro	m
		(A) nd business addre	SS							ı	Descr	(B) ption of services			nsation
РОВ	R MANAGAMENT INC OX 790 LE FALLS, TX 78654														267,334
LLOYI	GOSSELINK ROCHELLE & TOWNSEND									LEGAL					110,000
AUST	ONGRESS AVE STE 1900 N, TX 78701 H KEVER PLLC									LEGAL					110,000
BUILD	N CAPITAL OF TEXAS HWY DING B SUITE 200 N, TX 78731														
	otal number of independent contractors compensation from the organization > 3	(including but	not limit	ted to	tho	se li	isted a	above	e) who re	eceived	mor	e than \$100,00	00 of		

	11 990 (2021)				Page 10
Pá	art IX Statement of Functional Expenses				
	Section 501(c)(3) and 501(c)(4) organizations must co	omplete all columns. <i>I</i>	All other organization	is must complete colui	mn (A).
	Check if Schedule O contains a response or note to ar	y line in this Part IX			\square
	not include amounts reported on lines 6b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2	Grants and other assistance to domestic individuals. See Part IV, line 22				
3	Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16.				
4	Benefits paid to or for members	ĺ			
	Compensation of current officers, directors, trustees, and key employees	4,011	4,011		
6	Compensation not included above, to disqualified persons (as defined under section $4958(f)(1)$) and persons described in section $4958(c)(3)(B)$				
7	Other salaries and wages				
8	Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9	Other employee benefits				
10	Payroll taxes				
11	Fees for services (non-employees):				
ā	Management				
ŀ	Legal	261,808	16,500	245,308	
(Accounting	26,354	26,354		
(l Lobbying				
•	Professional fundraising services. See Part IV, line 17				
	Investment management fees				
	Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)				
12	Advertising and promotion				
13	Office expenses	8,878	8,878		
14	Information technology	6,789	6,789		
15	Royalties				
16	Occupancy				
	Travel	1,231	1,231		
	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings	1,950	1,950		
20	Interest	14,327	14,327		
	Payments to affiliates				
	Depreciation, depletion, and amortization	57,510	57,510		
	Insurance	24,812	24,812	+	
	Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)		,		
	a COST OF WATER SERVICES	176,344	176,344		
	b REPAIRS & MAINTENANCE	96,608	96,608		
	c INSTALL NEW SERVICE TAPS	15,672	15,672		
	d CONTRACT SERVICES	12,125	12,125		
	e All other expenses				
25	Total functional expenses. Add lines 1 through 24e	708,419	463,111	245,308	0
26	Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here □ if following SOP 98-2 (ASC 958-720).				
	Check here It following SUP 98-2 (ASC 958-720).				

1,280,632

41,983

3.121

626,431

102.480

732,032

1,104,774

1.104.774

1,836,806 Form **990** (2021)

1,836,806

FOITH 990 (2	2021)
Part X	Ba

11

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iabilities

1990 (2021)								
art X	Balance Sheet								
	Check if Schedule O contains a response or note to any line in this Part IX .								
			(Δ	.)				(B)	

			Beginning of year		End of year
	1	Cash-non-interest-bearing	59,646	1	370,
	2	Savings and temporary cash investments	135,467	2	143,
ı	_	Disduses and appears as a highly make		_	

2	Savings and temporary cash investments	135,467	2	143,7
3	Pledges and grants receivable, net		3	
4	Accounts receivable, net		4	
5	Loans and other receivables from any current or former officer, director,			
	trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
6	Loans and other receivables from other disqualified persons (as defined under			

Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B). Notes and loans receivable, net . Inventories for sale or use . . Prepaid expenses and deferred charges .

10a

10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D Less: accumulated depreciation 10b Investments—publicly traded securities .

Total assets. Add lines 1 through 15 (must equal line 33) . .

Escrow or custodial account liability. Complete Part IV of Schedule D

Secured mortgages and notes payable to unrelated third parties . . .

Unsecured notes and loans payable to unrelated third parties . . .

Organizations that follow FASB ASC 958, check here

Paid-in or capital surplus, or land, building or equipment fund .

Retained earnings, endowment, accumulated income, or other funds

Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity

Other liabilities (including federal income tax, payables to related third parties,

Organizations that do not follow FASB ASC 958, check here 🕨 🗹 and

Accounts payable and accrued expenses .

or family member of any of these persons

and other liabilities not included on lines 17 - 24).

Total liabilities. Add lines 17 through 25 .

Capital stock or trust principal, or current funds

Total liabilities and net assets/fund balances . .

complete lines 27, 28, 32, and 33.

Net assets without donor restrictions

Net assets with donor restrictions

complete lines 29 through 33.

Total net assets or fund balances

Other assets. See Part IV, line 11 .

Grants payable . .

Deferred revenue . .

Tax-exempt bond liabilities .

Complete Part X of Schedule D

Investments—other securities. See Part IV, line 11 .

Investments—program-related. See Part IV, line 11

2.381.485 1.100.853

1,311,096

6

8 9

27

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31

32

33

339,765

119.728

465,696

1,082,531

1.082.531

1.548.227

efile GRAPHIC print

Submission Date - 2022-10-06

DLN: 93493279012442

OMB No. 1545-0047

Department of the Treasury Internal Revenue <u>Service</u>

SCHEDULE D

(Form 990)

Supplemental Financial Statements

► Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b. ► Attach to Form 990. ► Go to <u>www.irs.gov/Form990</u> for instructions and the latest information.

Open to Public Inspection

	me of the organization IDERMERE OAKS WATER SUPPLY CORP			Employe	er identification nu	mber
VVIII	WELLINEINE CARS WATER SOFFEI CORF			74-2785	317	
Pa	art I Organizations Maintaining Donor Adv	ised Funds or Other Si	imilar Funds or	Accou	nts.	
	Complete if the organization answered "Ye					
_		(a) Donor advised	d funds	(b)	Funds and other ac	ccounts
1	Total number at end of year					
2	Aggregate value of contributions to (during year)					
3	Aggregate value of grants from (during year)					
4	Aggregate value at end of year					
5	Did the organization inform all donors and donor advisor organization's property, subject to the organization's experience.	ors in writing that the assets xclusive legal control?	held in donor advis	ed funds		res 🗆 No
6	Did the organization inform all grantees, donors, and do charitable purposes and not for the benefit of the dono private benefit?	r or donor advisor, or for any	other purpose con		npermissible	∕es □ No
Pa	rt II Conservation Easements.					163 🗆 110
	Complete if the organization answered "Ye	es" on Form 990, Part IV, I	line 7.			
1	Purpose(s) of conservation easements held by the orga	nization (check all that apply	/).			
	Preservation of land for public use (e.g., recreation	n or education) 🔲 Pr	reservation of an hi	storically	important land are	ea
	Protection of natural habitat	☐ Pr	reservation of a cer	tified his	toric structure	
	Preservation of open space					
2	Complete lines 2a through 2d if the organization held a	avalified concentation centr	ibution in the form	of a con-	convotion	
_	easement on the last day of the tax year.	qualified conservation conti	ibudion in the form		eld at the End of	the Year
а	Total number of conservation easements			2a		
b	Total acreage restricted by conservation easements			2b		
c	Number of conservation easements on a certified histor	ric structure included in (a) .		2c		
d	Number of conservation easements included in (c) acqu	uired after 7/25/06, and not o		2d		
_	structure listed in the National Register		<u>L</u>			
3	Number of conservation easements modified, transferretax year	ed, released, extinguished, o	r terminated by the	e organiz	ation during the	
4	Number of states where property subject to conservation	on easement is located 🕨				
5	Does the organization have a written policy regarding t enforcement of the conservation easements it holds? .		ection, handling of	violation	s, and	□ No
6	Staff and volunteer hours devoted to monitoring, inspec	cting, handling of violations,	and enforcing cons	ervation		
7	Amount of expenses incurred in monitoring, inspecting,	, handling of violations, and ϵ	enforcing conservat	ion ease	ments during the y	ear
8	Does each conservation easement reported on line 2(d) above satisfy the requireme	ents of section 1700	(h)(4)(B)	(i)	
	and section 170(h)(4)(B)(ii)?			,(-,(-,	Yes	□ No
9	In Part XIII, describe how the organization reports conse balance sheet, and include, if applicable, the text of the the organization's accounting for conservation easeme	e footnote to the organizatior			nt, and	
Pa	rt III Organizations Maintaining Collections Complete if the organization answered "Yes			r Simil	ar Assets.	
1a	If the organization elected, as permitted under FASB AS historical treasures, or other similar assets held for pub Part XIII, the text of the footnote to its financial statement	lic exhibition, education, or r	esearch in furthera			
b	If the organization elected, as permitted under FASB AS historical treasures, or other similar assets held for pub following amounts relating to these items:	SC 958, to report in its revenu	ue statement and b			de the
((i) Revenue included on Form 990, Part VIII, line 1			▶\$		
(i	ii) Assets included in Form 990, Part X			. > \$		
2	If the organization received or held works of art, historic following amounts required to be reported under FASB at	cal treasures, or other simila	r assets for financia	_	rovide the	
а	Revenue included on Form 990, Part VIII, line 1			. 🕨 \$		
b	Assets included in Form 990, Part X			_		
	Paperwork Reduction Act Notice, see the Instruction				Schedule D (Fo	rm 990) 202

Pai	rt III	Organizations M	laintaining Co	llections	of Art, F	listo	rical [·]	Treas	sures,	or Othe	r Similar	Assets	(continued)	
3		g the organization's acque (check all that apply):	uisition, accession	n, and other	records, c	check a	any of	the fo	llowing t	that are a	significant	use of its	collection	
а		Public exhibition				d		Loan	or exch	ange prog	grams			
b		Scholarly research				е		Othe	r					
c		Preservation for future	generations											
4	Prov Part	ide a description of the o	•	lections and	l explain h	ow the	ey furth	her the	e organiz	zation's e	xempt purp	ose in		
5	Duri	ng the year, did the orga ets to be sold to raise fun	anization solicit or ods rather than to	receive do be maintair	nations of ned as par	art, hi	storica e orga	ıl treas nizatio	sures or on's colle	other sim	ilar	☐ Ye	es 🗆 No	
Pa	rt IV	Escrow and Cust Complete if the org line 21.			' on Form	n 990,	Part I	IV, lin	e 9, or	reported	l an amou			Χ,
1a		e organization an agent, uded on Form 990, Part X										☐ Ye	es 🗆 No	
b	If "Ye	es," explain the arranger	ment in Part XIII a	nd complete	e the follow	wing ta	able:					Amount		
c	Begi	inning balance								1c				
d	Addi	tions during the year								1d				
е	Dist	ributions during the year	·							1e				
f	Endi	ng balance								1f				
2a	Did t	the organization include	an amount on Fo	rm 990, Par	t X, line 21	L, for e	scrow	or cus	stodial ad	ccount lia	bility?	☐ Ye	es 🗆 No	
b	If "Ye	es," explain the arranger		Check here i	f the expla	anation	n has b	een p	rovided	in Part XII				
Pa	rt V	Endowment Fund		rawad IIVaal	l a		Dowl I	N / 1:m	- 10					
		Complete if the org	gariization answ	(a) Currer			rior yea			ears back	(d) Three y	ears back	(e) Four years b	ack
1a	Begin	ning of year balance .			-		-		-				*	
b	Contri	ibutions												
c	Net in	vestment earnings, gain	s, and losses											
d	Grant	s or scholarships												
е		expenditures for facilitie rograms	es											
f	Admir	nistrative expenses .												
g	End o	f year balance												
2 a		ide the estimated percerer designated or quasi-er	ndowment 🕨	•		line 1g	g, colui	mn (a))) held as	s:				
b	Perm	nanent endowment >	**********		••••									
c	Term	n endowment 🕨												
	The	percentages on lines 2a,	, 2b, and 2c shoul	d equal 100)%.									
3a		there endowment funds inization by:	not in the posses	sion of the o	organizatio	n that	are he	eld and	d admini	istered fo	r the		Yes N	lo
	(i) ∪	Inrelated organizations											a(i)	
b	` '	Related organizations . es" on 3a(ii), are the rela		listed as re	quired on	 Sched	ule R?						a(ii) 3b	
4	Desc	cribe in Part XIII the inter	nded uses of the o	organization	's endown	nent fu	ınds.						•	
Pa	rt VI	Land, Buildings,			_									
	Desc	Complete if the org	ganization answ (a) Cost or oth (investme	er basis	(b) Cost o						n 990, Par depreciation		10. (d) Book value	
1a	Land							61,110					6:	1,110
	Buildi													
		hold improvements										t		
		ment					10	07,769			28,921	<u> </u>	78	8,848
					H		2.2	12 606	1		1 071 022	+	1 144	0.674

Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).)

1,280,632

Part VII	Investments - Other Securities. Complete if the organization answered "Yes" on Form 990,	Part IV. lir	ne 11b.See Forn	n 990. Part)	K. line 12.
	(a) Description of security or category (including name of security)	(b) Boo	k	(c) Method o	
	l derivatives	Value	000	ic or end or ye	ar market value
	held equity interests				
(A)					
(B)					
(C)					
(D)					
(E)					
(F)					
(G)					
(H)					
	in (b) must equal Form 990, Part X, col. (B) line 12.)	_			
Part VIII	Investments - Program Related.	-	11 6 5	222 5 1	V. II
	Complete if the organization answered 'Yes' on Form 990, (a) Description of investment	Part IV, III	ne 11c. See Forr (b) Book value	(c) N	Method of valuation:
(1)				Cost or e	end-of-year market value
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					
(8)					
(9)					
	(b) must a well form 000 Part V and (D) Van 12)				
Part IX	on (b) must equal Form 990, Part X, col.(B) line 13.) Other Assets.	•			
	Complete if the organization answered 'Yes' on Form 990, F (a) Description	art IV, lin	e 11d. See Forn	1 990, Part)	(, line 15. (b) Book value
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					
(8)					
(9)					
Total. (Colu	mn (b) must equal Form 990, Part X, col.(B) line 15.) Other Liabilities.				•
	Complete if the organization answered 'Yes' on Form 990, F	art IV, lin	e 11e or 11f.See	e Form 990,	
1. (1) Federal	(a) Description of liability income taxes				(b) Book value
MEMBERSHI	P FEES REFUNDABLE				102,480
Total. (Colum	n (b) must equal Form 990, Part X, col.(B) line 25.)				102,480

Return.

Part XI

1

2

а

b

3

1

2

3

Part XIII

Return Reference

а

b

Part XII

1

2e 3

4c

1

2e 3

4c

5

Schedule D (Form 990) 2021

Page 4

Reconciliation of Revenue per Audited Financial Statements With Revenue per Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

2b

2c 2d

4h

2a

2b

2c

2d

4a

4b

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines

Explanation

Total revenue, gains, and other support per audited financial statements Amounts included on line 1 but not on Form 990. Part VIII, line 12:

Net unrealized gains (losses) on investments 2a

Recoveries of prior year grants

Add lines 2a through 2d

Amounts included on Form 990, Part VIII, line 12, but not on line 1:

Investment expenses not included on Form 990, Part VIII, line 7b.

Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)

Reconciliation of Expenses per Audited Financial Statements With Expenses per Return. Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

Amounts included on line 1 but not on Form 990, Part IX, line 25:

Donated services and use of facilities Prior year adjustments

Other losses

Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)

2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Other (Describe in Part XIII.) . .

Add lines 2a through 2d

Investment expenses not included on Form 990, Part VIII, line 7b . . .

Amounts included on Form 990, Part IX, line 25, but not on line 1:

Supplemental Information

efile GRAPH	IC print	Submission Date - 2022-10-06	DLN	: 93493279012442
SCHEDULE O (Form 990) Department of the Treasury Internal Revenue		Supplemental Information to Form 990 or 990-E2 Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information. Attach to Form 990 or 990-EZ. Go to www.irs.gov/Form990 for the latest information.		OMB No. 1545-0047 2021 Open to Public Inspection
Name of the organization WINDERMERE OAKS WATER SUPPLY CO		PPLY CORP	Employer identifi 74-2785317	ication number
Return Reference	Explanation			
FORM 990, PAGE 2, PART III, LINE 4D	PROVIDE TREATED WATER, AND WASTE WATER TREATMENT FACILITIES FOR THE CUSTOMERS OF WINDERMERE OAKS WATER SUPPLY CORPORATION			
FORM 990, PAGE 6, PART VI, LINE 6				
FORM 990, PAGE 6, PART VI, LINE 7A				
FORM 990, PAGE 6, PART VI, LINE 7B				
FORM 990, PAGE 6, PART VI, LINE 11B	NO REV	IEW WAS OR WILL BE CONDUCTED.		
FORM 990, PAGE 6, PART VI, LINE 12C	GUIDELINES FOR MONITORING AND ENFORCING CONFLICTS OF INTEREST ARE DOCUMENTED IN THE CONFLICT OF INTEREST POLICY.			
FORM 990, PAGE 6, PART VI, LINE 15B	THE PROCESS FOR DETERMINING COMPENSATION FOR OTHER OFFICERS OR KEY EMPLOYEES, SPECIFICALLY THE ROLE OF PUBLIC INFORMATION OFFICER, INCLUDED COMPARISON OF THE COSTS TO OUTSOURCE THE ROLE TO A LAW FIRM AT AN HOURLY RATE.			
FORM 990, PAGE 6, PART VI, LINE 19	NO DOC	CUMENTS AVAILABLE TO THE PUBLIC		
For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ. Cat. No. 51056K Schedule O (Form 990) 2021				