Windermere Oaks WSC

DETAILS CURRENT RATES - WITH A DEFEASANCE OF PAST DUE BILLS & COBANK

Annual & Monthly Preliminary Budget Proforma - Profit and Loss

PRELIMINARY AND SUBJECT TO CHANGE - NOT FINAL

	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2026	2026	12
			Rate Adjustment Implemented								End of TM				
	January	February	March	April	May	June	July	August	September	October	November	December	January	February	Months
	ACTUALS	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	
OPERATING INCOME															
Beginning Balance															
40000-5 Standby Fees - Water	$11,057	$1,472	$1,472	$1,472	$1,472	$1,472	$1,472	$1,472	$1,472	$1,472	$1,472	$1,472	$1,472	$1,472	$17,666
40000-6 Standby Fees - Sewer	11,057	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	$16,415
40200-5 Water Services	17,201	29,144	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	$213,773
40200-6 Sewer Services	12,711	19,395	13,736	13,736	13,736	13,736	13,736	13,736	13,736	13,736	13,736	13,736	13,736	13,736	$164,829
40300-5 Late Charges - Water	384	374	374	374	374	374	374	374	374	374	374	374	374	374	$4,489
40300-6 Late Charges - Sewer	269	257	257	257	257	257	257	257	257	257	257	257	257	257	$3,087
40400-5 Membership Fees - Water	402	1,187	1,187	1,187	1,187	1,187	1,187	1,187	1,187	1,187	1,187	1,187	1,187	1,187	$14,247
40400-6 Membership Fees - Sewer	402	1,198	1,198	1,198	1,198	1,198	1,198	1,198	1,198	1,198	1,198	1,198	1,198	1,198	$14,378
40410-5 Membership Transfer Fees-Water	0	6	6	6	6	6	6	6	6	6	6	6	6	6	$70
40410-6 Membership Transfer Fees-Sewer	0	6	6	6	6	6	6	6	6	6	6	6	6	6	$70
40500-5 Equity Buy-In Fees - Water	0	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	$16,030
40500-6 Equity Buy-In Fees - Sewer	0	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	$16,030
40600-5 Water Taps	0	520	520	520	520	520	520	520	520	520	520	520	520	520	$6,235
40600-6 Sewer Taps	0	588	588	588	588	588	588	588	588	588	588	588	588	588	$7,061
40700-6 Sewer Line Damage Repair	0	67	67	67	67	67	67	67	67	67	67	67	67	67	$800
42000 Insurance Claim Settlements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
44000-5 Regulatory Assess Fee Ref - Wat	0	(136)	(136)	(136)	(136)	(136)	(136)	(136)	(136)	(136)	(136)	(136)	(136)	(136)	($1,629)
44000-6 Regulatory Assess Fee Ref-Sewer	0	(72)	(72)	(72)	(72)	(72)	(72)	(72)	(72)	(72)	(72)	(72)	(72)	(72)	($863)
46400-5 Reconnect Fee - Water	0	7	7	7	7	7	7	7	7	7	7	7	7	7	$81
46400-6 Reconnect Fee - Sewer	0	5	5	5	5	5	5	5	5	5	5	5	5	5	$63
46600-5 Water Credit ($43.59)	(10,523)	(12,162)	(12,074)	(11,997)	(11,997)	(11,987)	(11,944)	(11,726)	(11,595)	(11,464)	(11,290)	(11,072)	(10,854)	(10,767)	(138,767)
46600-6 Sewer Credit ($32.03)	(7,239)	(8,936)	(8,872)	(8,808)	(8,808)	(8,808)	(8,776)	(8,616)	(8,520)	(8,424)	(8,296)	(8,136)	(7,975)	(7,911)	(101,950)
46700-5 Legal Such Water	9,214	0	0	0	0	0	0	0	0	3	0	0	0	0	$3
46700-6 Legal Such Sewer	8,391	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
48000 Miscellaneous Income	0	638	638	638	638	638	638	638	638	638	638	638	638	638	$7,652
49900 Uncategorized Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
Sales	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
OTHER INCOME															
41000 Interest Income		99	99	99	99	99	99	99	99	99	99	99	99	99	$1,184
46900-5 Temp General Mgr. Water	3,036	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
46900-6 Temp General Manager Sewer	2,868	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
TOTAL INCOME	$59,231	$37,697	$20,860	$21,001	$21,001	$21,011	$21,086	$21,464	$21,691	$21,921	$22,220	$22,598	$22,977	$23,128	$260,955
OPERATING EXPENSES															
AWR then US Water Operator - Water	48,219	7,994	17,298	17,298	17,298	17,298	17,298	17,298	17,298	17,298	17,298	17,298	17,298	17,298	$207,581
AWR then US Water Operator - Sewer	32,146	5,280	11,532	11,532	11,532	11,532	11,532	11,532	11,532	11,532	11,532	11,532	11,532	11,532	$138,387
57500-5 COS Electricity -Water	2,203	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	$12,500
57500-6 COS Electricity -Sewer	2,213	959	959	959	959	959	959	959	959	959	959	959	959	959	$11,506
58500 LCRA - Raw Water Fee - Water	1,298	620	620	620	620	620	620	620	620	620	620	620	620	620	$7,443
58501 LCRA - Raw Water Fee - Sewer		337	337	337	337	337	337	337	337	337	337	337	337	337	$4,047
58550-5 Raw Water Fee- Water	650	362	362	362	362	362	362	362	362	362	362	362	362	362	$4,343
58550-5 Raw Water Fee- Sewer		186	186	186	186	186	186	186	186	186	186	186	186	186	$2,229
Chemicals - Water			0	0	400	0	400	0	400	0	400	0	400	0	$2,000
Chemicals - Sewer			0	0	400	0	400	0	400	0	400	0	400	0	$2,000
59000-5 COS Lab Fees- Water		258	258	258	258	258	258	258	258	258	258	258	258	258	$3,093
59000-6 COS Lab Fees- Sewer		306	306	306	306	306	306	306	306	306	306	306	306	306	$3,674
Cost of Goods Sold	$86,728	$17,343	$32,900	$32,900	$33,700	$32,900	$33,700	$32,900	$33,700	$32,900	$33,700	$32,900	$33,700	$32,900	$398,804
59610-5 Install New Service Taps-Water		885	885	885	885	885	885	885	885	885	885	885	885	885	$10,617
59610-6 Install New Service Taps-Sewer		540	540	540	540	540	540	540	540	540	540	540	540	540	$6,484
59620 Misc. Operations Expense		29	29	29	29	29	29	29	29	29	29	29	29	29	$349
60000 Default Purchase Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
61000 Benefits Paid to Members		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
61600-5 Bad Debt Expense - Water		3	3	3	3	3	3	3	3	3	3	3	3	3	$32
61600-6 Bad Debt Expense - Sewer		2	2	2	2	2	2	2	2	2	2	2	2	2	$26
62000-5 Bank Charges - Water	67	67	67	67	67	67	67	67	67	67	67	67	67	67	$801
62000-6 Bank Charges - Sewer	67	103	103	103	103	103	103	103	103	103	103	103	103	103	$1,234
62400-5 Bookkeeping - Water	540	555	555	555	555	555	555	555	555	555	555	555	555	555	$6,665
62400-6 Bookkeeping - Sewer	360	416	416	416	416	416	416	416	416	416	416	416	416	416	$4,995
62500-5 Accounting - Water		72	72	72	72	72	72	72	72	72	72	72	72	72	$867
62500-6 Accounting - Sewer		62	62	62	62	62	62	62	62	62	62	62	62	62	$744
62600-5 Billing - Water	3,499	1,021	3,006	1,533	1,609	1,642		3,608		3,569		2,195	1,103		$18,266
62600-6 Billing - Sewer	2,333	744	2,004	1,022	1,073	1,095		2,405		2,380		1,463	735		$12,177
Financial Audit - Water			1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	$17,280
Financial Audit - Sewer			960	960	960	960	960	960	960	960	960	960	960	960	$11,520
62804-5 Professional Engineer - Water		392	392	392	392	392	392	392	392	392	392	392	392	392	$4,700
62804-6 Professional Engineer - Sewer		287	287	287	287	287	287	287	287	287	287	287	287	287	$3,438
62806-5 Consulting Fees - Water		110	110	110	110	110	110	110	110	110	110	110	110	110	$1,326
62806-6 Consulting Fees - Sewer		150	150	150	150	150	150	150	150	150	150	150	150	150	$1,795
65802 Contract Labor		63	63	63	63	63	63	63	63	63	63	63	63	63	$750
62900 Licenses & Permits		5	5	5	5	5	5	5	5	5	5	5	5	5	$63
63000-5 Legal/Appraisal - Water		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
63000-6 Legal/Appraisal - Sewer		0	0	0	0	0	0	0	0	0	0	0	0	0	$0

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			Rate Adjustment Implemented								End of TM				
	January	February	March	April	May	June	July	August	September	October	November	December	January	February	Months
	ACTUALS	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	*Black - 5 Year Average*	
63001 Legal/Appraisal -Other		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
63100-5 Lawsuit 2017/18-Water	7,598	10,386	0	0	0	0	0	0	0	0	0	0	0	0	$0
63100-6 Lawsuit 2017/18-Sewer	5,065	10,386	0	0	0	0	0	0	0	0	0	0	0	0	$0
General Counsel - Water	0	0	158	158	158	158	158	158	158	158	158	158	158	158	$1,890
General Counsel - Sewer	0	0	105	105	105	105	105	105	105	105	105	105	105	105	$1,260
63200-5 PIO Expense - Water		108	108	108	108	108	108	108	108	108	108	108	108	108	$1,291
63200-6 PIO Expense - Sewer		97	97	97	97	97	97	97	97	97	97	97	97	97	$1,169
63500-5 Dues/Subscriptions - Water	35	61	61	61	61	61	61	61	61	61	61	61	61	61	$728
63500-6 Dues/Subscriptions - Sewer	35	58	58	58	58	58	58	58	58	58	58	58	58	58	$696
64000-5 TCEQ System Fee - Water		79	79	79	79	79	79	79	79	79	79	79	79	79	$953
64000-6 TCEQ System Fee - Sewer		53	53	53	53	53	53	53	53	53	53	53	53	53	$635
65500-5 Insurance - Water	3,187	1,566	1,566	1,566	1,566	1,566	1,566	1,566	1,566	1,566	1,566	1,566	1,566	1,566	$18,797
65500-6 Insurance - Sewer	3,187	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,435	$17,216
65501 Insurance - Other		116	116	116	116	116	116	116	116	116	116	116	116	116	$1,391
66000-5 Office Supplies - Water		74	74	74	74	74	74	74	74	74	74	74	74	74	$884
66000-6 Office Supplies - Sewer		31	31	31	31	31	31	31	31	31	31	31	31	31	$377
66500-5 Telephone/Internet - Water	249	394	394	394	394	394	394	394	394	394	394	394	394	394	$4,730
66500-6 Telephone/Internet - Sewer	223	272	272	272	272	272	272	272	272	272	272	272	272	272	$3,259
66900 Reconciliation Discrepancies		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
67000-5 Postage & Shipping - Water		140	140	140	140	140	140	140	140	140	140	140	140	140	$1,680
67000-6 Postage & Shipping - Sewer		108	108	108	108	108	108	108	108	108	108	108	108	108	$1,294
68000-5 Equip Rental Expense - Water		57	57	57	57	57	57	57	57	57	57	57	57	57	$685
68000-6 Equip Rental Expense - Sewer		59	59	59	59	59	59	59	59	59	59	59	59	59	$704
68400 Mowing & Landscaping		6	6	6	6	6	6	6	6	6	6	6	6	6	$78
68500-5 Repairs & Maintenance - Water		4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	$50,141
68500-6 Repairs & Maintenance - Sewer		2,007	2,007	2,007	2,007	2,007	2,007	2,007	2,007	2,007	2,007	2,007	2,007	2,007	$24,081
68522-5 Barge Storm Damage 10/16/18 (deleted)		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
68530-5 Repair Freeze Damage - Water		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
68530-6 Repair Freeze Damage		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
68540-5 Repair & Manit Barge - Water		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
68540-6 Repair & Manit Barge - Sewer		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
58000-5 COS-Sludge Removal - Water			525			525			525			525			$2,099
58000-5 COS-Sludge Removal - Sewer	787			787			787			787			787		$3,148
68551 2015 Storm Damage		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
68600-5 Repair Parts - Water		1,514	1,514	1,514	1,514	1,514	1,514	1,514	1,514	1,514	1,514	1,514	1,514	1,514	$18,172
68600-6 Repair Parts - Sewer		490	490	490	490	490	490	490	490	490	490	490	490	490	$5,882
69000-5 Printing Expense - Water		43	43	43	43	43	43	43	43	43	43	43	43	43	$516
69000-6 Printing Expense - Sewer		34	34	34	34	34	34	34	34	34	34	34	34	34	$406
69500 Publications		46	46	46	46	46	46	46	46	46	46	46	46	46	$546
70000 Travel Expense		103	103	103	103	103	103	103	103	103	103	103	103	103	$1,231
71500-5 Interest Expense - Water	2,987	884	884	884	884	884	884	884	884	884	884	884	884	884	$10,608
71500-6 Interest Expense - Sewer	178	649	649	649	649	649	649	649	649	649	649	649	649	649	$7,791
77500-5 Meetings/Conferences-Water		167	167	167	167	167	167	167	167	167	167	167	167	167	$2,001
77500-6 Meetings/Conferences-Sewer		60	60	60	60	60	60	60	60	60	60	60	60	60	$725
77600-5 Website - Water		9	9	9	9	9	9	9	9	9	9	9	9	9	$111
77600-6 Website - Sewer		9	9	9	9	9	9	9	9	9	9	9	9	9	$109
79000 Uncategorized		0	0	0	0	0	0	0	0	0	0	0	0	0	$0
89000 Other Expense		183	183	183	183	183	183	183	183	183	183	183	183	183	$2,200
72500 Capital Renewal and Replacement		5,270	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	$120,000
	$30,397	$46,637	$37,029	$34,836	$34,175	$34,756	$32,281	$37,506	$32,018	$38,230	$31,494	$35,677	$34,118	$31,494	$413,615
NET OPERATING INCOME	($57,893)	($26,284)	($49,070)	($46,736)	($46,875)	($46,645)	($44,895)	($48,943)	($44,028)	($49,209)	($42,974)	($45,980)	($44,842)	($41,266)	($551,464)

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Property Sale Net Income	$908,921														
Past Due Expenses	Totals Due														
AWR / Bioenvironmental Invoices Due - Water	79,837														
AWR / Bioenvironmental Invoices Due - Sewer	53,225														
Past Due Carlton Law Firm - Water	20,991														
Past Due Carlton Law Firm - Sewer	13,994														
Past Due Expenses - Water	7,651														
Past Due Expenses - Sewer	5,101														
CoBank Payable	$559,818														
Total Past Due and Payable	$740,616														
Net Property Sale Remaining	$168,304														
Water Connections	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301
Sewer Connections	280	280	280	280	280	280	280	280	280	280	280	280	280	280	280
Average Bill - Water (4088 gals per month)	$59.18	$59.18	$69.54	$69.54	$69.54	$69.54	$69.54	$69.54	$69.54	$69.54	$69.54	$69.54	$69.54	$69.54	$251,184
Average Bill - Water (2873.864 gals per month)	$49.06	$49.06	$46.11	$46.11	$46.11	$46.11	$46.11	$46.11	$46.11	$46.11	$46.11	$46.11	$46.11	$46.11	$166,560
SURCHARGE AND TEMPORARY RATE CALCULATIONS															
Rate Case Expenses Surcharge															
Past Due Lloyd Gosselin			$9,059	$9,059	$9,059	$9,059	$9,059	$9,059	$9,059	$9,059	$9,059	$9,059			
Surcharge Per Member (304)			304	304	304	304	304	304	304	304	304	304			
Total Surcharge			$29.80	$29.80	$29.80	$29.80	$29.80	$29.80	$29.80	$29.80	$29.80	$29.80			
Surcharge Tie Out			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			
Past Due Expenses and CoBank Surcharge															
Past Due Expenses and CoBank Surcharge - Water			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			
Past Due Expenses and CoBank Surcharge - Sewer			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			
Surcharge Tie Out			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			
TM Surcharge - Water			$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00			
TM Surcharge - Sewer			$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00			
Surcharge Tie Out															
Total Surcharge - Water			$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00			
Total Surcharge - Sewer			$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00			
Rate Case Surcharge			$29.80	$29.80	$29.80	$29.80	$29.80	$29.80	$29.80	$29.80	$29.80	$29.80			
OTAL SURCHARGE AND TEMPORARY RATES			$53.80	$53.80	$53.80	$53.80	$53.80	$53.80	$53.80	$53.80	$53.80	$53.80			