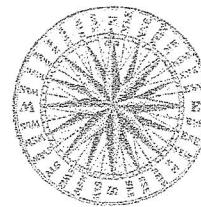


# WINDERMERE OAKS WATER SUPPLY CORPORATION

P.O. Box 279  
Spicewood, Texas 78669



## 2001 BOARD OF DIRECTORS

Marvin Lewis, President (830) 693-0520  
T.M.(Mike) Madden, Secretary/Treasurer (830) 693-6567  
Pam Pigg, Asst. Secretary/Treasurer (830) 693-6351  
Bill Doffing, Director (830) 693-6942  
Bill Keller, Director (830) 693-9350

August 28, 2001

TO ALL WINDERMERE OAKS WSC MEMBER/CUSTOMERS:

## RE: NOTICE OF TARIFF CHANGES EFFECTIVE 10-01-01

On July 14, 2001 at the Windermere Oaks Water Supply Corporation Open Board Meeting, the Board of Directors voted unanimously to revise Section G, Part 5 of the Corporation's Tariff as follows. An Equity Buy-In Fee of \$530.00 per standard 5/8" X 3/4" Water Tap and \$470.00 per standard Sewer Tap will be charged effective October 1, 2001 to achieve parity with existing Members by contributing capital in an amount projected to defray costs of up-grading system facilities to meet growth demands created by adding customers.

**Changes in Section G. Part 5 of the Windermere Oaks Water Supply Corporation Tariff will be effective October 1, 2001.**

Changes to Section E and F of the Corporations Tariff were also approved unanimously by the Board of Directors. Section E Paragraph 2.A: delete the following sentence: " A Service Applicant requesting a one-inch or smaller meter for a single residential lot with a lawn sprinkler system shall be considered Standard Service". Sections E. Paragraph 2.B (2) and 2.B.(3) are amended to read: "(2) Developers or Commercial Enterprises who own 4 or more tracts or lots for purposes of resale to the public; (3) Builders or Contractors owning 4 or more tracts or lots for purposes of building and resale to the public". Change to Section F. 4. E.: Change "impact fee" to "equity buy-in fee".

**Changes in Section E and F of the Windermere Oaks Water Supply Corporation Tariff will be effective October 1, 2001**

The entire tariff may be reviewed at the Corporation's offices during normal business hours. Copies will be provided at the cost of reproduction. Your Board of Directors will assist in answering any questions you may have. A copy of the revised tariff will be filed with the state which may be contacted at: Utilities & Districts Section, Water Permitting Division, Texas Natural Resource Conservation Commission, P. O. Box 13087, Mail Code 153, Austin, Texas 78711-3087.

WOWSC has been working diligently this year to improve and enhance the system. We now have the capability to run both the main clarifier and filter and also the back-up clarifier and filter as conditions dictate. We now have 4 pumps available to draw water from the lake -- two on the Water Barge and two reserve pumps that can be activated at any time. Currently modifications to the main clarifier are being worked on to enhance the operation of this unit. The system has been operating more efficiently this year. Pressure problems and periods of no water have been greatly reduced.

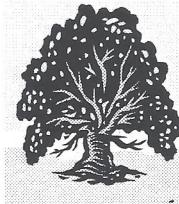
We encourage all WOWSC members to attend our Board meetings. Upcoming board meetings are scheduled for October 13, 2001 and January 12, 2002. We look forward to seeing you at any of the Board meetings. We always appreciate any comments you may have on how we can improve the WOWSC and will be glad to answer any questions you may have.

For the Board,

Marvin Lewis, President  
Windermere Oaks Water Supply Corporation

# Windermere Oaks Water Supply Corporation

P.O. Box 279  
Spicewood, TX 78669



## 2005 BOARD OF DIRECTORS

Wade Whiteside, President  
Bill Leech, Vice President  
Kerry Spradley, Secretary/Treasurer  
Mark McDonald  
Place 5 Open

(830) 693-8342  
(830) 693-1164  
(512) 323-8240  
(830) 693-2560

Professional Management by:  
Water Management, Inc.  
Contact: George Burris,

(830) 598-7511

July 20, 2005

TO: ALL WINDERMERE OAKS WSC MEMBERS and CUSTOMERS

RE: LCRA and the CAPITAL EXPANSION PROJECT

Please contact your board members directly with all related questions.

As we have discussed in meetings past, the Board of Directors has been engaged in active conversations with the Lower Colorado River Authority (LCRA) regarding the possible acquisition of the Water Supply Corporation or the formation of a regional water district. Recently, LCRA informed us that they are not prepared to make an offer to the members of the Windermere Oaks Water Supply Corporation for either an acquisition or the formation of a regional water district between Windermere and Ridge Harbor. We will continue to have conversations with LCRA and inform the members of any new developments that may occur.

Due to regulatory requirements and current water demand, we must move forward now with plans to meet the growing water needs of this community. The Board of Directors has therefore hired an engineer to perform the initial plant design. Based on the engineering cost analysis, completed on June 9, 2005, the board has budgeted for ~\$600,000 in capital to fund the project. The rate increases (attached below) approved by the board on, June 11, 2005, are intended to cover the capital cost of this project through at least 2007. The attached budget assumes the new plant is in service by June 1, 2006. The board is currently working to secure a loan to fund the capital project.

Due to the rather unique make-up of our community, we want to make sure that everyone who lives inside and outside Windermere Oaks Subdivision is receiving the appropriate communications from the Windermere Oaks Water Supply Corporation. We follow all the regulatory requirements related to communications, however, we would like to extend our communications vehicle to email and possibly the web. If you have not already done so, please send an email to Wade Whiteside [wadeleee@zeecon.com](mailto:wadeleee@zeecon.com) if you would like to receive electronic notifications of meeting notices and other developments. We will continue to provide written communications via the US mail and public notice when appropriate or required by statute.

If you should have any questions, please feel free to contact me, or any of the members of the Board of Directors. We have included the below items in this mailing:

- Assessment of new water and sewer rates.
- Copy of the operational budget approved by the board.

## Summary of Water and Sewer Rate Changes

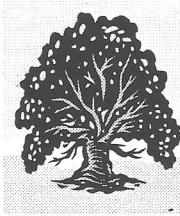
	Service Type	New Rates (in place on 8/1/05)	Current Rates
Water	Base Rate	\$45 for 1 <sup>st</sup> 2,000 gallons	\$30 for 1 <sup>st</sup> 3,000 gallons
	Gallonage Charge	\$3 per 1,000 gal. for 2,001 to 4,000 gal. \$5 per 1,000 gal for 4,001 gal and over	\$2 per 1,000 gal. for 3,001 to 5,000 gal. \$4 per 1,000 gal for 5,001 gal and over
Sewer	Base Rate	\$37.50 for 1 <sup>st</sup> 2,000 gallons	\$30 for 1 <sup>st</sup> 3,000 gallons
	Gallonage Charge	\$2.50 per 1,000 gal. for 2,001 to 10,000 gal.	\$1.50 per 1,000 gal. for 3,001 to 10,000 gal.
Equity Buy-in Fee		\$4,000	\$1,000

For the Board,

Wade Whiteside  
President, WOWSC

# Windermere Oaks Water Supply Corporation

P.O. Box 279  
Spicewood, TX 78669



## 2005 BOARD OF DIRECTORS

Wade Whiteside, President  
Bill Leech, Vice President  
Kerry Spradley, Secretary/Treasurer  
Mark McDonald  
Place 5 Open

(830) 693-8342  
(830) 693-1164  
(512) 323-8240  
(830) 693-2560

Professional Management by:  
Water Management, Inc.  
Contact: George Burriss,

(830) 598-7511

July 20, 2005

TO: ALL WINDERMERE OAKS WSC MEMBERS and CUSTOMERS  
RE: NOTICE OF RATE/TARIFF CHANGES EFFECTIVE 8/01/2005

On June 11, 2005, the Board of Directors voted 4-0 (5<sup>th</sup> board position open due to resignation) to revise the Corporation's water and sewer tariffs. The equity buy-in fee, monthly service and gallonage rates were changed. Notice of this change in rates was also discussed in an open meeting held on July 6, 2005.

### **The following sections of the Tariff were modified.**

#### **Section G. Rates and Service Fees**

##### **Paragraph 5 --- Equity Buy-In Fee**

\$4,000 assessed to the tap / lot for which the service is originally requested.

##### **Paragraph 6----Monthly Charges**

###### **a. ----- Service Availability Charge**

###### **(1) ----- Water Service**

The minimum water Service Availability Charge (5/8" x 3/4" & 3/4" meter) shall be \$45.00

###### **(2) ----- Sewer Service**

The minimum sewer Service Availability Charge (5/8" x 3/4" & 3/4" meter) shall be \$37.50.

###### **c. ----- Gallonage Charge**

###### **(1) ----- Water**

\$3.00 per 1,000 gallons for any gallonage over 2,000, up to 4,000 gallons; and \$5.00 per 1,000 gallon for any gallonage over 4,000 gallons.

###### **(2) ----- Sewer**

\$2.50 per 1,000 gallons of water for any gallonage over 2,000 gallons, up to 10,000 gallons.

The new rates become effective August 1, 2005. You will first see the new rates on your September billing, issued after the meters are read during the last week of August.

As explained at the annual membership meeting and all subsequent open board meetings, this rate increase is necessary due to the added costs associated with the necessary capital expansion projects for the water treatment plant plus increasing costs of operation of both the water and sewer plants.

All our customer/members are encouraged to review the above changes to our tariff. The entire tariff is available for your review by contacting the Corporation's business office during normal business hours. Copies will be provided at the cost of reproduction. Your Board of Directors will assist in answering any questions you may have. A copy of the revised tariff will be filed with the state which may be contacted at: Michelle Abrams with Utilities Financial Review Team, MC 153, Water Supply Division, Texas Commission on Environmental Quality, P.O. Box 13087, Austin, Texas 78711-3087.

For the Board,

Wade Whiteside, President  
Windermere Oaks Water Supply Corporation

## Windermere Oaks Water Supply Corporation

424 Coventry Rd. Spicewood, TX 78669

### Fee Schedule Summary

#### Standby Fees:

The monthly charge assessed each lot of any subdivision in the Corporation's lawful service area where a real estate covenant, deed restriction or other agreement in the landowner's chain of title creates an obligation for the landowner to pay a monthly fee pending the initiation of actual water and/or sewer service.

**The Standby Fee is \$13.00 per month for water and \$13.00 per month for sewer.**

(If the annual Standby Fees are paid in a lump sum by January 31st, the Standby Fee for water is \$108.00 and the Standby Fee for sewer is \$108.00.)

#### Membership Fee

The Windermere Oaks Water Supply Corporation is a member-owned, non-profit corporation established to provide potable water and/or wastewater utility services to its members.

Membership in the corporation is a prerequisite for eligibility for services. Membership fees are associated with each property for which service is provided. Memberships may be surrendered or transferred if the associated property is sold.

<b>Membership Fee</b>	<b>\$ 350</b>
Membership Transfer Fee	\$ 35

#### Equity Buy-In Fee

In addition to the Membership Fee, each Applicant for new service where a new service tap is necessary shall be required to achieve parity with the contributions to the construction of the Corporations facilities capacity that have been made previously by existing Members. This fee shall be assessed prior to providing or reserving service on a per service unit basis for each property and shall be assigned and restricted to that property for which the service was originally requested.

<b>Equity Buy-In Fee</b>	<b>\$ 4,000</b>
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#### Customer Service Inspection and Installation Fee(Tap Fee)

A Customer Service Inspection is required. Also the Corporation shall charge an installation fee (also known as "tap fee") for services as follows: **Standard Service** shall include all labor, materials, engineering, legal, customer service inspection, and administrative costs necessary to provide individual metered water and/or wastewater service, and shall be charged on a per tap basis. The Corporation **Customer Service Inspection Fee is \$350. The Installation Fee for water service is \$ 750, and the Installation Fee for wastewater service is \$ 750.**

**Non-Standard Service** Installation Fee(s) shall be as determined by the Corporation on a case-by-case basis in accordance with the terms of the Corporation's Tariff.

#### Monthly Base Rate and Usage Charges:

**Water Service:** Effective 10.1.2012 the monthly charge for metered water service ("Base Charge") is **\$ 46.50**. This fee includes the first 2,000 gallons of water consumed. Additional gallonage charges apply as follows:

2,001 through 4,000 gallons	\$ 3.25 per 1,000 gallons
4,001 through 8,000 gallons	\$ 5.50 per 1,000 gallons
8,001 through 12,000 gallons	\$ 6.50 per 1,000 gallons
12,001 through 20,000 gallons	\$ 8.00 per 1,000 gallons
20,001 or More	\$10.00 per 1,000 gallons

**Wastewater (Sewer) Service:** Effective 10.1.2012 the monthly charge is **\$ 39.00**. This fee based on water consumption up to 2,000 gallons. Additional water consumption gallonage charges apply as follows:

2,001 through 10,000 gallons	\$ 2.50 per 1,000 gallons of water consumed
10,0001 or More	No additional charge

Plus applicable state taxes.

**The Corporation reserves the right to amend the above fees at any time.**

10.1.15R

# Windermere Oaks Water Supply Corporation

424 Coventry Rd. Spicewood, TX 78669

## Fee Summary

### Standby Fees:

The monthly charge assessed each lot of any subdivision in the Corporation's lawful service area where a real estate covenant, deed restriction or other agreement in the landowner's chain of title creates an obligation for the landowner to pay a monthly fee pending the initiation of actual water and/or sewer service.

**The Standby Fee is \$14.95 per month for water and \$14.95 per month for sewer.**

(If the annual Standby Fees are paid in a lump sum by January 31st, the Standby Fee for water is \$124.20 and the Standby Fee for sewer is \$124.20.)

### Membership Fee

The Windermere Oaks Water Supply Corporation is a member-owned, non-profit corporation established to provide potable water and/or wastewater utility services to its members.

Membership in the corporation is a prerequisite for eligibility for services. Membership fees are associated with each property for which service is provided. Memberships may be surrendered or transferred if the associated property is sold.

<b>Membership Fee</b>	<b>\$ 402.50</b>
Membership Transfer Fee	\$ 40.25

### Equity Buy-In Fee

In addition to the Membership Fee, each Applicant for new service where a new service tap is necessary shall be required to achieve parity with the contributions to the construction of the Corporations facilities capacity that have been made previously by existing Members. This fee shall be assessed prior to providing or reserving service on a per service unit basis for each property and shall be assigned and restricted to that property for which the service was originally requested.

<b>Equity Buy-In Fee</b>	<b>\$ 4,600</b>
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### Customer Service Inspection and Installation Fee(Tap Fee)

A Customer Service Inspection is required. Also the Corporation shall charge an installation fee (also known as "tap fee") for services as follows: **Standard Service** shall include all labor, materials, engineering, legal, customer service inspection, and administrative costs necessary to provide individual metered water and/or wastewater service, and shall be charged on a per tap basis. The Corporation **Customer Service Inspection Fee is \$350.00**. The **Installation Fee for water service is \$862.50, and the Installation Fee for wastewater service is \$862.50**.

**Non-Standard Service** Installation Fee(s) shall be as determined by the Corporation on a case-by-case basis in accordance with the terms of the Corporation's Tariff.

### Monthly Base Rate and Usage Charges:

**Water Service:** Effective May 22, 2018 the monthly charge for metered water service ("Base Charge") is **\$ 50.95**. Additional gallonage charges apply as follows:

0 through 2000 gallons	\$ 3.55 per 1,000 gallons
2,001 through 4,000 gallons	\$ 6.50 per 1,000 gallons
4,001 through 8,000 gallons	\$ 9.75 per 1,000 gallons
8,001 through 15,000 gallons	\$13.00 per 1,000 gallons
15,001 or more	\$15.00 per 1,000 gallons

**Wastewater (Sewer) Service:** Effective May 22, 2018 the monthly charge is **\$40.12**. Additional water consumption gallonage charges apply as follows:

0 through 10,000 gallons	\$ 3.94 per 1,000 gallons of water consumed
10,0001 or More	No additional charge

PLUS applicable state taxes.

APPROVED March 12, 20 & 24, 2018