



4301 Westbank Drive, Suite B-130
Austin, Texas 78746
Phone: 512-614-0901

INVOICE

Invoice # 10781
Date: 08/06/2024

Windermere Oaks Water Supply Corporation
424 Coventry Rd.
Spicewood, Texas 78669

0100 - Windermere Oaks WSC - General

Date	Attorney	Description	Quantity	Total
07/02/2024	ERS	Email from P. Flunker regarding status of real estate committee work and other comments; analyze agreement actions items; email to board regarding audit and membership list.	1.50	\$487.50
07/10/2024	ERS	Confer with Y. Lara regarding pending items for agenda and compliance; conference call with J. Walker and B. Garceau regarding pending PUC and IRS items, due dates, transparency, and agenda for upcoming meeting; draft follow up emails to team and to board.	2.00	\$650.00
07/11/2024	ERS	Emails from B. Garceau and J. Walker regarding draft agenda; email to team regarding same.	0.20	\$65.00
07/11/2024	YAL	Meeting with E. Selvera regarding July 15 agenda; receive, review, and revise the July 15 agenda and update the file.	1.10	\$181.50
07/11/2024	ERS	Emails from and to J. Walker and B. Garceau regarding agenda.	0.80	\$260.00
07/12/2024	ERS	Review and revise draft agenda.	1.30	\$422.50
07/12/2024	YAL	Additional meeting with E. Selvera regarding the July agenda; revise and finalize the July agenda and email same to J. Walker.	0.90	\$148.50
07/12/2024	JMS	Review revised July meeting agenda.	0.30	\$55.50
07/12/2024	ERS	Email from J. Walker regarding options for delinquent accounts.	1.50	\$487.50
07/15/2024	YAL	Meeting with E. Selvera to discuss the July 16 agenda packet and items needed; draft the July 16 agenda packet; email to Directors regarding the June 6 meeting minutes.	1.00	\$165.00
07/15/2024	ERS	Review documents for agenda packet; review of resolution regarding officer positions.	0.90	\$292.50
07/15/2024	JJC	Review status of projects and discuss plan for resolution; review	0.30	\$127.50

PUC meeting information.				
07/16/2024	YAL	Revise the July 16 agenda packet, finalize, and email to Directors.	0.40	\$66.00
07/17/2024	ERS	Telephone call with J. Walker regarding prior meeting, agenda for next meeting and documents needed for minutes.	0.60	\$195.00
07/18/2024	JJC	Draft correspondence to J. Mauldin regarding invoices due to Lloyd Gosselink; receive and review response.	0.20	\$85.00
07/22/2024	YAL	Receive updated email address for B. Garceau and update contact information.	0.10	\$16.50
07/22/2024	ERS	Email from J. Walker regarding contact with PUC staff; telephone call with same.	1.00	\$325.00
07/24/2024	YAL	Receive and review the July 27 agenda and update the file.	0.20	\$33.00
07/24/2024	ERS	Review and revise draft Agenda; email to J. Walker regarding same.	0.30	\$97.50
07/26/2024	ERS	Review emails from D. Flunker and J. Walker regarding board action; review email from J. Giminez regarding agenda; email to board regarding same; telephone call with J. Walker regarding same.	0.80	\$260.00
07/26/2024	JJC	Work regarding agenda posting issue; review status of ongoing matters.	0.50	\$212.50
07/30/2024	ERS	Verify status of all pending items; email from C. Van Eman regarding property, follow up email to board regarding same.	0.70	\$227.50

Time Keeper	Quantity	Rate	Total
John Carlton	1.0	\$425.00	\$425.00
Jennifer Schein	0.3	\$185.00	\$55.50
Erin Selvera	11.6	\$325.00	\$3,770.00
Yolanda Lara	3.7	\$165.00	\$610.50
Subtotal			\$4,861.00

0101 - Windermere Oaks WSC - Special Projects

Date	Attorney	Description	Quantity	Total
07/01/2024	YAL	Research regarding members meeting requirements and deadlines.	0.70	\$115.50

07/02/2024	YAL	Continue to review the file for members meeting deadlines.	0.20	\$33.00
07/02/2024	JMS	Review correspondence received from P. Flunker regarding real estate committee; email to L. Cantrell.	0.10	\$18.50
07/03/2024	ERS	Team meeting regarding all pending deadlines and development of agenda items list for July and August.	1.30	\$422.50
07/03/2024	JMS	Team meeting regarding all pending deadlines and development of agenda items list for July and August; email to J. Walker regarding membership list.	1.50	\$277.50
07/03/2024	YAL	Team meeting regarding all pending deadlines and development of agenda items list for July and August.	1.30	\$214.50
07/03/2024	MLP	Team meeting regarding all pending deadlines and development of agenda items list for July and August.	1.30	\$273.00
07/08/2024	JMS	Email to J. Walker; attention regarding records management resolution.	0.10	\$18.50
07/09/2024	YAL	Receive and review login created by L. Cantrell to access Quickbooks files and update the file.	0.10	\$16.50
07/10/2024	JMS	Attention regarding status of current projects and compliance.	0.10	\$18.50
07/10/2024	YAL	Research regarding election procedures.	0.10	\$16.50
07/10/2024	ERS	Confer with J. Carlton pending issues; draft information for board consideration.	2.20	\$715.00
07/11/2024	JMS	Discussion regarding records management policy and public information policy for July meeting.	0.10	\$18.50
07/12/2024	YAL	Research and draft the Public Information Act Policy and update the file.	0.40	\$66.00
07/15/2024	JMS	Draft revised resolution to adopt records management program; draft and revise Public Information Act policy.	3.60	\$666.00
07/15/2024	YAL	Draft and finalize the Resolution Establishing Board Officer Positions and update the file; Revise the Resolution Establishing Public Information Act Policy and Resolution Establishing Records Management Program and update the file.	0.60	\$99.00
07/15/2024	ERS	Revise draft resolution regarding officer positions; review draft Public Information Act Policy and Records Management Policy.	0.60	\$195.00
07/16/2024	ERS	Email from P. Flunker regarding Currin Van Eman; review listing agreement; review revised draft Records Management Policy.	2.20	\$715.00
07/16/2024	ERS	Draft guidance to Board regarding financial obligations.	1.70	\$552.50
07/16/2024	JMS	Brief review of adopted code of ethics; attention regarding request to draft customer letter for past due balance owed; further attention regarding proposed Public Information Act policy.	0.20	\$37.00
07/16/2024	ERS	Review listing Agreement from C. Van Eman.	0.10	\$32.50

07/16/2024	YAL	Draft past due notice for [REDACTED] account and update the file; finalize the Resolution Establishing Records Management Program and Resolution Establishing Public Information Act Policy and update the file.	0.60	\$99.00
07/17/2024	ERS	Email from [REDACTED] regarding water bill; email to board regarding meter test authorization and test report in Tariff.	0.20	\$65.00
07/18/2024	JMS	Review correspondence from D. Flunker; revise draft of public information policy for Board consideration.	1.00	\$185.00
07/22/2024	YAL	Receive and review the proposed Bylaw changes from S. Miller and update the file.	0.70	\$115.50
07/23/2024	JMS	Draft correspondence to [REDACTED] regarding past due balance.	2.40	\$444.00
07/24/2024	JMS	Email to J. Walker; complete initial draft of correspondence to [REDACTED] regarding past due balance.	2.40	\$444.00
07/24/2024	ERS	Email from C. Van Eman regarding property transaction; telephone call from S. Miller regarding proposed amendments to Bylaws.	0.90	\$292.50
07/24/2024	YAL	Research and review the [REDACTED] past due account information; receive and review C. Van Eman emails and update the file.	0.30	\$49.50
07/25/2024	JMS	Revise correspondence to [REDACTED] regarding delinquency balance.	2.10	\$388.50
07/26/2024	JMS	Email from J. Gimenez and attention regarding same.	0.10	\$18.50
07/31/2024	ERS	Email from and to C. Van Eman regarding easements on the property to be sold.	0.20	\$65.00

Time Keeper	Quantity	Rate	Total
Michael Parsons	1.3	\$210.00	\$273.00
Jennifer Schein	13.7	\$185.00	\$2,534.50
Erin Selvera	9.4	\$325.00	\$3,055.00
Yolanda Lara	5.0	\$165.00	\$825.00
		Subtotal	\$6,687.50

0106 - Windermere Oaks WSC - PIA Requests

Date	Attorney	Description	Quantity	Total
07/02/2024	JMS	Attention regarding status of Public Information Act requests received.	0.60	\$111.00

07/08/2024	JMS	Review correspondence from J. Walker concerning responsive information to pending Public Information Act requests; draft correspondence to D. Flunker regarding Public Information Act request from December of 2023; email to L. Cantrell; draft correspondence to D. Flunker regarding June 10 Public Information Act request; email same to D. Flunker; email same to J. Walker and B. Garceau; email to J. Walker; work regarding responsive information to December of 2023 Public Information Act request from D. Flunker.	1.10	\$203.50
07/08/2024	YAL	Receive and review the July 7 D. Flunker public information request and update the file.	0.10	\$16.50
07/09/2024	YAL	Receive responsive information to D. Flunker public information request and update the file.	0.20	\$33.00
07/09/2024	JMS	Attention and discuss regarding status of pending Public Information Act requests.	0.20	\$37.00
07/10/2024	JMS	Complete draft of response to Attorney General regarding P. Flunker complaint; draft correspondence to P. Flunker; email to P. Flunker; email to J. Walker.	4.50	\$832.50
07/15/2024	JMS	Review correspondence from D. Flunker regarding Public Information Act request from June 7; revise draft response to Attorney General regarding complaint from P. Flunker.	1.40	\$259.00
07/16/2024	JMS	Review Public Information Act request received via email from D. Flunker; begin work and organization regarding response to same; brief review of listing agreement with C. Van Eman; compile exhibits for response to Attorney General complaint letter regarding P. Flunker Public Information Act request from May 22, 2023; draft clarification letter to D. Flunker regarding July 16 Public Information Act request; email to L. Cantrell regarding Public Information Act requests; email to J. Walker.	1.90	\$351.50
07/16/2024	YAL	Receive and review D. Flunker Public Information Act Request and calendar deadlines.	0.20	\$33.00
07/16/2024	ERS	Review request from D. Flunker and provide guidance to J. Schein regarding items.	0.40	\$130.00
07/17/2024	JMS	Attention regarding Public Information Act request from D. Flunker received July 16.	0.20	\$37.00
07/17/2024	KANC	Receive and review email from Texas Attorney General's Office regarding PIA complaint.	0.20	\$85.00
07/18/2024	JMS	Email to J. Graham with the Attorney General's office; email to J. Walker to follow up regarding Public Information Act request from D. Flunker; email to L. Cantrell regarding responsive information to previous request from D. Flunker; email to J. Gimenez regarding information held as temporary custodian.	1.90	\$351.50
07/18/2024	ERS	Review draft letter to Attorney General regarding complaint ID # OR-23-093397-IC.	0.80	\$260.00
07/19/2024	JMS	Review responsive correspondence from J. Gimenez; draft	0.60	\$111.00

		correspondence to D. Flunker requesting clarification; draft correspondence to D. Flunker in response to July 7 Public Information Act request; emails to D. Flunker; emails to J. Walker; email to L. Cantrell.		
07/22/2024	JMS	Attention and discussion regarding Public Information Act request for Quickbooks native files from 2020-2023.	0.10	\$18.50
07/23/2024	JMS	Emails to J. Gimenez as temporary custodian under the Public Information Act; attention regarding July 16 Public Information Act request from D. Flunker; work regarding responsive information to December 20, 2023 Public Information Act request from D. Flunker; email to L. Cantrell; work regarding February 6, 2023 Public Information Act request from D. Flunker.	0.60	\$111.00
07/24/2024	JMS	Receive and revise correspondence from D. Flunker regarding July 16 Public Information Act request; continue review of responsive information to July 16 Public Information Act request from D. Flunker.	0.80	\$148.00
07/25/2024	JMS	Work and attention regarding June 7 Public Information Act request from D. Flunker; work and attention regarding Attorney General complaint related to February 6, 2023 Public Information Act request from D. Flunker; emails to Lori Cantrell; email to B. Garceau regarding July 16 Public Information Act request; email to S. Miller regarding July 16 Public Information Act request; email conference with B. Garceau; email to T. Hargett regarding July 16 Public Information Act request; review and organize responsive information to same.	1.70	\$314.50
07/26/2024	JMS	Email to S. Miller; receive and review correspondence from D. Flunker; work regarding response to July 16 Public Information Act request from D. Flunker; email to T. Hargett.	0.20	\$37.00
07/26/2024	JJC	Receive and review correspondence from D. Flunker; work regarding public information act request issues; draft response to D. Flunker.	0.70	\$297.50
07/26/2024	JJC	Receive and review correspondence from D. Flunker; draft correspondence to J. Walker; receive and review correspondence from J. Walker.	0.50	\$212.50
07/29/2024	JMS	Continue work regarding response to July 16 Public Information Act request.	0.10	\$18.50
07/29/2024	YAL	Research responsive documents to D. Flunker Public Information Act Request from July 16, 2024.	0.20	\$33.00
07/30/2024	JMS	Draft correspondence to D. Flunker regarding July 16 Public Information Act request; attention regarding status of pending Public Information Act requests.	0.70	\$129.50
Time Keeper		Quantity	Rate	Total
John Carlton		1.2	\$425.00	\$510.00

Kelli Carlton	0.2	\$425.00	\$85.00
Jennifer Schein	16.6	\$185.00	\$3,071.00
Erin Selvera	1.2	\$325.00	\$390.00
Yolanda Lara	0.7	\$165.00	\$115.50
Subtotal			\$4,171.50

0107 - Windermere Oaks WSC - IRS Examination

Date	Attorney	Description	Quantity	Total
07/02/2024	YAL	Review file for items to be completed.	1.00	\$165.00
07/12/2024	ERS	Email from S. Miller regarding IRS document request; review requirements and send guidance.	1.00	\$325.00
07/15/2024	ERS	Email from S. Miller regarding draft responses to IRS.	1.30	\$422.50
07/15/2024	YAL	Receive and review S. Miller responses to Third IDR selection items, update the file, and meeting with E. Selvera regarding the same; draft and finalize the cover letter to Y. Romero responding to third IDR request and email same to Y. Romero.	1.90	\$313.50
07/16/2024	ERS	Email from Y. Romero regarding extension of time to respond to IRS with missing information; follow up email to board regarding same; telephone call with S. Miller regarding same.	0.30	\$97.50
07/16/2024	YAL	Email from Y. Romero regarding response to the third IRS request and calendar deadline to respond.	0.20	\$33.00
07/17/2024	ERS	Telephone call with T. Potts regarding potential impact of sale of property on IRS non-profit status.	0.30	\$97.50
07/25/2024	YAL	Research and email to J. Walker regarding IRS response deadline.	0.20	\$33.00
07/29/2024	ERS	Email from and to S. Miller regarding IRS documents due today.	0.50	\$162.50
07/30/2024	YAL	Email to Directors regarding responsive items due to Mr. Romero.	0.10	\$16.50
07/31/2024	ERS	Telephone call with Y. Romero regarding status of Information Document Request; follow up email to the Board regarding same.	0.10	\$32.50

Time Keeper	Quantity	Rate	Total
Erin Selvera	3.5	\$325.00	\$1,137.50
Yolanda Lara	3.4	\$165.00	\$561.00
Subtotal			\$1,698.50

0102 - PUC Docket 55454 and Compliance Docket 56167

Date	Attorney	Description	Quantity	Total
07/01/2024	ERS	Confer with Y.Lara regarding timeline for all compliance agreement requirements, including members meeting.	0.40	\$160.00
07/01/2024	MLP	Review Order No. 4; research Class D Rate Report requirements and information; prepare correspondence to J. Walker, B. Garceau, S. Miller, and L. Cantrell regarding same and deadline to file.	2.30	\$632.50
07/02/2024	YAL	Review the file for compliance deadlines.	0.40	\$70.00
07/08/2024	YAL	Telephone call to J. Walker, B. Garceau regarding compliance filing; email to S. Miller, B. Garceau, and J. Walker regarding the compliance filing.	0.30	\$52.50
07/08/2024	JJC	Work regarding filing deadline for Class D Utility Report; draft correspondence to Board members regarding same.	0.50	\$262.50
07/10/2024	YAL	Meeting with E. Selvera regarding items to discuss on teleconference with J. Walker.	0.60	\$105.00
07/10/2024	ERS	Review Bylaws and Tarriff and develop list of proposed amendments necessary for compliance docket.	2.40	\$960.00
07/15/2024	YAL	Draft the affidavit regarding service to members and update the file.	0.50	\$87.50
07/17/2024	ERS	Review Order from Commission regarding deadline to file Class D Report.	0.20	\$80.00
07/22/2024	YAL	Research Order No. 5 and update the file and calendar with new reporting deadline.	0.20	\$35.00
07/31/2024	ERS	Email from M. Lander regarding annual report; email to Board for further direction.	0.10	\$40.00

Time Keeper	Quantity	Rate	Total
John Carlton	0.5	\$525.00	\$262.50
Michael Parsons	2.3	\$275.00	\$632.50
Erin Selvera	3.1	\$400.00	\$1,240.00
Yolanda Lara	2.0	\$175.00	\$350.00
		Subtotal	\$2,485.00

0103 - PUC Docket 55840 - CCN Amendment

Date	Attorney	Description	Quantity	Total
07/09/2024	MLP	Draft Restated Non-Standard Service Contract for certificate of convenience and necessity amendment; review prior Non-Standard Service Contract for deficiencies to correct.	3.60	\$990.00
07/12/2024	YAL	Telephone call and email to J. Walker regarding publication of Notice.	0.10	\$17.50
07/16/2024	ERS	Review draft revised and restated non-standard service agreement with Madigan Homes.	0.70	\$280.00
07/16/2024	YAL	Revise and finalize the Non Standard Service Agreement and update the file.	0.20	\$35.00
07/16/2024	MLP	Review and revise Amended And Restated Non-Standard Service Contract.	0.40	\$110.00
07/18/2024	MLP	Review notice deadlines and prepare correspondence to J. Walker, B. Garceau, and S. Miller regarding July 19, 2024 3:00pm submission deadline.	0.10	\$27.50
07/19/2024	YAL	Receive and review Madigan Homes LLC Service Application and update the file.	0.10	\$17.50

Time Keeper	Quantity	Rate	Total
Michael Parsons	4.1	\$275.00	\$1,127.50
Erin Selvera	0.7	\$400.00	\$280.00
Yolanda Lara	0.4	\$175.00	\$70.00
		Subtotal	\$1,477.50

0105 - PUC Docket 56727 - Refunds from Docket 50788

Date	Attorney	Description	Quantity	Total
07/01/2024	ERS	Review draft responses regarding proration of monthly charges as it relates to proration of surcharges and refunds.	0.20	\$80.00
07/01/2024	MLP	Revise responses to Staff's 1st Request for Information and send	1.80	\$495.00

		to J. Walker, B. Garceau, S. Miller, and L. Cantrell for review and approval; review Windermere tariff.		
07/02/2024	MLP	Review, revise, finalize, and file responses to Staff's First Requests for Information.	1.50	\$412.50
07/03/2024	YAL	Update the calendar with new compliance filing deadline.	0.10	\$17.50
07/12/2024	MLP	Review compliance report spreadsheet; teleconference with L. Cantrell regarding compliance report spreadsheet and what needs to be on it and follow up email regarding same.	1.20	\$330.00
07/18/2024	ERS	Telephone call with S. Miller regarding options for rate increase with the PUC; voicemail to M. Lander regarding options for rate increase.	3.60	\$1,440.00
07/26/2024	MLP	Review PUC Staff's recommendation and attached memorandum; teleconference to T. Xu regarding clarification on compliance reports; prepare follow up correspondence to T. Xu regarding same.	1.30	\$357.50
07/29/2024	MLP	Review Order No.4; prepare correspondence to J. Walker, B. Garceau, and S. Miller regarding compliance reports and Order No. 4.	0.50	\$137.50

Time Keeper	Quantity	Rate	Total
Michael Parsons	6.3	\$275.00	\$1,732.50
Erin Selvera	3.8	\$400.00	\$1,520.00
Yolanda Lara	0.1	\$175.00	\$17.50
		Subtotal	\$3,270.00

Subtotal **\$24,651.00**

Total **\$24,651.00**

Payment (08/12/2024) **-\$24,651.00**

Balance Owing **\$0.00**

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$24,651.00) - (\$24,651.00) = \$0.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10781	08/06/2024	\$24,651.00	\$24,651.00	\$0.00

Please make all amounts payable to: The Carlton Law Firm, P.L.L.C., and please note our address:

The Carlton Law Firm, P.L.L.C.
4301 Westbank Drive, Suite B-130
Austin, Texas 78746

Payment is due upon receipt. Please include invoice numbers as an additional reference so we may accurately identify and apply your payment. Thank you!



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management

Windermere Oaks WSC
424 Coventry Rd
Spicewood, Texas 78669

The following is a list of services to be provided by Montemayor Britton Bender PC. Our services will begin February 1, 2024 and will continue until both parties agree to modify or discontinue services.

You are responsible for making all management decisions and performing all management functions, and for designating an individual who possesses suitable skill, knowledge, or experience to oversee the bookkeeping services, financial report preparation, or other services we provide. In addition, you are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services.

None of the services can be relied on to disclose errors, fraud, or illegal acts. However, we will inform you of any material errors and of any evidence or information that comes to our attention during the performance of our compilation (or review, if applicable) procedures, that fraud may have occurred. In addition, we will inform you of any evidence or information that comes to our attention during the performance of our compilation (or review, if applicable) procedures regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement.

We have identified the services that we expect to provide. Please review the information below and make any changes necessary.

(a) Bookkeeping services starting February 1, 2024:

- a. entering / confirming financial transactions in QuickBooks;
- b. reconciling the bank and credit card accounts on a monthly basis;
- c. preparing monthly financial reports.

We will compile, from the information from QuickBooks, the financial statements of WOWSC on a monthly basis. You understand that these financial statements are for internal use, and will be marked as for internal use-unaudited, and in accordance with Statements on Standards for Accounting and Review Services there will not be a compilation report issued with these financial statements.

The objective of a compilation is to assist you in presenting financial information in the form of financial statements. We will utilize information that is your representation without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for the statements to be in conformity with accounting principles generally accepted in the United States of America.

You are responsible for:

- 1) the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America.
- 2) designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

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- 3) preventing and detecting fraud.
- 4) identifying and ensuring that the company complies with the laws and regulations applicable to its activities.
- 5) making all financial records and related information available to us and for the accuracy and completeness of that information.

We will conduct our compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation differs significantly from a review or an audit of financial statements. A compilation does not contemplate performing inquiry, analytical procedures, or other procedures performed in a review. Additionally, a compilation does not contemplate obtaining an understanding of the entity's internal control; assessing fraud risk; testing accounting records by obtaining sufficient appropriate audit evidence through inspection, observation, confirmation, or the examination of source documents (for example, cancelled checks or bank images); or other procedures ordinarily performed in an audit. Accordingly, we will not express an opinion or provide any assurance regarding the financial statements being compiled.

Danielle E Guerrero is the engagement partner and is responsible for supervising the engagement.

We estimate that our fees for these bookkeeping services will be \$900 per month. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the work performed. Our invoices for these fees will be rendered monthly. Either party may terminate this agreement with 30 days' notice.

You may request that we perform additional services not contemplated in this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fee. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

You agree to hold us harmless and to release, indemnify, and defend us from any liability or cost, including attorney's fees, resulting from management's misrepresentation to us.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign and return a copy to us.

Sincerely,

Danielle E. Guerrero, Shareholder & Assurance Principle
Montemayor Britton Bender PC

Acknowledged:
Windermere Oaks WSC

Name:
LAWRENCE R. FRENCH JR.

Title: 2023-2024 SECRETARY-TREASURER

Date: JAN 18, 2024