

Electrical Service for The Wharf at Clear Lake Slip Maintenance Association

- The Association maintains the electrical distribution system which serves all slips, docks and common areas of the marina. Maintenance of the distribution system is at the common expense (by maintenance fees) of all Owners per the Declarations, Conditions Covenants and Restrictions (DCCRs).
- The Association contracts with Electric Providers to provide electrical power to the distribution system per the DCCRs.
- The Association pays all Electric Provider invoices for the marina
- Each Owner is invoiced by the Association according to the Owner's individual use of electricity per kilowatt hour (KWH) as determined by their individual electrical meter.
- Each Owner is charged at a rate equal to that charged to all other Owners.
- The cost per KWH is determined by dividing the total cost of electricity used for a particular month by the total number of kilowatt hours used in that month based on the Electric Provider's invoice. The KWH rate may change slightly month to month due to differences in total usage and the resulting changes in charges.
- The cost per KWH includes the base rate, taxes, fees, transmission fees, fuel adjustment fees, etc.
- The Association is not a licensed "Electric Provider" and by Texas Law may not profit from the distribution of electricity through the Association's distribution system.
- Electricity used in Common areas including that used for the Marina sign, navigation lights, dock lights, parking lot lights, transformers, distribution panels, pump-out pump, water heaters, air conditioners, washers, dryers, etc is at the common expense (by maintenance fees) of all Owners per the DCCRs.