

tax rate history. Director Koerner also touched on the District's relationship with the HOA concerning the operation and maintenance of District-owned recreational facilities.

The next item to come before the Board was to discuss and consider action concerning an amendment to the Contract for Municipal Solid Waste Collection and Disposal with Texas Disposal Systems, Inc. ("TDS"). The Board recognized Mr. Prince and Mr. Bates who addressed the Board and provided information related to proposed increases in TDS charges to the District due to increases related to the costs of recycling and disposal of large items. Mr. Prince stated that while TDS competitors have reduced what they will accept in their recycling stream, TDS had not reduced its acceptance of items. He added that for some instances, TDS had expanded what they would accept. The Board was informed that TDS was proposing the implementation of a Commodity Adjustment Fee ("CAF") within the District regarding recycling. Mr. Prince also noted that the disposal of mattresses and box springs by customers had become a concern to TDS and he urged the District to amend the contract as well to address that concern. According to Mr. Prince, the CAF covers the increased cost of collecting, sorting, and processing recyclables while allowing customers to be environmentally responsible. Mr. Prince stated that TDS was taking action now in response to increased recycling costs, after having absorbed and covered such costs since 2017. He stated that a mattress disposal fee would only be assessed and billed to individual customers that request such service. **After discussion, upon motion by Director Clifford, seconded by Director Ubertini, and unanimously carried by the Directors present, the Board established a subcommittee to negotiate an amendment to the District's Contract for Municipal Solid Waste Collection and Disposal with TDS. Upon motion by Director Clifford, seconded by Director Golde, and unanimously carried by the Directors present, the Board appointed Directors Koerner and Ubertini to the above-referenced subcommittee.**

Next, Director Koerner announced the Board would take action concerning the approval of the minutes of the May 16, 2022 regular meeting. Director Clifford noted that the minutes should be revised to delete the extra period located at the end of the 4th sentence of the 4th paragraph on page 4. **After discussion, upon motion by Director Clifford, seconded by Director Ubertini, the minutes of the May 16, 2022 regular meeting, as amended, attached hereto as Exhibit A was approved by a vote of 4 – 0 with Director Golde abstaining from the vote.**

The Board next considered the Bookkeeper's Report, including payment of invoices, coordination on bookkeeping matters, TexPool investments, and reimbursement of costs to the Belvedere Homeowners Association, Inc. (the "HOA") under the Joint Use and Maintenance Agreement. Director Koerner presented the Bookkeeper's Report and Quarterly Investment Report, attached hereto as Exhibit B. Director Koerner stated that the Bookkeeper's Report included a list of invoices paid since the Board's last meeting and requested that the Board ratify the payment of these invoices. **After discussion, upon motion by Director Clifford, seconded by Director Ubertini, and unanimously carried by the Directors present, the Board ratified the payment of the invoices paid since the Board's last meeting on May 16, 2022, and approved and authorized payments of all current invoices as outlined in Exhibit B, attached hereto.**

The next item to come to the Board was to discuss and consider a Second Amendment to the Joint Use and Maintenance Agreement with the HOA. The Second Amendment, a copy of

attached hereto as **Exhibit C**, was presented to the Board. **After discussion, upon motion by Director Clifford, seconded by Director Ubertini, and unanimously carried by the Directors present, the Board approved the Second Amendment to the Joint Use and Maintenance Agreement with the HOA, attached hereto as Exhibit C.**

The next item to come before the Board was to consider and take action as necessary concerning a report from the District's liaison to the HOA and from the HOA liaison to the District. Director Koerner stated that he had attended the May 26, 2022, HOA Board meeting on behalf of the District and noted that the HOA was in the process of sending out a survey to the residents of the District. Director Koerner added that he had requested the HOA to include a request for feedback from the residents concerning issues under the District's purview. Mr. Greene requested that the Board provide the HOA with a list of specific issues to present to the residents for feedback. Director Koerner stated that he had reminded the HOA Board that the District would be addressing its budget over the next 2 months and requested that the HOA provide a list of projects related to District-owned facilities the HOA would like for the District to consider funding during the next fiscal year. Next, Mr. Greene provided a brief report on (i) proposed landscape improvement projects and how they would be affected due to current water restrictions; (ii) mulch application; and (iii) the status of the review of the HOA's completed reserve study by the District's Engineer. He stated that the reserve study indicates that the District's budget for District-owned facilities may be underfunded. Next, Mr. Greene provided an update on wildfire fuel mitigation efforts within the community, and he noted that phase 1 of this effort was complete and phase 2 should commence in September of this calendar year. He also reported that a tear in the liner of the Amenity Center pond had been detected and efforts to make the necessary repair were underway.

Director Koerner stated that the Board would next consider and take action regarding the improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including:

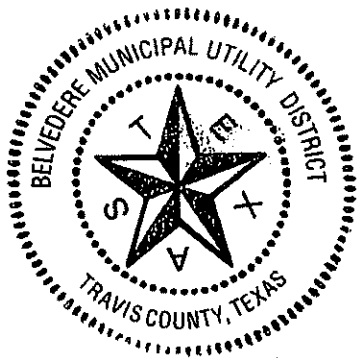
- A. Report from the District's Engineer;
- B. Drainage facilities at the Amenity Center; and
- C. Trail maintenance.

Ms. Mitchell presented the District Engineer's report, attached hereto as **Exhibit D**. She stated that Sunscape had completed its final grading of the drainage easement along the back of the swimming pool property. She then reported that her firm would authorize the contractor to remove the part of the gabion that extends into the residential lot located at 8408 Lakewood Cove as soon as an executed liability waiver was received from the property owner. Ms. Mitchell stated that Sunscape had advised that it had performed the second quarter trail maintenance work and that her office would be confirming the completion of this work. She reported that Sunscape had completed the culvert installation under the new Amenity Center trail and corresponding regrading work. Ms. Mitchell added that she was working to address the final grading from the culvert to the drainage easement. Last, she stated that the inspection related to the 1-year warranty on the Amenity Center Improvement Project had been conducted and that she was working through a punch list of items arising from such inspection with Fazzone Construction.

The next item to come before the Board was to consider action on a future Board meeting schedule. Director Koerner proposed that the Board convene again in August of 2022. After discussion, it was the consensus of the Board to next meet on August 16, 2022.

After discussion, there being no further business, and upon motion made by Director Clifford, seconded by Director Ubertini, and unanimously carried by the Board members present, the meeting was adjourned at 7:32 p.m.

PASSED, APPROVED, AND ADOPTED this 20th day of September 2022.





Kim Clifford, Secretary

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

BELVEDERE MUNICIPAL UTILITY DISTRICT

§

§

§

A regular meeting of the Board of Directors of Belvedere Municipal Utility District (the "District") was held on May 16, 2022, in accordance with the duly posted notice of said meeting. The roll was called of the members of the Board of Directors ("Board"), to-wit:

Peter Golde	President
James Koerner	Vice President
Kim Clifford	Secretary
Ronald Ubertini	Assistant Secretary

All of the above-referenced members of the Board were present thus constituting a quorum of the Board. All Directors in attendance voted on all matters that came before the Board. Cathy Mitchell with Quiddity; David Klein, attorney, and Fred Castro, paralegal, with Lloyd Gosselink Rochelle & Townsend, P.C. ("Lloyd Gosselink"); and Mark Greene with the Belvedere Homeowners Association ("HOA") were also present.

Director Golde called the meeting to order at 6:00 p.m. and announced the Board would first take action concerning the qualifying of newly elected directors. Directors Golde and Koerner recited their Statements of Officer and Oaths of Office administered by Mr. Castro, a Notary Public.

Director Golde stated that the Board would next consider the appointment of a new director to fill the director vacancy on the Board. Mr. Klein stated that a vacancy existed on the Board of Directors as a result of only two candidates seeking election for the three open directorships. Mr. Castro advised that Ms. Keri Parker had been identified and fully vetted as a candidate to fill the vacancy. Mr. Klein opined that no further due diligence need be pursued by the Board prior to considering the appointment of Ms. Parker as a director. **After discussion, upon motion by Director Koerner, seconded by Director Clifford, and unanimously carried, the Board appointed Keri Parker to fill the director vacancy.** Mr. Castro stated that due to a previous engagement, Ms. Parker was unable to attend the meeting. Mr. Klein stated that an item to qualify the newly appointed director would be placed on the Board's next meeting agenda.

The next item to come before the Board was to take action concerning the election of officers. **After discussion, upon motion by Director Koerner, seconded by Director Clifford, and unanimously carried, the Board elected the following slate of officers:**

James Koerner President

Ronald Ubertini	Vice President
Kim Clifford	Secretary
Peter Golde	Assistant Secretary
Keri Parker	Assistant Secretary

The next item to come before the Board was to receive public comment. No comments from the general public were received by the Board.

Next, Director Golde announced the Board would take action concerning the approval of the minutes of the March 15, 2022 regular meeting. **After discussion, upon motion by Director Koerner, seconded by Director Ubertini, and unanimously carried by the Directors present, the Board approved the minutes of the March 15, 2022 regular meeting, as presented, attached hereto as Exhibit A.**

The Board next considered the Bookkeeper's Report, including payment of invoices, coordination on bookkeeping matters, TexPool investments, and reimbursement of costs to the Belvedere Homeowners Association, Inc. (the "HOA") under the Joint Use and Maintenance Agreement. Director Koerner presented the Bookkeeper's Report and Quarterly Investment Report, attached as **Exhibit B**. Director Koerner stated that the Bookkeeper's Report included a list of invoices paid since the Board's last meeting and requested that the Board ratify the payment of these invoices. **After discussion, upon motion by Director Clifford, seconded by Director Ubertini, and unanimously carried by the Directors present, the Board ratified the payment of the invoices paid since the Board's last meeting on March 15, 2022, and approved and authorized payments of all current invoices as outlined in Exhibit B, attached hereto.** Next, Director Koerner presented the District's quarterly investment report, attached as **Exhibit C**. **After discussion, upon motion by Director Koerner, seconded by Director Clifford, and unanimously carried by the Directors present, the Board approved the District's quarterly investment report as outlined in Exhibit C.**

The next item to come before the Board was to consider and take action as necessary concerning a report from the District's liaison to the HOA and from the HOA liaison to the District. Director Koerner stated that he had nothing to report at this time except to recognize Ms. Megan Maedgen, General Manager, FirstService Residential, for her outstanding work in providing information concerning the District to new Belvedere residents. Next, Mr. Greene provided a report on maintenance issues related to the operation of the Amenity Center and surrounding landscaping. He reported that the HOA would begin work on May 26, 2022 on updating the Belvedere reserve study, which would review the current physical condition of existing HOA and District-owned assets and infrastructure and recommend a reserve-funding plan to offset future costs associated with repairing and replacing such assets. Mr. Green stated that he anticipated that the reserve study survey work would be completed by late June or early July of this year and would be separated between HOA and District-owned facilities. He next reported that the new security access system was being installed and that, once the system became operational, the existing AT&T service to operate the entrance gates would be discontinued. He also reported that the new door to gain access to the bathrooms from the swimming pool area had been delivered and scheduled for installation. He then reported that a proposal from Sunscape was being reviewed to address the Amenity Center lot landscape improvements. Finally, Mr. Greene stated that three

new radar speed-tracking signs had been installed within the neighborhood to address speeding along Flagler Drive and Springdale.

Director Golde stated that the Board would next consider and take action regarding the improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including:

- A. Report from the District's Engineer;
- B. Drainage facilities at the Amenity Center; and
- C. Trail maintenance.

Ms. Mitchell presented the District Engineer's report, attached as **Exhibit D**. She stated that she is working with Sunscape regarding the drainage easement along the side of the swimming pool property to address final grading. She then reported that Sunscape would perform the second quarter trail maintenance later this month and that Sunscape had completed the culvert installation under the new Amenity Center trail and the regrading thereof. Ms. Mitchell added that she was working to address final grading from the culvert to the drainage easement. Last, she stated that the 1-year warranty on the Amenity Center Improvement Project would expire on June 18, and that she would schedule a 1-year inspection with Fazzone Construction prior thereto.

In response to an inquiry from Director Clifford, Mr. Klein stated that he had made contact with Ms. Maedgen concerning the property owner of the lot located at 8408 Lakewood Cove, who requested that the District remove 10 feet of the rock gabion extending from the District's drainage easement onto the property owner's lot. Mr. Klein stated that he had provided Ms. Maedgen with a list of talking points to explain to the property owner the terms and conditions under which the District would accommodate his request. Mr. Greene reported that Ms. Maedgen had informed him that the property owner had agreed to provide the District with the requested release agreement. **After discussion, upon motion by Director Clifford, seconded by Director Koerner, and unanimously carried by the Directors present, the Board (1) authorized Mr. Klein to prepare the necessary waiver agreement for execution by the property owner of the lot located at 8408 Lakewood Cove, (2) authorized Ms. Mitchell to proceed with the removal of the 10-foot portion of the rock gabion based upon the proposal submitted by DigDug Construction, once the executed waiver agreement was returned to the District, (3) authorized the President to execute the waiver agreement on behalf of the District and (4) authorized Mr. Klein to record the executed waiver agreement.**

The next item to come before the Board was to consider action on a future Board meeting schedule. Director Koerner proposed that the Board convene again in June of 2022. After discussion, it was the consensus of the Board to next meet in June of 2022.

After discussion, there being no further business, and upon motion made by Director Clifford, seconded by Director Koerner, and unanimously carried by the Board members present, the meeting was adjourned at 6:52 p.m.

PASSED, APPROVED, AND ADOPTED this 21st day of June 2022.

Kim Clifford, Secretary

DRAFT

Belvedere MUD Board Meeting

June 21, 2022

Financial Information

Schedule of Cash Activity

**BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: JUNE 21, 2022**

GENERAL FUND CHECKING ACCOUNT BALANCE **\$ 20,497.80**

Revenue:

<u>Deposit Date</u>	<u>Description</u>	<u>Amount</u>
6/21/2022	Transfer from Money Market	\$ 10,000.00
Total Deposits:		\$ 10,000.00
Expenses paid since last meeting on 5/16/22		
EFT	Pedernales Electric Cooperative	\$ 178.42
1369	AT & T	\$ 239.76
1370	Spectrum Business	\$ 106.54
1371	AT & T	\$ 53.76
1372	Manuela's Cleaning	\$ 460.00
Total Expenditures:		\$ 1,038.48
Cash Balance Before Expenditures		\$ 29,459.32

Expenditures:

<u>Check Number</u>	<u>Description</u>	<u>Amount</u>
1373	Montoya & Monzingo LLP	\$ 1,200.00
1374	Lloyd Gosselink	\$ 2,340.00
1375	Quiddity Engineering	\$ 1,657.50
1376	Travis Central Appraisal District	\$ 575.19
1377	AT & T	\$ 244.75
1378	Sunscape Landscaping	\$ 3,579.40
Transfer	Belvedere - Debt Service	\$ 6,835.49
Transfer	Belvedere - Debt Service	\$ 598.04
Total Expenditures:		\$ (17,030.37)

ENDING BALANCE - GENERAL FUND CHECKING AS OF JUNE 21, 2022 **\$ 12,428.95**

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 544,950.07**

Transfer	Transfer to Checking	\$ (10,000.00)
Total Deposits:		\$ (10,000.00)

ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 534,950.07**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 25,093.30**

TOTAL GENERAL FUND OPERATING CASH **\$ 572,472.32**

LESS: GENERAL FUND - OPERATING RESERVES **\$ (541,400.00)**

TOTAL GENERAL FUND CASH BALANCES LESS RESERVES **\$ 31,072.32**

DEBT SERVICE

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET			\$	566,685.40
Transfer from Operating Checking	Property Taxes	\$	6,835.49	
Transfer from Operating Checking	Property Taxes	\$	598.04	
	Total Deposits:			<u>\$ 7,433.53</u>
ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET			\$	574,118.93
CASH BALANCE - DEBT SERVICE - TEXPOOL			\$	25,133.49
TOTAL CASH BALANCE - DEBT SERVICE			\$	599,252.42

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended June 21, 2022
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	2022 Annual Budget	2022 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 215,904	\$ 155,939	\$ 59,966	\$ 207,918	\$ 7,986
Interest Income	703	750	(47)	1,000	(297)
Total Revenues	216,607	156,689	59,919	208,918	7,689
<u>Expenditures</u>					
Solid Waste Disposal	37,906	37,500	(406)	50,000	12,094
Legal Fees	21,097	33,750	12,653	45,000	23,903
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	10,800	10,800	-	14,400	3,600
Engineering Fees	12,840	8,250	(4,590)	11,000	(1,840)
Engineering Fees - Drainage Maintenance	4,358	15,000	10,642	20,000	15,642
Amenity Center Operations	46,036	63,750	17,714	85,000	38,964
Drainage and Trail Maintenance	6,849	19,500	12,651	26,000	19,151
Insurance	2,708	3,000	292	4,000	1,292
Tax Appraisal and Collection Fees	3,684	3,750	66	5,000	1,316
Bank Charges	-	150	150	200	200
Other Fees	-	75	75	100	100
Newspaper notices	314	1,500	1,186	2,000	1,686
Website	384	375	(9)	500	116
Total Expenditures	154,476	204,900	50,424	270,700	116,108
Projected Excess Revenue Over Expenditures	\$ 62,131	\$ (48,212)	\$ 110,343	\$ (61,782)	\$ 123,913

Financial Statements

Belvedere Municipal Utility District
Balance Sheet
As of June 21, 2022

	<u>Jun 21, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	12,428.95
Money Market - ABC Bank	534,950.07
TexPool	<u>25,093.30</u>
Total Checking/Savings	572,472.32
Accounts Receivable	
Taxes Receivable	<u>4,118.48</u>
Total Accounts Receivable	4,118.48
Other Current Assets	
Prepaid Insurance	<u>1,935.10</u>
Total Other Current Assets	<u>1,935.10</u>
Total Current Assets	<u>578,525.90</u>
TOTAL ASSETS	<u><u>578,525.90</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>4,118.48</u>
Total Other Current Liabilities	<u>4,118.48</u>
Total Current Liabilities	<u>4,118.48</u>
Total Liabilities	4,118.48
Equity	
Unassigned	512,275.17
Net Income	<u>62,132.25</u>
Total Equity	<u>574,407.42</u>
TOTAL LIABILITIES & EQUITY	<u><u>578,525.90</u></u>

Belvedere Municipal Utility District
Profit & Loss
October 1, 2021 through June 21, 2022

	Oct 1, '21 - Jun 21, 22
Ordinary Income/Expense	
Income	
Interest Income	703.38
Income	
Property Taxes	215,904.17
Total Income	215,904.17
Total Income	216,607.55
Expense	
Website Expenses	383.50
Amenity Center Operations	46,036.21
Public Notices	313.96
Trail Repairs	
Trail General Maintenance	6,847.92
Total Trail Repairs	6,847.92
Audit Fees	7,500.00
Bookkeeping Fees	10,800.00
Engineering	
Drainage & Trail Maintenance	4,357.50
District Engineering	12,840.75
Total Engineering	17,198.25
Insurance	
Liability Insurance	1,382.20
Insurance - Other	1,325.45
Total Insurance	2,707.65
Legal Fees	21,097.35
Collection and Appraisal Fees	3,684.02
Waste Disposal	37,906.44
Total Expense	154,475.30
Net Ordinary Income	62,132.25
Net Income	62,132.25

Belvedere MUD-Debt Service Fund
Balance Sheet
As of June 21, 2022

	<u>Jun 21, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	574,118.93
TexPool	25,133.49
Total Checking/Savings	<u>599,252.42</u>
Accounts Receivable	
Taxes Receivable	4,412.29
Total Accounts Receivable	<u>4,412.29</u>
Total Current Assets	<u>603,664.71</u>
TOTAL ASSETS	<u><u>603,664.71</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	4,412.29
Total Other Current Liabilities	<u>4,412.29</u>
Total Current Liabilities	<u>4,412.29</u>
Total Liabilities	4,412.29
Equity	
Restricted	231,211.38
Net Income	368,041.04
Total Equity	<u>599,252.42</u>
TOTAL LIABILITIES & EQUITY	<u><u>603,664.71</u></u>

Belvedere MUD-Debt Service Fund
Profit & Loss
October 1, 2021 through June 21, 2022

	<u>Oct 1, '21 - Jun 21, 22</u>
Ordinary Income/Expense	
Income	
Tax Revenue	452,691.17
Total Income	452,691.17
Expense	
Bank Service Charges	54.00
Bond Principal	0.00
Interest Expense	84,321.88
Paying Agent Fee	600.00
Total Expense	84,975.88
Net Ordinary Income	367,715.29
Other Income/Expense	
Other Income	
Interest Income	325.75
Total Other Income	325.75
Net Other Income	325.75
Net Income	368,041.04

Current Invoices for Approval

Montoya & Monzingo, LLP

P.O. Box 2029
Pflugerville, TX 78691
(512) 251-5668

Invoice

Date	Invoice #
6/3/2022	24808

Bill To
Belvedere MUD P.O. Box 2029 Pflugerville, TX 78691

Description	Amount
June 2022 accounting services.	1,200.00
Thank you for your business.	Total \$1,200.00



QUIDDITY

Invoice Total \$1,657.50

June 16, 2022
Project No: 16654-0900-22
Invoice No: 00342663

Belvedere Municipal Utility District
Jeff Monzingo
c/o Montoya & Monzingo
203 N. Railroad Avenue
Pflugerville, TX 78660

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:	ACH INFORMATION:
Quiddity Engineering, LLC	Trust Bank
P.O. Box 95562	Account #: 1440017655101
Grapevine, TX 76099-9708	Routing #: 111017694

Please send remittance advice to:
AccountsReceivable@Quiddity.com
Payment Terms: Due upon Receipt

Project 16654-0900-22 2022 General Consult (Belvedere MUD)
Services include preparation for and attendance at May Board meeting; site visit to observe Amenity Center trail modifications and repairs and drainage easement repairs,; and coordination of 1-year Amenity Center inspection.
Professional Services from April 30, 2022 to May 27, 2022

Task	001	District Operations			
			Hours	Rate	Amount
		Professional Engineer III	4.25	195.00	828.75
		Totals	4.25		828.75
		Total Labor			828.75
<hr style="border-top: 1px dashed black;"/>					
Task	002	Drainage and Trail Consultation			
			Hours	Rate	Amount
		Professional Engineer III	4.25	195.00	828.75
		Totals	4.25		828.75
		Total Labor			828.75
TOTAL THIS INVOICE					\$1,657.50

Rec'd 6/7/22

TRAVIS CENTRAL APPRAISAL DISTRICT

850 E. Anderson Lane
 P.O. Box 149012
 Austin, TX 78714

	Invoice Date	Invoice Number
Invoice	6/16/2022	7328

Jurisdiction ID: 1K

Belvedere MUD
 P.O. Box 2029
 Pflugerville, TX 78691

You may remit via ACH to Wells Fargo Bank, N.A.,
 account #7556188477, ABA #111900659. Please send
 ACH remittance information to Lmann@tcadcentral.org.

To submit via wire, please contact the Finance
 Department.

Invoice Date	Charge Code	Description	Amount
6/16/2022	Appraisal Revenue	Appraisal Fees	\$711.01
6/16/2022	Jurisdiction Credit	Credit for FY 2021 Budget Surplus	(\$135.82)
Due Date: 7/16/2022			Total: \$575.19

7328 6/16/2022

Invoice Date	Charge Code	Description	Amount
6/16/2022	Appraisal Revenue	Appraisal Fees	\$711.01
6/16/2022	Jurisdiction Credit	Credit for FY 2021 Budget Surplus	(\$135.82)

Total Due: \$575.19

Due Date: 7/16/2022

Amount Remitted: _____

1K Belvedere MUD

Please remit payment at your earliest convenience. Should you have
 any questions, please contact Leana H. Mann at (512)834-9317 Ext.
 405 or by e-mail at Lmann@tcadcentral.org.



AT&T

BELVEDERE HOME OWNERS
PO BOX 2029
PFLUGERVILLE TX 78691 - 2029

Page 1 of 3
Account Number 512 264-0560 837 2
Billing Date Jun 5, 2022

Web Site att.com

Monthly Statement

EXPLORE ALL THAT AT&T CAN DO FOR YOU

Get Wireless, Internet and other premium services from AT&T. We're eager to help you find the best deals possible. Call 877.999.0593. Business customers: 800.321.2000

Bill-At-A-Glance

Previous Bill	239.76
Payment Received 5-31 Thank you!	239.76CR
Adjustments	.00
Balance	.00
Current Charges	244.75
Total Amount Due	\$244.75
Amount Due in Full By	Jun 29, 2022

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	204.79
1 800 321-2000		
Service Changes:		
1 800 321-2000		
Repair Services:		
1 800 286-8313		
AT&T Long Distance	1	39.96
1 800 321-2000		
Total Current Charges		244.75

Plans and Services

Monthly Service - Jun 5 thru Jul 4

Charges for 512 264-0560	
1. Monthly Charges	42.00
Charges for 512 264-1428	
2. Monthly Charges	30.00
Charges for 512 264-1617	
3. Monthly Charges	30.00
Charges for 512 264-2440	
4. Monthly Charges	30.00
Total Monthly Service	132.00

Company Fees and Surcharges

5. Federal Subscriber Line Charge	35.40
6. 911 Fee	2.00
7. State Cost Recovery Charge	.87
8. Federal Universal Service Fee	10.04
9. Cost Assessment Charge	24.48
Total Company Fees and Surcharges	72.79

Government Fees and Taxes

10. Federal	.00
11. State and Local	.00
Total Government Fees and Taxes	.00

Total Plans and Services

Amount Subject to Sales Tax: .87

204.79

AT&T Long Distance

Important Information

Message Regarding Terms & Conditions:
To view your Terms & Conditions for AT&T Long Distance, access www.att.com/servicepublications or call AT&T at the toll free number on your bill.

Invoice Summary

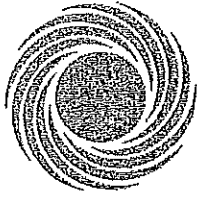
(as of May 22, 2022)

Current Charges	
Service Charges	32.00
Credits and Adjustments	.00
Call Charges	.00

News You Can Use Summary

- PREVENT DISCONNECT
- YOUR CUSTOMER RIGHTS
- COST ASSESSMENT CHRG
- STILL GETTING PAPER?
- LONG DIST. PROVIDERS
- EMAIL MY INVOICE
- BUSINESS RATE CHANGE

See "News You Can Use" for additional information



SUNSCAPE
LANDSCAPING

INVOICE

Invoice: 13273
Invoice Date: 03/01/2022

BILL TO

Belvedere Municipal Utility District
C/O Montoya & Monzingo, LLP
P.O. Box 2029
Pflugerville, TX 78691

Phone: 512-251-5668

PROPERTY ADDRESS

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

INVOICE

03/01/2022

TERMS

Due on Receipt

ACCOUNT MANAGER

Jesse Trevino

DESCRIPTION

#21556 - Trail Maintenance Contract March 2022

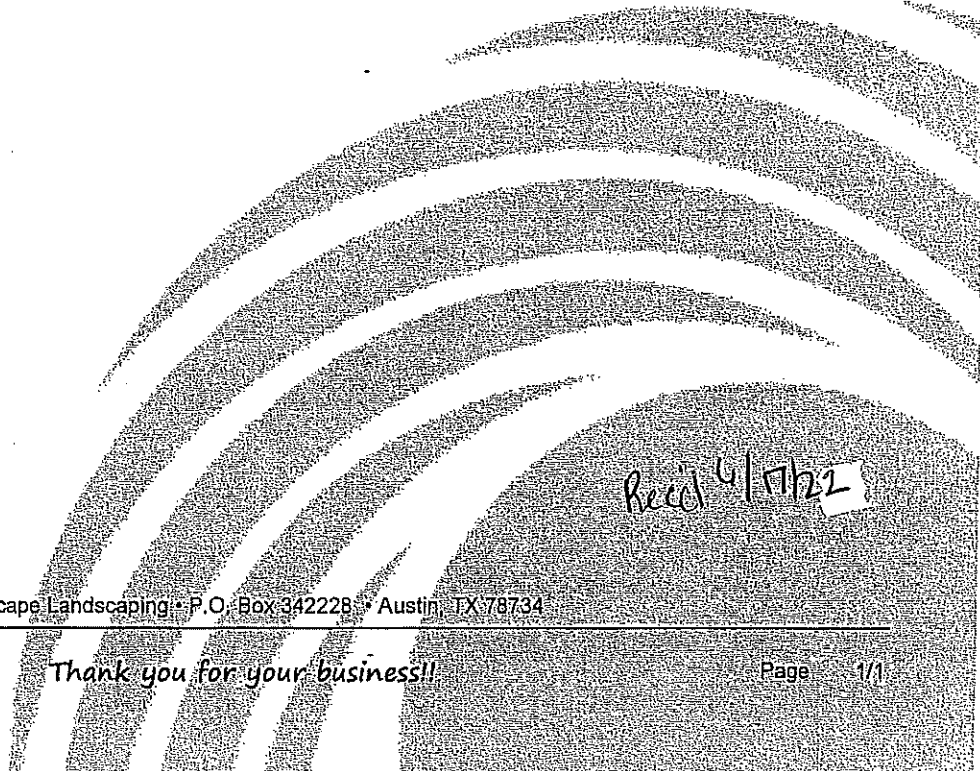
PRICE

Subtotal: \$894.85

Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$894.85

Pay This Amount: \$894.85



Rec'd 4/1/22

Sunscape Landscaping • P.O. Box 342228 • Austin, TX 78734

Thank you for your business!!



SUNSCAPE
LANDSCAPING

INVOICE

Invoice: 13451
Invoice Date: 04/01/2022

BILL TO

Belvedere Municipal Utility District
C/O Montoya & Monzingo, LLP
P.O. Box 2029
Pflugerville, TX 78691

Phone: 512-251-5668

PROPERTY ADDRESS

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

INVOICE

04/01/2022

TERMS

Due on Receipt

ACCOUNT MANAGER

Larry Hernandez

DESCRIPTION

#21556 - Trail Maintenance Contract April 2022

PRICE

Subtotal: \$894.85

Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$894.85

Pay This Amount: \$894.85

Ricci 4/1/22

Please use the new remittance address listed below when submitting payment:

Sunscape Landscaping - PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!



SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 13762
Invoice Date: 05/01/2022

BILL TO

Belvedere Municipal Utility District
C/O Montoya & Monzingo, LLP
P.O. Box 2029
Pflugerville, TX 78691

Phone: 512-251-5668

PROPERTY ADDRESS

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

INVOICE

05/01/2022

TERMS

Due on Receipt

ACCOUNT MANAGER

Larry Hernandez

DESCRIPTION

#21556 - Trail Maintenance Contract May 2022

PRICE

Subtotal: \$894.85

Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$894.85

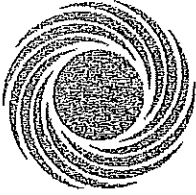
Pay This Amount: \$894.85

Rec'd 6/17/22

Please use the new remittance address listed below when submitting payment:

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!



SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 14027
Invoice Date: 06/01/2022

BILL TO PROPERTY ADDRESS

Belvedere Municipal Utility District
C/O Montoya & Monzingo, LLP
P.O. Box 2029
Pflugerville, TX 78691

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

Phone: 512-251-5668

INVOICE TERMS ACCOUNT MANAGER

06/01/2022 Due on Receipt Larry Hernandez

DESCRIPTION PRICE

#21556 - Trail Maintenance Contract June 2022	Subtotal:	\$894.85
	Sales Tax (.00%)	\$0.00
	INVOICE TOTAL:	\$894.85
	Pay This Amount:	\$894.85

Rec'd 6/17/22

Please use the new remittance address listed below when submitting payment:

Sunscap Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

Invoices Paid Between Board Meetings

BELVEDERE HOME OWNERS
 PO BOX 2029
 PFLUGERVILLE TX 78691 - 2029

Page 1 of 2
 Account Number 512 264-0560 837 2
 Billing Date May 5, 2022

Web Site att.com



AT&T

Monthly Statement

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Get Wireless, internet and other premium services from AT&T. We're eager to help you find the best deals possible. Call 866.252.6149. Business customers: 800.321.2000

Bill-At-A-Glance

Previous Bill	239.87
Payment Received 4-25 Thank you!	239.87CR
Adjustments	.00
Balance	.00
Current Charges	239.76
Total Amount Due	\$239.76
Amount Due in Full By	May 31, 2022

Plans and Services

Monthly Service - May 5 thru Jun 4

Charges for 512 264-0560	
1. Monthly Charges	42.00
Charges for 512 264-1428	
2. Monthly Charges	30.00
Charges for 512 264-1617	
3. Monthly Charges	30.00
Charges for 512 264-2440	
4. Monthly Charges	30.00
Total Monthly Service	132.00

Company Fees and Surcharges

5. Federal Subscriber Line Charge	35.40
6. 911 Fee	2.00
7. State Cost Recovery Charge	.87
8. Federal Universal Service Fee	10.04
9. Cost Assessment Charge	24.48
Total Company Fees and Surcharges	72.79

Government Fees and Taxes

10. Federal	.00
11. State and Local	.00
Total Government Fees and Taxes	.00

Total Plans and Services

Amount Subject to Sales Tax: .87 **204.79**

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	204.79
1 800 321-2000		
Service Changes:		
1 800 321-2000		
Repair Services:		
1 800 286-8313		
AT&T Long Distance	1	34.97
1 800 321-2000		
Total Current Charges		239.76

AT&T Long Distance

Important Information

Message Regarding Terms & Conditions:
 To view your Terms & Conditions for AT&T Long Distance, access www.att.com/servicepublications or call AT&T at the toll free number on your bill.

Invoice Summary

(as of April 22, 2022)

Current Charges	
Service Charges	28.00
Credits and Adjustments	.00
Call Charges	.00

News You Can Use Summary

- PREVENT DISCONNECT
 - EMAIL MY INVOICE
 - STILL GETTING PAPER?
 - LONG-DIST. PROVIDERS
 - COST ASSESSMENT CHRG
- See "News You Can Use" for additional information

*Paid check #1369 5/24/22
 Rec'd 5/23/22*

Local Services provided by AT&T Arkansas, AT&T Kansas, AT&T Missouri, AT&T Oklahoma, or AT&T Texas based upon the service address location.

GO GREEN - Enroll in paperless billing.

Return bottom portion with your check in the enclosed envelope.



May 19, 2022
 Invoice Number: 0023313051922
 Account Number: 8260 16 101 0023313
 Security Code: 4931
 Service At: 17400 FLAGLER DR
 AUSTIN TX 78738-7663

NEWS AND INFORMATION

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

Grow your business with fast, reliable Internet speeds with no contracts and over 99.9% network reliability. Call 1-844-976-0376 to add Spectrum Business Internet today!

Summary *Service from 05/19/22 through 06/18/22 details on following pages*

Previous Balance	106.54
Payments Received -Thank You!	-106.54
Remaining Balance	\$0.00
Spectrum Business™ TV	84.98
Other Charges	21.00
Taxes, Fees and Charges	0.56
Current Charges	\$106.54
Total Due by 06/05/22	\$106.54

Call 1-866-614-9220 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.



Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

*Paid ck#1370 5/24/22
 Rec'd 5/23/22*



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8260 1600 NO RP 18 05202022 NNNNNYNN 01 007338-0029

BELVEDERE HOA
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

May 19, 2022

BELVEDERE HOA

Invoice Number: 0023313051922
 Account Number: 8260 16 101 0023313
 Service At: 17400 FLAGLER DR
 AUSTIN TX 78738-7663

Total Due by 06/05/22 **\$106.54**
 Amount you are enclosing \$



Please Remit Payment To:
 CHARTER COMMUNICATIONS
 PO BOX 60074
 CITY OF INDUSTRY CA 91716-0074



826016101002331300106542



BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 2
Issue Date: May 22, 2022
Account Number: 312935378

Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at att.com/paperless

AutoPay: Set up automatic payments that you can update whenever you want. Go to att.com/autopay today.

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to att.com/myatt to sign in or sign up.



Account summary

Your last bill		\$127.60
Payments - Thank you!	Page 2	-\$127.60
Remaining balance		\$0.00

Service summary

Internet	Page 2	\$53.76
Total services		\$53.76

Total due \$53.76
Please pay by Jun 14, 2022

*Paid ck# 1371 bth
Rec'd 6/1/22*

Ways to pay and manage your account:

myAT&T app
iPhone and Android

att.com/pay

Ordering, billing or support
800.321.2000
TTY: 800.651.5111



Return this portion with your check in the enclosed envelope. Payments may take 7 days to post.

BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Please pay \$53.76 by Jun 14, 2022

Account number: 312935378
Please include account number on your check

Make check payable to:

AT&T
PO BOX 5014
CAROL STREAM, IL 60197-5014

CHECK FOR AUTOPAY
(SEE REVERSE)

41004033000312935378000000001276000000005376000002



Manuela's Cleaning Services

Residential/Commercial Cleaning

11122 West Cave Blvd
Dripping Springs, Texas 78620
Phone: 512-203-2228

Belvedere

Invoice 116

Send payment to:

For:

Manuela's Cleaning Services
11122 West Cave Blvd
Dripping Springs, TX 78620

Belvedere Amenity Center
Payment is due upon receipt
of this invoice

DESCRIPTION

The following cleaning services were performed at the Amenity Center (MUD) on the following dates:

May 7

May 14

May 21

May 28

*Paid check # 1372 4/17/22
Rec'd 4/16/22*

Labor -4 Days @ 115.00

Totals: \$ 460.00

Please make payments to Manuela's Cleaning Services and mail to the address above. If you have any questions concerning this invoice, contact Manuela Bigley @ 512-203-2228, or e-mail at mlbigley1@yahoo.com. Thank you for your prompt payment.

Bank and Texpool Statements



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3318584

Belvedere Municipal Utility District
General Funds
PO Box 2029
Pflugerville TX 78691

Date 5/31/22 Page 1
Primary Account: XXXXXXXXXXXXX

* Please help us keep your contact information updated. In the event of fraud or other related issues, it is important for us to be able to contact you. *

Checking Account -

Account Title: Belvedere Municipal Utility District
General Funds

Business Checking Public Funds		Enclosures/Images	10
Account Number	XXXXXXXXXXXX	Statement Dates	5/02/22 thru 5/31/22
Previous Balance	44,893.55	Days in the Statement Period	30
1 Deposits/Credits	880.51	Average Ledger Balance	34,675.09
11 Checks/Debits	31,023.34	Average Collected	34,675.09
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	14,750.72		

Deposits and Other Credits

Date	Description	Amount
5/31	PPD F746000192	880.51
	CONS PAY PT CLEARING	

Debits

Date	Description	Amount
5/19	CCD 2740828412	178.42-
	ELEC_BILL Pedernales_Elec	
	3000095631	

Checks

Date	Check No.	Amount	Date	Check No.	Amount
5/23		12,047.91	5/11	1359*	106.54





Date 5/31/22 Page 2
 Primary Account XXXXXXXXXXXX

Belvedere Municipal Utility District
 General Funds
 PO Box 2029
 Pflugerville TX 78691

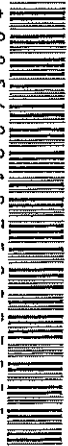
Business Checking Public Funds XXXXXXXXXXXX (Continued)

Date	Check No.	Checks		Check No.	Amount
		Amount	Date		
5/05	1360	3,317.30	5/31	1364	460.00
5/18	1361	2,400.00	5/13	1365	63.80
5/27	1362	7,046.87	5/11	1366	460.00
5/27	1363	4,065.00	5/27	1368*	877.50

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
5/02	44,893.55	5/13	40,945.91	5/23	26,319.58
5/05	41,576.25	5/18	38,545.91	5/27	14,330.21
5/11	41,009.71	5/19	38,367.49	5/31	14,750.72

End Of Statement



Belvedere Municipal Utility District
Reconciliation Detail
 Checking Account - ABC Bank, Period Ending 05/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						44,893.55
Cleared Transactions						
Checks and Payments - 11 items						
Check	04/27/2022	1360	TML Intergovernme...	X	-3,317.30	-3,317.30
Check	04/27/2022	1359	Spectrum Business	X	-106.54	-3,423.84
Check	05/06/2022	1366	Manuela's Cleaning ...	X	-460.00	-3,883.84
Check	05/06/2022	1365	AT & T	X	-63.80	-3,947.64
Check	05/16/2022	Transfer	Belvedere MUD Deb...	X	-12,047.91	-15,995.55
Check	05/16/2022	1362	Lloyd Gosselink	X	-7,046.87	-23,042.42
Check	05/16/2022	1363	Quiddity Engineerin...	X	-4,065.00	-27,107.42
Check	05/16/2022	1361	Montoya & Monzing...	X	-2,400.00	-29,507.42
Check	05/16/2022	1368	Quiddity Engineerin...	X	-877.50	-30,384.92
Check	05/16/2022	1364	Manuela's Cleaning ...	X	-460.00	-30,844.92
Check	05/19/2022	EFT	Pedernales Electric ...	X	-178.42	-31,023.34
Total Checks and Payments					<u>-31,023.34</u>	<u>-31,023.34</u>
Deposits and Credits - 1 item						
Deposit	05/31/2022			X	880.51	880.51
Total Deposits and Credits					<u>880.51</u>	<u>880.51</u>
Total Cleared Transactions					<u>-30,142.83</u>	<u>-30,142.83</u>
Cleared Balance					-30,142.83	14,750.72
Uncleared Transactions						
Checks and Payments - 3 items						
Check	05/13/2022	1367	Belvedere HOA		-19,431.34	-19,431.34
Check	05/24/2022	1369	AT & T		-239.76	-19,671.10
Check	05/24/2022	1370	Spectrum Business		-106.54	-19,777.64
Total Checks and Payments					<u>-19,777.64</u>	<u>-19,777.64</u>
Deposits and Credits - 1 item						
Transfer	05/16/2022				25,000.00	25,000.00
Total Deposits and Credits					<u>25,000.00</u>	<u>25,000.00</u>
Total Uncleared Transactions					<u>5,222.36</u>	<u>5,222.36</u>
Register Balance as of 05/31/2022					-24,920.47	19,973.08
New Transactions						
Checks and Payments - 2 items						
Check	06/07/2022	1372	Manuela's Cleaning ...		-460.00	-460.00
Check	06/07/2022	1371	AT & T		-53.76	-513.76
Total Checks and Payments					<u>-513.76</u>	<u>-513.76</u>
Total New Transactions					<u>-513.76</u>	<u>-513.76</u>
Ending Balance					<u><u>-25,434.23</u></u>	<u><u>19,459.32</u></u>



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3317655

Belvedere Municipal Utility District
Operating Money Market
PO Box 2029
Pflugerville TX 78691

Date 5/31/22 Page 1
Primary Account XXXXXXXXXXXX

* Please help us keep your contact information updated. In the event of fraud or other related issues, it is important for us to be able to contact you. *

Checking Account

Account Title: Belvedere Municipal Utility District
Operating Money Market

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXXXX	Statement Dates	5/02/22 thru 5/31/22
Previous Balance	569,845.78	Days in the Statement Period	30
Deposits/Credits	.00	Average Ledger Balance	569,845.78
Checks/Debits	.00	Average Collected	569,845.78
Service Charge Amount	.00	Interest Earned	104.29
Interest Paid	104.29	Annual Percentage Yield Earned	0.22%
Current Balance	569,950.07	2022 Interest Paid	440.96

* 00540020040401010000*

Deposits and Other Credits

Date	Description	Amount
5/31	Interest Deposit	104.29

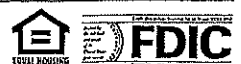
Daily Balance Information

Date	Balance	Date	Balance
5/02	569,845.78	5/31	569,950.07

INTEREST RATE SUMMARY

Date	Rate
5/01	0.220000%
5/31	0.300000%

End Of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 05/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						569,845.78
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	05/31/2022			X	104.29	104.29
Total Deposits and Credits					104.29	104.29
Total Cleared Transactions					104.29	104.29
Cleared Balance					104.29	569,950.07 ^M
Uncleared Transactions						
Checks and Payments - 1 Item						
Transfer	05/16/2022				-25,000.00	-25,000.00
Total Checks and Payments					-25,000.00	-25,000.00
Total Uncleared Transactions					-25,000.00	-25,000.00
Register Balance as of 05/31/2022					-24,895.71	544,950.07
Ending Balance					-24,895.71	544,950.07



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3318585
Belvedere Municipal Utility District
Debt Services
PO Box 2029
Pflugerville TX 78691

Date 5/31/22 Page 1
Primary Account XXXXXXXXXXXX

* Please help us keep your contact information updated. In the event of fraud or other related issues, it is important for us to be able to contact you. *

Checking Account

Account Title: Belvedere Municipal Utility District
Debt Services

Money Market Public Fund		Enclosures/Images	1
Account Number	XXXXXXXXXXXX	Statement Dates	5/02/22 thru 5/31/22
Previous Balance	554,535.33	Days in the Statement Period	30
1 Deposits/Credits	12,047.91	Average Ledger Balance	558,149.70
Checks/Debits	.00	Average Collected	558,149.70
Service Charge Amount	.00	Interest Earned	102.16
Interest Paid	102.16	Annual Percentage Yield Earned	0.22%
Current Balance	566,685.40	2022 Interest Paid	280.45

Deposits and Other Credits

Date	Description	Amount
5/23	Deposit	12,047.91
5/31	Interest Deposit	102.16

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
5/02	554,535.33	5/23	566,583.24	5/31	566,685.40

INTEREST RATE SUMMARY

Date	Rate
5/01	0.220000%
5/31	0.300000%

Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 05/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						554,535.33
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	05/16/2022			X	12,047.91	12,047.91
Deposit	05/31/2022			X	102.16	12,150.07
Total Deposits and Credits					12,150.07	12,150.07
Total Cleared Transactions					12,150.07	12,150.07
Cleared Balance					12,150.07	566,685.40
Register Balance as of 05/31/2022					12,150.07	566,685.40
Ending Balance					12,150.07	566,685.40 <i>m</i>

TexPool Participant Services
1001 Texas Avenue, Suite 1150
Houston, TX 77002



BELVEDERE MUD
DEBT SERVICE FUND
ATTN JEFF MONZINGO
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Participant Statement

Statement Period **05/01/2022 - 05/31/2022**

Customer Service 1-866-TEX-POOL
Location ID 000079665
Investor ID 000025723

TexPool Update

TexPool has gone paperless! All forms can now be returned via fax (866-839-3291) or email (texpool@dstsyste.ms.com). Contact TexPool Participant Services for more information.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$25,120.22	\$0.00	\$0.00	\$13.27	\$25,133.49	\$25,120.65
Total Dollar Value	\$25,120.22	\$0.00	\$0.00	\$13.27	\$25,133.49	

Portfolio Value

Pool Name	Pool/Account	Market Value (05/01/2022)	Share Price (05/31/2022)	Shares Owned (05/31/2022)	Market Value (05/31/2022)
Texas Local Government Investment Pool	449/7966500001	\$25,120.22	\$1.00	25,133.490	\$25,133.49
Total Dollar Value		\$25,120.22			\$25,133.49

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7966500001	\$13.27	\$24.84
Total		\$13.27	\$24.84

Transaction Detail

Texas Local Government Investment Pool
Pool/Account: 449/7966500001

Participant: BELVEDERE MUD

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
05/01/2022	05/01/2022	BEGINNING BALANCE	\$25,120.22	\$1.00		25,120.220
05/31/2022	05/31/2022	MONTHLY POSTING	\$13.27	\$1.00	13.270	25,133.490
Account Value as of 05/31/2022			\$25,133.49	\$1.00		25,133.490

Belvedere MUD-Debt Service Fund
Reconciliation Detail
 TexPool, Period Ending 05/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						25,120.22
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	05/31/2022			X	13.27	13.27
Total Deposits and Credits					13.27	13.27
Total Cleared Transactions					13.27	13.27
Cleared Balance					13.27	25,133.49
Register Balance as of 05/31/2022					13.27	25,133.49
Ending Balance					13.27	25,133.49 ^N

TexPool Participant Services
 1001 Texas Avenue, Suite 1150
 Houston, TX 77002



BELVEDERE MUD
 GENERAL FUND
 ATTN JEFF MONZINGO
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

Participant Statement

Statement Period **05/01/2022 - 05/31/2022**

Customer Service 1-866-TEX-POOL
 Location ID 000079665
 Investor ID 000025724

TexPool Update

TexPool has gone paperless! All forms can now be returned via fax (866-839-3291) or email (texpool@dstsyste.ms.com). Contact TexPool Participant Services for more information.

TexPool Summary						
Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$25,080.04	\$0.00	\$0.00	\$13.26	\$25,093.30	\$25,080.47
Total Dollar Value	\$25,080.04	\$0.00	\$0.00	\$13.26	\$25,093.30	

Portfolio Value

Pool Name	Pool/Account	Market Value (05/01/2022)	Share Price (05/31/2022)	Shares Owned (05/31/2022)	Market Value (05/31/2022)
Texas Local Government Investment Pool	449/7966500002	\$25,080.04	\$1.00	25,093.300	\$25,093.30
Total Dollar Value		\$25,080.04			\$25,093.30

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7966500002	\$13.26	\$24.80
Total		\$13.26	\$24.80

Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: 449/7966500002

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
05/01/2022	05/01/2022	BEGINNING BALANCE	\$25,080.04	\$1.00		25,080.040
05/31/2022	05/31/2022	MONTHLY POSTING	\$13.26	\$1.00	13.260	25,093.300
Account Value as of 05/31/2022			\$25,093.30	\$1.00		25,093.300

Belvedere Municipal Utility District
Reconciliation Detail
 TexPool, Period Ending 05/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						25,080.04
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	05/31/2022			X	13.26	13.26
Total Deposits and Credits					13.26	13.26
Total Cleared Transactions					13.26	13.26
Cleared Balance					13.26	25,093.30
Register Balance as of 05/31/2022					13.26	25,093.30
Ending Balance					13.26	25,093.30

Property Tax Statement

ULK	RECEIVABLE BALANCE 'R' REPORT	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	IRP OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006	.00	.00	.00 %	.00	.00	.00	.00	.00
2007	.00	.00	.00 %	.00	.00	.00	.00	.00
2008	.00	.00	.00 %	.00	.00	.00	.00	.00
2009	.00	.00	.00 %	.00	.00	.00	.00	.00
2010	.00	.00	.00 %	.00	.00	.00	.00	.00
2011	.00	.00	.00 %	.00	.00	.00	.00	.00
2012	.00	.00	.00 %	.00	.00	.00	.00	.00
2013	.00	.00	.00 %	.00	.00	.00	.00	.00
2014	.00	.00	.00 %	.00	.00	.00	.00	.00
2015	.00	.00	.00 %	.00	.00	.00	.00	.00
2016	.60	.00	.00 %	.60	.00	.00	.00	.00
2017	.00	.00	.00 %	.00	.00	.00	.00	.00
2018	.00	.00	.00 %	.00	.00	.00	.00	.00
2019	3643.71	3643.71	100.00 %	.00	1311.74	.00	.00	4955.45
2020	4114.70	2781.36	100.00 %	.00	987.53	.00	.00	3768.89
TOTAL	7759.01	1333.34	99.99 %	.60	2299.27	.00	.00	8724.34
2021	669671.71	4990.81	99.02 %	6495.85	3049.28	.00	1.96	661236.29

ENTITY	TOTAL	6324.15	6496.45	5348.55	.00	1.96	.00	669960.63
TOTAL	677430.72	6324.15	6496.45	5348.55	.00	1.96	.00	669960.63

Outstanding property tax receivable

Debt Service
 2016 = .31
 2021 = 4411.98
\$ 4412.29

Operating
 2016 = .29
 2021 = 2083.87
\$ 2084.16

Current Invoice
 Operating: .085
 Debt Service: .18
Total: .2650

**SECOND AMENDMENT TO JOINT USE AND MAINTENANCE AGREEMENT
BETWEEN BELVEDERE MUNICIPAL UTILITY DISTRICT AND BELVEDERE
HOMEOWNERS ASSOCIATION**

This SECOND AMENDMENT TO JOINT USE AND MAINTENANCE AGREEMENT (“*Second Amendment*”) is made and entered into as of the date last signed, to be effective January 1, 2022 (the “*Second Amendment Effective Date*”), by and between Belvedere Municipal Utility District (the “*District*”), a municipal utility district operating pursuant to Chapters 49 and 54 of the Texas Water Code, and Belvedere Homeowners Association (the “*HOA*”), a Texas non-profit corporation. The District and the HOA are each a “*Party*” and collectively, the “*Parties*.”

RECITALS

WHEREAS, the District and HOA are parties to that certain Joint Use and Maintenance Agreement, dated July 1, 2018, which provides for the funding, operation, and joint maintenance of the Belvedere Amenity Center, trail system, landscaping, and related facilities;

WHEREAS, the Parties entered into that certain First Amendment to Joint Use and Maintenance Agreement on October 15, 2019 (the Joint Use and Maintenance Agreement, as amended by the First Amendment to Joint Use and Maintenance Agreement, is the “*Agreement*”); and

WHEREAS, the Parties now desire to amend the payment provisions set forth in Item 4A of the Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and other good and valuable consideration contained herein, the sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

AMENDMENT

1. Recitals. The above recitals are true and correct and incorporated into this Second Amendment for all purposes.
2. Defined Terms. The defined terms in the Agreement shall have the same meaning in this Second Amendment, except as otherwise provided in this Second Amendment.
3. Payment for Facilities Operations, Maintenance, Repairs, and Improvements. The Agreement is hereby amended by modifying Item 4A as follows:

The line item:

“5. 40% of Common Area Mowing”

shall be replaced in its entirety with:

“5. 50% of Common Area Landscape Maintenance”

4. Effect of this Second Amendment. Except as set forth in this Second Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. In the event of any inconsistency or conflict between the provisions of the Agreement and this Second Amendment, the provisions of this Second Amendment will prevail and govern. All references to the Agreement or in any exhibit or schedule thereto shall hereinafter refer to the Agreement as amended by this Second Amendment.
5. Binding Effect. The Agreement, as amended hereby, shall inure to the benefit of, be binding upon, and be enforceable against each Party and their respective permitted successors, assigns, transferees and delegates.
6. No Third-Party Beneficiaries. Nothing expressed or implied in this Second Amendment is intended, nor shall be construed, to confer upon or give any individual or entity other than the Parties hereto and their respective successors and assigns any rights or remedies under or by reason of this Second Amendment.
7. Entire Agreement. The Agreement, as amended hereby, constitutes the full and entire understanding and agreement between the Parties regarding the subject matter hereof and thereof and supersedes and cancels all prior agreements, negotiations, correspondence, undertakings, and communications of the Parties, oral or written, with respect to such subject matter.
8. Severability. If any provision of this Second Amendment is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the Parties hereto that the remainder of this Second Amendment shall not be affected thereby, and it is also the intention of the Parties to this Second Amendment that in lieu of each provision of this Second Amendment that is illegal, invalid, or unenforceable, there be added as a part of this Second Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible, and be legal, valid, and enforceable.
9. Change in Law and Compliance with Laws. Any alterations, additions, or deletions to the terms of the Agreement, as amended hereby, that are required by changes in federal or state law or regulations are automatically incorporated into the Agreement, as amended hereby, without written amendment, and shall become effective on the date designated by such law or by regulation.
10. Further Assurances. The Parties hereby covenant and agree that they will execute and deliver any such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out this Second Amendment and the Agreement.
11. Waiver. Any failure by a Party hereto to insist, or any election by a Party hereto not to insist, upon strict performance by the other Party of any of the terms, provisions, or conditions of this Second Amendment shall not be deemed to be a waiver thereof, or of any other term, provision, or condition hereof, and such Party shall have the right at any

time or times thereafter to insist upon strict performance of any and all of the terms, provisions, and conditions hereof.

12. Applicable Law. The construction and validity hereof shall be governed by the laws of Texas.
13. Venue. Venue shall be in the court of proper jurisdiction located in Travis County, Texas.
14. Expenses. Each Party shall be responsible for their respective attorney's fees, expenses, and costs of court related to this Second Amendment or any dispute arising herefrom.
15. Section Headings. All section headings contained herein are for convenience and reference only and are not intended to define or limit the scope of any provision of this Second Amendment.
16. Authority and Representations. Each Party executing this Second Amendment warrants and represents that the individual executing this Second Amendment on its behalf has the authority and power to execute this Second Amendment for the entity on behalf of which he or she executes this Second Amendment.
17. Counterpart Execution. This Second Amendment may be executed in any number of counterparts, each of which shall be, for all purposes, deemed to be an original, and all such counterparts shall together constitute and be one and the same instrument. A facsimile or other electronic copy of a signature, and a counterpart transmitted electronically (e.g., by fax, email, text, or similar means), will be deemed to be and will have the same force and effect as an original signature for all purposes.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, the Parties have executed this Second Amendment in multiple copies, each of which shall constitute an original, on the dates set forth below:

**BELVEDERE MUNICIPAL UTILITY
DISTRICT**

By: _____
Jim Koerner, President, Board of Directors

Date: _____

ATTEST:

Kim Clifford, Secretary, Board of Directors

BELVEDERE HOMEOWNERS ASSOCIATION

By: _____

Name: _____

Title: _____

Date: _____



QUIDDITY

3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

June 17, 2022

Board of Directors
Belvedere Municipal Utility District
c/o Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Ave., Suite 1900
Austin, TX 78701

Re: Monthly Status Report
Belvedere MUD Regular Board Meeting of June 21, 2022

Dear Directors:

The following is a brief summary that describes our activities during the past month:

1. Drainage Facilities

- a. Drainage Easement Regrading – Sunscape finalized regrading the drainage easement along the back of the swimming pool.
- b. Gabion in Drainage Easement – We will authorize the contractor to remove the part of the gabion that extends into the adjacent residential lot as soon as the liability waiver is received from the resident.

2. Trail Facilities

- a. Quarterly Maintenance – Sunscape was scheduled to perform the second quarter maintenance at the end of May. We are confirming the completion of the work.
- b. Amenity Center Trail – Sunscape addressed the final grading from the culverts to the drainage easement.
- c. Amenity Center Lot Improvements – The 1-year inspection with Fazzone Construction was performed on June 2nd. The punchlist of items identified in the walkthrough has been provided to the contractor. Most items were landscape related except for a loose rock along the driveway edging. We will follow up with the contractor to schedule the repairs.



QUIDDITY

Board of Directors
Belvedere MUD
Page 2
June 17, 2022



Should you have any questions or need additional information, please notify us.

Sincerely,

Catherine B. Mitchell

Catherine Garza Mitchell, PE

CGM/cgm

K:\16654\0900-22\MeetingFiles\StatusReports\STATUS REPORT for Belvedere 20220617.doc

PUNCH LIST

Project: Belvedere Amenity Center Improvements 1-yr Inspection

J|C Job No.: 16654-0004-00

Inspection Date: June 2, 2022

Contractor: Fazzone Construction Company, Inc.	Construction Manager: Cathy Mitchell, PE
Sub Contractor: Eco Systems	Field Project Representative: Nathan Walton, PE
Owner: Belvedere MUD	Design Engineer: Jason Baze, PE

An Inspection was conducted at the above project by Quiddity Engineering on the above date.

The following items are to be corrected or completed to comply with the Contract Documents:

Item No.	Description	Date Comp.	FPR Sign Off
HARDSCAPE			
1	Repair loose rock along driveway edging.		
LANDSCAPING			
2	Replace plants damaged during the February 2021 winter storms as well as others identified in the inspection as noted on the attached plant list and photos from Pharis Design.		
3	Revegetate with bermuda grass in areas noted on the attached photos from Pharis Design.		
4	Fertilize struggling plants in areas noted on the attached photos from Pharis Design.		

Attendees: Cathy Mitchell and Odalys Johnson -Quiddity Engineering
 Moyara Pharis - Pharis Design
 Kim Clifford - Belvedere MUD
 Megan Maedgen, Mark Green - Belvedere HOA
 Ector Zamora - Fazzone Construction

Belvedere Warranty Walk – June 2, 2022

The following plants were installed prior to the storm in February 2021 and need to be replaced due to damage.

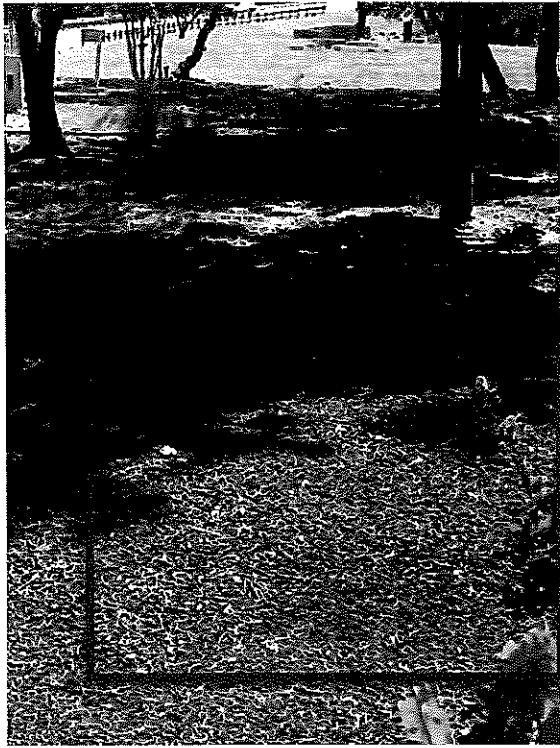
Items highlighted in yellow were planted prior to the freeze of 2021

Bamboo Muhly – 5 *Bamboo Muhly* to be replaced

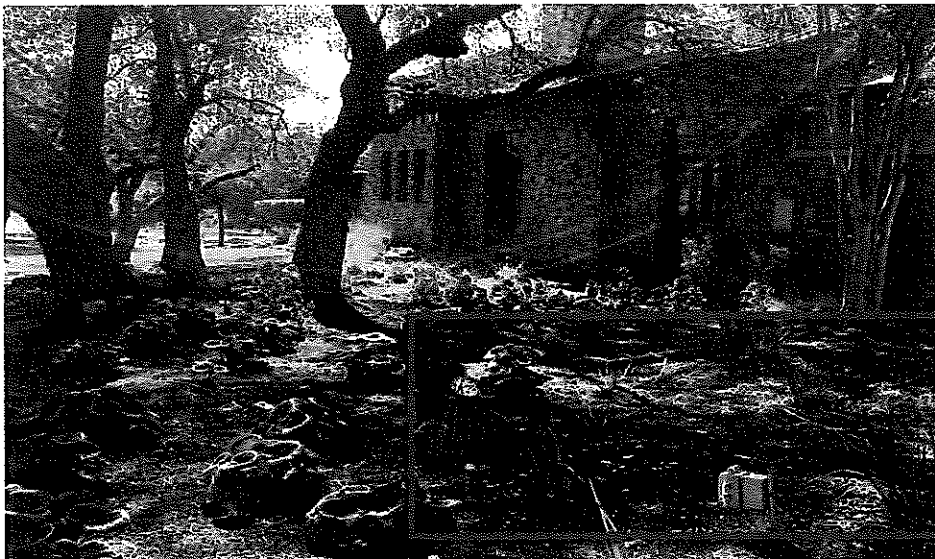


Turk's Cap – 3 *Turk's Cap* to be replaced- see zoom below.





Turk's Cap and Ligularia – 3 Turk's Cap and 4 Ligularia to be replaced- Contractor to fertilize struggling iris highlighted by blue box



Firecracker Fern – 8 *Firecracker Fern* to be replaced



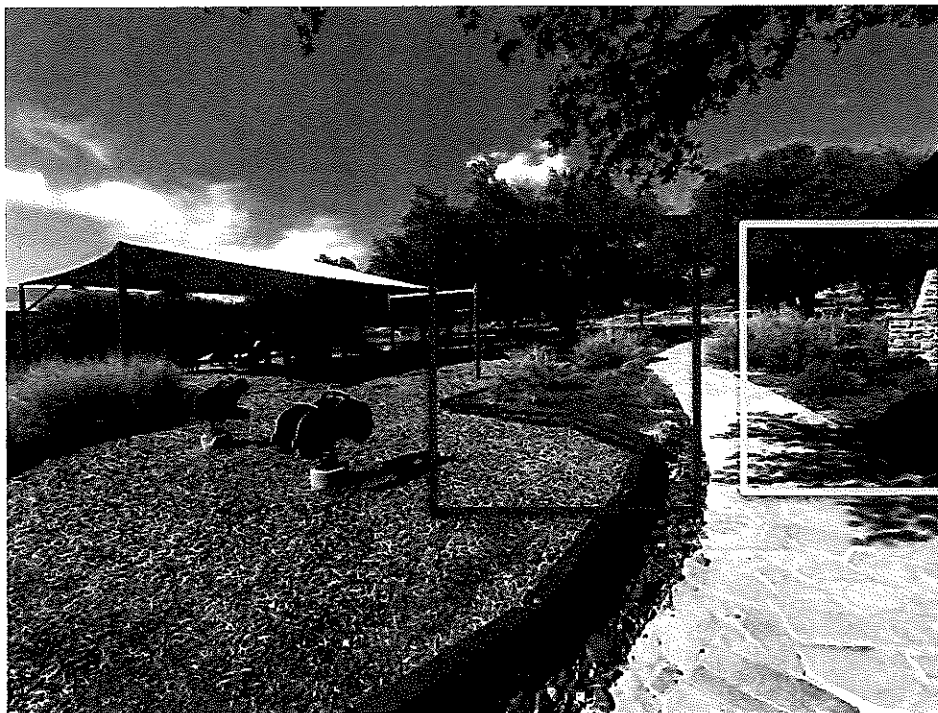
Firecracker Fern – 6 *Firecracker Fern*



Blonde Ambition – 10 *Blonde Ambition* to be replaced



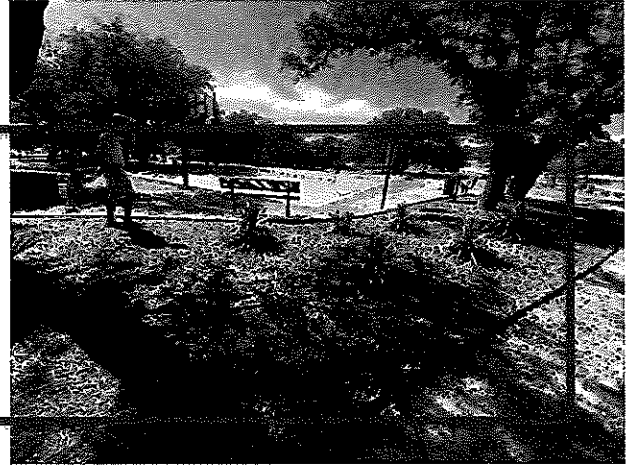
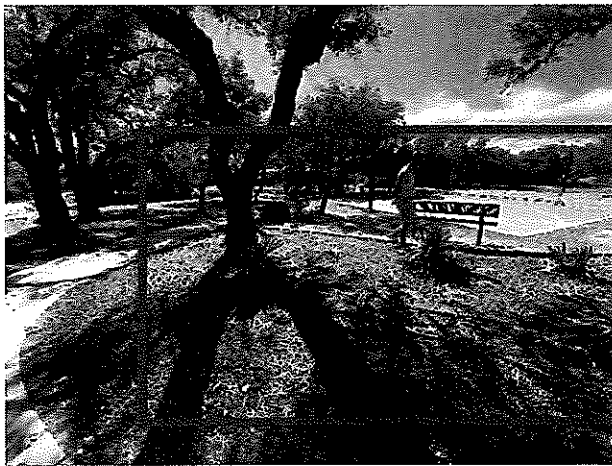
Blonde Ambition and Upright Rosemary – 6 *Blonde ambition* (red) to be replaced and 2 *Upright Rosemary* (yellow) to be replaced



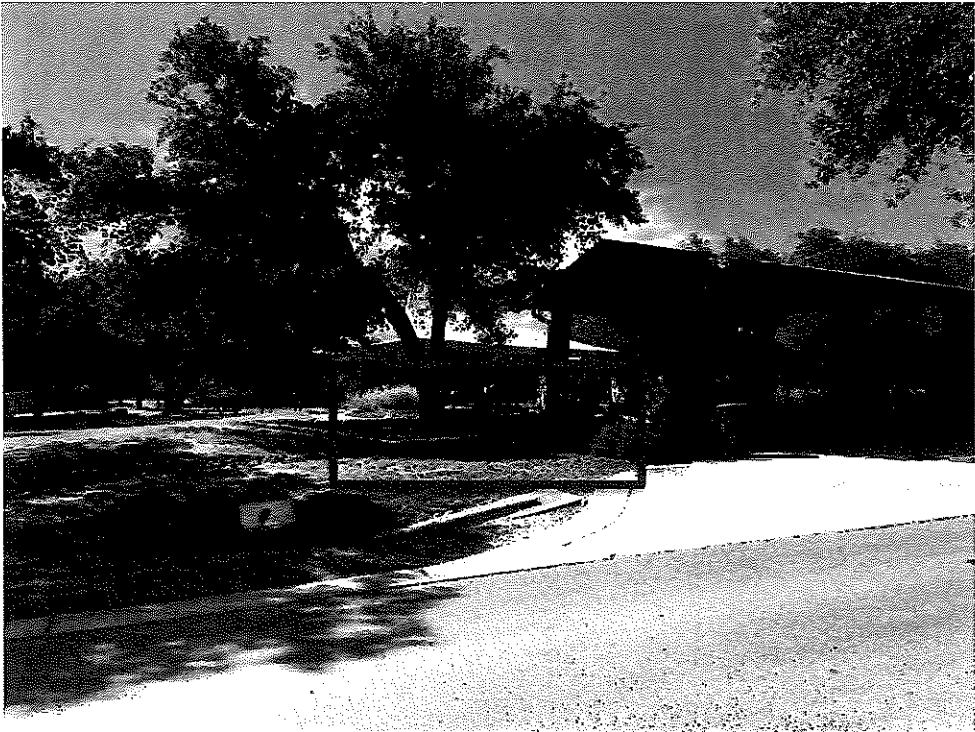
Inland Sea Oats – 6 *Inland Sea Oats* to be replaced



Softleaf Yucca – 1 *Softleaf Yucca* to be replaced



Softleaf Yucca and Indigo Spires Salvia – 1 Softleaf Yucca and 6 Salvia to be replaced



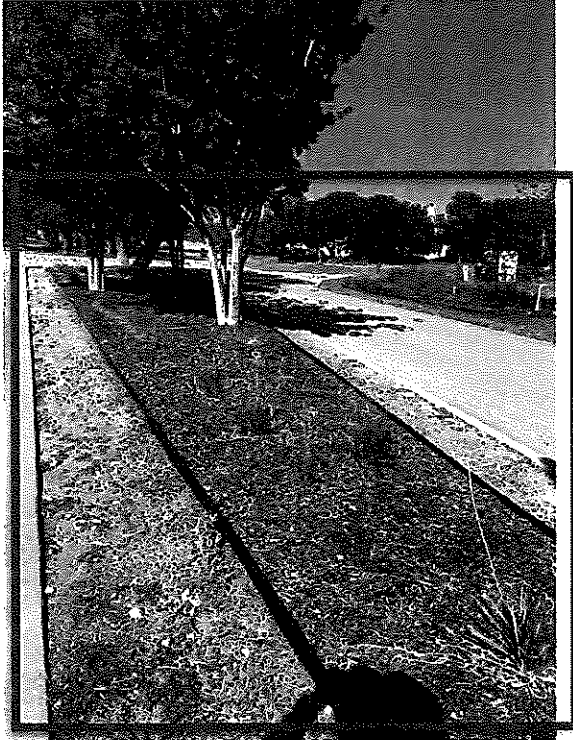
Upright Rosemary – 2 upright rosemary to be replaced



Blonde Ambition – 22 *blonde ambition* to be replaced



Blonde Ambition – 96 *Blonde Ambition* to be replaced



Four Nerve Daisy – 46 *Four Nerve Daisy* to be replaced



Bermuda Reveg



