

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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BELVEDERE MUNICIPAL UTILITY DISTRICT

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A regular meeting of the Board of Directors of Belvedere Municipal Utility District was held remotely on September 15, 2020, in accordance with the duly posted notice of said meeting. **The meeting was held remotely via videoconference call in accordance with the Governor's March 16, 2020 proclamation, as extended, suspending certain open meetings statutes in response to the current COVID-19 pandemic and statewide disaster declaration. No physical meeting space was made available. The public was provided a free videoconference link and toll-free number to call in and participate in the meeting.** The roll was called of the members of the Board of Directors, to-wit:

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

All above-referenced members of the Board were present via videoconference, thus constituting a quorum of the Board of Directors. All Directors voted on all matters that came before the Board. Also participating by videoconference or telephone were Jeff Monzingo of Montoya & Monzingo, LLP; Cathy Mitchell and Jason Baze with Jones Carter Engineering, Inc.; Stefanie Albright and Troupe Brewer, Attorneys and Fred Castro, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C.; and Lee Blanton on behalf of the Belvedere Homeowners Association ("HOA").

Director Golde called the meeting to order at 6:00 p.m. and announced the Board would conduct a public hearing on a proposal to set a 2020 tax rate. Ms. Albright noted that her office had published the required notice of the District's Public Hearing. There being no individuals desiring to speak, the Board closed the public hearing.

Director Golde stated that the Board would next receive public comment. No comments from the general public were received by the Board.

The next item to come before the Board was to consider adoption of a budget for the 2020-2021 fiscal year. Mr. Monzingo presented for the Board's review a copy of the projected operating expenses for the District for the period of October 1, 2020 through September 30, 2021, provided as **Exhibit A**. Mr. Monzingo noted that his proposed budget was based upon the District Financial Advisor's recommendation that the Board set its debt service tax rate at \$0.20 per \$100 of assessed

valuation based upon the District's Certification of 2020 Appraised Values from the Travis Central Appraisal District. The Board discussed several tax rates for maintenance and operations with Director Koerner noting that the proposed budget did not include expenditures associated with quarterly trail maintenance under the Sunscape Landscaping contract and additional fees associated with the Pharis Design, Inc. landscape architect contract. The Board requested that the proposed budget be amended to increase the categories for Amenity Center Landscaping from \$85,000 to \$97,000 and Drainage and Trail Maintenance from \$60,000 to \$71,000 increasing total expenditures for the fiscal year to \$434,700. **After discussion, upon motion by Director Koerner, seconded by Director Clifford, and unanimously carried, the Board adopted the budget for the 2020-2021 fiscal year with the following changes: increase the categories for (1) Amenity Center Landscaping from \$85,000 to \$97,000 and (2) Drainage and Trail Maintenance from \$60,000 to \$71,000, provided as Exhibit B.**

Director Golde announced that the Board would next consider action as necessary concerning options for and review of a long-term model related to the District's operations and maintenance tax rate. As a member of the District's Finance Subcommittee, Director Ubertini presented a copy of a current proforma outlook for the District's debt service tax rate, provided as Exhibit C. Director Ubertini reviewed the assumptions upon which this outlook was based and highlighted the projection that the Board would be able to increase the District's operations and maintenance tax rate starting in 2023 if needed by reallocating \$0.01 of the debt service tax rate to the operations and maintenance tax rate without increasing the overall tax rate. He estimated that this would provide additional operating and maintenance revenue between \$25,000 and \$38,000 per year.

Next, Director Ubertini reviewed with the Board a copy of a Long-Term Reserve Planning worksheet, provided as Exhibit D. He detailed the assumption of the base case as well as several Alternative Scenarios and Tax Rates, provided as Exhibit E. After discussion, Director Ubertini recommended that the Board consider the adoption of an operations and maintenance tax rate of \$0.09 as a starting point for a strategy moving forward to draw down the reserves to align with the Board's goal that the Board maintain, but not grow, the District's targeted reserve fund of two times a normalized annual operating budget. Director Clifford noted that factoring in the increases to the 2020-2021 operating budget approved earlier in the meeting an operations and maintenance tax rate of \$0.09 would cause a drawdown of the reserve in the 2020-2021 fiscal year well below two times a normalized annual operating budget. Director Clifford expressed a concern about such an aggressive reduction in the operations and maintenance tax rate considering the impact on the operating reserve in fiscal year 2020-2021 and all of the cost uncertainties of the projects envisioned for the 2020-2021 fiscal year. She indicated she was more comfortable with a more gradual reduction as has historically occurred and supported adopting an operations and maintenance tax rate of \$0.11. Director Golde noted that, although the District's Finance Subcommittee was recommending the Board adopt an operations and maintenance tax rate of \$0.09, he was more comfortable with adopting an operations and maintenance tax rate of \$0.10. After discussion, Director Koerner proposed an operations and maintenance tax rate of \$0.095.

The next item to come before the Board was to consider the adoption of the 2020 tax rate. **After discussion, upon motion by Director Koerner, and seconded by Director Ubertini, the Board adopted (1) a debt service tax rate of twenty cents (\$0.20) per one hundred dollars**

(\$100) of assessed valuation, and a maintenance and operations tax rate of nine and one-half cents (\$0.095) per one hundred dollars (\$100) of assessed valuation for a total 2020 tax rate of twenty-nine and one-half cents (\$0.295) per one hundred dollars (\$100) of assessed valuation, and (2) the Order Setting 2020 Debt Service Tax Rate And Operations And Maintenance Tax Rate, provided as Exhibit F, with Director Clifford voting against such tax rate.

Director Golde stated the next item before the Board was to consider approval of an amendment to the District's Information Form. Ms. Albright noted that the form reflected the District's 2020 tax rate and was to be filed in the real property records of Travis County. **Upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried by the Directors present, the Board approved the amendment to the District's Information Form, provided as Exhibit G.**

Next, Director Golde announced the Board would take action concerning the approval of the minutes of the August 18, 2020 regular meeting. **After discussion, upon motion by Director Koerner, seconded by Director Bryson, and unanimously carried by the Directors present, the Board approved the minutes of the August 18, 2020 regular meeting as presented, provided as Exhibit H.**

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 HOA under the Joint Use and Maintenance Agreement. Mr. Monzingo presented a Bookkeeper's Report that included a list of invoices and money transfers, attached as Exhibit I. He requested that the Board authorize the transfer of \$30,000 from the District's Money Market Account to the District's General Fund Checking Account to pay the invoices presented for payment. He also requested authorization to transfer \$200,000 out of the District's TexPool Investment Account to the District's Money Market Account. **After discussion, upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried by the Directors present, the Board approved and authorized payments of all invoices and money transfers set forth in Exhibit J attached.**

The next item to come before the Board was to consider action as necessary concerning a report from the District's liaison to the HOA and from the HOA liaison to the District. Director Clifford noted that the landscape design work being performed by Pharis Design, Inc. was on schedule and anticipated that information for the generation of a bid package for the project would be provided to the District's Engineer by September 21, 2020.

Next, Director Koerner reported on the proposed funding of the landscape project. He directed the Board's attention to the District's written proposal to the HOA and the HOA's written response, copies attached as Exhibit K. Mr. Blanton advised that, subsequent to submittal of the HOA Board's written response to the District's proposal, the HOA Board received tax guidance and determined to waive the tax related contingency to its contribution. After discussion, the Board indicated it was ready to move forward with the project.

Director Clifford informed the Board she had been contacted by the HOA's Property Manager with an inquiry concerning the continued posting of District Board meeting agendas and meeting minutes to the HOA's website. It was the consensus of the Board that posting documents to the District's website was adequate and there was no need to duplicate these on the HOA's website. Mr. Blanton indicated that a link to the District's website would continue to be maintained on the HOA's website.

Mr. Blanton reported on the progress concerning the HOA's progress on Amenity Center Lot maintenance projects including the parking lot drainage work; rain gutter installation and the repair of hardscape and concrete surfaces.

The next item to come before the Board was to consider action regarding current and proposed facilities owned or maintained by the District, including existing and future trail facilities. No action was taken in connection with this item.

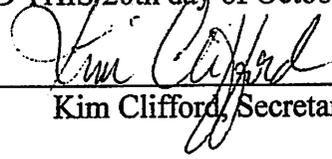
Director Golde stated that the Board would next consider and take action as necessary regarding a report from the District's Engineer, including the contract for quarterly trail maintenance with Sunscape Landscaping. Ms. Mitchell reported that her firm was coordinating with Pharis Design supporting their final landscaping design associated with the Amenity Center Lot improvements project and would begin preparation of a bid package by the end of the month. She requested that the Board authorize her firm to advertise for bids in early October. **After discussion, upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried by the Directors present, the Board authorized Jones-Carter to advertise the Amenity Center Lot improvements project for bid.**

Next, Ms. Mitchell reported that a finalized agreement with Sunscape Landscaping for routine trail maintenance had been executed and that the contractor was ready to move forward. She stated that her firm was approximately 85% complete with the design of the trail repairs slated to be completed in 2020, which would be included in the Amenity Center Lot improvements bid package.

Ms. Mitchell reported that her firm was working with the District's Engineering Subcommittee to review two instances of landscaping in the drainage ditches and presented guidelines for addressing requests from residents to place landscaping or other improvements in District drainage ditches or easements. A copy of an Order adopting written rules and procedures to ensure proper operation and maintenance of the District drainage facilities for the benefit and protection of District residents and property owners was presented, attached as **Exhibit L**. **After discussion, upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried by the Directors present, the Board adopted an Order adopting written rules and procedures to ensure proper operation and maintenance of the District drainage facilities and directed that Jones-Carter provide documentation of its engineering determination regarding all requests for landscaping in drainage facilities by residents in its monthly written Engineer's Report to the Board.** Ms. Albright stated that her firm would assume responsibility for the publication of the required notice to implement these rules and procedures..

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 7:46 p.m.

PASSED, APPROVED AND ADOPTED THIS, 20th day of October, 2020.

A handwritten signature in cursive script, appearing to read "Kim Clifford", is written over a horizontal line.

Kim Clifford, Secretary

General Operating Fund
Statement of Projected Revenues and Expenditures
Budget for the Fiscal Year October 1, 2020 to September 30, 2021

	.12 Tax Rate Proposed Budget Year End 9/30/2021	.11 Tax Rate Proposed Budget Year End 9/30/2021	.10 Tax Rate Proposed Budget Year End 9/30/2021	.09 Tax Rate Proposed Budget Year End 9/30/2021	.08 Tax Rate Proposed Budget Year End 9/30/2021
<u>Revenues</u>					
Maintenance Taxes	\$ 248,613	\$ 227,895	\$ 207,178	\$ 186,460	\$ 165,742
Interest Income	2,000	2,000	2,000	2,000	2,000
Total Revenues	250,613	229,895	209,178	188,460	167,742
<u>Expenditures</u>					
Solid Waste Disposal	45,000	45,000	45,000	45,000	45,000
Legal Fees	55,000	55,000	55,000	55,000	55,000
Audit Fees	7,500	7,500	7,500	7,500	7,500
Accounting Fees	14,400	14,400	14,400	14,400	14,400
Engineering Fees	38,000	38,000	38,000	38,000	38,000
Engineering Fees - Drainage and Trail Maintenance	20,000	20,000	20,000	20,000	20,000
Amenity Center Operations	55,000	55,000	55,000	55,000	55,000
Amenity Center Maintenance	20,000	20,000	20,000	20,000	20,000
Amenity Center Landscaping	85,000	85,000	85,000	85,000	85,000
Drainage and Trail Maintenance	60,000	60,000	60,000	60,000	60,000
Insurance	4,000	4,000	4,000	4,000	4,000
Tax Appraisal and Collection Fees	5,000	5,000	5,000	5,000	5,000
Bank Charges	200	200	200	200	200
Other fees	100	100	100	100	100
Newspaper notices	2,000	2,000	2,000	2,000	2,000
Website	500	500	500	500	500
Total Expenditures	411,700	411,700	411,700	411,700	411,700
Projected Excess (Deficit) Revenue Over (Under) Expenditures	(161,087)	(181,805)	(202,522)	(223,240)	(243,958)
Projected General Fund Cash at 9/30/20	755,113	755,113	755,113	755,113	755,113
Projected General Fund Cash at 9/30/21	<u>\$ 594,026</u>	<u>\$ 573,308</u>	<u>\$ 552,591</u>	<u>\$ 531,873</u>	<u>\$ 511,155</u>

EXHIBIT A

Belvedere Municipal Utility District
Debt Service Fund
Statement of Projected Revenues and Expenditures
Budget for the Fiscal Year October 1, 2020 to September 30, 2021

<u>Revenues</u>	
Property Taxes	\$ 414,355
Interest Income	<u>2,000</u>
Total Revenues	<u>416,355</u>
<u>Expenditures</u>	
Principal	275,000
Interest	<u>175,744</u>
Total Expenditures	<u>450,744</u>
Projected Excess (Deficit) Revenue Over (Under) Expenditures	(34,389)
Projected Fund Balance 9/30/19	<u>238,636</u>
Projected Fund Balance 9/30/20	<u><u>\$ 204,247</u></u>

Belvedere Municipal Utility District
 Property Taxes for the Fiscal Year October 1, 2020 to September 30, 2021

<u>Property Taxes</u>		<u>Debt</u>	<u>M&O</u>	<u>M&O</u>	<u>M&O</u>	<u>M&O</u>	<u>M&O</u>
Taxable value	\$ 211,405,783						
Tax rate		<u>0.20</u>	<u>0.12</u>	<u>0.11</u>	<u>0.10</u>	<u>0.09</u>	<u>0.08</u>
Tax levy		<u>\$ 422,812</u>	<u>\$ 253,687</u>	<u>\$ 232,546</u>	<u>\$ 211,406</u>	<u>\$ 190,265</u>	<u>\$ 169,125</u>

98% collection rate

	<u>Debt</u>	<u>M & O</u>				
	<u>\$ 422,812</u>	<u>\$ 253,687</u>	<u>\$ 232,546</u>	<u>\$ 211,406</u>	<u>\$ 190,265</u>	<u>\$ 169,125</u>
	0.98	0.98	0.98	0.98	0.98	0.98
Estimated Collections	<u><u>\$ 414,355</u></u>	<u><u>\$ 248,613</u></u>	<u><u>\$ 227,895</u></u>	<u><u>\$ 207,178</u></u>	<u><u>\$ 186,460</u></u>	<u><u>\$ 165,742</u></u>

RESOLUTION ADOPTING 2020-2021 DISTRICT BUDGET

THE STATE OF TEXAS

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COUNTY OF TRAVIS

BELVEDERE MUNICIPAL UTILITY DISTRICT

WHEREAS, a regular meeting of the Board of Directors of Belvedere Municipal Utility District (the "District") was held on remotely via videoconference on September 15, 2020 in accordance with the Governor's March 16, 2020 proclamation, as extended, suspending certain open meetings statutes in response to the current COVID-19 pandemic and statewide disaster declaration; and

WHEREAS, the Board of Directors projected the operating expenses and revenues for the District for the period October 1, 2020 through September 30, 2021, and desires to adopt a budget consistent therewith.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF BELVEDERE MUNICIPAL UTILITY DISTRICT THAT:

1. That the operating budget attached hereto as Exhibit "A" is hereby adopted.
2. The Secretary of the Board of Directors is hereby directed to file a copy of this Resolution Adopting the 2020-2021 District Budget in the official records of the District.

ADOPTED this 15th day of September, 2020.

BELVEDERE MUNICIPAL UTILITY DISTRICT



Peter Golde, President

ATTEST:



Kim Clifford, Secretary

(SEAL)

**Belvedere Municipal Utility District
 General Operating Fund
 Statement of Projected Revenues and Expenditures
 Budget for the Fiscal Year October 1, 2020 to September 30, 2021**

Revenues

Maintenance Taxes	\$	196,819
Interest Income		2,000
		198,819
Total Revenues		198,819

Expenditures

Solid Waste Disposal		45,000
Legal Fees		55,000
Audit Fees		7,500
Accounting Fees		14,400
Engineering Fees		38,000
Engineering Fees - Drainage and Trail Maintenance		20,000
Amenity Center Operations		55,000
Amenity Center Maintenance		20,000
Amenity Center Landscaping		97,000
Drainage and Trail Maintenance		71,000
Insurance		4,000
Tax Appraisal and Collection Fees		5,000
Bank Charges		200
Other fees		100
Newspaper notices		2,000
Website		500
		434,700
Total Expenditures		434,700

Projected Excess (Deficit) Revenue Over (Under) Expenditures		(235,881)
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Projected General Fund Cash at 9/30/20		743,022
		743,022

Projected General Fund Cash at 9/30/21	\$	507,141
		507,141

Belvedere Municipal Utility District
Property Taxes for the Fiscal Year October 1, 2020 to September 30, 2021

Property Taxes		Debt	O&M
Taxable value	\$ 211,405,783		
Tax rate	0.295	0.20	0.095
Tax levy		\$ 422,812	\$ 200,835

98% collection rate

	Debt	O&M
	\$ 422,812	\$ 200,835
	0.98	0.98
Estimated Collections	\$ 414,355	\$ 196,819

**Belvedere Municipal Utility District
Debt Service Fund
Statement of Projected Revenues and Expenditures
Budget for the Fiscal Year October 1, 2020 to September 30, 2021**

Revenues

Property Taxes	\$ 414,355
Interest Income	2,000
	<hr/>
Total Revenues	416,355

Expenditures

Principal	275,000
Interest	175,744
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Total Expenditures	450,744

Projected Excess (Deficit) Revenue Over (Under) Expenditures	(34,389)
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Projected Fund Balance 9/30/20	<hr/> 238,636
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Projected Fund Balance 9/30/21	<hr/> <hr/> \$ 204,247
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Current proforma outlook for Bond P&I tax rates

Belvedere MUD
Bond Proforma - Planning



Case: Maximum Total Tax Rate \$ 0.3200 (Based upon adopted 2019 tax rate)
Maximum Bond Tax Rate \$ 0.2000
Collection % 99.0%

Note: reduction in taxes needed for bond payments starting 2023. will allow us to increase M&O without increasing overall tax rate. [0.01 = \$25-38k per year]

Tax Year	Projected Taxable Assessed Valuation (1)	Forecast Bond Tax Rate	Estimated Tax Collections	Estimated Capitalized Interest	Available for Debt Service	Existing Debt Service	Total Projected Debt Service (D/S)	Projected Ending Debt Service Fund Balance	% of Next Year's D/S
2018	203,087,961	0.2000	402,114	-	688,813	438,681	438,681	275,351	61%
2019	207,737,132	0.2000	411,320	-	686,671	452,444	452,444	234,227	52%
2020	211,405,783	0.2000	418,583	-	652,810	450,694	450,694	202,116	45%
2021	223,749,703	0.2000	443,024	-	645,141	453,644	453,644	191,497	41%
2022	236,093,623	0.2000	467,465	-	658,963	465,619	465,619	193,344	41%
2023	245,968,759	0.1900	462,667	-	656,011	471,819	471,819	184,192	38%
2024	255,843,895	0.1850	468,578	-	652,770	480,175	480,175	172,595	36%
2025	265,719,031	0.1825	480,088	-	652,683	482,731	482,731	169,952	35%
2026	274,359,775	0.1775	482,119	-	652,071	484,781	484,781	167,289	34%
2027	283,000,519	0.1735	486,131	-	653,421	486,131	486,131	167,289	33%
2028	288,660,529	0.1735	495,818	-	663,107	506,881	506,881	156,226	31%
2029	294,433,740	0.1735	505,734	-	661,960	506,356	506,356	155,604	28%
2030	300,322,415	0.0900	267,587	-	423,191	270,006	270,006	153,185	57%
2031	306,328,863	0.0850	257,776	-	410,961	268,556	268,556	142,404	52%
2032	312,455,440	0.0850	262,931	-	405,336	271,956	271,956	133,379	48%
2033	318,704,549	0.0850	268,190	-	401,569	275,056	275,056	126,513	46%
2034	325,078,640	0.0850	273,554	-	400,067	277,856	277,856	122,210	43%
2035	331,580,213	0.0850	279,025	-	401,235	285,269	285,269	115,966	74%
2036	338,211,817	0.0450	150,673	-	266,640	157,225	157,225	109,415	69%
2037	344,976,054	0.0350	119,534	-	228,949	157,675	157,675	71,274	92%
2038	351,875,575	0.0223	77,625	-	148,899	77,625	77,625	71,274	N/A
2039	358,913,086	-	-	-	71,274	-	-	71,274	N/A
2040	366,091,348	-	-	-	71,274	-	-	71,274	N/A
2041	373,413,175	-	-	-	71,274	-	-	71,274	N/A
2042	380,881,438	-	-	-	71,274	-	-	71,274	N/A
2043	388,499,067	-	-	-	71,274	-	-	71,274	N/A
				\$ -		\$ 7,721,181	\$ 7,721,181		

(1) Represents TCAD certified roll for tax years 2018-20. Growth for tax years 2021 and later assumes 10 new homes/year are completed during calendar 2020 and 2021, 8 new homes/year are completed during calendar years 2022-2024 and 7 new homes/year are completed in calendar years 2025-6 using TCAD reported average taxable value. Inflation of 2% per year has been included beginning with tax year 2028.

Long Term Reserve Planning

Universal Assumptions:

- Starting Reserve adjusted for Sep est and landscaping cost : (755,000-80,000) = 675,000
- Future Home completion est (35 out of 38 available):
 - 2022 10
 - 2023 8
 - 2024 8
 - 2025 6
 - 2026 3
 - 2027 + 0
- Assumed new home value = \$1,234,392 (avg per 2021 tax roles)
- Normalized 2022 budget = \$276,200 (last 3 yr avg - \$221k)

Baseline Scenario (details below):

- Annual Increase in RE Values : 6%
- Annual Increase in Operating Expense : 2%
- Tax Rate : 0.12 (no change from today)

Additional flexibility available

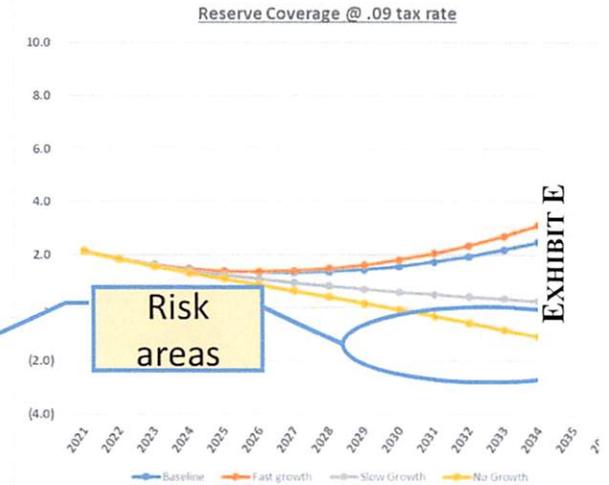
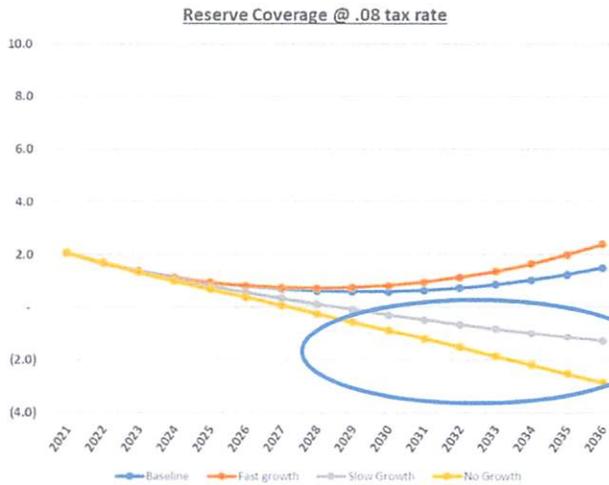
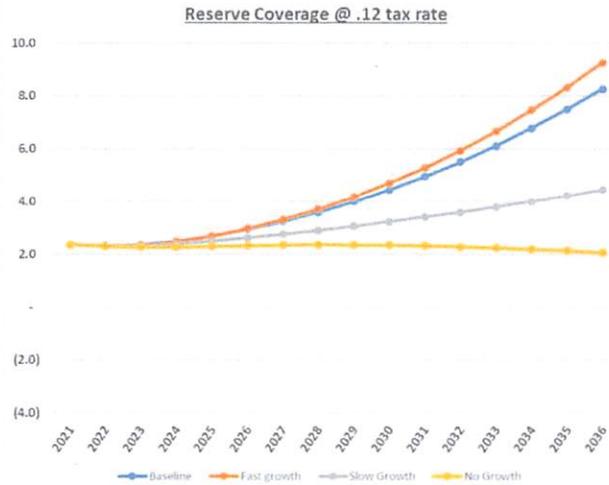
Current surplus 755,000
Landscaping (80,000)
New Net 675,000

Year	New Homes	New Homes cumulative	Existing RE Valuation	Total RE Valuation	Tax Rate	Tax Collected	OP Budget	over / under	Surplus	Coverage
2021	-	-	211,406	211,406	0.120	253,687	276,200	(22,513)	652,487	2.36
2022	10	12,344	224,090	236,434	0.120	283,721	281,724	1,997	654,484	2.32
2023	8	9,875	237,536	260,495	0.120	312,594	287,358	25,236	679,720	2.37
2024	8	9,875	34,212	251,788	0.120	343,200	293,106	50,094	729,814	2.49
2025	6	7,406	43,672	266,895	0.120	372,680	298,968	73,712	803,526	2.69
2026	3	3,703	49,995	282,909	0.120	399,484	304,947	94,537	898,063	2.94
2027	-	-	52,995	299,883	0.120	423,453	311,046	112,407	1,010,471	3.25
2028	-	-	56,174	317,876	0.120	448,861	317,267	131,594	1,142,064	3.60
2029	-	-	59,545	336,949	0.120	475,792	323,612	152,180	1,294,244	4.00
2030	-	-	63,117	357,166	0.120	504,340	330,085	174,255	1,468,499	4.45
2031	-	-	66,905	378,596	0.120	534,600	336,686	197,914	1,666,413	4.95
2032	-	-	70,919	401,311	0.120	566,676	343,420	223,256	1,889,669	5.50
2033	-	-	75,174	425,390	0.120	600,677	350,288	250,388	2,140,058	6.11
2034	-	-	79,684	450,913	0.120	636,717	357,294	279,423	2,419,481	6.77
2035	-	-	84,465	477,968	0.120	674,920	364,440	310,480	2,729,961	7.49
2036	-	-	89,533	506,646	0.120	715,416	371,729	343,687	3,073,648	8.27

Scenario Drives to 8+ coverage

Alternative Scenarios and Tax Rates:

	Ann RE value increase	Ann expense increase
Baseline	6%	2%
Fast growth	8%	3%
Slow growth	2%	1%
No growth	0%	1%



@0.12 c tax rate:

- All scenarios 2x coverage or more.
- “Baseline” scenario coverage grows to 8.27x coverage, or \$3.1M excess reserves.

@0.08 c tax rate:

- “No growth” and “slow growth” run net deficit, after 2027.
- “Baseline” coverage between 1x-2x over period.

@0.09c tax rate:

- “No growth” goes into deficit after 2030
- “Baseline scenario”:
 - coverage grows to 3.2x
 - does not fall below 1.33x,
 - does stays below 2x for several years
 - 2020>2036 avg coverage = 1.86x
 - reserve balance range: \$406k - \$1.2M

EXHIBIT E

**ORDER SETTING 2020 DEBT SERVICE TAX RATE AND
OPERATIONS AND MAINTENANCE TAX RATE**

THE STATE OF TEXAS

COUNTY OF TRAVIS

BELVEDERE MUNICIPAL UTILITY DISTRICT

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The Board of Directors of Belvedere Municipal Utility District met in a regular session, open to the public, after due notice, by telephonic conference call, in accordance with the Governor of the State of Texas' suspension of certain Texas Open Meetings Act statutes (such regular meetings are typically held at The Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, within the boundaries of the District), on the 15th day of September, 2020; whereupon the roll was called of the members of the Board of Directors, to wit:

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

All members of the Board were present, thus constituting a quorum.

WHEREUPON, among other business conducted by the Board, Director Koerner introduced the Order set out below and moved its adoption, which motion was seconded by Director Ubertini and, after full discussion and the question being put to the Board of Directors, said motion was carried by the following vote:

"Aye" 4; "No" 1.

The Order thus adopted is as follows:

WHEREAS, the District may levy a tax on all taxable property in the District to provide for payment of expenses as set out in Section 49.107(a), Texas Water Code;

WHEREAS, at an election held on May 13, 2006, the District's registered voters authorized an unlimited maintenance tax on all taxable property within the District;

WHEREAS, the District may levy a tax on all taxable property in the District in sufficient amount to pay the interest on outstanding bonds and to create a sinking fund for the payment of the principal amount of such bonds when due as set out in Section 51.445, Texas Water Code;

WHEREAS, the District on February 16, 2010 issued its \$2,350,000 Unlimited Tax Bonds, Series 2010;

WHEREAS, the District on October 20, 2011 issued its \$1,920,000 Unlimited Tax Bonds, Series 2011;

WHEREAS, the District on March 16, 2016 issued its \$1,000,000 Unlimited Tax Bonds, Series 2016;

WHEREAS, the District on February 27, 2018 issued its \$1,220,000 Unlimited Tax Park Bonds, Series 2018;

WHEREAS, the Board of Directors has reviewed and approved its operation budget for its fiscal year October 1, 2020 through September 30, 2021 and has determined what maintenance tax rate should be set to meet such budget requirements; and

WHEREAS, the appraisal roll of the District for 2020 has been prepared and certified by the Travis Central Appraisal District and submitted to the District's tax collector.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF BELVEDERE MUNICIPAL UTILITY DISTRICT THAT:

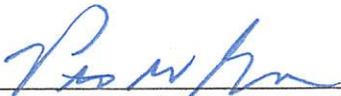
I.

The debt service tax rate for the year 2020 to pay interest on bonds and create a sinking fund for payment of principal on bonds shall be \$0.095 per one hundred dollars (\$100) of assessed valuation, and the maintenance tax rate for the year 2020 shall be \$0.20 per one hundred dollars (\$100) of assessed valuation for a total tax rate of \$0.295 per one hundred dollars (\$100) of assessed valuation. The Travis County Tax Assessor and Collector shall take all steps necessary and authorized by the law to collect taxes as owed pursuant to this order. Said taxes shall be levied, assessed and collected at the total rate of \$0.295 per one hundred dollars (\$100) of assessed valuation for 2020 as provided for in Chapter 49, Texas Water Code, and all other applicable laws.

II.

The President or Vice President are authorized to execute, and the Secretary or any Assistant Secretary to attest, this order on behalf of the Board of Directors.

PASSED, APPROVED AND ADOPTED this the 15th day of September, 2020.



Peter Golde, President
Board of Directors

ATTEST:


Kim Clifford, Secretary
Board of Directors

[SEAL]

**AMENDED INFORMATION FORM FILED PURSUANT TO
SEC. 49.455 OF THE TEXAS WATER CODE FOR
BELVEDERE MUNICIPAL UTILITY DISTRICT**

1. The name of the District is Belvedere Municipal Utility District of Travis County.
2. The District consists of 443.695 acres, more or less, more particularly described by the metes and bounds map in the Belvedere Municipal Utility District Amended Information Form dated September 16, 2014, recorded as Document No. 2007177340, Official Public Records, Travis County, Texas.
3. The most recent rate of District-wide taxes on property located in the District for operation and maintenance purposes is \$0.095 on each \$100 of assessed valuation.
4. The most recent rate of District-wide taxes on property located in the District for debt service is \$0.20 on each \$100 of assessed valuation.
5. The total amount of bonds which have been approved by the voters and may be issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$7,920,000.
6. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is \$6,490,000.
7. The District does not currently impose a standby fee.
8. The District was duly and lawfully created and operates pursuant to the terms and provisions of Article XVI, Section 59 of the Texas Constitution, and Chapters 49 and 54 of the Texas Water Code.
9. The functions performed or to be performed by the District are to provide water, and drainage services, and recreational facilities.
10. The particular form of Notice to Purchasers required by Sec. 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District, completed by the District with all information required to be furnished by the District, is attached hereto as Exhibit "A".

This Amended Information Form supersedes the Information Form filed in the Travis County Official Public Records as Document No. 2019155615.

SIGNED this 15th day of September, 2020.

Peter Golde

Peter Golde, President
Board of Directors

James Koerner, Vice President
Board of Directors

Kim Clifford

Kim Clifford, Secretary
Board of Directors

Ronald Ubertini

Ronald Ubertini, Assistant Secretary
Board of Directors

Steven Bryson

Steven Bryson, Assistant Secretary
Board of Directors

(SEAL)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 15, 2020 by Peter Golde, ~~James Koerner~~, Kim Clifford, Ronald Ubertini, and Steven Bryson, as Directors of Belvedere Municipal Utility District.

Fred L. Castro

Notary Public, State of Texas

(SEAL)

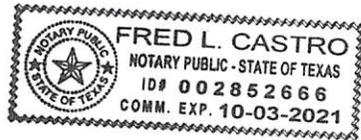


Exhibit A

NOTICE TO PURCHASERS

The real property, described below, which you are about to purchase, is located in BELVEDERE MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.295 on each \$100 of assessed valuation. The total amount of bonds approved by the voters and which have been or may, at this date, be issued is \$7,920,000 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$6,490,000.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sewer, sanitary, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$-0- per month. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District is not located within the full purpose limits or extraterritorial jurisdiction of any municipality. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

The purpose of this District is to provide water, drainage, and recreational facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. In addition, either through taxation or fees, the District may provide fire protection facilities, and solid waste disposal services. The legal description of the property, which you are acquiring, is as follows:

Date

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Date

Signature of Purchaser

(Note: Correct district name, tax rate, bond amounts and legal description are to be placed in the appropriate space.) Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, _____' for the words 'this date' and place the correct calendar year in the appropriate space.

Bookkeeper's Report that included a list of invoices, money transfers and quarterly investment report, attached as **Exhibit B**. He requested that the Board authorize the transfer of \$25,000 from the District's Money Market Account to the District's General Fund Checking Account to pay the list of invoices presented for payment. Director Ubertini briefly reviewed the invoice submitted by the HOA under the Joint Use and Maintenance Agreement totaling \$16,458.70. **After discussion, upon motion by Director Koerner, seconded by Director Ubertini, and unanimously carried by the Directors present, the Board approved and authorized payments of all invoices, money transfers and quarterly investment report set forth in Exhibit B attached.**

Director Golde stated that the Board would next consider action on amending the District's budget for the 2019-2020 fiscal year as presented by Mr. Monzingo. In response to an inquiry from Director Ubertini, Mr. West stated that the purpose behind amending the District's budget was that the District's budget, as adopted, served as a financial control document. He noted that usually governmental entities not only utilize the budget as a forecast of financial expenditures, but it also served to restrict expenditure exceedances for any given budgeted item by its employees and staff. Mr. West noted that as the District's Auditor, he utilized the Board's action to amend the District's budget as confirmation that the Board was monitoring and had approved all District expenditures throughout the year. **After discussion, upon motion by Director Koerner, seconded by Director Bryson, and unanimously carried by the Directors present, the Board adopted a resolution amending the District's 2019-2020 budget, attached as Exhibit C.**

Director Golde stated that the Board would next consider action concerning planning, design, and construction of Amenity Center Lot improvements, including authorizing projects relating to: (a) Amenity Center improvements; (b) landscaping of Amenity Center Lot improvements and other facilities, and authorization of projects relating to same; (c) construction and improvement of parking lots; and (d) funding of (a), (b), and/or (c) above between the District and the HOA, including the questions posed by the HOA Board. The Board recognized Mr. Wiles, who provided an update on the project status, including that the generation of construction documents was scheduled to begin later in the week and should take approximately 4 weeks to complete. He noted that the construction documents would then be turned over to Jones-Carter for incorporation into the project's bid package. Mr. Wiles noted that the total project cost was estimated to be \$365,000 as he understood that the District would assume responsibility for putting in the tire stops in the existing parking lot after all the landscaping work was done. Mr. Green then informed the Board of additional work scheduled to be completed prior to the start of the landscaping project, i.e. the installation of rain gutters at the mailbox kiosk, an assessment of the outdoor landscape lighting, and the trimming of all the oak trees within the Amenity Center lot and surrounding amenities.

Director Clifford stated that at the Board's last meeting it was agreed upon by the Board that the best approach would be to expand the scope of the detailed design for landscaping improvements to include both Phase 1 and Phase 2, but the process on how to move forward was not discussed. She suggested that the District's Engineering Subcommittee continue to oversee and coordinate efforts between Jones-Carter and the HOA on the project. **After discussion, upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried by the Directors present, the Board authorized the District's Engineering Subcommittee to work**

with the HOA Landscape Committee and Jones-Carter to compile the bid package for the Amenity Center Lot landscaping project.

Next, Director Clifford noted that the Board's meeting materials included a list of questions posed by the HOA about the funding of the landscaping project. Director Koerner stated that the District's Finance Subcommittee believed it was in the best interests of the District to expand the detailed design for landscaping improvements to include both Phase 1 and Phase 2 with the project bid by the District to maximize the use of recreational facility bond proceeds and operating funds, including maximizing the District's tax-exempt status in the most efficient manner possible. Director Koerner proposed that the District pledge an amount not to exceed \$275,000 towards this landscape improvement project leaving approximately \$95,000 of the total remaining projected cost for the HOA to cover. Director Koerner stated that the entire project would be invoiced through the District with conditions on how the HOA would reimburse the District for expenditures made by the District on behalf of the HOA towards the project. After discussion, Mr. Blanton stated that he could not agree to such an arrangement on behalf of the HOA without consulting the HOA Board, and noted that the HOA's 2019-2020 budget did not account for such an expenditure by the HOA. Mr. Blanton requested that the District's Finance Subcommittee provide the HOA with a written proposal for its consideration. **After discussion, upon motion by Director Koerner, seconded by Director Ubertini, and unanimously carried by the Directors present, the Board authorized the District's Finance Subcommittee to formally provide the proposal as presented at the meeting concerning the funding of the Amenity Center Lot landscaping project to the HOA Board.**

The next item to come before the Board was to consider a preliminary budget for the 2020-2021 fiscal year. Mr. Monzingo presented copies of a preliminary budget, attached hereto as **Exhibit D**. Mr. Monzingo noted that his preliminary budget was based upon the District's Financial Advisor's analysis that the Board set its debt service tax rate at \$0.20 per \$100 of assessed valuation based upon a 2020 Certified Estimate of Appraised Values by the Travis Central Appraisal District ("TCAD"), attached hereto as **Exhibit E**. Mr. Monzingo noted that should the Board desire to leave the District's overall tax rate unchanged from last year, a debt service tax rate of \$0.32 would leave \$0.12 cents available for an operations and maintenance tax. Mr. Monzingo noted that his preliminary budget was provided for discussion and noted that the Board would be asked to adopt a final budget at its next meeting. After discussion regarding the budget, Mr. Monzingo requested that Board members contact his office if they had questions concerning the budget before the Board's next meeting.

The next item before the Board was to discuss, consider, and take action on the 2020 tax rate, set a date for public hearing on the tax rate, and authorize publication of the notice of public hearing on the tax rate. Ms. Albright presented this item and noted that this item was for the Board to authorize publication of notice of the proposed tax rate and the September public hearing date. Ms. Albright reminded the Board that the tax rate approved at the September Board meeting could be lower, but not higher, than the published amount. In response to an inquiry from Director Clifford, Ms. Albright stated that she would draft language and amend the public hearing notice to make reference that participation in the public hearing may be accomplished remotely due to the COVID-19 pandemic. **After discussion, upon motion by Director Koerner, seconded by Director Clifford, and unanimously carried by the Board members present, the Board**

approved publication of the tax notice at a \$0.32/\$100 total tax rate, allocating \$.20/\$100 for debt service and \$0.12/\$100 for operations and maintenance, and authorized publication of the notice of a public hearing scheduled for Tuesday, September 15, 2020 at 6:00 p.m.

Next, Director Ubertini presented his analysis regarding the trend exhibited by the District's estimated real estate values over the past 5 years and the drawdown in the District's reserve fund balance depending on the operations and maintenance tax rate adopted by the Board, attached hereto as **Exhibit F**. He noted that using the budget numbers presented by Mr. Monzingo it was estimated that the District would run a deficit of \$87,513 resulting in a projected reserve fund balance of \$751,487, or 2.2 times the District's operating budget. Director Ubertini noted there were lots of moving pieces to the District's budget and the finalized budget would probably change, but the District's Finance Subcommittee concluded that information should be presented to the rest of the Board to come up with options towards drawing down the District reserve fund balance. He stated that it was the consensus of the District's Finance Subcommittee that an operation and maintenance tax rate of \$0.080 was a reasonable target and would allow the Board to maintain revenues at a level where the Board could maintain future spending and reduce the balance in the District reserve fund down to 2 times the District's operating budget, which the Board had previously determined was a reasonable goal. Director Clifford cautioned that the Board about being overly aggressive in reducing the District's tax rate, as the Board might find itself in in the future needing to raise taxes to meet expenses once the reserve fund balance was drawn down. She also cautioned that the Board should be mindful that new laws restricting tax rates could be enacted by the State Legislature once they are back in session.

Director Golde stated that the Board would next consider the engagement of West, Davis & Company to conduct the audit of the District's financial records for the period ending September 30, 2020, attached as **Exhibit G**. Mr. West presented a copy of his firm's engagement letter noting that the terms, conditions, and fees associated with conducting the District's audit were unchanged from the previous year. **After discussion, upon motion by Director Koerner, seconded by Director Bryson, and unanimously carried by the Board members present, the Board approved the engagement letter, submitted by West, Davis & Company, for conducting the audit of the District's financial records for the period ending September 30, 2020.**

The next item to come before the Board was to consider action as necessary concerning renewal/ratification of renewal of Director Bonds. No further action was taken by the Board in connection with this item as the Board had authorized payment for the renewal of the director bonds when it approved the payment of invoices earlier in the meeting.

The next item to come before the Board was to consider action as necessary concerning a report from the District's liaison to the HOA and from the HOA liaison to the District. Director Clifford noted that she had nothing further to report. Mr. Blanton reported that maintenance of the Amenity Center included replacement of the barbeque grill, and all external lighting. He noted a meeting with a contractor concerning the parking lot drainage work discussed at the July meeting had been scheduled.

The next item to come before the Board was to consider action regarding current and proposed facilities owned or maintained by the District, including existing and future trail facilities. No action was taken in connection with this item.

The next item to come before the Board was to take action regarding a report from the District's Engineer, including (a) application to the TCEQ regarding change in scope for the use of recreational bond proceeds; and (b) contract for Quarterly Trail Maintenance. Ms. Mitchell stated that meetings were held with the District's Engineering Subcommittee, HOA Subcommittee and Pharis Designs to discuss the project's scope and schedule. Next, she stated that the District had received 2 proposals for quarterly trail maintenance from Sunscape, the HOA's current landscape maintenance provider, for \$10,738.22 and from WLE for \$10,274.51, copies attached as **Exhibit H**. Ms. Mitchell noted that the proposals were very similar and that both companies were capable of doing the work. Director Clifford stated that in addition to making a determination of which contractor to select, a discussion concerning whether the District or HOA would administer this contract was necessary. She noted that most contracts, including the landscape maintenance contract with Sunscape was administered by the HOA on the District's behalf. She stated that the Joint Use and Maintenance Agreement between the District and HOA specifically carves out the trails with the District assuming responsibility for the trails. Director Clifford questioned whether the Board desired to designate the District's Engineering Subcommittee, the full Board, Jones-Carter or the HOA to administer this contract. It was the consensus of the Board that administration of this contract would be assigned to the District's Engineering Subcommittee, in association with Jones-Carter. **After discussion, upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried by the Board members present, the Board accepted the bid from Sunscape for quarterly trail maintenance, authorized the District's Engineering Subcommittee to negotiate in conjunction with legal counsel a finalized agreement with Sunscape and authorized a member of the District's Engineering Subcommittee to execute such contract.**

Next, Ms. Mitchell informed the Board that the TCEQ had approved the District's application for change in scope application, copy attached as **Exhibit I**. She noted that the TCEQ's approval authorized the District to use \$160,000 on the amenity center lot improvements. Next, Ms. Mitchell stated that the investigation of the drainage problem in the Amenity Center identified an existing drain that could be utilized and a plan was developed for the HOA to implement, which Mr. Blanton previously advised was in progress. Finally, Ms. Mitchell noted that Jones-Carter is working with the District's Engineering Subcommittee on guidelines for residents who want to place landscaping items such as stones or plants in the drainage ditches or easements adjacent to their homes.

After discussion, there being no further business, and upon motion made by Director Clifford, seconded by Director Bryson, and unanimously carried by the Board members present, the meeting was adjourned at 7:44 p.m.

PASSED, APPROVED AND ADOPTED THIS 15th day of September, 2020.

Kim Clifford, Secretary

**BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: SEPTEMBER 15, 2020**

GENERAL FUND CHECKING ACCOUNT BALANCE AS OF 8/31/20 **\$ 6,300.22**

Revenue:

<u>Deposit Date</u>	<u>Description</u>	<u>Amount</u>
9/15/2020	Transfer from Money Market	<u>\$ 30,000.00</u>
		\$ 30,000.00
	Cash Balance Before Expenditures	<u>\$ 36,300.22</u>

Expenditures:

<u>Check Number</u>	<u>Description</u>	<u>Amount</u>
1178	Montoya & Monzingo LLP Accounting Fees	\$ 1,200.00
1179	Lloyd Gosselink Legal Fees	\$ 10,702.35
1180	Travis Central Appraisal District Appraisal Fees	\$ 715.52
1181	Jones & Carter Inc Engineering Fees	\$ 11,350.00
1182	Pharis Design Landscape Design	<u>\$ 12,091.20</u>
	Total Expenditures:	<u>\$ (36,059.07)</u>

ENDING BALANCE - GENERAL FUND CHECKING AS OF SEPTEMBER 15, 2020 **\$ 241.15**

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED	\$ 30,539.67
Transfer Transfer to General Fund Checking	\$ (30,000.00)
Transfer from TexPool	<u>\$ 200,000.00</u>
Total Transfers:	<u>\$ 170,000.00</u>

ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 200,539.67**

CASH BALANCE - GENERAL FUND - TEXPOOL	\$ 742,241.15
Transfer Transfer to Money Market	\$(200,000.00)
ENDING CASH BALANCE - GENERAL FUND - TEXPOOL	\$ 542,241.15

TOTAL GENERAL FUND OPERATING CASH **\$ 743,021.97**

LESS : GENERAL FUND - OPERATING RESERVES **\$ 552,400.00**

TOTAL GENERAL FUND CASH BALANCE LESS RESERVES **\$ 190,621.97**

**BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: SEPTEMBER 15, 2020**

CASH BALANCE - CAPITAL PROJECTS	\$ 191,439.21
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CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET	\$ 13,666.67
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CASH BALANCE - DEBT SERVICE - TEXPOOL	\$ 224,969.74
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TOTAL CASH BALANCE - DEBT SERVICE	\$ 238,636.41
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Belvedere MUD
Capital Projects Fund

<u>Check Number</u>	<u>Date</u>	<u>Payee</u>	<u>Amenity Center</u>	<u>Surplus Funds</u>	<u>Interest Earnings</u>	<u>Total</u>
Cash Balance	7/31/2020		\$ 160,310.44	\$ 21,700.75	\$ 9,376.77	\$ 191,387.96
	8/31/2020	Interest earned	-	-	51.25	51.25
			<u>\$ 160,310.44</u>	<u>\$ 21,700.75</u>	<u>\$ 9,428.02</u>	<u>\$ 191,439.21</u>

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended September 15, 2020
Unaudited

	Year to Date Actual	Amended 2020 Annual Budget	2020 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>			
Maintenance Taxes	\$ 250,146	\$ 243,706	\$ 6,440
Interest Income	6,608	6,000	608
Total Revenues	256,754	249,706	7,048
<u>Expenditures</u>			
Solid Waste Disposal	44,760	45,000	240
Legal Fees	69,507	75,000	5,493
Audit Fees	7,500	7,500	-
Accounting Fees	14,400	14,400	-
Engineering Fees	55,898	55,000	(898)
Engineering Fees - Drainage Maintenance	-	15,000	15,000
Amenity Center Operations	64,516	65,000	484
Amenity Center Maintenance	22,777	23,000	223
Amenity Center Landscaping	7,146	20,000	12,854
Drainage Maintenance	-	20,000	20,000
Insurance	3,022	4,000	978
Tax Appraisal and Collection Fees	3,313	5,000	1,687
Bank Charges	-	200	200
Other Fees	-	100	100
Newspaper notices	-	2,000	2,000
Website Expenses	392	-	(392)
Total Expenditures	293,231	351,200	57,969
Projected Excess Revenue Over Expenditures	\$ (36,477)	\$ (101,494)	\$ 65,017

Belvedere Municipal Utility District
Balance Sheet
As of September 15, 2020

	<u>Sep 15, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	2,332.35
Money Market - ABC Bank	10,539.67
TexPool	742,241.15
	<hr/>
Total Checking/Savings	755,113.17
Accounts Receivable	
Taxes Receivable	9,974.39
	<hr/>
Total Accounts Receivable	9,974.39
Other Current Assets	
Prepaid Insurance	1,343.33
	<hr/>
Total Other Current Assets	1,343.33
	<hr/>
Total Current Assets	766,430.89
	<hr/>
TOTAL ASSETS	766,430.89
	<hr/> <hr/>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	9,974.39
	<hr/>
Total Other Current Liabilities	9,974.39
	<hr/>
Total Current Liabilities	9,974.39
	<hr/>
Total Liabilities	9,974.39
	<hr/>
Equity	
Unassigned	792,933.67
Net Income	-36,477.17
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Total Equity	756,456.50
	<hr/>
TOTAL LIABILITIES & EQUITY	766,430.89
	<hr/> <hr/>

Belvedere Municipal Utility District
Profit & Loss
October 1, 2019 through September 15, 2020

	Oct 1, '19 - Sep 15, 20
Ordinary Income/Expense	
Income	
Interest Income	6,607.99
Income	
Property Taxes	250,146.04
Total Income	250,146.04
Total Income	256,754.03
Expense	
Amenity Maintenance-Landscaping	7,145.71
Website Expenses	392.54
Amenity Center Operations	64,515.67
Amenity Maintenance	22,776.94
Audit Fees	7,500.00
Bank Service Charges	0.00
Bookkeeping Fees	14,400.00
Engineering	
District Engineering	55,898.75
Total Engineering	55,898.75
Insurance	
Liability Insurance	3,022.19
Total Insurance	3,022.19
Legal Fees	
Legal Fees	69,506.58
Total Legal Fees	69,506.58
Collection and Appraisal Fees	3,312.75
Waste Disposal	44,760.07
Total Expense	293,231.20
Net Ordinary Income	-36,477.17
Net Income	-36,477.17

Belvedere MUD - Capital Projects Fund
Balance Sheet
As of September 15, 2020

	<u>Sep 15, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash	191,439.21
Total Checking/Savings	<u>191,439.21</u>
Total Current Assets	<u>191,439.21</u>
TOTAL ASSETS	<u><u>191,439.21</u></u>
LIABILITIES & EQUITY	
Equity	
Restricted	224,279.86
Net Income	<u>-32,840.65</u>
Total Equity	<u>191,439.21</u>
TOTAL LIABILITIES & EQUITY	<u><u>191,439.21</u></u>

Belvedere MUD - Capital Projects Fund
Profit & Loss
October 1, 2019 through September 15, 2020

	<u>Oct 1, '19 - Sep 15, 20</u>
Ordinary Income/Expense	
Expense	
Engineering - Storage Facility	4,476.81
Amenity Center Improvements	9,890.31
Drainage Maintenance & Repairs	19,602.50
	<hr/>
Total Expense	33,969.62
	<hr/>
Net Ordinary Income	-33,969.62
Other Income/Expense	
Other Income	
Interest Income	1,128.97
	<hr/>
Total Other Income	1,128.97
	<hr/>
Net Other Income	1,128.97
	<hr/>
Net Income	<u><u>-32,840.65</u></u>

Belvedere MUD-Debt Service Fund
Balance Sheet
As of September 15, 2020

	<u>Sep 15, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	13,666.67
TexPool	224,969.74
Total Checking/Savings	<u>238,636.41</u>
Accounts Receivable	
Taxes Receivable	13,980.28
Total Accounts Receivable	<u>13,980.28</u>
Total Current Assets	<u>252,616.69</u>
TOTAL ASSETS	<u><u>252,616.69</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	13,980.28
Total Other Current Liabilities	<u>13,980.28</u>
Total Current Liabilities	<u>13,980.28</u>
Total Liabilities	13,980.28
Equity	
Restricted	275,835.18
Net Income	-37,198.77
Total Equity	<u>238,636.41</u>
TOTAL LIABILITIES & EQUITY	<u><u>252,616.69</u></u>

Belvedere MUD-Debt Service Fund
Profit & Loss
October 1, 2019 through September 15, 2020

	<u>Oct 1, '19 - Sep 15, 20</u>
Ordinary Income/Expense	
Income	
Tax Revenue	414,050.19
Total Income	<u>414,050.19</u>
Expense	
Bank Service Charges	149.00
Bond Principal	233,668.75
Interest Expense	218,775.01
Paying Agent Fee	1,600.00
Total Expense	<u>454,192.76</u>
Net Ordinary Income	-40,142.57
Other Income/Expense	
Other Income	
Interest Income	2,943.80
Total Other Income	<u>2,943.80</u>
Net Other Income	<u>2,943.80</u>
Net Income	<u><u>-37,198.77</u></u>

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
9/1/2020	23894

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

Description	Amount
September 2020 accounting services.	1,200.00
Thank you for your business.	Total \$1,200.00

Rec'd 9/1/20

TRAVIS CENTRAL APPRAISAL DISTRICT

8314 Cross Park Dr.
 P.O. Box 149012
 Austin, TX 78714

	Invoice Date	Invoice Number
Invoice	9/1/2020	5695

Jurisdiction ID: 1K

You may remit via ACH to Wells Fargo Bank, N.A.,
 account #7556188477, ABA #111900659.

To remit via wire, please contact the Finance
 Department.

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

Invoice Date	Charge Code	Description	Amount
9/1/2020	Appraisal Revenue	Appraisal Fees	\$715.52
<i>Rec'd 9/9/20</i>			
Due Date: 10/1/2020		Total:	\$715.52

5695 9/1/2020

Invoice Date	Charge Code	Description	Amount
9/1/2020	Appraisal Revenue	Appraisal Fees	\$715.52

1K Belvedere MUD

Total Due: \$715.52

Due Date: 10/1/2020

Amount Remitted: _____

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.



JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$5,873.75

September 10, 2020
Project No: 16654-0900-20
Invoice No: 00309909

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

PLEASE NOTE OUR REMIT INFO
REMIT ADDRESS: Jones & Carter, Inc.
P.O. Box 95562
Grapevine, TX 76099-9708
ACH INFORMATION: BB&T
Account #: 1440002564231
Routing #: 111017694
Please send remittance advice to:
AccountsReceivable@jonescarter.com
Payment Terms: Due upon Receipt

Project 16654-0900-20 2020 General Consultation (Belvedere MUD)

Services include preparation for and attendance at August Board meeting, participation in conference call with HOA and Pharis Design on proposed Amenity Center lot improvements, and coordination with Pharis; investigation of extent of septic drain field lines; field visits to investigate Amenity Center drainage issue, and landscaping in drainage channels; discussions with Engr. Subcommittee regarding guidelines for landscaping requests within drainage channels and easements; discussions with Engr. Subcommittee regarding evaluation of proposals for quarterly trail maintenance; coordination with TDLR for cancellation of storage building project permit; and preparation of 2020-2021 budget recommendations.

Professional Services from August 1, 2020 to August 28, 2020

Task 001 District Operations

	Hours	Rate	Amount	
Professional Engineer III	31.75	185.00	5,873.75	
Totals	31.75		5,873.75	
Total Labor				5,873.75
TOTAL THIS INVOICE			<u><u>\$5,873.75</u></u>	

Rec'd 9/10/20



JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$5,476.25

September 10, 2020
Project No: 16654-0003-00
Invoice No: 00309827

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

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:	ACH INFORMATION:
Jones & Carter, Inc.	BB&T
P.O. Box 95562	Account #: 1440002564231
Grapevine, TX 76099-9708	Routing #: 111017694

Please send remittance advice to:
AccountsReceivable@jonescarter.com

Payment Terms: Due upon Receipt

Project 16654-0003-00 Belvedere CIP Trail Repairs 2020
Services include preliminary phase services, design phase services, and topo survey.
Professional Services from August 1, 2020 to August 28, 2020

Task 100 Preliminary Phase Services

	Hours	Rate	Amount	
Professional Engineer III	5.00	185.00	925.00	
Admin II	.50	75.00	37.50	
Totals	5.50		962.50	
Total Labor				962.50

Task 200 Design Phase Services

	Hours	Rate	Amount	
Professional Engineer III	3.75	185.00	693.75	
Design Engineer II	12.50	120.00	1,500.00	
Totals	16.25		2,193.75	
Total Labor				2,193.75

Task 500 Surveying Services

	Hours	Rate	Amount	
2-Person Survey Crew	12.00	170.00	2,040.00	
Registered Prof. Land Surveyor	.50	160.00	80.00	
Survey Technician II	2.50	80.00	200.00	
Totals	15.00		2,320.00	
Total Labor				2,320.00

TOTAL THIS INVOICE \$5,476.25

Rec'd 9/10/20



Drawer 9
Wolfforth, Texas 79382-0009

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2702724

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

Date 8/31/20 Page 1
Primary Account [REDACTED]

*

* 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	6
Account Number	[REDACTED]	Statement Dates	8/03/20 thru 8/31/20
Previous Balance	13,443.62	Days in the Statement Period	29
1 Deposits/Credits	25,000.00	Average Ledger Balance	20,430.90
5 Checks/Debits	13,509.70	Average Collected	20,430.90
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	24,933.92		

Deposits and Other Credits

Date	Description	Amount
8/19	Deposit	25,000.00

		Checks			
Date	Check No.	Amount	Date	Check No.	Amount
8/19		1,571.19	8/25	1176*	520.00
8/19		2,262.26	8/25	1177	7,956.25
8/21	1173*	1,200.00			

Daily Balance Information

Date	Balance	Date	Balance
8/03	13,443.62	8/21	33,410.17
8/19	34,610.17	8/25	24,933.92



Belvedere Municipal Utility District
Reconciliation Detail
Checking Account - ABC Bank, Period Ending 08/31/2020

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						13,443.62
Cleared Transactions						
Checks and Payments - 5 items						
Check	08/18/2020	1177	Jones & Carter Inc.	X	-7,956.25	-7,956.25
Check	08/18/2020	Transfer	Belvedere MUD Deb...	X	-2,262.26	-10,218.51
Check	08/18/2020	Transfer	Belvedere MUD Deb...	X	-1,571.19	-11,789.70
Check	08/18/2020	1173	Montoya & Monzing...	X	-1,200.00	-12,989.70
Check	08/18/2020	1176	Victor Insurance Ma...	X	-520.00	-13,509.70
Total Checks and Payments					-13,509.70	-13,509.70
Deposits and Credits - 1 item						
Transfer	08/18/2020			X	25,000.00	25,000.00
Total Deposits and Credits					25,000.00	25,000.00
Total Cleared Transactions					11,490.30	11,490.30
Cleared Balance					11,490.30	24,933.92 <i>ML</i>
Uncleared Transactions						
Checks and Payments - 2 items						
Check	08/18/2020	1175	Belvedere HOA		-16,458.70	-16,458.70
Check	08/18/2020	1174	Pharis Design		-2,175.00	-18,633.70
Total Checks and Payments					-18,633.70	-18,633.70
Total Uncleared Transactions					-18,633.70	-18,633.70
Register Balance as of 08/31/2020					-7,143.40	6,300.22
Ending Balance					-7,143.40	6,300.22



Drawer 9
Wolfforth, Texas 79382-0009

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2702727

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

Date 8/31/20
Primary Account

Page 1

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Checking Account

Account Title: Belvedere Municipal Utility District
Operating Money Market

Money Market Public Fund		Enclosures/Images	1
Account Number	[REDACTED]	Statement Dates	8/03/20 thru 8/31/20
Previous Balance	55,531.43	Days in the Statement Period	29
Deposits/Credits	.00	Average Ledger Balance	44,324.53
1 Checks/Debits	25,000.00	Average Collected	44,324.53
Service Charge Amount	.00	Interest Earned	8.24
Interest Paid	8.24	Annual Percentage Yield Earned	0.23%
Current Balance	30,539.67	2020 Interest Paid	190.10

Deposits and Other Credits

Date	Description	Amount
8/31	Interest Deposit	8.24

Date	Check No.	Checks Amount
8/19		25,000.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/03	55,531.43	8/19	30,531.43	8/31	30,539.67

* 005400012490303000 *



Date 8/31/20
Primary Account

Page 2

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

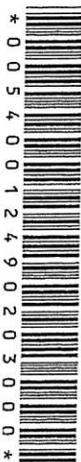
Money Market Public Fund

(Continued)

INTEREST RATE SUMMARY

Date	Rate
8/02	0.250000%
8/19	0.200000%

End of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 08/31/2020

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						55,531.43
Cleared Transactions						
Checks and Payments - 1 Item						
Transfer	08/18/2020			X	-25,000.00	-25,000.00
Total Checks and Payments					-25,000.00	-25,000.00
Deposits and Credits - 1 Item						
Deposit	08/31/2020			X	8.24	8.24
Total Deposits and Credits					8.24	8.24
Total Cleared Transactions					-24,991.76	-24,991.76
Cleared Balance					-24,991.76	30,539.67
Register Balance as of 08/31/2020					-24,991.76	30,539.67
Ending Balance					-24,991.76	30,539.67

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Drawer 9
Wolfforth, Texas 79382-0009

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2701718
Belvedere Municipal Utility District
Capital Projects
PO Box 2029
Pflugerville TX 78691

Date 8/31/20
Primary Account

Page 1

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Checking Account

Account Title: Belvedere Municipal Utility District
Capital Projects

Money Market Public Fund		Enclosures/Images	0
Account Number	[REDACTED]	Statement Dates	8/03/20 thru 8/31/20
Previous Balance	191,387.96	Days in the Statement Period	29
Deposits/Credits	.00	Average Ledger Balance	191,387.96
Checks/Debits	.00	Average Collected	191,387.96
Service Charge Amount	.00	Interest Earned	51.25
Interest Paid	51.25	Annual Percentage Yield Earned	0.34%
Current Balance	191,439.21	2020 Interest Paid	644.60

Deposits and Other Credits

Date	Description	Amount
8/31	Interest deposit	51.25

Daily Balance Information

Date	Balance	Date	Balance
8/03	191,387.96	8/31	191,439.21

INTEREST RATE SUMMARY

Date	Rate
8/02	0.350000%
8/25	0.300000%

End of Statement



Belvedere MUD - Capital Projects Fund
Reconciliation Detail
Cash, Period Ending 08/31/2020

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						191,387.96
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	08/31/2020			X	51.25	51.25
Total Deposits and Credits					51.25	51.25
Total Cleared Transactions					51.25	51.25
Cleared Balance					51.25	191,439.21
Register Balance as of 08/31/2020					51.25	191,439.21
Ending Balance					51.25	191,439.21 <i>mn</i>



Drawer 9
Wolfforth, Texas 79382-0009

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2702725

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

Date 8/31/20
Primary Account

Page 1

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Checking Account

Account Title: Belvedere Municipal Utility District
Debt Services

Money Market Public Fund		Enclosures/Images	2
Account Number	[REDACTED]	Statement Dates	8/03/20 thru 8/31/20
Previous Balance	9,831.61	Days in the Statement Period	29
2 Deposits/Credits	3,833.45	Average Ledger Balance	11,550.05
Checks/Debits	.00	Average Collected	11,550.05
Service Charge Amount	.00	Interest Earned	1.61
Interest Paid	1.61	Annual Percentage Yield Earned	0.18%
Current Balance	13,666.67	2020 Interest Paid	576.54

Deposits and Other Credits

Date	Description	Amount
8/19	Deposit	1,571.19
8/19	Deposit	2,262.26
8/31	Interest Deposit	1.61

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/03	9,831.61	8/19	13,665.06	8/31	13,666.67

INTEREST RATE SUMMARY

Date	Rate
8/02	0.150000%
8/19	0.200000%



Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 08/31/2020

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						9,831.61
Cleared Transactions						
Deposits and Credits - 3 Items						
Deposit	08/18/2020			X	1,571.19	1,571.19
Deposit	08/18/2020			X	2,262.26	3,833.45
Deposit	08/31/2020			X	1.61	3,835.06
Total Deposits and Credits					3,835.06	3,835.06
Total Cleared Transactions					3,835.06	3,835.06
Cleared Balance					3,835.06	13,666.67
Register Balance as of 08/31/2020					3,835.06	13,666.67
Ending Balance					3,835.06	13,666.67

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UIK	-- BELVEDERE MUD											
YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	NET BASE TAX REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2014	2371.31	.00	.00	.00	.00	.00 %	2371.31	.00	.00	.00	.00	.00
2015	3336.25	.00	.00	.00	.00	.00 %	3336.25	.00	.00	.00	.00	.00
2016	3363.93	.00	.00	.00	.00	.00 %	3363.93	.00	.00	.00	.00	.00
2017	3367.38	.00	.00	.00	.00	.00 %	3367.38	.00	.00	.00	.00	.00
2018	6770.95	.00	3641.65	.00	3641.65	53.78 %	3129.30	761.43	.00	.00	.00	4403.08
TOTL	19209.82	.00	3641.65	.00	3641.65	18.96 %	15568.17	761.43	.00	.00	.00	4403.08
2019	662981.98	410.87-	654184.61	.00	654184.61	98.73 %	8386.50	2020.23	.00	2.37	.00	656207.21
ENTITY												
TOTL	682191.80	410.87-	657826.26	.00	657826.26	96.49 %	23954.67	2781.66	.00	2.37	.00	660610.29

Outstanding property tax receivable

Debt Service: 2014 = 1440.81
 2015 = 1962.33
 2016 = 1727.38
 2017 = 1320.07
 2018 = 1788.50
 2019 = 5241.56
 } 13,980.28

Operating: 2014 = 930.50
 2015 = 1373.87
 2016 = 1626.55
 2017 = 1547.31
 2018 = 1341.22
 2019 = 3144.94
 } 9,974.39

Current tax rate
 Operating: .12
 Debt Service: .20
 Total: .32

August 19, 2020

Belvedere HOA Board,

The Belvedere MUD at our August 18th board meeting unanimously passed a proposal to be considered by the HOA board regarding landscaping of the Amenity Center lot.

The MUD board believes it is in the best interest of Belvedere to take advantage of the economies of scale and efficiency to execute on the full HOA proposed landscape project (Phase 1 and 2) at one time. Cost estimated to be approximately \$365,000. This does not include the architect and engineering fees of approximately \$35,000 which the MUD has already agreed to fully fund. We would remind the HOA board that the original amount discussed with the MUD was \$240,000.

The MUD board believes this is great opportunity to demonstrate collaboration between the HOA and the MUD for the benefit of the entire community.

Our proposal is as follows and is contingent on HOA board approval at your August 27 board meeting.

- 1. The full project will be bid through the MUD process in such a way as to maximize the most efficient use of capital projects recreational bond funds and operating funds. Also to legally maximize MUD tax free status.**
- 2. The MUD would fund up to but not to exceed \$275,000 for the project plus the architect and engineering fees mentioned above. If the HOA would agree to fund \$95,000. The HOA could also cap this amount.**
- 3. The entire project would be bid and if possible invoiced to the MUD with the HOA providing funding to the MUD.**
- 4. Once bid and approved the execution of the project would remain as is with the HOA landscape committee with support from the MUD Engineering committee as legally or otherwise required**
- 5. We would then use the existing MUD/HOA JMA as a starting point for ongoing maintenance requirements and adjust it as required in the future.**

The members of the MUD Finance Committee (Koerner and Ubertini) are happy to attend your meeting to answer any questions.

We look forward the HOA board approved response.

Belvedere MUD

September 1, 2020

Belvedere MUD Board

In your August 19 memo you requested that The HOA consider participate in the funding of the landscape project that is currently being designed and is estimated to cost \$365,000. You requested that the HOA fund \$95,000 of this amount.

You also proposed that the project be bid through the MUD as one project to maximize the MUD tax free status. Once bid and approved the execution of the project would remain as is with the HOA landscape committee with support from the MUD Engineering committee.

The HOA BOD has met and considered your proposal and agrees to participate in the funding of the project n an amount not to exceed \$95,000 subject to the following.

1. HOA Participation shall not exceed \$95,000.
2. The HOA seeks and gets CPA concurrence that no material adverse tax consequences to the HOA as a result of this project that cannot be mitigated by the HOA without incurring substantive additional costs.
3. The HOA neither receives nor relinquishes any ownership in any assets as a result of this project
4. The current MUD/HOA JMA (with amendments) is not affected by this project.

Belvedere Homeowners Association



M. L. Blanton
President

ORDER BY THE BOARD OF DIRECTORS OF BELVEDERE MUNICIPAL UTILITY DISTRICT ADOPTING FOR HANDLING INSTALLATIONS IMPACTING ITS FACILITIES

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, Belvedere Municipal Utility District (the "District") has been duly and lawfully created by an Order of the Texas Commission on Environmental Quality, and operates pursuant to the terms and provisions of Article XVI, Section 59 of the Texas Constitution, and Chapters 49 and 54 of the Texas Water Code;

WHEREAS, the Board of Directors of Belvedere Municipal Utility District (the "District") has adopted written rules and procedures by which the District will ensure proper operation and maintenance of the District's drainage facilities for the benefit and protection of District residents and property owner; and

WHEREAS, the District desires to adopt additional rules and procedures relating to installation of improvements or facilities within the District's drainage facilities and easements in order to ensure proper operation and maintenance of District facilities.

NOW THEREFORE BE IT ORDERED BY THE BOARD OF DIRECTORS OF BELVEDERE MUNICIPAL UTILITY DISTRICT THAT:

Section 1: The above recitals are true and correct and are incorporated into this Order for all purposes.

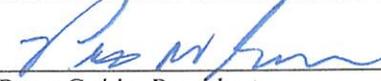
Section 2: The District adopts written rules and procedures, attached as **Exhibit A**, to review and approve installation of facilities within the District's drainage facilities and easements in order to ensure proper operation and maintenance of District facilities.

Section 3. The Secretary of the Board of Directors is hereby directed to file a copy of this Order in the official records of the District.

Section 4. This Order shall be effective upon publication as required in Chapter 54 of the Texas Water Code.

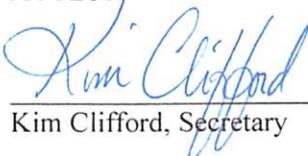
ADOPTED this 15th day of September 2020.

BELVEDERE MUNICIPAL UTILITY DISTRICT



Peter Golde, President

ATTEST;



Kim Clifford, Secretary

EXHIBIT A

Belvedere Municipal Utility District Rules for Handling Installations Impacting Its Facilities

In order for drainage facilities to function as originally intended, the installation of rocks, landscaping or any other facilities in drainage ditches or easements ("Installation") are discouraged. Accordingly, before undertaking any Installation, prior written approval from the Belvedere Municipal Utility District ("District") is required.

- Installation includes landscaping proposals submitted to the Belvedere Architectural Control Committee ("ACC"). Approval from the ACC is not approval from the District Engineer.
- If the owner of a property where a drainage ditch or easement is located desires to proceed with an Installation, a written request describing the scope of work including details of all materials intended for the Installation must be submitted to the District at least 90 days in advance of any such Installation electronically via the District's website or via mail at the following address:

**Belvedere Municipal Utility District
Attn: Stefanie Albright
Lloyd Gosselink Rochelle & Townsend
816 Congress Avenue, Suite 1900
Austin, TX 78701**

- Such request must be accompanied by a check for \$750 made payable to the Belvedere Municipal Utility District to cover the cost of engineering services and review of the proposed Installation and its impact to District facilities.
- The District's Board of Directors delegates to its Engineering Subcommittee the authority to approve or deny such requests after following the following process:
 - The Engineering Subcommittee will review the request with the District Engineer.
 - An on-site inspection will be done by the Engineering Subcommittee members and the District Engineer.
 - The District Engineer shall advise whether the Installation poses any adverse impact to the District's facilities after considering any and all appropriate engineering principles.
 - The Engineering Subcommittee shall make the determination whether to proceed with the approval process in its sole discretion after considering all relevant impacts, including, but not limited to:
 - the water handling capacity of the District's drainage facilities;
 - on-going maintenance of the District's drainage facilities if such Installation were approved; and
 - access to the District's drainage facilities;
 - If the Engineering Subcommittee determines to proceed with the approval process, the Belvedere Homeowners' Association will be contacted to advise whether the Installation conforms to the appearance standards of Belvedere.

- **After considering all relevant inputs, the Engineering Subcommittee will provide a written response to such request either approving or denying the Installation as proposed. Any approval will indicate that the approval is conditioned on requestor's acceptance in writing of the terms and conditions specified therein. Examples of possible conditions include the property owner agreeing to:**
 - **execute an access agreement, license, or other document deemed necessary by the District to authorize the Installation to be located within District facilities;**
 - **waive any claim for damages to or conversion of the Installation in the event the District undertakes work on its facilities or in its easements in the future (including, but not limited to, cleaning out driveway culverts).**
 - **undertake maintenance of the Installation, bearing the sole cost and expense thereof, including, but limited to**
 - **weed control;**
 - **removal of any blockage;**
 - **drain unclogging;**
 - **retrieval of materials that migrate off the premises; and/or**
 - **restoration of the Installation after any damage whether due to natural causes or after District work.**
 - **alter or remove the Installation, bearing the sole cost and expense thereof, should it be determined by the District's Engineer in the future to cause adverse drainage consequences; and**
 - **in circumstances where it is deemed warranted, have the executed consent or other documents deemed necessary by the District filed of record by counsel for the District in order for it to be binding on future property owners.**
- **Installations existing as of the date of adoption of these Rules by the MUD Board will not require submission of a request for approval but this shall not be deemed to be an approval by the District of such Installation or be basis for claiming liability for any damage done by work done by the District on its facilities or in its easements. Any additions or changes to existing Installations will require submission of a written request for approval.**
- **All Belvedere residents and the HOA will be provided written notice of these requirements immediately after adoption by the MUD Board.**
- **These Rules are incorporated in and amended to the District's Drainage System Rules. Failure to follow these Rules may be deemed a violation of the District's Drainage System Rules and subject to penalties.**