

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

THE STATE OF TEXAS	§
	§
COUNTY OF TRAVIS	§
	§
BELVEDERE MUNICIPAL UTILITY DISTRICT	§

On June 24, 2025, the Board of Directors (“Board”) of Belvedere Municipal Utility District (the “District”) held a special meeting within the boundaries of the District at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas. A copy of the notice of meeting along with associated certificates of posting are attached hereto as **Exhibit “A”**.

The roll was called of the members of the Board, to-wit:

James Koerner	President
Ronald Ubertini	Vice President
Fred King	Secretary/Treasurer
Keri Parker	Assistant Secretary
Geoffrey Webster	Assistant Secretary

At the beginning of the meeting, all the Directors were present, except Directors Parker and Webster, thus constituting a quorum of the Board. All Directors who attended voted on all Items that came before the Board. Other attendees included Meagan Norris, P.E., and McKenna Sanders, EIT with Quiddity Engineering; Danielle Lam, Attorney, Fred Castro, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C. (“Lloyd Gosselink”).

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:00 p.m. He announced that a quorum of the Board was in attendance.
2. Discuss, consider, and take action to approve the minutes of the April 15, 2025 regular meeting. Director Koerner introduced this Item, and a copy of the minutes presented to the Board is attached hereto in **Exhibit “B”**. Director Ubertini moved to approve the minutes of the April 15, 2025, regular meeting, as presented. Director King seconded the Motion and the Motion passed unanimously, 3-0.
3. Receive public comment (*three (3) minutes per speaker; but any person providing public comment through a translator is limited to six (6) minutes, unless the District uses simultaneous translation equipment in a manner that allows the Board to hear the translated public testimony simultaneously with the speaker*). There were no public comments.
4. Discuss, consider, and take action as necessary concerning reports from the District’s Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;

- b. TexPool investments; and
- c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item. Director Ubertini presented the Bookkeeper's Report and cash sheet, consisting of the list of the District's revenues, invoices paid since the Board's last regular meeting on June 24, 2025, current invoices, proposed bank transfers for the current reporting month, and additional documentation concerning other bookkeeping matters, all of which are attached hereto as **Exhibit "C"**. After discussion, Director Webster moved to (i) authorize the transfer of \$10,000.00 from the District's Money Market Account to pay bills, (ii) authorize the transfer of \$5,587.55 from the District's Checking Account to the District's Debt Service Account, (iii) ratify the payment of the invoices paid since the Board's last regular meeting, and (iv) approve the payment of current invoices, as presented in the Bookkeeper's Report. Director King seconded the Motion and the Motion passed unanimously, 3-0.

- 5. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District. Director Koerner introduced this Item. Director Ubertini stated that the HOA: (i) plan to expand and improve the front entrance to the subdivision, (ii) identifying an appropriate emergency access point within the subdivision to address public health and safety concerns, (iii) planning to restripe roadways, (iv) working on the application of mulch within the common areas, and (v) working on lighting improvements at the mailbox kiosk.
- 6. Discuss, consider, and take action regarding the reconstitution of District subcommittees and the appointment of members to the same. Director Koerner introduced the item and explained that the Board had established various subcommittees to distribute responsibilities among its members concerning the District's operations. He noted that due to normal attrition among the Board members, some subcommittees currently do not have any members. Director Koerner suggested that the Board review the existing subcommittees established over the years to determine whether they should be reconstituted and, if necessary, appoint Board members to them. After discussion, Director Koerner moved to establish the following subcommittees: (i) the Engineering Subcommittee, to be comprised of Directors Koerner and Parker; (ii) the Finance Subcommittee, to be comprised of Directors Ubertini and King; (iii) the Legal Services Subcommittee, to be comprised of Directors Webster and King; (iv) the Communications Subcommittee, to be comprised of Directors Parker and Webster; and (v) the "Catchall" Subcommittee to address all other matters, to be comprised of Directors Koerner and Ubertini. Director Ubertini seconded the Motion and the Motion passed unanimously, 3-0. Director Koerner also stated that he would continue to serve as the District's HOA Liaison.
- 7. Discuss, consider, and take action regarding the posting of information on the District's website. Director Koerner introduced this Item. This Item was tabled until the Board's next regular meeting.
- 8. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:

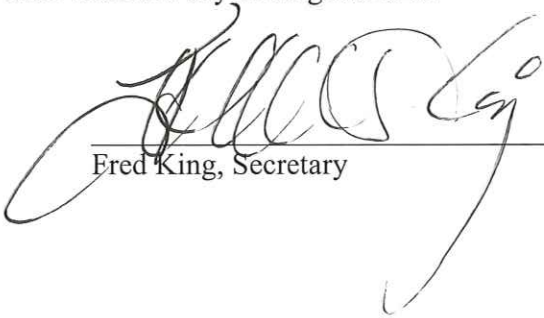
- a. Report from the District Engineer;
- b. Drainage facilities, including, but not limited to:
- c. Trail maintenance.

Ms. Norris presented a copy of her report attached hereto as **Exhibit "D"**. She stated that a response was provided to a Flagler Drive resident regarding the HOA Architectural Control Committee review process for a proposed rock headwall addition to an existing driveway culvert. Ms. Norris stated that contact information for the Texas Department of Transportation was shared with the HOA Board related to driveway permit applications. No action was taken by the Board in connection with the engineer's report.

- 9. Receive update on 2025 Legislative Session. Director Koerner introduced this Item. Ms. Lam provided a summary of legislation that passed during the 89th Regular Session of the Texas Legislature, noting potential impacts on the District.
- 10. Discuss, consider, and take action regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC. Director Koerner introduced this Item. Ms. Lam noted that the above-referenced Agreement had expired. After discussion, Director Koerner directed that the District's "Catch All" Subcommittee negotiate a new landscaping services agreement with Sunscape Landscaping, LLC.
- 11. The Board will meet in executive session to receive advice from its attorneys regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC, in accordance with Texas Government Code § 551.071. Director Koerner introduced this Item and stated that there was no need for the Board to convene in executive session.
- 12. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item. He stated that the Board had previously determined that the next Board meetings would be held at 6:00 p.m. at the Belvedere Amenity Center on August 26, 2025, and September 16, 2025.
- 13. Adjournment. Director Ubertini moved to adjourn the meeting. Director King seconded the Motion and the Motion passed unanimously, 3-0. The meeting was adjourned at 6:38 p.m.

PASSED, APPROVED, AND ADOPTED this 26th day of August 2025.




Fred King, Secretary



2 pgs

202580840

STAYS IN FILE

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF REGULAR MEETING**

TO: THE BOARD OF DIRECTORS OF BELVEDERE MUNICIPAL UTILITY DISTRICT
AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code Chapter 551, that the Board of Directors of Belvedere Municipal Utility District (District) will hold a regular meeting, open to the public, on Tuesday, June 24, 2025, at 6:00 p.m., within the boundaries of the District, at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, for the following purposes:

Meeting materials are available at www.belvederemud.org.

1. Call meeting to order and establish a quorum.
2. Discuss, consider, and take action to approve minutes for the April 15, 2025 regular meeting of the Board of Directors.
3. Receive public comment (*three (3) minutes per speaker; but any person providing public comment through a translator is limited to six (6) minutes, unless the District uses simultaneous translation equipment in a manner that allows the Board to hear the translated public testimony simultaneously with the speaker*).
4. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. TexPool investments; and
 - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
5. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District.
6. Discuss, consider, and take action regarding the reconstitution of District subcommittees and appointment of members to the same;
7. Discuss, consider, and take action regarding the posting of information on the District's website.
8. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - a. Report from the District's Engineer;
 - b. Drainage facilities;
 - c. Trail maintenance.
9. Receive update on 2025 Legislative Session.
10. Discuss, consider, and take action regarding the Landscaping Services Agreement between

the District and Sunscape Landscaping, LLC.

11. The Board will meet in executive session to receive advice from its attorney regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC, in accordance with Texas Government Code § 551.071.
12. Discuss, consider, and take action on future meeting schedule.
13. Adjournment.

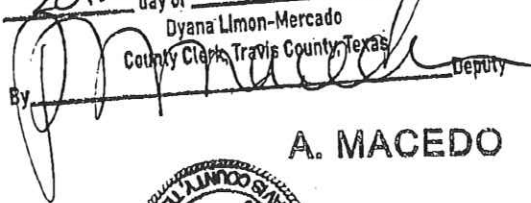
EXECUTED this the 18th day of June 2025.


Attorney for the District



Belvedere Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call David Klein at (512) 322-5818, Attorney for the District, for information.

Came to hand and posted on a Bulletin Board in the
County Recording Office, Austin, Travis County, Texas on this the
20th day of June 2025

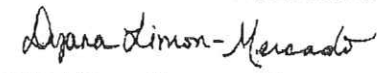
Dyana Limon-Mercado
County Clerk, Travis County, Texas
By  Deputy

A. MACEDO



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS




Dyana Limon-Mercado, County Clerk
Travis County, Texas

202580840

Jun 20, 2025 12:01 PM

Fee: \$2.00

MACEDOS

**CERTIFICATE OF POSTING
BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF BOARD MEETING
June 24, 2025**

THE STATE OF TEXAS

COUNTY OF TRAVIS

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I, SCARLETT SOBERA, hereby certify that on June 20TH, 2025, I posted the attached notice of public meeting of the Board of Directors of Belvedere Municipal Utility District at the following time and at the following location:

(1) at approximately 12:15pm, at the posting board/sign located by the mailboxes near the Belvedere Amenity Center, within the boundaries of the District.

I understand that the notice was posted in order to comply with the provisions of the Open Meeting Laws, (Chapter 551, Texas Government Code and § 49.063 Texas Water Code) and that the Board of Directors of the District will rely on this certificate in determining whether the provisions of the Open Meeting Laws have been satisfied.

Dated this 20TH day of June, 2025.



SCARLETT SOBERA

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF REGULAR MEETING**

TO: THE BOARD OF DIRECTORS OF BELVEDERE MUNICIPAL UTILITY DISTRICT
AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code Chapter 551, that the Board of Directors of Belvedere Municipal Utility District (District) will hold a regular meeting, open to the public, on Tuesday, June 24, 2025, at 6:00 p.m., within the boundaries of the District, at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, for the following purposes:

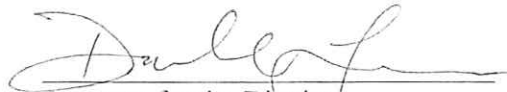
Meeting materials are available at www.belvederemud.org.

1. Call meeting to order and establish a quorum.
2. Discuss, consider, and take action to approve minutes for the April 15, 2025 regular meeting of the Board of Directors.
3. Receive public comment (*three (3) minutes per speaker; but any person providing public comment through a translator is limited to six (6) minutes, unless the District uses simultaneous translation equipment in a manner that allows the Board to hear the translated public testimony simultaneously with the speaker*).
4. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. TexPool investments; and
 - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
5. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District.
6. Discuss, consider, and take action regarding the reconstitution of District subcommittees and appointment of members to the same;
7. Discuss, consider, and take action regarding the posting of information on the District's website.
8. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - a. Report from the District's Engineer;
 - b. Drainage facilities;
 - c. Trail maintenance.
9. Receive update on 2025 Legislative Session.
10. Discuss, consider, and take action regarding the Landscaping Services Agreement between

the District and Sunscape Landscaping, LLC.

11. The Board will meet in executive session to receive advice from its attorney regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC, in accordance with Texas Government Code § 551.071.
12. Discuss, consider, and take action on future meeting schedule.
13. Adjournment.

EXECUTED this the 18th day of June 2025.


Attorney for the District



Belvedere Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call David Klein at Lloyd Gosslink, Attorney for the District, at (512) 322-5818, for information.

Exhibit B

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

BELVEDERE MUNICIPAL UTILITY DISTRICT

§

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§

On April 15, 2025, the Board of Directors ("Board") of Belvedere Municipal Utility District (the "District") held a special meeting within the boundaries of the District at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas. A copy of the notice of meeting along with associated certificates of posting are attached hereto as **Exhibit "A"**.

The roll was called of the members of the Board, to-wit:

James Koerner	President
Ronald Ubertini	Vice President
Vito Sciaraffia	Secretary/Treasurer
Keri Parker	Assistant Secretary
Geoffrey Webster	Director-Elect

At the beginning of the meeting, all the Directors were present, except Director Sciaraffia, thus constituting a quorum of the Board. All Directors who attended voted on all Items that came before the Board. Other attendees included Meagan Norris, P.E., and McKenna Sanders, EIT with Quiddity Engineering; David Klein and Danielle Lam, Attorneys, Fred Castro, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C. ("Lloyd Gosselink"); and Fred King, a District resident.

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:00 p.m. He announced that a quorum of the Board was in attendance.
2. Discuss, consider, and take action to approve the minutes of the February 10, 2025 regular meeting. Director Koerner introduced this Item, and a copy of the minutes presented to the Board is attached hereto in **Exhibit "B"**. Director Ubertini moved to approve the minutes of the February 10, 2025, regular meeting, as presented. Director Webster seconded the Motion and the Motion passed unanimously, 4-0.
3. Discuss, consider, and take action concerning the resignation of Director Sciaraffia. Director Koerner introduced this Item. Mr. Klein presented a copy of Director Sciaraffia's letter of resignation, provided as **Exhibit "C"**. Director Koerner moved to accept Director Sciaraffia's letter of resignation. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0.
4. Discuss, consider, and take action to appoint a new director. Director Koerner introduced this Item. Mr. Klein advised that Mr. King, a District resident, was interested in appointment to the Board of Directors and that Mr. Klein's office had vetted him as a

candidate to fill the vacancy and found that he was qualified to serve. Mr. Klein opined that no further due diligence was needed to be pursued by the Board before considering the appointment of Mr. King as a director. Director Koerner moved to appoint Mr. King to the Board of Directors. Director Parker seconded the Motion and the Motion passed unanimously, 4-0. Next, Director King recited his Statement of Officer and Oath of Office, administered by Mr. Castro, a Notary Public.

5. Discuss, consider, and take action concerning the election of new officers. Director Koerner introduced this Item. Director Koerner moved to keep the current slate of officers the same and to appoint Director King to the open office of Secretary/Treasurer. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. After discussion, Director Koerner requested that an item be placed on the Board's next regular meeting agenda to reconstitute the District's various subcommittees and to appoint members to same.
6. Receive public comment (three (3) minutes per speaker; but any person providing public comment through a translator is limited to six (6) minutes, unless the District uses simultaneous translation equipment in a manner that allows the Board to hear the translated public testimony simultaneously with the speaker). There were no public comments.
7. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. TexPool investments; and
 - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item. Director Ubertini presented the Bookkeeper's Report and cash sheet, consisting of the list of invoices and additional documentation concerning other bookkeeping matters, all of which are attached hereto as **Exhibit "D"**. After discussion, Director Webster moved to authorize the bank transfers, ratify the payment of the invoices paid since the Board's last regular meeting, and approve the payment of current invoices, as presented in the Bookkeeper's Report. Director Koerner seconded the Motion and the Motion passed unanimously, 5-0.

8. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District. Director Koerner introduced this Item and announced that Director Ubertini had been appointed as the new District liaison to the HOA. He mentioned that he and Director Ubertini would be working together with the HOA on various projects, including maintenance of the mailbox kiosk. Additionally, Director Koerner stated that the HOA plans to expand and improve the front entrance to the subdivision. Ms. Norris pointed out that any work conducted within the right-of-way must be approved by Travis County, which holds jurisdiction over those matters. Furthermore, Director Koerner noted that the HOA will be applying mulch within the common areas, with the costs being shared equally between the HOA and the District.
9. Discuss, consider, and take action as necessary concerning the use of the upper pond for potential fire protection purposes. Director Koerner introduced this Item and explained that the Board had asked the District's Engineer to assess the feasibility of using the upper pond

as a water source for firefighting activities. Ms. Norris clarified that this pond is a designated wet pond specifically designed to capture and hold stormwater for extended periods. This design allows for the removal and degradation of pollutants through natural processes, which is essential for effective stormwater management. The management of stormwater falls under the jurisdiction of the Texas Commission on Environmental Quality, which oversees the implementation of a comprehensive Stormwater Management Program aimed at controlling the quality of discharges within the State, and changes to the pond would need to be approved by ("TCEQ"). Ms. Norris expressed her opinion that using the upper pond as a water source for firefighting trucks is not a feasible option. The Board discussed the feasibility of using the upper pond as a water source for firefighting, including concerns about access to the pond for emergency service vehicles and having to install a pond liner. No action was taken on this Item.

10. Discuss, consider, and take action regarding the posting of information on the District's website. Director Koerner introduced this Item. He reported that several comments had been received from the community regarding the website, specifically highlighting how cumbersome it was to navigate. Director Koerner noted that Director Parker had volunteered to assess the District's website to identify potential improvements. During her review, Director Parker found that information was difficult to locate and was presented in an inconsistent manner throughout the site. She stated that she would continue to evaluate the website and implement improvements where possible.
11. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - a. Report from the District Engineer;
 - b. Drainage facilities, including, but not limited to:
 - c. Trail maintenance.

Ms. Norris stated that the home builder had completed the drainage ditch improvements at 8708 Springdale Ridge Cove, and that Director Koerner communicated to the resident on March 31, 2025 that the District approved of the improvements. Next, Ms. Norris reported that her firm had inspected the District's trails on February 25, 2025, and documented the findings in her engineer's report attached hereto as **Exhibit "E"**. She stated that several culverts were observed to have blockages from leaves, vegetation, dirt, and rocks. Ms. Norris recommended that the Board consider having the culverts cleaned, including other maintenance activities to address areas of concern. Director Ubertini requested that Ms. Norris review the contract with Sunscape Landscaping to determine what maintenance activities could be performed under their existing contract.

12. Receive update on 2025 Legislative Session. Director Koerner introduced this Item. Mr. Klein provided a summary of recently filed legislation, noting potential impacts on the District.
13. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item and suggested that the next Board meetings be held at 6:00 p.m. at the Belvedere Amenity Center on June 24, 2025, August 26, 2025, and September 16, 2025. There was a

consensus of the Board to hold the Board's next three meetings on June 24, 2025, August 26, 2025, and September 16, 2025, and they directed the District's consultants to take the steps necessary to schedule such meetings.

9. Adjournment. Director Ubertini moved to adjourn the meeting. Director King seconded the Motion and the Motion passed unanimously, 5-0. The meeting was adjourned at 7:03 p.m.

PASSED, APPROVED, AND ADOPTED this 24th day of June 2025.

[DISTRICT SEAL]

Fred King, Secretary

Exhibit C

Belvedere MUD Board Meeting

June 24, 2025

Financial Information

Schedule of Cash Activity

BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: JUNE 24, 2025

GENERAL FUND CHECKING ACCOUNT BALANCE \$ 50,666.30

Revenue:

<u>Deposit Date</u>	<u>Description</u>	<u>Amount</u>	
6/17/2025	Transfer from Money Market	\$ 10,000.00	
			Total Deposits:
			<u>\$ 10,000.00</u>

Expenses paid since last meeting on 4/16/25

EFT	Pedernales Electric Cooperative	Utilities	\$ 153.17	
EFT	AT & T	Telephone	\$ 155.28	
EFT	Pedernales Electric Cooperative	Utilities	\$ 143.78	
1581	Belvedere HOA	Amenity Center Operations	\$ 4,398.65	
1582	Void		\$ -	
1583	TML Intergovernmental Risk Pool	Insurance	\$ 5,636.96	
EFT	AT & T	Telephone	\$ 155.28	
			Total Expenditures:	<u>\$ 10,643.12</u>

Cash Balance Before Expenditures \$ 50,023.18

Expenditures:

<u>Check Number</u>	<u>Description</u>	<u>Amount</u>	
1586	Montoya & Monzingo LLP	\$ 2,400.00	Accounting Fees
1587	Lloyd Gosselink	\$ 6,527.72	Legal Fees
1588	Quiddity Engineering, LLC	\$ 13,304.00	Engineering Fees
1589	Sunscape Landscaping	\$ 8,061.79	Amenity Center Operations
1590	Travis Central Appraisal District	\$ 1,000.38	Appraisal Fees
1591	ABC Commercial Services	\$ 304.00	Amenity Center Operations
1592	Quiddity Engineering, LLC	\$ 2,465.00	Engineering Fees
Transfer	Belvedere - Debt Service	\$ 759.84	Property Taxes
Transfer	Belvedere - Debt Service	\$ 5,587.55	Property Taxes
			Total Expenditures:
			<u>\$ (40,410.28)</u>

ENDING BALANCE - GENERAL FUND CHECKING AS OF JUNE 24, 2025 **\$ 9,612.90**

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED \$ 182,248.91

Transfer	Transfer to Checking	\$ (10,000.00)	
			Total Deposits:
			<u>\$ (10,000.00)</u>

ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 172,248.91**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 303,466.86**

TOTAL GENERAL FUND OPERATING CASH **\$ 485,328.67**

The operating reserves are one to two times operating budget.

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET

\$ 472,379.14

Transfer Operating Checking

Property Taxes

\$ 759.84

Transfer Operating Checking

Property Taxes

\$ 5,587.55

Total Deposits:

\$ 6,347.39

ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET

\$ 478,726.53

CASH BALANCE - DEBT SERVICE - TEXPOOL

\$ 199,395.76

TOTAL CASH BALANCE - DEBT SERVICE

\$ 678,122.29

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended June 24, 2025
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	2025 Annual Budget	2025 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 318,879	\$ 210,018	\$ 108,861	\$ 315,011	\$ 3,868
Other Income - Drainage Ditch	750	-	-	-	-
Interest Income	8,603	6,667	1,936	10,000	(1,397)
Total Revenues	328,232	216,685	110,797	325,011	2,471
<u>Expenditures</u>					
Solid Waste Disposal	46,401	45,000	(1,401)	60,000	13,599
Legal Fees	19,961	33,750	13,789	45,000	25,039
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	10,800	10,800	-	14,400	3,600
Engineering Fees	41,599	27,000	(14,599)	36,000	(5,599)
Amenity Center Operations	34,992	52,500	17,508	70,000	35,008
Drainage and Trail Maintenance	9,197	20,625	11,428	27,500	18,303
Playscape Repairs and Maintenance	-	3,750	3,750	5,000	5,000
Insurance	5,587	3,750	(1,837)	5,000	(587)
Tax Appraisal and Collection Fees	3,575	4,500	925	6,000	2,425
Bank Charges	5	133	128	200	195
Other Fees	-	75	75	100	100
Newspaper notices	-	1,500	1,500	2,000	2,000
Website	227	375	148	500	273
Total Expenditures	179,844	211,258	31,414	279,200	99,083
Projected Excess Revenue Over Expenditures	\$ 148,388	\$ 5,426	\$ 142,962	\$ 45,811	\$ 102,577

Year to date budget for solid waste disposal adjusted to 75%
Year to date budget for audit fees adjusted to 100%

Financial Statements

Belvedere Municipal Utility District
Balance Sheet
As of June 24, 2025

	<u>Jun 24, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	9,459.03
Money Market - ABC Bank	172,248.91
TexPool	303,466.86
Total Checking/Savings	485,174.80
Accounts Receivable	
Taxes Receivable	2,100.66
Total Accounts Receivable	2,100.66
Other Current Assets	
Prepaid Insurance	2,818.48
Total Other Current Assets	2,818.48
Total Current Assets	490,093.94
TOTAL ASSETS	<u><u>490,093.94</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	2,100.66
Total Other Current Liabilities	2,100.66
Total Current Liabilities	2,100.66
Total Liabilities	2,100.66
Equity	
Unassigned	339,759.37
Net Income	148,233.91
Total Equity	487,993.28
TOTAL LIABILITIES & EQUITY	<u><u>490,093.94</u></u>

Belvedere Municipal Utility District
Profit & Loss
October 1, 2024 through June 24, 2025

	<u>Oct 1, '24 - Jun 24, 25</u>
Ordinary Income/Expense	
Income	
Interest Income	8,603.11
Income	
Property Taxes	<u>318,879.13</u>
Total Income	<u>318,879.13</u>
Total Income	327,482.24
Expense	
Website Expenses	226.70
Amenity Center Operations	32,481.34
Trail Repairs	
Trail General Maintenance	<u>9,197.37</u>
Total Trail Repairs	9,197.37
Audit Fees	7,500.00
Bank Service Charges	5.00
Bookkeeping Fees	10,800.00
Engineering	
District Engineering	<u>41,599.05</u>
Total Engineering	41,599.05
Insurance	
Liability Insurance	<u>5,587.47</u>
Total Insurance	5,587.47
Legal Fees	19,960.72
Collection and Appraisal Fees	3,574.74
Telephone	1,225.58
Utilities	1,439.00
Waste Disposal	<u>46,401.36</u>
Total Expense	<u>179,998.33</u>
Net Ordinary Income	147,483.91
Other Income/Expense	
Other Income	
Other Income-Drainage Ditch	<u>750.00</u>
Total Other Income	<u>750.00</u>
Net Other Income	<u>750.00</u>
Net Income	<u><u>148,233.91</u></u>

Belvedere MUD-Debt Service Fund
Balance Sheet
As of June 24, 2025

	<u>Jun 24, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	478,726.53
TexPool	<u>199,395.76</u>
Total Checking/Savings	678,122.29
Accounts Receivable	
Taxes Receivable	<u>3,211.78</u>
Total Accounts Receivable	<u>3,211.78</u>
Total Current Assets	<u>681,334.07</u>
TOTAL ASSETS	<u><u>681,334.07</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>3,211.78</u>
Total Other Current Liabilities	<u>3,211.78</u>
Total Current Liabilities	<u>3,211.78</u>
Total Liabilities	3,211.78
Equity	
Restricted	268,933.39
Net Income	<u>409,188.90</u>
Total Equity	<u>678,122.29</u>
TOTAL LIABILITIES & EQUITY	<u><u>681,334.07</u></u>

Belvedere MUD-Debt Service Fund
Profit & Loss
October 1, 2024 through June 24, 2025

	Oct 1, '24 - Jun 24, 25
Ordinary Income/Expense	
Income	
Tax Revenue	472,252.08
Total Income	472,252.08
Expense	
Bank Service Charges	22.00
Interest Expense	70,087.51
Paying Agent Fee	600.00
Total Expense	70,709.51
Net Ordinary Income	401,542.57
Other Income/Expense	
Other Income	
Interest Income	7,646.33
Total Other Income	7,646.33
Net Other Income	7,646.33
Net Income	409,188.90

Property Tax Statement

Current Invoices for Approval

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
5/5/2025	31536

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

Description	Amount
May 2025 accounting services.	1,200.00
Thank you for your business.	Total \$1,200.00

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
6/2/2025	31566

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

Description	Amount
June 2025 accounting services.	1,200.00
Thank you for your business.	Total \$1,200.00



816 Congress Avenue, Suite 1900
Austin, Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532
www.lglawfirm.com

April 25, 2025

Belvedere Municipal Utility District
Attn Jeff Monzingo
Montoya & Monzingo LLP
P.O. Box 2029
Pflugerville, TX USA 78691-2029

Invoice: 97558908
Client: 2364
Matter: 0
Billing Attorney: DJK
Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through March 31, 2025:

RE: Belvedere Community

Professional Services	\$ 1,027.00
Total Disbursements	<u>\$ 48.71</u>
TOTAL THIS INVOICE	\$ 1,075.71

Lloyd Gosselink Rochelle & Townsend, P.C.
is committed to offering a more secure, and convenient option to pay your invoice using:
Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
A convenience fee applies.

TO PAY BY CARD or eCheck with our fast, easy, and secure service, **CLICK HERE: Pay Now**

Or you may also pay online by visiting our website at: <https://www.lglawfirm.com/client-payment-information>



816 Congress Avenue, Suite 1900
Austin, Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532

www.lglawfirm.com

May 27, 2025

Belvedere Municipal Utility District
Attn Jeff Monzingo
Montoya & Monzingo LLP
P.O. Box 2029
Pflugerville, TX USA 78691-2029

Invoice: 97559719
Client: 2364
Matter: 0
Billing Attorney: DJK
Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through April 30, 2025:

RE: Belvedere Community

Professional Services	\$ 6,414.00
Courtesy Discount	<u>\$ -1,000.00</u>
Net Professional Services	\$ 5,414.00
Total Disbursements	<u>\$ 38.01</u>
TOTAL THIS INVOICE	\$ 5,452.01

Lloyd Gosselink Rochelle & Townsend, P.C.

is committed to offering a more secure, and convenient option to pay your invoice using:
Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
A convenience fee applies.

TO PAY BY CARD or eCheck with our fast, easy, and secure service, **CLICK HERE: Pay Now**

Or you may also pay online by visiting our website at: <https://www.lglawfirm.com/client-payment-information>

Lloyd Gosselink Rochelle & Townsend, P.C.



QUIDDITY

Invoice Total \$9,347.50

Invoice #: ARIV1035470
Invoice date: 4/17/2025
Project Number: 16654-0900-25

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

PAYMENT POLICY

Payments are due upon receipt. Our standard payment options are check or ACH. We also accept all major credit cards subject to a 2.5% convenience fee. Please send remittance advice to AccountsReceivable@quiddity.com

Remit Address	ACH Info
Quiddity Engineering	Vantage Bank
PO Box 991	Acct #: 108119104
Houston, TX 77001	ABA #: 114915272

For professional services from 08-Mar-2025 through 11-Apr-2025

2025 General Consultation (Belvedere MUD)

Progress detail

Phase	Fee	Percent complete	Previous billing	Remaining contract	Current billing
2025 Trail Inspection	4,500.00	100.00%	3,150.00	0.00	1,350.00
Subtotal	4,500.00	100.00%	3,150.00	0.00	1,350.00
				Subtotal	1,350.00

16654-0900-25.001 - 2025 General Consultation

Role	Hours	Rate	Amount
Construction Manager IV	4.00	200.00	800.00
Graduate Engineer II	2.00	155.00	310.00
Professional Engineer V	23.75	290.00	6,887.50
Subtotal	29.75		7,997.50

Invoice subtotal	9,347.50
Total	9,347.50

Services during this period include completion of the Trail Inspection Report; Research related to the concept of utilizing the upper pond water in a fire situation; Research related to the existing culvert at Rollins Drive and Hamilton Pool Road and possible culvert expansion; Site visit and related coordination for the 8708 Springdale Ridge drainage ditch; Coordination and response to inquiry about backflow testing; and Routine District operational activities.

Outstanding invoices

Invoice	Date	Balance
ARIV1032574	2/17/2025	1,825.00
ARIV1033809	3/12/2025	9,491.30



QUIDDITY

Invoice Total \$3,956.50

Invoice #: ARIV1037263
Invoice date: 5/19/2025
Project Number: 16654-0900-25

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

PAYMENT POLICY

Payments are due upon receipt. Our standard payment options are check or ACH. We also accept all major credit cards subject to a 2.5% convenience fee. Please send remittance advice to AccountsReceivable@quiddity.com

Remit Address
Quiddity Engineering
PO Box 991
Houston, TX 77001

ACH Info
Vantage Bank
Acct #: 108119104
ABA #: 114916272

For professional services from 12-Apr-2025 through 09-May-2025

2025 General Consultation (Belvedere MUD)

Progress detail

Phase	Fee	Percent complete	Previous billing	Remaining contract	Current billing
2025 Trail Inspection	4,500.00	100.00%	4,500.00	0.00	0.00
Subtotal	4,500.00	100.00%	4,500.00	0.00	0.00
				Subtotal	0.00

16654-0900-25.001 - 2025 General Consultation

Role	Hours	Rate	Amount
Graduate Engineer II	4.00	155.00	620.00
Professional Engineer III	0.25	240.00	60.00
Professional Engineer V	11.25	290.00	3,262.50
Subtotal	15.50		3,942.50

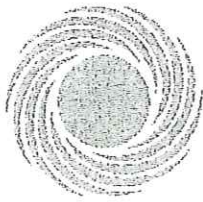
Category	Vendor Id	Amount
Mileage		14.00
Subtotal		14.00

Invoice subtotal 3,956.50
Total 3,956.50

Services include preparation, travel, and attendance at the April board meeting; onsite visit and visual assessment of drainage ditch at 8708 Springdale Ridge; Research regarding community trail system; Coordination regarding the Rollins Drive Intersection with Hamilton Pool Road; and routine district operational activities.

Outstanding Invoices

Invoice	Date	Balance
ARIV1035470	4/17/2025	9,347.50



SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 24441
Invoice Date: 05/01/2025

BILL TO

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

Phone: 512-251-5668 x25

PROPERTY ADDRESS

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

INVOICE

05/01/2025

TERMS

Net 30

ACCOUNT MANAGER

Tyler Lambourne

DESCRIPTION

PRICE

#30770 - Trail Maintenance Contract + MUD / 2024-25 May 2025

\$4,030.90

Trail Maintenance \$1,021.93

HOA /MUS Contract \$3,008.96

Subtotal: \$4,030.90

Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$4,030.90

Credits/Payments (\$0.00)

Balance Due \$4,030.90

Pay This Amount: \$4,030.90

As of 11/1/2022, per the request of Belvedere MUD and Belvedere HOA, the full amount invoiced to MUD and HOA was split 50/50 between MUD and HOA.

Belvedere MUD is paying \$3,008.96 per month for services performed at Belvedere HOA.

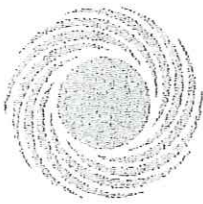
We now offer ACH payment options. Please visit our portal at <https://sunscape.propertyserviceportal.com/> or contact us at ap@sunscapectx.com for more information.

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

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

Page 1/1



SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 24854
Invoice Date: 06/01/2025

BILL TO

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

PROPERTY ADDRESS

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

Phone: 512-251-5668 x25

INVOICE	TERMS	ACCOUNT MANAGER
06/01/2025	Net 30	Tyler Lambourne

DESCRIPTION	PRICE
#30770 - Trail Maintenance Contract + MUD / 2024-25 June 2025	\$4,030.89

Trail Maintenance \$1,021.93

HOA /MUS Contract \$3,008.96

Subtotal: \$4,030.89

Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$4,030.89

Credits/Payments (\$0.00)

Balance Due \$4,030.89

Pay This Amount: \$4,030.89

As of 11/1/2022, per the request of Belvedere MUD and Belvedere HOA, the full amount invoiced to MUD and HOA was split 50/50 between MUD and HOA.

Belvedere MUD is paying \$3,008.96 per month for services performed at Belvedere HOA.

We now offer ACH payment options. Please visit our portal at <https://sunscape.propertyserviceportal.com/> or contact us at ap@sunscapectx.com for more information.

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

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

Page 1/1

TRAVIS CENTRAL APPRAISAL DISTRICT

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

	Invoice Date	Invoice Number
Invoice	6/1/2025	9197

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 kharvey@tcadcentral.org.

To submit via wire, please contact the Finance
Department.

Invoice Date	Charge Code	Description	Amount
6/1/2025	Appraisal Revenue	Appraisal Fees - Q3-25 (07.01-09.30.25)	\$1,000.38

Due Date: 7/1/2025	Total:	\$1,000.38
--------------------	--------	------------

9197 6/1/2025

Invoice Date	Charge Code	Description	Amount
6/1/2025	Appraisal Revenue	Appraisal Fees - Q3-25 (07.01-09.30.25)	\$1,000.38

1K Belvedere MUD

Total Due: \$1,000.38

Due Date: 7/1/2025

Amount Remitted: _____

Please remit payment at your earliest convenience. Should you have
any questions, please contact Kat Harvey at (512)834-9317 Ext. 313 or
by e-mail at kharvey@tcadcentral.org.



Account Number
10511046
Invoice Date
4/15/2025
Invoice Number
668383548-5
P.O.

Service Location:
Belvedere HOA
17400 Flagler Dr
Austin, TX 78738-7663
Belvedere HOA

Bill To:
MONTOKA & MONZINGO LLP C/O JEFF MONZINGO -
BELVEDERE MUD #1
P.O. BOX 2029
PFLUGERVILLE, TX 78691

Services Provided

Service	Price
Rodent/Wildlife Management - Every-Other	\$90.00
Tax	\$0.00
Balance	\$90.00

Rodent Management Program Provides for ongoing control of rodents in the structure and coverage includes the physical control, trapping, and removal of animals. Sealing all ac lines holes, plumbing lines holes, vents, ridge cap, eaves, soffit vents and metal joints.

Please return this portion with your payment

Remit To
ABC Home & Commercial Services
ATTN: AUSTIN
9475 E Hwy 290
Austin, TX 78724
512-837-9500

www.abchomeandcommercial.com/austin
austin@goanteater.com

Account Number
10511046

Invoice Number
668383548-5

Amount Paid: _____

Check No.: _____

Credit Card No.: _____

CSV Code: _____

Expiration: _____

Signature: _____



VISA





Account Number
10511046
Invoice Date
5/9/2025
Invoice Number
668358501-4
P.O.

Service Location:
Belvedere HOA
17400 Flagler Dr
Austin, TX 78738-7663
Belvedere HOA

Bill To:
MONTOKA & MONZINGO LLP C/O JEFF MONZINGO -
BELVEDERE MUD #1
P.O. BOX 2029
PFLUGERVILLE, TX 78691

Services Provided

Service	Price
Commercial Pest Control - Quarterly	\$214.00
Tax	\$0.00
Balance	\$214.00

Quarterly General Pest Control INCLUDES 8 RBS

Please return this portion with your payment

Remit To
ABC Home & Commercial Services
ATTN: AUSTIN
9475 E Hwy 290
Austin, TX 78724
512-837-9500

www.abchomeandcommercial.com/austin
austin@goanteater.com

Account Number
10511046

Invoice Number
668358501-4

Amount Paid: _____

Check No.: _____

Credit Card No.: _____

CSV Code: _____

Expiration: _____

Signature: _____



VISA



DISCOVER

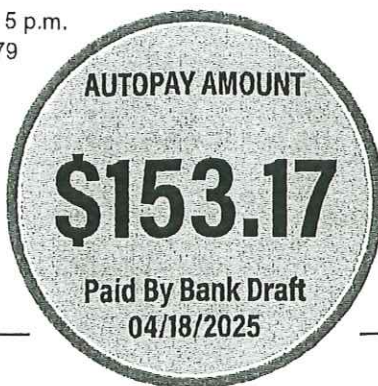
Invoices Paid Between Board Meetings



Questions? Call 888-554-4732
Se habla Español
Monday through Friday, 8 a.m. – 5 p.m.
Report an outage: 888-883-3379
myPEC.com

Member-owned since 1938
nonprofit

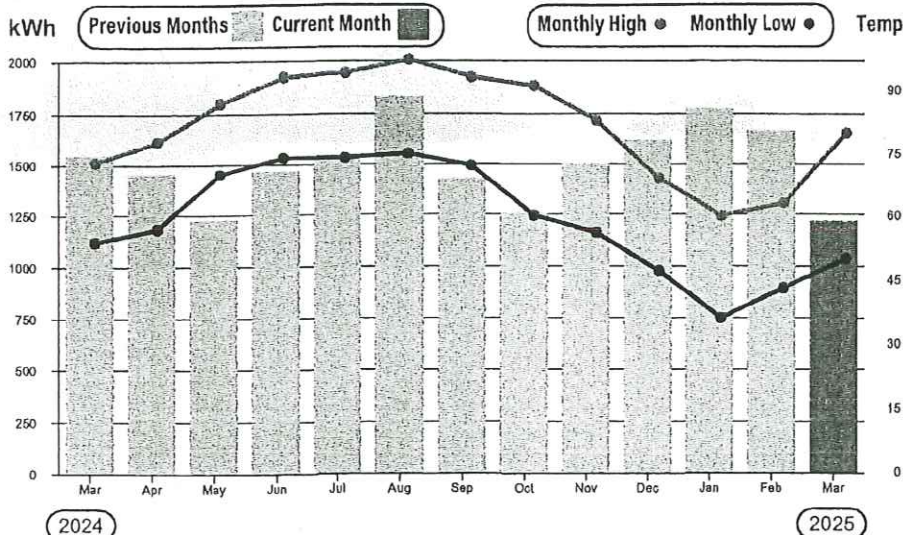
Account #: 3001549599
Member Name: Belvedere Mud
Director District: 5
Bill Date: 03/28/2025



Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 03/28/2025.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

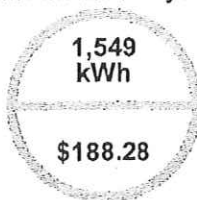
Total energy use this month



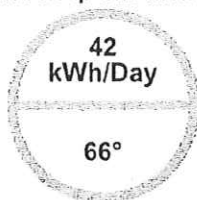
Total energy use last month



Total energy use this month last year



Average daily use and temp this month



IMPORTANT MEMBER INFORMATION

Are you making plans to plant this spring? It is easy to overlook the impact plants could have on your electric service. Follow our planting guidelines to help ensure safe, reliable power. Get the guide at myPEC.com/plants.

Paul EFT 4/18/25
Rec'd 4/3/25

PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.

KEEP THIS STATEMENT FOR YOUR RECORDS



Pedernales Electric Cooperative
PO Box 1 • Johnson City, TX 78636

Bill Date 03/28/2025
Account # 3001549599
AutoPay Amount - DO NOT PAY \$153.17
Bank Draft on 04/18/2025

PEC Secure Pay Station barcode

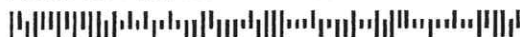


Mail payment to:

Pedernales Electric Cooperative, Inc.
PO Box 1 18
Johnson City, TX 78636-0001

7963 0 AB 0.593
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7963
C-33



460763001549599000015317000016849032820254



BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 3
Issue Date: Apr 22, 2025
Account Number: 312935378

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	\$155.16
Payment, Apr 12 - Thank you!	-\$155.16
Remaining balance	\$0.00

Service summary

Internet	Page 2	\$86.02
Phone	Page 2	\$69.26
Total services		\$155.28

Total due **\$155.28**

AutoPay is scheduled to debit your bank account on May 14, 2025

*Paid BPT 5/14/25
Rec'd 5/11/25*

Ways to pay and manage your account:



myAT&T app
iPhone and Android



att.com/pay

800.321.2000
TTY: 800.651.5111

Scan to pay





Questions? Call 888-554-4732
 Se habla Español
 Monday through Friday, 8 a.m. – 5 p.m.
 Report an outage: 888-883-3379
 myPEC.com

Member-owned since 1938
 nonprofit

Account #: 3001549599
 Member Name: Belvedere Mud
 Director District: 5
 Bill Date: 04/29/2025

AUTOPAY AMOUNT

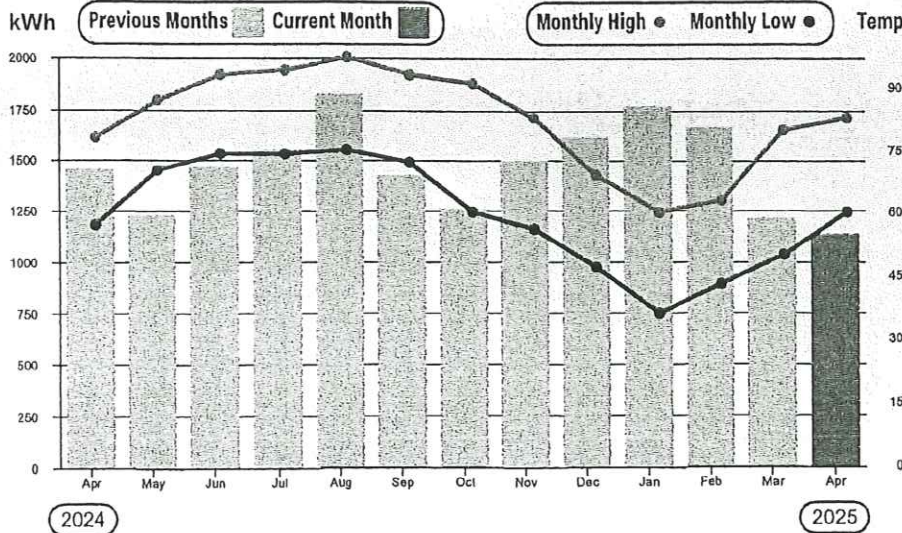
\$143.78

Paid By Bank Draft
05/18/2025

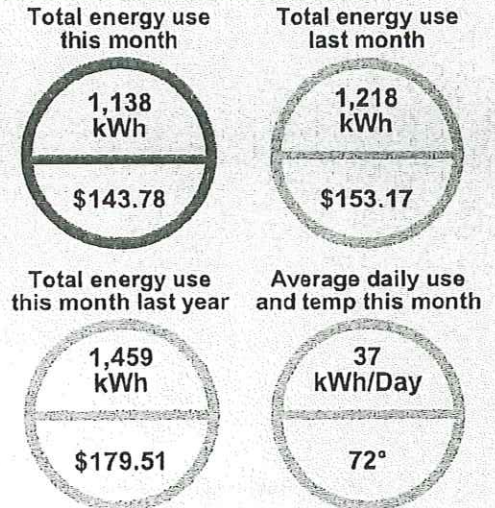
Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 04/29/2025.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison



IMPORTANT MEMBER INFORMATION

A little change goes a long way! Round up your electric bill through the Power of Change, and every penny will go back to the community, funding grants for local nonprofits, helping members in need pay their electric bills, and more. Enroll today at myPEC.com/change.

*Paid EFT 5/18/25
 Reid 5/1/25*

PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.



Pedernales Electric Cooperative
 PO Box 1 • Johnson City, TX 78636

Bill Date 04/29/2025
 Account # 3001549599
 AutoPay Amount - DO NOT PAY \$143.78
 Bank Draft on 05/18/2025

PEC Secure Pay Station barcode



Mail payment to:

Pedernales Electric Cooperative, Inc.
 PO Box 1 18
 Johnson City, TX 78636-0001



7558 0 AB 0.593
 BELVEDERE MUD
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

5 7558
 C-32



460763001549599000014378000015816042920253

Michele Louis

From: Scarlett Sobera <Scarlette.Sobera@fsresidential.com>
Sent: Friday, May 30, 2025 12:48 PM
To: Michele Louis
Subject: FW: Belvedere - Due to HOA - request for reimbursement
Attachments: Belvedere Mulch - DUE TO HOA.pdf; Belvedere Plants - DUE TO HOA.pdf

Hi Michele,

Hope you are doing well.. happy Friday!

We would like to request a reimbursement from the MUD for the Spring Mulch and Plants that were installed at the Amenity Center.

Kindly see the two invoices attached that have already been paid for by the HOA as reference.

They show the portion of mulch and plants installed at the Amenity center.

The HOA and MUD split the cost 50/50.

\$3,681.25 for Mulch and \$717.40 for plants is the MUD's portion to reimburse the HOA.

Total \$ 4,398.65 reimbursement request.

Please see MUD approval email below.

Thank you in advance.

Regards,

I confirm receipt of your email. You can expect a timely response within one business day. Thank you for your understanding and community support.



SCARLETTE SOBERA
General Manager

Belvedere
17400 Flagler Drive | Austin, TX 78738
Direct 512.264.0560

belvedereaustin.com
24/7 Customer Care: 833.710.6867

Life, simplified.SM

Questions? Please contact
Carol Platt at cplatt@tmlirp.org
or extension 2415

Statement Date	04/01/2025
Due Date	DUE UPON RECEIPT
Contract Number	3047

New Charges Detail

04/01/2025	Workers' Comp	\$1,050.00
04/01/2025	Errors & Omissions Liability	\$1,209.00
04/01/2025	Automobile Liability	\$568.00
04/01/2025	General Liability	\$650.00
04/01/2025	Boiler & Machinery	\$1,000.00
04/01/2025	Crime Coverage	\$225.00
04/01/2025	Real & Personal Property	\$1,050.00
Subtotal - Contribution Installment		\$5,752.00
Subtotal - Contribution Changes		\$0.00
03/29/2025	Pre-Payment Discount/Discount Adj	(\$115.04)
Subtotal - Other Charges / (Credits)		(\$115.04)
Grand Total - New Charges / (Credits)		\$5,636.96

Balance from Previous Statement:	\$0.00
Total Payments Received:	\$0.00
Total New Charges / (Credits):	\$5,636.96
Balance:	\$5,636.96

Insurance = 2818.48
Prepaid Insurance = 2818.48

[illegible]

Belvedere MUD
Fred Castro
816 Congress Ave Ste 1900
Austin, Texas 78701-0000

TML Intergovernmental Risk Pool
PO Box 388
San Antonio, TX 78292-0388



Invoice Total \$2,465.00

Invoice #: ARIV1038688
Invoice date: 6/13/2025
Project Number: 16654-0900-25

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

PAYMENT POLICY

Payments are due upon receipt. Our standard payment options are check or ACH. We also accept all major credit cards subject to a 2.5% convenience fee. Please send remittance advice to AccountsReceivable@quiddity.com

<u>Remit Address</u>	<u>ACH Info</u>
Quiddity Engineering	Vantage Bank
PO Box 991	Acct #: 108119104
Houston, TX 77001	ABA #: 114916272

For professional services from 10-May-2025 through 06-Jun-2025

16654-0900-25 2025 General Consultation (Belvedere MUD)

16654-0900-25.001 - 2025 General Consultation

Role	Hours	Rate	Amount
Professional Engineer V	8.50	290.00	2,465.00
Subtotal	8.50		2,465.00
Invoice subtotal			2,465.00
Total			2,465.00

Services during this period include preparation of schedule for anticipated annual trail inspections; communications to resident regarding the architectural committee review process as it relates to proposed rock façade additions to existing drainage infrastructure; and routine District operational activities.

Outstanding Invoices

Invoice	Date	Balance
ARIV1035470	4/17/2025	9,347.50
ARIV1037263	5/19/2025	3,956.50

ABC Bank Statements

TexPool Statements



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

4260713

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

Date 5/30/25 Page 1
Primary Account XXXXXXXXXXXX1253

* TAKE A MINUTE TO VERIFY YOUR CONTACT INFORMATION *
Login to online banking, call us toll free 888-902-2552 or stop
by your local branch to update your contact information.

Checking Account

Account Title: Belvedere Municipal Utility District
General Funds

Business Checking Public Funds	Enclosures/Images	1
Account Number XXXXXXXXXXXX	Statement Dates	5/01/25 thru 6/01/25
Previous Balance 55,427.89	Days in the Statement Period	32
1 Deposits/Credits 1,271.91	Average Ledger Balance	49,983.54
3 Checks/Debits 6,485.73	Average Collected	49,983.54
Service Charge Amount .00		
Interest Paid .00		
Current Balance 50,214.07		

Deposits and Other Credits

Date	Description	Amount
5/30	PPD F746000192	1,271.91
	CONS PAY PT CLEARING	

Date	Description	Debits	Amount
5/15	PPD 9864031004		155.28-
	Payment ATT		
5/19	CCD 2740828412		143.78-
	ELEC_BILL Pedernales_Elec		
	3001549599		



Date 5/30/25 Page 2
Primary Account XXXXXXXXXXXXXXX

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

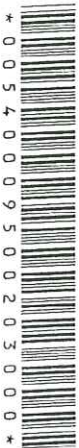
Business Checking Public Funds XXXXXXXXXXXXXXX (Continued)

Date	Check No.	Checks Amount
5/05		6,186.67

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
5/01	55,427.89	5/15	49,085.94	5/30	50,214.07
5/05	49,241.22	5/19	48,942.16		

End of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Checking Account - ABC Bank, Period Ending 05/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						55,427.89
Cleared Transactions						
Checks and Payments - 3 items						
Check	04/28/2025	Transfer	Belvedere MUD Deb...	X	-6,186.67	-6,186.67
Check	05/14/2025	EFT	AT & T	X	-155.28	-6,341.95
Check	05/18/2025	EFT	Pedernales Electric ...	X	-143.78	-6,485.73
Total Checks and Payments					-6,485.73	-6,485.73
Deposits and Credits - 4 items						
Deposit	05/30/2025			X	1,271.91	1,271.91
Check	06/05/2025	1585	Sunscape Landscap...	X	0.00	1,271.91
Check	06/05/2025	1584	Travis Central Appra...	X	0.00	1,271.91
Check	06/05/2025	1582	ABC Home & Comm...	X	0.00	1,271.91
Total Deposits and Credits					1,271.91	1,271.91
Total Cleared Transactions					-5,213.82	-5,213.82
Cleared Balance					-5,213.82	50,214.07
Register Balance as of 05/31/2025					-5,213.82	50,214.07
New Transactions						
Checks and Payments - 4 items						
Check	06/05/2025	1583	TML Intergovernme...		-5,636.96	-5,636.96
Check	06/05/2025	1581	Belvedere HOA		-4,398.65	-10,035.61
Check	06/13/2025	EFT	AT & T		-155.28	-10,190.89
Check	06/18/2025	EFT	Pedernales Electric ...		-153.87	-10,344.76
Total Checks and Payments					-10,344.76	-10,344.76
Total New Transactions					-10,344.76	-10,344.76
Ending Balance					-15,558.58	39,869.31



Drawer 9
Wolfforth, Texas 79382-0009

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4259877

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

Date 5/30/25 Page 1
Primary Account XXXXXXXXXXXX

* TAKE A MINUTE TO VERIFY YOUR CONTACT INFORMATION *
Login to online banking, call us toll free 888-902-2552 or stop
by your local branch to update your contact information.

Checking Account

Account Title: Belvedere Municipal Utility District
Operating Money Market

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXXXX	Statement Dates	5/01/25 thru 6/01/25
Previous Balance	181,929.91	Days in the Statement Period	32
Deposits/Credits	.00	Average Ledger Balance	181,929.91
Checks/Debits	.00	Average Collected	181,929.91
Service Charge Amount	.00	Interest Earned	319.00
Interest Paid	319.00	Annual Percentage Yield Earned	2.02%
Current Balance	182,248.91	2025 Interest Paid	518.18

Deposits and Other Credits

Date	Description	Amount
6/01	Interest Deposit	319.00

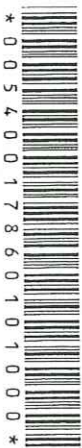
Daily Balance Information

Date	Balance	Date	Balance
5/01	181,929.91	6/01	182,248.91

INTEREST RATE SUMMARY

Date	Rate
4/30	2.000000%

End of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 05/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						181,929.91
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	05/31/2025			X	319.00	319.00
Total Deposits and Credits					319.00	319.00
Total Cleared Transactions					319.00	319.00
Cleared Balance					319.00	182,248.91
Register Balance as of 05/31/2025					319.00	182,248.91
Ending Balance					319.00	182,248.91

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



TEXAS TRUST
TEXAS TREASURY SAFEKEEPING TRUST COMPANY
COMPTROLLER GLENN HEGAR, CHAIRMAN

Participant Statement

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

Statement Period 04/01/2025 - 04/30/2025

Page 1 of 2

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

TexPool Update

Keep up to date with the latest market talk from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$302,389.29	\$0.00	\$0.00	\$1,077.57	\$303,466.86	\$302,425.21
Total Dollar Value	\$302,389.29	\$0.00	\$0.00	\$1,077.57	\$303,466.86	

Portfolio Value

Pool Name	Pool/Account	Market Value (04/01/2025)	Share Price (04/30/2025)	Shares Owned (04/30/2025)	Market Value (04/30/2025)
Texas Local Government Investment Pool	449/7966500002	\$302,389.29	\$1.00	303,466.860	\$303,466.86
Total Dollar Value		\$302,389.29			\$303,466.86

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7966500002	\$1,077.57	\$4,305.89
Total		\$1,077.57	\$4,305.89



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Statement Period 04/01/2025 - 04/30/2025

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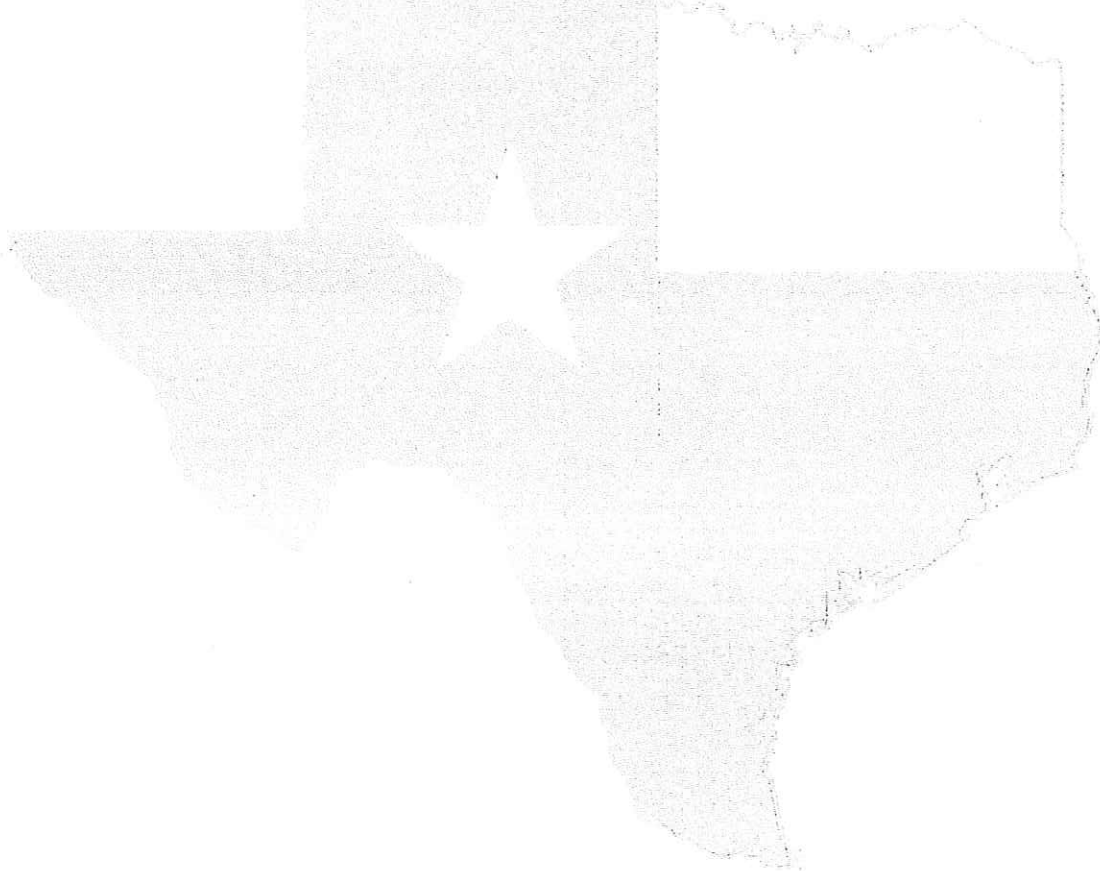
Transaction Detail

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
04/01/2025	04/01/2025	BEGINNING BALANCE	\$302,389.29	\$1.00		302,389.290
04/30/2025	04/30/2025	MONTHLY POSTING	\$1,077.57	\$1.00	1,077.570	303,466.860
Account Value as of 04/30/2025			\$303,466.86	\$1.00		303,466.860



Belvedere Municipal Utility District
Reconciliation Detail
 TexPool, Period Ending 04/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						302,389.29
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	04/30/2025			X	1,077.57	1,077.57
Total Deposits and Credits					1,077.57	1,077.57
Total Cleared Transactions					1,077.57	1,077.57
Cleared Balance					1,077.57	303,466.86
Register Balance as of 04/30/2025					1,077.57	303,466.86
Ending Balance					1,077.57	303,466.86 W



Drawer 9
Wolfforth, Texas 79382-0009

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4260714

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

Date 5/30/25 Page 1
Primary Account XXXXXXXXXXXX

* TAKE A MINUTE TO VERIFY YOUR CONTACT INFORMATION *
Login to online banking, call us toll free 888-902-2552 or stop
by your local branch to update your contact information.

Checking Account

Account Title: Belvedere Municipal Utility District
Debt Services

Money Market Public Fund		Enclosures/Images	1
Account Number	XXXXXXXXXXXX	Statement Dates	5/01/25 thru 6/01/25
Previous Balance	465,366.99	Days in the Statement Period	32
1 Deposits/Credits	6,186.67	Average Ledger Balance	470,780.32
Checks/Debits	.00	Average Collected	470,780.32
Service Charge Amount	.00	Interest Earned	825.48
Interest Paid	825.48	Annual Percentage Yield Earned	2.02%
Current Balance	472,379.14	2025 Interest Paid	2,152.59

Deposits and Other Credits

Date	Description	Amount
5/05	Deposit	6,186.67
6/01	Interest Deposit	825.48

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
5/01	465,366.99	5/05	471,553.66	6/01	472,379.14

INTEREST RATE SUMMARY

Date	Rate
4/30	2.000000%

End of Statement

Belvedere MUD-Debt Service Fund Reconciliation Detail

MUD Debt Service Fund, Period Ending 05/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						465,366.99
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	04/28/2025			X	6,186.67	6,186.67
Deposit	05/30/2025			X	825.48	7,012.15
Total Deposits and Credits					7,012.15	7,012.15
Total Cleared Transactions					7,012.15	7,012.15
Cleared Balance					7,012.15	472,379.14
Register Balance as of 05/31/2025					7,012.15	472,379.14
Ending Balance					7,012.15	472,379.14

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



TEXAS TRUST
TEXAS TREASURY SAFEKEEPING TRUST COMPANY
COMPTROLLER GLENN HEGAR, CHAIRMAN

Participant Statement

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

Statement Period 04/01/2025 - 04/30/2025

Page 1 of 2

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

TexPool Update

Keep up to date with the latest market talk from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$198,687.78	\$0.00	\$0.00	\$707.98	\$199,395.76	\$198,711.38
Total Dollar Value	\$198,687.78	\$0.00	\$0.00	\$707.98	\$199,395.76	

Portfolio Value

Pool Name	Pool/Account	Market Value (04/01/2025)	Share Price (04/30/2025)	Shares Owned (04/30/2025)	Market Value (04/30/2025)
Texas Local Government Investment Pool	449/7966500001	\$198,687.78	\$1.00	199,395.760	\$199,395.76
Total Dollar Value		\$198,687.78			\$199,395.76

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7966500001	\$707.98	\$2,829.23
Total		\$707.98	\$2,829.23



Statement Period 04/01/2025 - 04/30/2025

Page 2 of 2

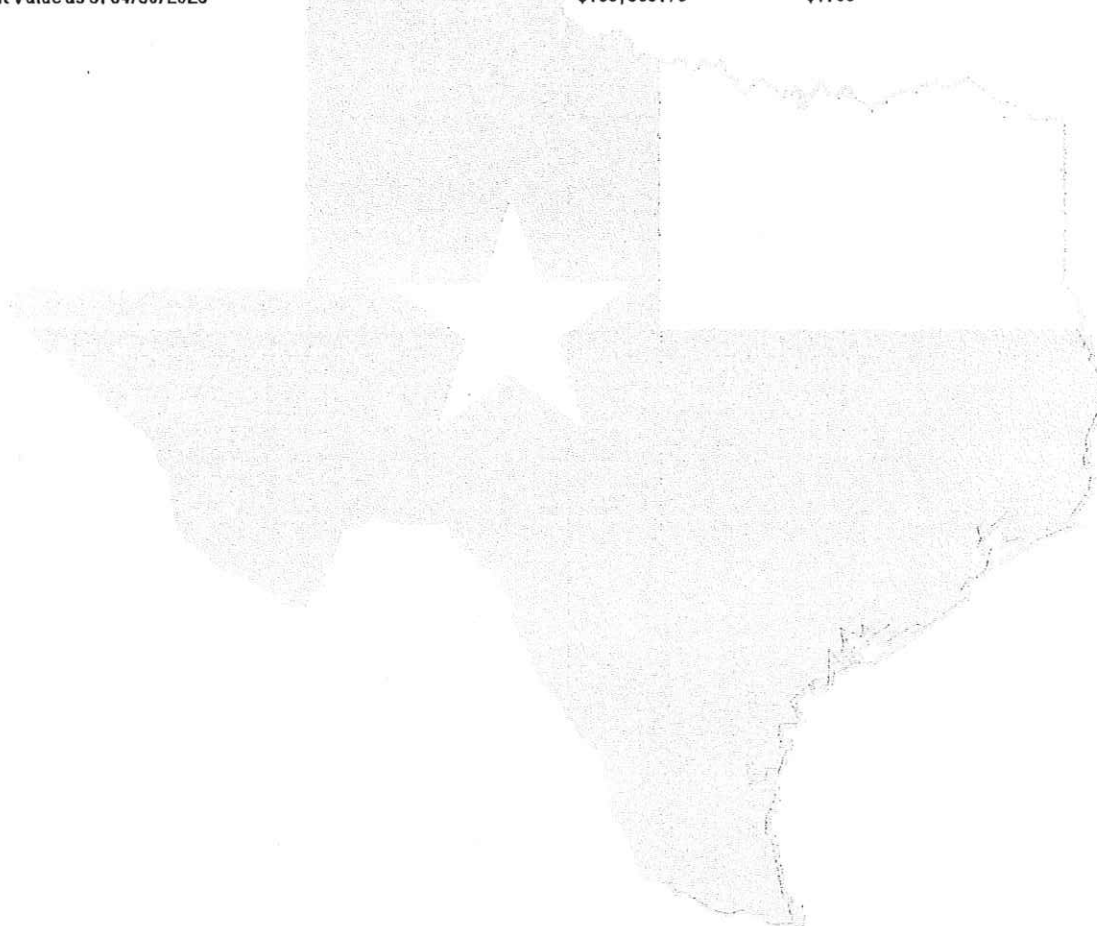
Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: 449/7966500001

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
04/01/2025	04/01/2025	BEGINNING BALANCE	\$198,687.78	\$1.00		198,687.780
04/30/2025	04/30/2025	MONTHLY POSTING	\$707.98	\$1.00	707.980	199,395.760
Account Value as of 04/30/2025			\$199,395.76	\$1.00		199,395.760



Belvedere MUD-Debt Service Fund
Reconciliation Detail
TexPool, Period Ending 04/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						198,687.78
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/30/2025			X	707.98	707.98
Total Deposits and Credits					707.98	707.98
Total Cleared Transactions					707.98	707.98
Cleared Balance					707.98	199,395.76
Register Balance as of 04/30/2025					707.98	199,395.76
Ending Balance					707.98	199,395.76

Exhibit D



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

June 17, 2025

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 24, 2025

Dear Directors:

The following is a brief summary that describes our activities since the last meeting:

1) **Drainage Facilities –**

- a) A response was provided to a Flagler Drive resident regarding the HOA Architectural Control Committee review process for a proposed rock headwall addition to an existing driveway culvert.
- b) Contact information for TXDOT was shared with the Board related to driveway permit applications.

2) **Trail Facilities Maintenance –** No updates.

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

Sincerely,

Meagan Norris, P.E.

MNN/mcs

K:\16654\16654-0900-25 2025 General Consultation (Belvedere MUD)\Meeting Files\Status Reports\2025.06.24\Status Report for Belvedere 20250617.docx