

The Board next considered the bookkeeper's report, including payment of invoices, coordination on bookkeeping matters, and TexPool investments. Director Koerner presented the bookkeeper's report, provided as **Exhibit C**. Director Koerner reviewed the list of invoices for payment, and a request for the transfer of \$25,000 from the District's Money Market Account to the District General Fund Checking Account to pay this month's invoices. In Director Koerner's review of the invoices, in particular the invoices submitted by the Belvedere HOA (the "HOA"), he suggested that the District look into having certain work directly billed to the District to achieve cost savings by taking advantage of the District's sales tax exemption. Director Clifford noted that to obtain tax free work directly billed to the District, the HOA would need the District's Texas Sales and Use Tax Exemption Certificate, which she requested that Ms. Albright's firm provide to the HOA.

Next, Director Koerner noted that after a review of the payment of invoices from the District's General Fund by the District's Finance Subcommittee, the Subcommittee advised that the Jones & Carter, Inc. invoice for \$2,947.50 should be split with \$1,282.50 from the Capital Projects Fund and \$1,685 from the District General Fund. Director Koerner noted that he would talk to the District's Bookkeeper to have this reflected in the District's records. After discussion, Director Clifford requested information regarding a time entry on the invoice submitted by Ms. Albright's firm dealing with eminent domain. Ms. Perrin noted that in order to preserve the District's ability to retain the right of eminent domain, the District was required to file annually an Eminent Domain Report with the Texas Comptroller. **After discussion, upon motion by Director Bryson, seconded by Director Clifford, and unanimously carried by the Board members present, the Board approved the payment of invoices, as amended, and the transfer of \$25,000 from the District's Money Market Account to the General Fund as presented.**

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 reported that the playscape canopy was on order and expected to be installed within the next two months. The Board then recognized Mr. Blanton, who stated that the HOA's annual meeting had taken place since the Board's last meeting. Director Clifford informed the Board that Director Ubertini provided information at the HOA's annual meeting concerning the District's upcoming Director Election to be held in May. She noted that a question was posed at the meeting concerning the ownership of the District's water and wastewater infrastructure. Director Clifford stated that the question was answered by Director Golde, but she requested a reminder of the reason for the delay in the District's conveyance of these facilities to the West Travis County Public Utility Agency (the "PUA"). Ms. Albright stated that the District's utility infrastructure was purchased by the District through the issuance of tax-exempt bonds. She noted that under the Water Code, facilities purchased with tax-exempt bonds could not be transferred to a public utility agency and maintain tax-exempt status. Ms. Albright stated that the solution devised was a long-term lease, which allowed the District to continue to own the facilities while the PUA had the obligation to operate and maintain the facilities. She noted that this solution was the most conservative approach to deal with the issue at the time.

The next item to come before the Board was to take action regarding a report from the District's Engineer, provided as **Exhibit D**. Ms. Mitchell informed the Board of her plans to meet with the District's Engineering Subcommittee to come up with an annual budget for the assessment

and maintenance of the District's trails and drainage facilities. Next, Ms. Mitchell presented for the Board's consideration a proposal to prepare the bid documents, coordinate bidding, handle contract administration, and conduct field inspection for the storage building project, provided as Exhibit E. Next, Ms. Mitchell informed the Board that her firm had received that day the District records from the District's previous engineer and would begin reviewing all of what was received.

The next item to come before the Board was to consider drainage facilities, maintenance, and repair. Director Clifford suggested that the drainage issue identified by Mr. Petro be added to the areas of concern during the District's Engineering Subcommittee meeting with Jones & Carter to come up with an annual budget for the assessment and maintenance of the District's trails and drainage facilities. After discussion, the Board directed that Jones & Carter provide a possible solution to the drainage issue identified by Mr. Petro for the Board's consideration at the Board's January 2020 Board meeting. The District's subcommittee was tasked with coordinating an inspection of the area by Jones & Carter, in association with the property owner.

Next, the Board considered action regarding the provision of solid waste collection and disposal services to the District. After discussion, Director Koerner informed the Board that he had discussions with representatives from Texas Disposal Systems ("TDS") and Waste Connections and that both had provided him with preliminary proposals for solid waste collection and disposal services to the District. Director Koerner stated that he expected formal proposals to be provided for consideration by the Board's January 2020 Board meeting. He stated that he would review the proposals and provide a summary comparing the two and any others from interested vendors that may be obtained with a recommendation for the Board's consideration. He noted that the District's current contract with TDS expired at the end of 2020 with a 120-day notice period required in the event the Board decided not to renew with TDS. After discussion, Director Clifford suggested that the Board keep the lines of communication open with the HOA in connection with this issue. Mr. Blanton volunteered to be the HOA's contact person in connection with this matter.

The next item to come before the Board was to consider and take action on planning, design, and construction of Amenity Center Lot improvements, including authorizing projects related to: (i) amenity center improvements; (ii) construction and improvement of parking lots; and (iii) construction of a storage building. Director Clifford presented a bid tabulation prepared by Mr. Blanton of the four bids received in connection with the installation of automated screens around the existing outdoor patio to enhance year-round use, attached hereto as Exhibit F. After discussion, Mr. Blanton recommended that Fabric Bin be awarded the contract at a cost of \$15,448, which was exclusive of sales tax. Director Clifford noted that a copy of the District's Texas Sales and Use Tax Exemption Certification would need to be provided to Fabric Bin in order to finalize the contact. After discussion, Director Koerner stated that he would request the necessary Tax Exemption Certificate from the District's Bookkeeper to be provided to the HOA. **After discussion, upon motion by Director Koerner, seconded by Director Bryson, and unanimously carried, the Board authorized one member of the District's Engineering Subcommittee to negotiate a finalized agreement with Fabric Bin for the installation of automated screens around the existing Belvedere Amenity Center outdoor patio and to execute said agreement.**

No action was taken in connection with construction and improvement of parking lots.

Next, the Board considered action related to the construction of a storage building. Ms. Mitchell presented for the Board's consideration a proposal to prepare the bid documents, coordinate bidding, handle contract administration, and conduct field inspection for the storage building project, provided as **Exhibit E**. Director Clifford stated that the District's Engineering Subcommittee met with Jones & Carter to provide background in connection with the District's efforts to provide a storage facility for HOA use. She stated that the estimated cost to prepare a set of bid documents and put the project out for bid came to \$4,100. Director Clifford noted that certain unknowns remained, such as whether a revised building permit would be required and what fire protection requirements would be required in connection with the project that would add to this cost. In response to an inquiry from the Board, Mr. Baze stated that his cursory review of the files received from the District's former engineer did not identify a copy of the building permit. He noted that he had not yet discussed with Travis County the process for modifying the storage facility project as previously submitted by the District. **After discussion, upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried, the Board approved the Jones & Carter proposal to prepare the bid documents and coordinate bidding for the storage building at a cost of \$4,100 with the understanding that there was some additional work that would be associated with the preparation of bidding documents for the project and that the Engineering Subcommittee would work with Jones & Carter to authorize additional expenditures, as needed.**

Next, the Board considered action on current and proposed facilities owned or maintained by the District, including landscaping of Amenity Center Lot improvements and other facilities. It was agreed that no action need be taken by the Board in connection with this recurring agenda item.

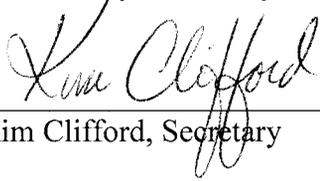
Next, the Board considered action regarding the Joint Use and Maintenance Agreement with the HOA, including reimbursement of costs. It was agreed that no action need be taken by the Board in connection with this recurring agenda item.

The next item to come before the Board was to consider action regarding changes coming out of the 86th Legislative Session. Ms. Albright suggested that this remain on the Board's agenda as a standing item for the near term. She noted that information provided to Director Clifford concerning Director Clifford's legislative questions had been provided to the rest of the Board, including a list of action items the District must complete. After discussion, the Board agreed that the District should pursue its own public website and Director Golde agreed to undertake development thereof with the understanding that he would not be responsible for its ongoing maintenance.

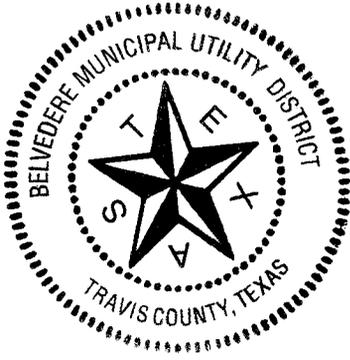
The next item to come before the Board was a discussion concerning the May 2, 2020 Directors' Election. Ms. Albright stated that the Board would be asked to call its Director Election to be held on May 2, 2020 at the Board's next meeting. She noted that two seats would become available on May 2, 2020 and that the required posting of notice of the application period (from January 15, 2020 to February 14, 2020) must be completed by January 15, 2020. Director Clifford agreed to post said notice as prepared by Lloyd Gosselink.

After discussion, there being no further business, and upon motion made by Director Koerner, seconded by Director Bryson, and unanimously carried by the Board members present, the meeting was adjourned at 7:25 p.m.

PASSED, APPROVED AND ADOPTED THIS 21st day of January, 2020.

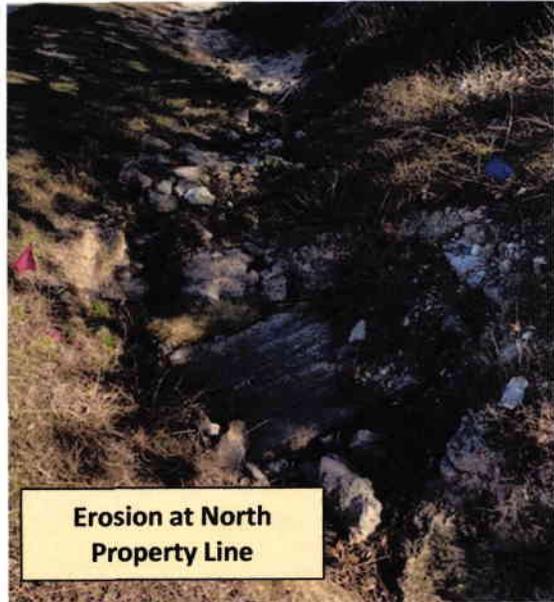


Kim Clifford, Secretary



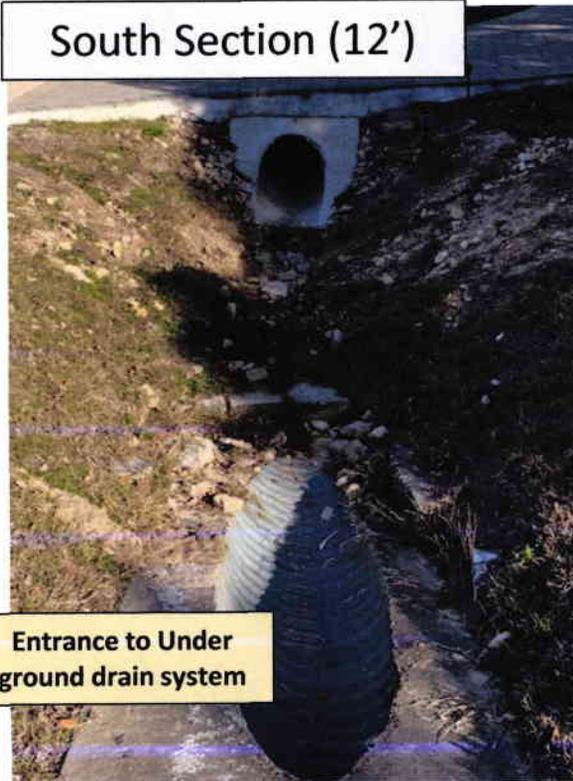
Dave and Mary Petro
17613 Flagler Drive
MUD Meeting Dec 2019

North Section (80')



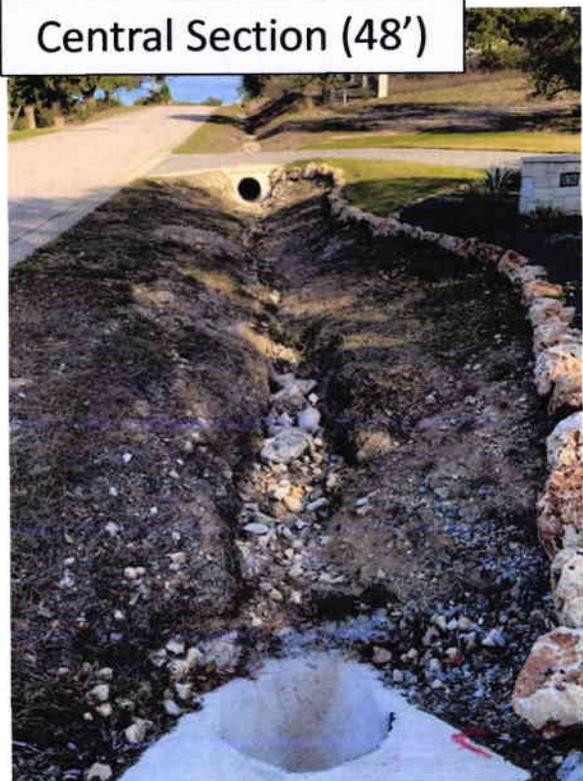
Erosion at North
Property Line

South Section (12')



Entrance to Under
ground drain system

Central Section (48')



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 on November 19, 2019, in accordance with the duly posted notice of said meeting. 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 above-referenced members of the Board were present, thus constituting a quorum of the Board of Directors. All directors present participated in voting on all matters that came before the Board. Also in attendance were Jason Baze with Jones-Carter Engineers; Stefanie Albright and Jacqueline Perrin, Attorneys, and Fred Castro, Paralegal with Lloyd Gosselink Rochelle and 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 first receive public comments. No comments were received.

The next item to come before the Board was to consider approval of the minutes of the October 15, 2019 regular meeting. No Board members had comments or objections. **Upon motion by Director Clifford, seconded by Director Koerner, and unanimously carried by the Board members present, the Board approved the minutes of the October 15, 2019 regular meeting, provided as Exhibit A.**

The Board next considered the bookkeeper’s report, including payment of invoices, coordination on bookkeeping matters, and TexPool investments. Director Koerner presented the bookkeeper’s report, provided as **Exhibit B**. Director Koerner reviewed the list of invoices for payment, a request for the transfer of \$2,365.03 from the District’s General Fund to the District’s Debt Service Account, and the District’s financial reports, including the District’s quarterly investment report. **After discussion, upon motion by Director Ubertini, seconded by Director Bryson, and unanimously carried by the Board members present, the Board approved the payment of invoices, quarterly investment report, and the transfer of \$2,365.03 from the District’s General Fund to the District’s Debt Service Account as presented.**

Next, Director Koerner noted that a discussion concerning the District's goal of maintaining two times its annual operating budget was held over from last month due to Director Ubertini's absence. He requested that the Board discuss, consider, and take action as necessary on this item. Director Ubertini noted that the Board had achieved its goal of maintaining two times its annual operating budget and had been fortunate in achieving a surplus in excess of this amount each month. He inquired regarding a strategy to draw down this revenue surplus. Director Golde noted that one alternative would be to amend the District's goal of maintaining two times its annual operating budget by increasing the amount to be held in reserve. He expressed a concern that the District may continue to realize a surplus in the District's General Fund without action by the Board.

Director Ubertini stated that, in his opinion, the Board should consider reducing the operations and maintenance portion of the District's overall tax rate over time to reduce the surplus. Director Golde stated that, in his opinion, the Board should discuss and consider whether maintaining a larger revenue surplus was necessary. Director Ubertini noted that since the Board established a goal of maintaining two times its annual operating budget, the District has assumed ownership of the Belvedere Amenity Center. He stated that although the HOA had done a good job of anticipating the operations and maintenance expenditures associated with the District's recreational facilities, certain unanticipated expenditures could reduce excess revenues in the District's General Fund. After discussion, it was the consensus of the Board to retain a goal of maintaining two times the District's annual operating budget. The Board acknowledged that further discussion was warranted in connection with identifying projects that could be funded with excess revenues held within the District's General Fund. After discussion, Director Koerner noted that the District's Finance Subcommittee would direct the District's Bookkeeper to revise the District's General Fund – Operating Reserve on the Schedule of Cash Activity to reflect two times the District's current operating budget.

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. The Board then recognized Mr. Blanton, who noted that the playground shade cover had sustained damage from recent high winds. He noted that the shade structure was under a 10-year warranty and would have to be replaced. Mr. Blanton noted that a majority of the replacement cost of the shade canopy would be covered under warranty with an out-of-pocket expense of approximately \$2,600 to replace the canopy.

Next, Director Clifford noted that the annual meeting of the HOA was scheduled for next month and inquired whether the Board had any information it wished to pass along or present to the HOA membership at that time. She noted that the District's General Election of two Board members was scheduled for the first Saturday in May of 2020. The Board agreed that this information should be disseminated at the HOA's annual meeting, as had been the custom of the Board in the past. Director Koerner suggested that information concerning the state of the District could also be provided to the HOA membership at that time. After discussion, Director Ubertini volunteered to prepare a brief report concerning the District's current state of affairs.

The next item to come before the Board was to consider a professional services agreement for engineering services submitted by Jones-Carter Engineering. Director Bryson stated that the

District's Engineering Selection Subcommittee had met with Jones-Carter Engineering representatives and, in association with Ms. Albright, had negotiated the terms and conditions associated with the hiring of Jones-Carter Engineering by the District. He noted that in the past it was customary for the Board to pay a monthly fee for routine engineering services. Director Bryson referenced the discussion regarding the types of services to be included in a monthly fee arrangement and presented a copy of a proposed engineering services contact, including a billing rate schedule and a schedule of reimbursable expenses, provided as **Exhibit C**. He stated that it was the Subcommittee's recommendation that the Board enter into an agreement with Jones-Carter on the basis of Jones-Carter's current schedule of hourly rates, plus all reimbursable expenses, with certain projects to be paid for on a lump-sum basis.

After discussion, Mr. Baze presented a sample Jones-Carter Monthly Status Report, provided as **Exhibit D**. He noted that Jones-Carter's proposed fee for preparation and attendance at monthly Board meetings had been estimated at approximately \$1,700, but will be billed on an hourly basis. He noted that the amount was expected to fluctuate depending on the amount work in any given month. **After discussion, upon motion by Director Clifford, seconded by Director Koerner, and unanimously carried by the Board members present, the Board approved and authorized the execution of a professional services agreement for engineering services with Jones-Carter, as presented.**

Director Golde stated that the Board would next consider action regarding Jones-Carter Engineering, including: (i) the establishment of an Engineering Subcommittee; (ii) the transition of files from the District's previous engineering firm; (iii) direction on routine tasks to be performed by Jones-Carter Engineering; and (iv) Board direction regarding the management of engineering services and costs. Director Clifford suggested that the Board direct Ms. Albright to inform the District's previous engineer that Jones-Carter Engineering had been hired, and to request that the District's engineering files be transferred as soon as possible. **After discussion, upon motion by Director Koerner, seconded by Director Clifford, and unanimously carried by the Board members present, the Board directed that Ms. Albright inform the District's previous engineer that Jones-Carter Engineering had been hired, and to request that the District's engineering files be transferred as soon as possible.**

Next, Director Clifford suggested that Board take action to establish an Engineering Subcommittee to be comprised of Director Bryson and herself. She suggested that the Engineering Subcommittee be entrusted to handle day-to-day matters between the District and Jones-Carter with the understanding that approval of any District-related projects or other single-matter expenditures in excess of \$1,000 must be brought to the Board for approval. **After discussion, upon motion by Director Koerner, seconded by Director Ubertini, and unanimously carried by the Board members present, the Board established an Engineering Subcommittee to be comprised of Directors Clifford and Bryson, who would handle day-to-day matters between the District and Jones-Carter with the authority to approve any District-related projects or other single-matter expenditures not to exceed \$2,500.**

Next, Director Clifford suggested that the Board direct the District's Engineer to prepare an assessment and maintenance schedule for the trails and drainage facilities with an estimated budget for this work of \$1,500, and to coordinate the transfer of the District's engineering records

from its previous engineer at a cost not to exceed \$3,000. **After discussion, upon motion by Director Koerner, seconded by Director Bryson, and unanimously carried by the Board members present, the Board directed the District's Engineer to prepare an assessment and maintenance schedule for the trails and drainage facilities with an estimated budget for this work of \$1,500, and to coordinate the transfer of the District's engineering records from its previous engineer at a cost not to exceed \$3,000.**

Next, Director Clifford suggested that the Board direct the District's Engineer to undertake on a monthly basis: (i) the preparation of status reports in advance of Board meetings; (ii) attendance at monthly Board meetings; and (iii) the preparation of post-meeting notes as necessary, at an estimated cost of \$1,700 per month. **After discussion, upon motion by Director Koerner, seconded by Director Ubertini, and unanimously carried by the Board members present, the Board directed the District's Engineer to undertake on a monthly basis: (i) the preparation of status reports in advance of Board meetings; (ii) attendance at monthly Board meetings; and (iii) the preparation of post-meeting notes as necessary, at an estimated cost of \$1,700 per month.**

Next, Director Clifford suggested that the Board direct the District's Engineer to forward any inquiries received from residents requesting District information to the District's Board President or Attorney. After discussion, Ms. Albright suggested that her office be contacted concerning any such inquiries in the event that such inquiries rise to the level of requests for information under the Texas Public Information Act. The Board agreed that the District's Engineer should direct any inquiries received from residents requesting District information to the District's Board President and Attorney. Director Clifford stated that she would assume responsibility for updating the District's data sheet posted to the Belvedere HOA website to reflect the hiring of Jones-Carter as the District's Engineer and at the same time update the District's tax rates.

Next, the Board considered action regarding the provision of solid waste collection and disposal services to the District. After discussion, Director Koerner informed the Board that he expected to present proposals for solid waste collection and disposal services at the Board's January 2020 Board meeting.

The next item to come before the Board was to consider drainage facilities, maintenance, and repair. No action was taken by the Board in connection with this standing item.

The next item to come before the Board was to consider and take action on planning, design, and construction of Amenity Center Lot improvements. Mr. Blanton noted that the HOA has four projects for consideration, including: (i) a storage building; (ii) modifications to the existing Amenity Center building to permit year-round use; (iii) improvements to the parking lot in front of the Belvedere Amenity Center; and (iv) an auxiliary parking lot by the sport court. He informed the Board that the HOA was ready to proceed with the installation of automated screens around the existing outdoor patio to permit year-round use at a cost of \$23,732.73 (exclusive of electrical hookup of approximately \$1,500), pending Board approval or further guidance. Mr. Blanton informed the Board that two proposals were solicited in connection with this project. After discussion, Director Clifford suggested that in light of the fact that the District has a revenue

surplus available, the Board may want to authorize this project and pay for it out of the District's General Operating Fund.

After discussion, Ms. Albright noted that payment for this project out of existing bond proceeds would require determining whether this was a capital improvement and would require approval from the Texas Commission on Environmental Quality (the "TCEQ"), as it was her recollection that this project was not a part of the District's original application to the TCEQ. She noted that another consideration would be whether the contract would be entered into by the HOA or the District.

Next, Mr. Blanton stated that the HOA was in the process of obtaining bids on the purchase and installation of a prefabricated storage building. He noted that the HOA had obtained two bids for this project. Mr. Blanton stated that the two bids came in at \$81,000 and \$96,000. He noted that the bids include the costs associated with site work and erection of the building. After discussion, Mr. Blanton stated that it was his intention to go back to the two bidders and request that they resubmit their bids directly to the District, thereby eliminating the payment of any sales tax for the project. He stated that it was the HOA's intent to solicit three bids and noted that the HOA had made no effort to date to negotiate prices.

After discussion, Ms. Albright advised the Board that the District would be required to follow all necessary competitive bidding procedures and involve the District's Engineer should it choose to undertake the storage building project. Director Koerner stated that available funds in the District Capital Projects Fund would likely be completely expended on the storage building project and suggested that the Board move forward with the installation of automated screens around the existing outdoor patio to permit year-round use to utilize funds from the District's General Fund Operating Cash. Ms. Albright stated that total cost for the installation of automated screens plus the cost associated with electrical hookup exceeds the \$25,000 threshold, requiring the solicitation of at least three bids by the District. After discussion, Ms. Albright recommended that proposals for the installation of automated screens be submitted to the Board for consideration at its next meeting with a recommendation on which bid to accept. **After discussion, upon motion by Director Koerner, seconded by Director Ubertini, and unanimously carried by the Board members present, the Board authorized the obtaining and presenting of three proposals for the installation of automated screens around the existing Belvedere Amenity Center outdoor patio to permit year-round use.**

Next, the Board considered action on current and proposed facilities owned or maintained by the District, including landscaping of Amenity Center Lot improvements and other facilities. Director Koerner reminded the Board that he volunteered to work with the HOA to reach an agreement on what qualifies as Amenity Center landscaping and noted that he had invited Director Ubertini to assist him. He noted that the two of them met with Mr. Blanton and Mr. Tom Wiles and discussed this issue. Director Koerner noted that in the transfer of ownership associated with the recreational facilities to the District, all landscaping associated with the Amenity Center Lot transferred to the District, so they all agreed that Amenity Center Lot landscaping was the District's responsibility. He also noted that maintenance of existing landscaping and the installation of any new landscaping on the Amenity Center Lot was addressed under the Joint Use and Maintenance agreement between the District and HOA. Director Koerner stated that all present at the meeting

were in agreement that the HOA should continue to take a leadership role in this area. He stated that should the HOA entertain a major landscaping project on the Amenity Center Lot, such a project should be presented to the Board for review and approval. After discussion, there being no disagreement on so proceeding, no further action was taken by the Board on this matter. After discussion, Director Koerner suggested that the Board take time to review the HOA's reserve study during the District's annual budget setting process in order to coordinate funding requirements with timing schedules associated with the operation and maintenance of this facility.

Next, the Board considered action regarding the Joint Use and Maintenance Agreement with the HOA, including reimbursement of costs. After discussion, no action was taken by the Board.

The next item to come before the Board was to consider action regarding changes coming out of the 86th Legislative Session. Director Clifford stated that in discussing this issue with Ms. Albright, she inquired what action the Board was required to take to comply with laws enacted by the 86th Legislative Session. Ms. Albright noted that research was ongoing to address specific issues raised by Director Clifford relating to online posting requirements. Ms. Perrin noted that certain legislation suggested that it may be advisable for the District to establish its own publicly accessible website moving forward. After discussion, the Board directed that Ms. Albright provide written work product summarizing Director Clifford's legislative questions and the resulting analysis and responses.

After discussion, there being no further business, and upon motion made by Director Bryson, seconded by Director Koerner, and unanimously carried by the Board members present, the meeting was adjourned at 7:50 p.m.

PASSED, APPROVED AND ADOPTED THIS 17th day of December, 2019.

Kim Clifford, Secretary

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended December 17, 2019
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	2020 Annual Budget	2020 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 8,351	\$ 60,927	\$ (52,576)	\$ 243,706	\$ (235,355)
Interest Income	2,248	1,500	748	6,000	(3,752)
Total Revenues	10,599	62,427	(51,828)	249,706	(239,107)
<u>Expenditures</u>					
Solid Waste Disposal	11,249	11,250	1	45,000	33,751
Legal Fees	12,385	13,750	1,365	55,000	42,615
Audit Fees	-	-	-	7,500	7,500
Accounting Fees	3,600	3,600	-	14,400	10,800
Engineering Fees	-	4,500	4,500	18,000	18,000
Engineering Fees - Drainage Maintenance	-	3,750	3,750	15,000	15,000
Amenity Center Operations	22,115	13,750	(8,365)	55,000	32,885
Amenity Center Maintenance	-	3,750	3,750	15,000	15,000
Amenity Center Landscaping	-	5,000	5,000	20,000	20,000
Drainage Maintenance	-	5,000	5,000	20,000	20,000
Insurance	1,245	1,000	(245)	4,000	2,755
Tax Appraisal and Collection Fees	1,167	1,250	83	5,000	3,833
Bank Charges	-	50	50	200	200
Other Fees	-	25	25	100	100
Newspaper notices	-	500	500	2,000	2,000
Total Expenditures	51,761	67,175	15,414	276,200	224,439
Projected Excess Revenue Over Expenditures	\$ (41,162)	\$ (4,749)	\$ (36,414)	\$ (26,494)	\$ (14,668)

Belvedere MUD
Capital Projects Fund

Check Number	Date	Payee	Amenity Center Improvements	Trail Improvements	Surplus Funds	Surplus Funds Earnings	Total
Beginning Cash Balance			\$ 210,000.00	\$ 40,000.00	\$ 92,247.00	\$ 5,050.40	\$ 347,297.40
1051	7/17/2018	T Bar M Land Services, LLC	-	-	(18,575.00)	-	(18,575.00)
	8/31/2018	Interest earned	-	-	-	226.46	226.46
Transfer	2/18 -9/18	Engineering fees	(29,736.91)	-	(6,285.00)	-	(36,021.91)
		TCEQ fee	-	-	(100.00)	-	(100.00)
	9/30/2018	Interest earned	-	-	-	167.36	167.36
Transfer	10/16/2018	Engineering fees	(4,207.63)	-	-	-	(4,207.63)
1074	10/16/2018	Method Architecture	(7,410.00)	-	-	-	(7,410.00)
Transfer	10/16/2018	JBS & TexaScape (maint)	-	-	(23,940.00)	-	(23,940.00)
	10/22/2018	Bond expense refund	-	-	-	153.19	153.19
	10/31/2018	Interest earned	-	-	-	234.77	234.77
	11/30/2018	Interest earned	-	-	-	244.12	244.12
	12/31/2018	Interest earned	-	-	-	223.57	223.57
	1/31/2019	Interest earned	-	-	-	247.89	247.89
	2/28/2019	Interest earned	-	-	-	224.11	224.11
Transfer	2/14/2019	Murfee Engineering	(3,237.50)	-	-	-	(3,237.50)
Transfer	3/15/2019	Murfee Engineering	-	(247.50)	(2,043.75)	-	(2,291.25)
Transfer	3/19/2019	Method Architecture	(6,888.75)	-	-	-	(6,888.75)
	3/31/2019	Interest earned	-	-	-	247.32	247.32
315	4/16/2019	Method Architecture	(7,732.75)	-	-	-	(7,732.75)
316	4/16/2019	Murfee Engineering	(2,866.34)	-	-	-	(2,866.34)
	4/30/2019	Interest earned	-	-	-	232.21	232.21
	5/31/2019	Interest earned	-	-	-	241.34	241.34
317	6/11/2019	Method Architecture	(150.00)	-	-	-	(150.00)
318	6/11/2019	Murfee Engineering	(2,646.88)	-	-	-	(2,646.88)
319	6/11/2019	Murfee Engineering	-	(1,651.25)	-	-	(1,651.25)
320	6/11/2019	Lloyd Gosselink	(4,129.50)	-	-	-	(4,129.50)
	6/30/2019	Interest earned	-	-	-	200.95	200.95
321	7/16/2019	Method Architecture	(3,900.78)	-	-	-	(3,900.78)
322	7/16/2019	Murfee Engineering	-	(237.50)	-	-	(237.50)
	7/31/2019	Interest earned	(199.15)	-	-	218.67	218.67
323	8/20/2019	Lloyd Gosselink	-	-	-	-	(199.15)
	8/31/2019	Interest earned	-	-	-	214.74	214.74
324	9/17/2019	Lloyd Gosselink	(80.00)	-	-	-	(80.00)
	9/30/2019	Interest earned	-	-	-	171.95	171.95
	10/31/2019	Interest earned	-	-	-	181.27	181.27
	11/30/2019	Interest earned	-	-	-	165.12	165.12
325	12/17/2019	Jones & Carter Inc	(2,947.50)	-	-	-	(2,947.50)
Ending Cash Balance			\$ 133,866.31	\$ 37,863.75	\$ 41,303.25	\$ 8,645.44	\$ 221,678.75

Belvedere Municipal Utility District
Balance Sheet
As of December 17, 2019

	<u>Dec 17, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	6,350.37
Money Market - ABC Bank	7,342.03
TexPool	738,078.83
Total Checking/Savings	<u>751,771.23</u>
Accounts Receivable	
Taxes Receivable	249,035.31
Total Accounts Receivable	<u>249,035.31</u>
Total Current Assets	<u>1,000,806.54</u>
TOTAL ASSETS	<u><u>1,000,806.54</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	249,035.31
Total Other Current Liabilities	<u>249,035.31</u>
Total Current Liabilities	<u>249,035.31</u>
Total Liabilities	249,035.31
Equity	
Unassigned	792,933.67
Net Income	-41,162.44
Total Equity	<u>751,771.23</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,000,806.54</u></u>

Belvedere Municipal Utility District
Profit & Loss
October 1 through December 17, 2019

	<u>Oct 1 - Dec 17, 19</u>
Ordinary Income/Expense	
Income	
Interest Income	2,248.03
Income	
Property Taxes	<u>8,350.94</u>
Total Income	<u>8,350.94</u>
Total Income	10,598.97
Expense	
Amenity Center Operations	22,115.29
Bookkeeping Fees	3,600.00
Insurance	
Liability Insurance	<u>1,245.58</u>
Total Insurance	1,245.58
Legal Fees	12,385.19
Collection and Appraisal Fees	1,166.19
Waste Disposal	<u>11,249.16</u>
Total Expense	<u>51,761.41</u>
Net Ordinary Income	<u>-41,162.44</u>
Net Income	<u><u>-41,162.44</u></u>

Belvedere MUD - Capital Projects Fund
Balance Sheet
As of December 17, 2019

	<u>Dec 17, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash	221,678.75
Total Checking/Savings	<u>221,678.75</u>
Total Current Assets	<u>221,678.75</u>
TOTAL ASSETS	<u><u>221,678.75</u></u>
LIABILITIES & EQUITY	
Equity	
Restricted	224,279.86
Net Income	<u>-2,601.11</u>
Total Equity	<u>221,678.75</u>
TOTAL LIABILITIES & EQUITY	<u><u>221,678.75</u></u>

Belvedere MUD - Capital Projects Fund
Profit & Loss
October 1 through December 17, 2019

	<u>Oct 1 - Dec 17, 19</u>
Ordinary Income/Expense	
Expense	
Amenity Center Improvements	2,947.50
Total Expense	<u>2,947.50</u>
Net Ordinary Income	-2,947.50
Other Income/Expense	
Other Income	
Interest Income	346.39
Total Other Income	<u>346.39</u>
Net Other Income	<u>346.39</u>
Net Income	<u><u>-2,601.11</u></u>

Belvedere MUD-Debt Service Fund
Balance Sheet
As of December 17, 2019

	<u>Dec 17, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	16,145.04
TexPool	273,427.79
	<hr/>
Total Checking/Savings	289,572.83
Accounts Receivable	
Taxes Receivable	412,062.37
	<hr/>
Total Accounts Receivable	412,062.37
Total Current Assets	701,635.20
	<hr/>
TOTAL ASSETS	701,635.20
	<hr/> <hr/>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	412,062.37
	<hr/>
Total Other Current Liabilities	412,062.37
Total Current Liabilities	412,062.37
	<hr/>
Total Liabilities	412,062.37
Equity	
Restricted	275,835.18
Net Income	13,737.65
	<hr/>
Total Equity	289,572.83
	<hr/>
TOTAL LIABILITIES & EQUITY	701,635.20
	<hr/> <hr/>

Belvedere MUD-Debt Service Fund
Profit & Loss
October 1 through December 17, 2019

	<u>Oct 1 - Dec 17, 19</u>
Ordinary Income/Expense	
Income	
Tax Revenue	12,915.97
Total Income	<u>12,915.97</u>
Net Ordinary Income	12,915.97
Other Income/Expense	
Other Income	
Interest Income	821.68
Total Other Income	<u>821.68</u>
Net Other Income	<u>821.68</u>
Net Income	<u><u>13,737.65</u></u>

TRAVIS CENTRAL APPRAISAL DISTRICT

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

	Invoice Date	Invoice Number
Invoice	12/1/2019	5302

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.

To remit via wire, please contact the Finance
 Department.

Invoice Date	Charge Code	Description	Amount
12/1/2019	Appraisal Revenue	Appraisal Fees	\$715.52

12/10/19

Due Date: 12/31/2019

Total: \$715.52

5302 12/1/2019

Invoice Date	Charge Code	Description	Amount
12/1/2019	Appraisal Revenue	Appraisal Fees	\$715.52

1K Belvedere MUD

Total Due: \$715.52

Due Date: 12/31/2019

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.

michele@jeffmcpa.com

belvedere

From: Jeff Monzingo <jeff@jeffmcpa.com>
Sent: Thursday, December 05, 2019 12:24 PM
To: Michele Louis
Subject: FW: December payment to HOA.

Jeff Monzingo, CPA
Montoya & Monzingo, LLP
512-251-5668 ext 27
P.O. Box 2029
Pflugerville, TX 78691

From: Ron Ubertini <Ron.Ubertini@wilsonart.com>
Sent: 12/03/2019 6:06 PM
To: Jeff Monzingo <jeff@jeffmcpa.com>
Cc: jimkoerner@ymail.com
Subject: December payment to HOA.

Jeff
For december checks can you prepare the quarterly one for the HOA . It is for \$22,115.29

A little larger than normal since we had to pay for extra mulch and landscaping.

I will review details with MUD board during the meeting.

Thanks

Ron Ubertini
Global Vice President, Product Management and Pricing
Wilsonart International, LLC.
office:(512)302-6504
cell:(254)231-7892



JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$2,947.50

December 11, 2019
Project No: 16654-0900-20
Invoice No: 00296221

Cap. Proj.

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:
AccountsReivable@jonescarter.com
Payment Terms: Due upon Receipt

Project 16654-0900-20 Belvedere MUD 2020 General Consultation

Services include preparation for and attendance at November Board meeting; preparation for and attendance at site meeting with subcommittee to discuss the proposed storage facility, and project research.

Professional Services from October 26, 2019 to November 29, 2019

Task 001 District Operations

	Hours	Rate	Amount
Professional Engineer III	9.00	185.00	1,665.00
Totals	9.00		1,665.00
Total Labor			1,665.00

Task 004 Amenity Center Storage Facility CA

	Hours	Rate	Amount
Professional Engineer III	4.50	185.00	832.50
Design Engineer II	3.75	120.00	450.00
Totals	8.25		1,282.50
Total Labor			1,282.50

TOTAL THIS INVOICE \$2,947.50



Drawer 9
Wolfforth, Texas 79382-0009

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2486138

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

Date 11/29/19
Primary Account
Page 1

* 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

The Unlawful Internet Gambling Enforcement Act prohibits you from receiving payments related to Internet gambling. Please call us toll free at 1-888-902-2552 for questions.

Business Checking Public Funds		Enclosures/Images	2
Account Number	[REDACTED]	Statement Dates	11/01/19 thru 12/01/19
Previous Balance	15,000.83	Days in the Statement Period	31
5 Deposits/Credits	16,881.51	Average Ledger Balance	20,540.87
2 Checks/Debits	3,565.03	Average Collected	20,540.87
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	28,317.31		

* 005400072803535000*

Deposits and Other Credits

Date	Description	Amount
11/13	PPD F746000192	1,422.92
	CONS PAY PT CLEARING F746000192	
11/18	PPD F746000192	7,634.20
	CONS PAY PT CLEARING F746000192	
11/22	PPD F746000192	7,244.06
	CONS PAY PT CLEARING F746000192	
11/26	PPD F746000192	500.25
	CONS PAY PT CLEARING F746000192	
11/27	PPD F746000192	80.08
	CONS PAY PT CLEARING F746000192	



Date 11/29/19
Primary Account

Page 2

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

Business Checking Public Funds

(Continued)

Date	Check No.	Amount	Checks Date	Check No.	Amount
11/21		2,365.03	11/22	1129*	1,200.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
11/01	15,000.83	11/21	21,692.92	11/27	28,317.31
11/13	16,423.75	11/22	27,736.98		
11/18	24,057.95	11/26	28,237.23		

End of Statement



Belvedere Municipal Utility District
Reconciliation Detail
 Checking Account - ABC Bank, Period Ending 11/30/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						15,000.83
Cleared Transactions						
Checks and Payments - 2 items						
Check	11/19/2019	Transfer	Belvedere MUD Deb...	X	-2,365.03	-2,365.03
Check	11/19/2019	1129	Montoya & Monzing...	X	-1,200.00	-3,565.03
Total Checks and Payments					-3,565.03	-3,565.03
Deposits and Credits - 5 items						
Deposit	11/13/2019			X	1,422.92	1,422.92
Deposit	11/18/2019			X	7,634.20	9,057.12
Deposit	11/22/2019			X	7,244.06	16,301.18
Deposit	11/26/2019			X	500.25	16,801.43
Deposit	11/27/2019			X	80.08	16,881.51
Total Deposits and Credits					16,881.51	16,881.51
Total Cleared Transactions					13,316.48	13,316.48
Cleared Balance					13,316.48	28,317.31
Register Balance as of 11/30/2019					13,316.48	28,317.31
Ending Balance					13,316.48	28,317.31

mw



Drawer 9
Wolfforth, Texas 79382-0009

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2485101

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

Date 11/29/19 Page 1
Primary Account

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Checking Account

Account Title: Belvedere Municipal Utility District
Operating Money Market

The Unlawful Internet Gambling Enforcement Act prohibits you from receiving payments related to Internet gambling. Please call us toll free at 1-888-902-2552 for questions.

Money Market Public Fund		Enclosures/Images	0
Account Number		Statement Dates	11/01/19 thru 12/01/19
Previous Balance	32,328.61	Days in the Statement Period	31
Deposits/Credits	.00	Average Ledger Balance	32,328.61
Checks/Debits	.00	Average Collected	32,328.61
Service Charge Amount	.00	Interest Earned	13.42
Interest Paid	13.42	Annual Percentage Yield Earned	0.49%
Current Balance	32,342.03	2019 Interest Paid	4,412.56

Deposits and Other Credits

Date	Description	Amount
12/01	Interest Deposit	13.42

Daily Balance Information

Date	Balance	Date	Balance
11/01	32,328.61	12/01	32,342.03

INTEREST RATE SUMMARY

Date	Rate
10/31	0.500000%

* 005400176502020000 *



Date 11/29/19
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
11/25	0.450000%

End Of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 11/30/2019

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						32,328.61
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	11/30/2019			X	13.42	13.42
Total Deposits and Credits					13.42	13.42
Total Cleared Transactions					13.42	13.42
Cleared Balance					13.42	32,342.03
Register Balance as of 11/30/2019					13.42	32,342.03
Ending Balance					<u>13.42</u>	<u>32,342.03</u> <i>W</i>

TexPool Participant Services
 C/O Federated Investors Inc.
 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 11/01/2019 - 11/30/2019

Page 1 of 2

Customer Service 1-866-TEX-POOL
 Location ID [REDACTED]
 Investor ID [REDACTED]

TexPool Update

The TexPool Quick Reference Guide provides a wealth of information, all in one place! Find electronic account access options, trading deadlines, wiring instructions and more, in one convenient guide. Visit the Resources page at TexPool.com to download the PDF.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$737,062.67	\$0.00	\$0.00	\$1,016.16	\$738,078.83	\$737,130.41
Total Dollar Value	\$737,062.67	\$0.00	\$0.00	\$1,016.16	\$738,078.83	

Portfolio Value

Pool Name	Pool/Account	Market Value (11/01/2019)	Share Price (11/30/2019)	Shares Owned (11/30/2019)	Market Value (11/30/2019)
Texas Local Government Investment Pool	[REDACTED]	\$737,062.67	\$1.00	738,078.830	\$738,078.83
Total Dollar Value		\$737,062.67			\$738,078.83

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[REDACTED]	\$1,016.16	\$7,303.83
Total		\$1,016.16	\$7,303.83



TexPool Participant Services
C/O Federated Investors Inc.
1001 Texas Avenue, Suite 1150
Houston, TX 77002

Statement Period 11/01/2019 - 11/30/2019

Page 2 of 2

Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/ Account: **[REDACTED]**

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
11/01/2019	11/01/2019	BEGINNING BALANCE	\$737,062.67	\$1.00		737,062.670
11/29/2019	11/29/2019	MONTHLY POSTING	\$1,016.16	\$1.00	1,016.160	738,078.830
Account Value as of 11/30/2019			\$738,078.83	\$1.00		738,078.830

Belvedere Municipal Utility District
Reconciliation Detail
 TexPool, Period Ending 11/30/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						737,062.67
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	11/30/2019			X	1,016.16	1,016.16
Total Deposits and Credits					1,016.16	1,016.16
Total Cleared Transactions					1,016.16	1,016.16
Cleared Balance					1,016.16	738,078.83
Register Balance as of 11/30/2019					1,016.16	738,078.83
Ending Balance					<u>1,016.16</u>	<u>738,078.83</u> <i>mw</i>



Drawer 9
Wolfforth, Texas 79382-0009

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2485098

Date 11/29/19
Primary Account

Page 1

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

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Checking Account

Account Title: Belvedere Municipal Utility District
Capital Projects

The Unlawful Internet Gambling Enforcement Act prohibits you from receiving payments related to Internet gambling. Please call us toll free at 1-888-902-2552 for questions.

Money Market Public Fund		Enclosures/Images	0
Account Number	[REDACTED]	Statement Dates	11/01/19 thru 12/01/19
Previous Balance	224,461.13	Days in the Statement Period	31
Deposits/Credits	.00	Average Ledger Balance	224,461.13
Checks/Debits	.00	Average Collected	224,461.13
Service Charge Amount	.00	Interest Earned	165.12
Interest Paid	165.12	Annual Percentage Yield Earned	0.87%
Current Balance	224,626.25	2019 Interest Paid	2,345.57

Deposits and Other Credits

Date	Description	Amount
12/01	Interest Deposit	165.12

Daily Balance Information

Date	Balance	Date	Balance
11/01	224,461.13	12/01	224,626.25

INTEREST RATE SUMMARY

Date	Rate
10/31	0.900000%





Date 11/29/19
Primary Account

Page 2

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

Money Market Public Fund

(Continued)

INTEREST RATE SUMMARY

Date	Rate
11/25	0.750000%

End Of Statement



Belvedere MUD - Capital Projects Fund
Reconciliation Detail
Cash, Period Ending 11/30/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						224,461.13
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	11/30/2019			X	165.12	165.12
Total Deposits and Credits					165.12	165.12
Total Cleared Transactions					165.12	165.12
Cleared Balance					165.12	224,626.25
Register Balance as of 11/30/2019					165.12	224,626.25
Ending Balance					165.12	224,626.25 <i>m</i>



Drawer 9
Wolfforth, Texas 79382-0009

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2486139

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

Date 11/29/19 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
Debt Services

The Unlawful Internet Gambling Enforcement Act prohibits you from receiving payments related to Internet gambling. Please call us toll free at 1-888-902-2552 for questions.

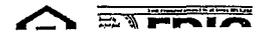
Money Market Public Fund		Enclosures/Images	1
Account Number	[REDACTED]	Statement Dates	11/01/19 thru 12/01/19
Previous Balance	3,227.69	Days in the Statement Period	31
1 Deposits/Credits	2,365.03	Average Ledger Balance	4,066.89
Checks/Debits	.00	Average Collected	4,066.89
Service Charge Amount	.00	Interest Earned	1.38
Interest Paid	1.38	Annual Percentage Yield Earned	0.40%
Current Balance	5,594.10	2019 Interest Paid	2,801.58

Deposits and Other Credits

Date	Description	Amount
11/21	Deposit	2,365.03
12/01	Interest Deposit	1.38

Daily Balance Information

Date	Balance	Date	Balance	
11/01	3,227.69	11/21	5,592.72	
			12/01	5,594.10





Date 11/29/19 Page 2
Primary Account [REDACTED]

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

Money Market Public Fund

[REDACTED] (Continued)

INTEREST RATE SUMMARY

Date	Rate
10/31	0.400000%

End Of Statement



Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 11/30/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						3,227.69
Cleared Transactions						
Deposits and Credits - 2-items						
Deposit	11/19/2019			X	2,365.03	2,365.03
Deposit	11/30/2019			X	1.38	2,366.41
Total Deposits and Credits					2,366.41	2,366.41
Total Cleared Transactions					2,366.41	2,366.41
Cleared Balance					2,366.41	5,594.10
Register Balance as of 11/30/2019					2,366.41	5,594.10
Ending Balance					2,366.41	5,594.10 <i>mw</i>

TexPool Participant Services
 C/O Federated Investors Inc.
 1001 Texas Avenue, Suite 1150
 Houston, TX 77002



Participant Statement

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

Statement Period 11/01/2019 - 11/30/2019

Page 1 of 2

Customer Service 1-866-TEX-POOL
 Location ID [REDACTED]
 Investor ID [REDACTED]

TexPool Update

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TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$273,051.30	\$0.00	\$0.00	\$376.49	\$273,427.79	\$273,076.40
Total Dollar Value	\$273,051.30	\$0.00	\$0.00	\$376.49	\$273,427.79	<i>M</i>

Portfolio Value

Pool Name	Pool/Account	Market Value (11/01/2019)	Share Price (11/30/2019)	Shares Owned (11/30/2019)	Market Value (11/30/2019)
Texas Local Government Investment Pool	[REDACTED]	\$273,051.30	\$1.00	273,427.79	\$273,427.79
Total Dollar Value		\$273,051.30			\$273,427.79

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[REDACTED]	\$376.49	\$3,427.79
Total		\$376.49	\$3,427.79



TexPool Participant Services
C/O Federated Investors Inc.
1001 Texas Avenue, Suite 1150
Houston, TX 77002

Statement Period

11/01/2019 - 11/30/2019

Page 2 of 2

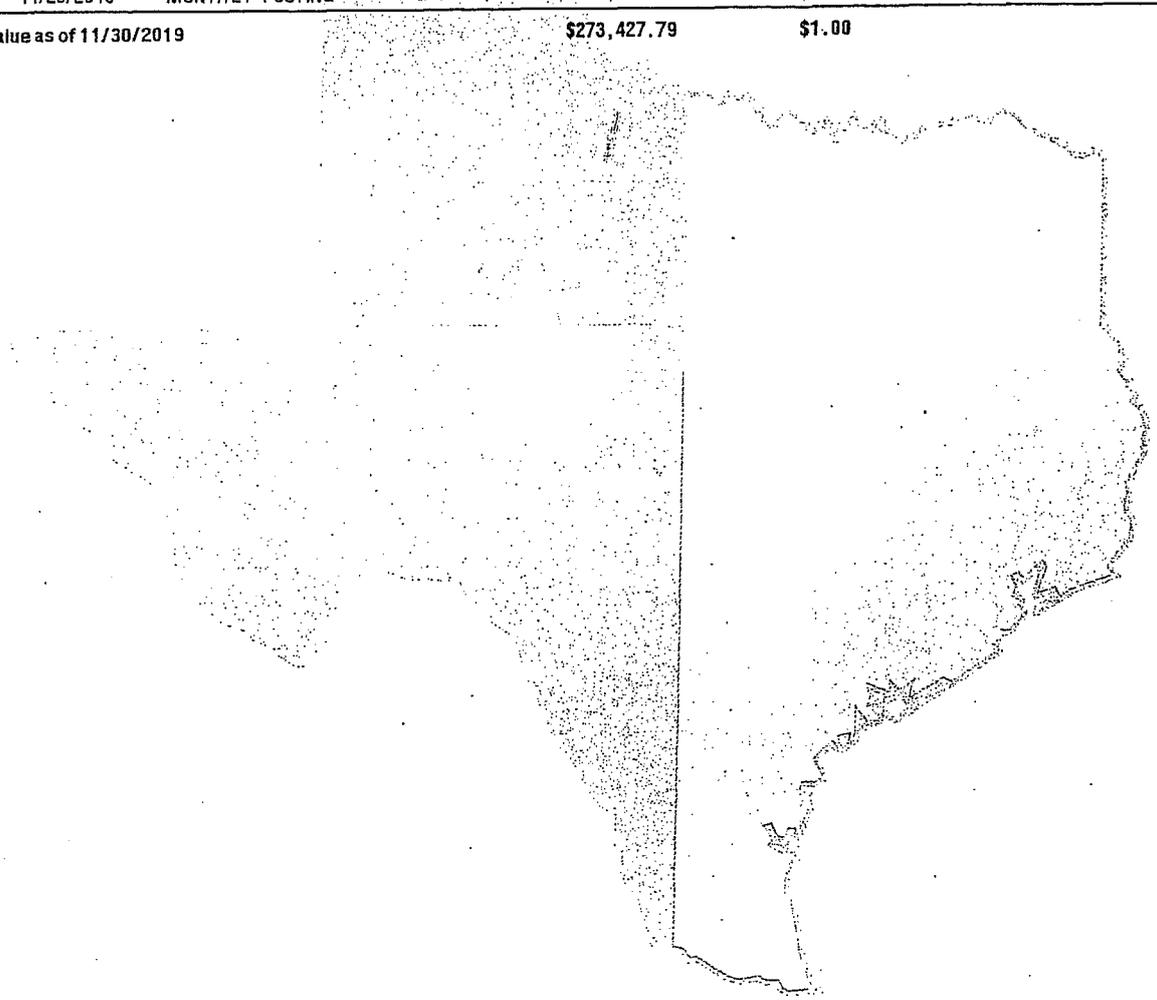
Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: ~~XXXXXXXXXXXX~~

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
11/01/2019	11/01/2019	BEGINNING BALANCE	\$273,051.90	\$1.00		273,051.300
11/29/2019	11/29/2019	MONTHLY POSTING	\$376.49	\$1.00	376.490	273,427.790
Account Value as of 11/30/2019			\$273,427.79	\$1.00		273,427.790



Belvedere MUD-Debt Service Fund
Reconciliation Detail
 TexPool, Period Ending 11/30/2019

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						273,051.30
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	11/30/2019			X	376.49	376.49
Total Deposits and Credits					376.49	376.49
Total Cleared Transactions					376.49	376.49
Cleared Balance					376.49	273,427.79
Register Balance as of 11/30/2019					376.49	273,427.79
Ending Balance					<u>376.49</u>	<u>273,427.79</u> ✓

RECEIVABLE BALANCE 'R' REPORT
 ALL OTHERS

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	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
2007	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2014	2371.31	.00	.00	.00	.00 %	2371.31	.00	.00	.00	.00	.00
2015	3336.25	.00	.00	.00	.00 %	3336.25	.00	.00	.00	.00	.00
2016	3363.93	.00	.00	.00	.00 %	3363.93	.00	.00	.00	.00	.00
2017	3367.38	.00	.00	.00	.00 %	3367.38	.00	.00	.00	.00	.00
2018	6770.95	.00	1173.40	1173.40	17.33 %	5597.55	209.33	.00	.00	.00	1382.73
TOTAL	19209.82	.00	1173.40	1173.40	6.11 %	18036.42	209.33	.00	.00	.00	1382.73
2019	662981.98	410.87	19509.85	19509.85	2.94 %	643061.26	.00	.00	.00	.00	19509.85

ENTITY	TOTAL	682191.80	410.87	20683.25	3.03 %	661097.68	209.33	.00 <th>.00 <th>.00 <th>20892.58</th> </th></th>	.00 <th>.00 <th>20892.58</th> </th>	.00 <th>20892.58</th>	20892.58
TOTAL	682191.80	410.87	20683.25	3.03 %	661097.68	209.33	.00	.00	.00	.00	20892.58

Outstanding property tax receivable

Debt service: 2014=1440.81
 2015=1962.38
 2016=1727.38
 2017=1820.07
 2018=3198.44
 2019=401,913.29
 412,062.37

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

Operating: 2014=930.50
 2015=1373.87
 2016=1636.55
 2017=1547.31
 2018=2399.11
 2019=241,147.97
 249,035.31



3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

December 11, 2019

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 December 17, 2019

Dear Directors:

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

1. **Budget Recommendations** – We will meet with the subcommittee after the holidays to provide assistance in setting annual budgets for the assessment and maintenance of the trails and drainage facilities.
2. **Storage Building** – We met with the subcommittee to discuss the construction of the storage building on November 26. Presented today for your consideration is our proposal to prepare bid documents, coordinate bidding, handle contract administration, and conduct field inspections for the storage building project.

BOARD ACTION: Approve our proposal for bidding and construction phase services for the storage building.

3. **Transfer of Records** – We will review and organize the records from the previous engineer once we receive them.

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

Sincerely,

A handwritten signature in black ink that reads 'Jason Baze'.

Jason Baze, PE

JWB/cgm

K:\16654\0900\MeetingFiles\StatusReports\STATUS REPORT for Belvedere 20191211.doc

EXHIBIT D



3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

December 11, 2019

Board of Directors
Belvedere Municipal Utility District
c/o Stefanie Albright
Lloyd Gosselink Rochelle & Townsend, PC
816 Congress Ave., Suite 1900
Austin, Texas 78701

Re: Professional Engineering Services Proposal for
Storage Unit Construction
Belvedere Municipal Utility District

Dear Directors:

Jones & Carter, Inc. (JC) appreciates the opportunity to present this proposal for the engineering services in connection with the Belvedere Storage Unit Construction. This proposal is submitted pursuant to and in accordance with that certain Professional Services Agreement dated November 19, 2019 by and between Jones & Carter, Inc. and Belvedere Municipal Utility District (the Client).

Project Understanding

JC understands that the Client intends to construct an 800 square foot prefabricated metal storage unit and a walkway as depicted in the construction plans prepared by Method Architecture dated February 2019, in the site plans prepared by Murfee Engineering Co., and in the building specifications prepared by Mueller, Inc. dated September 25, 2019. A Travis County site development permit was obtained for construction of improvements associated with the storage building and parking in the July 2019.

Based on our understanding of the project, we prepared the following scope of services and fee proposal for your consideration.

Scope of Services

Services to be provided by JC include:

1. Design Phase Services – We will prepare the necessary bidding documents.
2. Bidding Phase Services – We will arrange for advertisement as a reimbursable expense, post the bidding documents for review by bidders, answer bidder questions, generate addenda, host a bid opening, prepare a bid tabulation, verify accuracy of the written values as compared to the numerical values on the bid forms, and prepare a Recommendation of Award.
3. Construction Phase Services – We will assist the Client in the construction of the project, including revisions to the construction drawings and technical specifications as necessitated during the bidding process; and provide Construction Contract Administration services as described in Section I of the attached Exhibit A.



Belvedere Municipal Utility District

Page 2

December 11, 2019

4. Field Project Representation – We will provide Level I Field Project Representation as described in Section III of the attached Exhibit A. We estimate two site visits per month for the duration of the project. We will attend the final inspection, and check each incomplete or defective item as it is corrected.
5. Reimbursable Expenses – Advertising Fees, Reproduction Costs, & Delivery Fees.

Proposed Fee

Compensation for services described above will be on an Hourly basis in the amount of \$12,000 as broken down in further detail in the attached Exhibit B – Engineering Services Breakdown.

Special Considerations

This proposal is based on the following special considerations:

1. We shall perform the above scope based on construction plans, technical specifications, and bid quantities furnished by the Client.
2. We understand that all necessary plan approvals, easements, and permits have been acquired by others. Site development plan modifications, including phasing, are not included in the above scope and will be considered additional services.
3. Design efforts related to geotechnical, structural, survey, and materials testing are not included in the above scope and will be considered additional services, if necessary.
4. Preparation of a Storm Water Management Plan and Notice of Intent are not included in the above scope. Should the Client desire, we can prepare these documents on an hourly basis as an additional service to this contract.
5. Charges for hourly services and services requested by the Client that are outside the scope of this proposal will be performed on an hourly rate basis in accordance with the enclosed Schedule of Hourly Rates. This schedule is subject to revision January 1st of each year.
6. Charges for reimbursable expenses such as reproduction for bidding and construction, public advertisements, and deliveries will be reimbursed in accordance with the enclosed Schedule of Reimbursable Expenses. This schedule is subject to revision January 1st of each year.
7. The proposed fees shall be considered in their entirety for the scope of services. Should you wish to contract with us for only a portion of the work, we reserve the right to negotiate individual scope items on their own merits.
8. This proposal shall be valid for sixty days from this date and may be extended upon approval by this office.



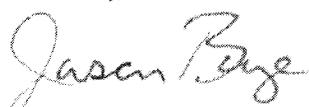
Belvedere Municipal Utility District
Page 3
December 11, 2019

Project Schedule

JC will complete the scope of services defined herein according to the following schedule. Note that durations are in calendar days, commencing with receipt of written notice-to-proceed.

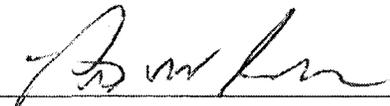
- Design Phase Services 14 calendar days
- Bidding Phase Services 45 calendar days
- Construction Phase Services 110 calendar days
- Field Project Representation 75 calendar days (concurrent with Constr. Ph. Services)

We thank you for the opportunity to submit this proposal and look forward to working with you on this project. An executed copy of this proposal will serve as our notice to proceed. Please return one (1) copy to our office. Should you have any questions, please call 512.441.9493.

Sincerely,

Jason Baze, PE
Senior Project Manager

JWB/rmc
K:\16654\16654-0900-20 Belvedere MUD District Engineer 2020 Gen\Correspondence\Proposals\PROPOSAL for Storage Unit 20191205.docx
Attachments

APPROVED BY:



Signature

Peter W. Golob

Name and Title (Printed)

12/17/19

Date

EXHIBIT A - Construction Phase Services

I. Construction Contract Administration ("CCA")

Administration services during construction include activities (other than field services) supporting the construction of the project on behalf of the CLIENT. These services must be accompanied by Field Project Representation. Contract Administration services consist of the following:

1. Creation/collection, coordination and execution of post-bid contract documents and subsequent forms needed during the contract period of performance
2. Facilitate bond and insurance review by Client's designated agent
3. Maintain complete knowledge of the contract, general conditions, special conditions, and addenda
4. Facilitation of the contractual and agreed upon lines of communication
5. Sending contractual notices to all parties
6. Receive, review and recommend periodic contractor pay requests. Provide written recommendation of payment to CLIENT based upon on-site observations
7. Processing RFIs and RFPs (technical design review is not included)
8. Change order preparation and processing, quantity and price assessment
9. Schedule monitoring
10. Managing pre-construction meeting
11. Management of submittals, Samples and Shop drawings (technical design review is not included)
12. Generating close-out documents
13. File management
14. Minimum level of documentation and reporting limited to a monthly summary of construction activities
15. Coordination of construction staking (this does not apply if work is in contractor's bid scope)
16. Coordination of materials testing (this does not apply if work is in contractor's bid scope)
17. Verification that there is a safety plan
18. Issuance of a Certificate of Substantial Completion to Client

If CCA is selected for a project, the compensation will be in accordance with the applicable table in Section II.B.1.

II. Construction Management ("CM")

In addition to the Items included in Construction Contract Administration, Construction Management services shall include the following:

1. Maintenance of a Critical Path Method schedule and monthly updating by the Contractor
2. Active engagement with the Contractor for work sequencing, phasing and shut-downs
3. Coordination of multiple contractors working under multiple contracts on-site simultaneously rather than in series
4. Earned Value Modeling
5. Verification of test results, construction methods, planning, and review of Contractor's QA/QC plans
6. Highest level of documentation and reporting (detail, frequency, method, accessibility (client portal), delivery)
7. Attempt to resolve issues before disputes arise
8. Assist in risk mitigation including assessment of the Contractor's schedule and construction sequencing to limit interruptions to the Client's services, reduction in construction delays
9. Fee management of our subconsultants and the Client's
10. Change order negotiation/cost verification
11. Provide regular and thorough communication with the project team

Construction Management of large projects can benefit by having "resident" personnel on the project site. With resident services, a registered Professional Engineer or Certified Construction Manager will work from a temporary office trailer at the project site for the entire active duration of the construction contract. The cost of the trailer can be included in the fee. The Resident Engineer or Construction Manager will share duties with the Field Project Representative to enhance the Construction Management and Field Project Representation services. Level II Field Project Representation is required for all Construction Management jobs.

Construction Management fees, including resident services, are determined on a project by project basis in accordance with the applicable table in Section II.B.1. A written proposal will be provided to the CLIENT if these services are requested.

III. Field Project Representation

Field project representation services generally consist of full-time or part-time on-site project representative(s) to assist the ENGINEER and to provide more extensive observation of the Contractor's work. Presence of ENGINEER Field Project Representatives does not guarantee the contractor's work shall be free of defect, but is intended to improve the CLIENT's familiarity with the contractor's progress and quality of work. ENGINEER can provide different levels of observation to meet the CLIENT's needs. A description of ENGINEER's duties for the two different levels of observation are described below.

1. Work Observation: Level I (Periodic Part-Time Representation for Major Activities)
 - a. Spot check field-testing and other field quality assurance testing activities (while on-site)
 - b. Review and approximate periodic progress payment quantities, including verifying Materials on Hand
 - c. Monitor the Contractor's maintenance of record drawings
 - d. Provide field coordination and field communication between CLIENT and the Contractor
 - e. Occasional field attendance by construction project manager
 - f. Coordination of field project representatives
 - g. Observe work performed for substantial compliance with the contract documents. Observation includes 4 to 15 hours per week on-site (plus travel time.) Field Project Representative will make best effort to be present for major activities as noted.
 - h. Prepare a summary of work observed during each visit

Major Activity Examples:

Bedding and Backfill of WS&D Tunneling, Boring and Jacking

Subgrade Stabilization & Compaction

Mandrel, Pressure, Vacuum or other Testing

Form and Rebar Placement

Concrete Placement

Equipment Settling & Start-Up

Clear Water Tests

Commissioning of Equipment Process Switchovers

Start-up of Bypass Activities Coatings

Any activity that Interrupts service to District's customers

Traffic Control Set-Up

2. Work Observation: Level II (Full-Time Representation)

Minimum project duration may apply. Includes scope of Work Observation: Level I, plus the following:

- a. Observe work performed for compliance with the contract documents. Observation includes no more than 40 hours per week on-site (plus travel time). The 40 hours per week include performing all the tasks listed in Work Observation Level I plus the tasks noted below.
 - i Monitor and track quantities of work performed
 - ii Monitor and track Contractor's crews and equipment on-site
 - iii Validate impact-days daily
 - iv Match concrete batch tickets to placement locations
 - v Attendance at minor activities
 - vi Prepare a daily summary of work observed
 - vii Weekly aerial video
 - viii Aerial photogrammetry for quantity verification

EXHIBIT B
ENGINEERING SERVICES BREAKDOWN
FOR
CONSTRUCTION OF
BELVEDERE STORAGE UNIT
DECEMBER 11, 2019

<u>Description</u>	<u>Compensation</u> <u>Method</u>	<u>Fee</u>
BASIC SERVICES:		
1. Design Phase Services	Hourly	\$2,500
2. Bidding Phase Services	Hourly	\$1,600
3. Construction Phase Services	Hourly	\$3,300
ADDITIONAL SERVICES		
1. Field Project Representation	Hourly	\$2,100
REIMBURSABLE EXPENSES:		
1. Reproduction/Deliveries	Cost + 10%	\$500
2. Advertisement	Cost + 10%	\$2,000
TOTAL		\$ 12,000



Belvedere Amenity Center Patio Screen Bids						
Fabric Bin		Size	Guide Type	Warranty	Unit Price	Extended Price
6	Universal Motorized Solar Screens	8'x11'	cable		\$2,312.00	\$13,872.00
2	Universal Motorized Solar Screens	6'x10'	cable		\$2,125.00	\$4,250.00
1	Universal Motorized Solar Screens	7'x9'	cable		\$2,150.00	\$2,150.00
1	Multi Channel Remote				\$325.00	\$325.00
	Sub Tot (Includes Installation & Elec.)					\$20,597.00
	25% Discount					-\$5,149.00
	Total					\$15,448.00
	Warranty on Fabric & Hardware			10		
	Warranty on Motors			7		
	Service			1		
Texas Solar Covers Inc.						
1	Shading Texas Motorized Cable Screens		cable		\$1,800.00	\$1,800.00
6	Shading Texas Motorized Cable Screens		cable		\$1,950.00	\$11,700.00
2	Shading Texas Motorized Cable Screens		cable		\$1,800.00	\$3,600.00
	Total					\$17,100.00
	Warranty on Fabric			10		
	Warranty on Motors			5		
	Warranty on Frame			Lifetime		
Hill Country Shades						
1	Motorized Shade		cable		\$2,295.00	\$2,295.00
6			cable		\$2,444.00	\$14,664.00
2			cable		\$2,295.00	\$4,590.00
1	16 Channel remote				\$375.00	\$375.00
	Warranty on Fabric			no info		\$21,924.00
	Warranty on Motors			no info		
	Warranty on Frame			no info		
Texas Sun & Shade						
6	Free Hanging Screen - Main Areas	8'x11'	free hanging		\$2,900.00	\$17,400.00
1	5% Discount					-\$870.00
2	Free Hanging Screen - Next to Fireplace	6'x10'	free hanging		\$2,500.00	\$5,000.00
	5% Discount					-\$250.00
1	Free Hanging Screen - Behind Grill	8'x8'	free hanging		\$2,600.00	\$2,600.00
	5% Discount					-\$130.00
1	5 Channel Remote				\$0.00	\$0.00
1	Installation				\$2,000.00	\$2,000.00
1	Wiring				\$400.00	\$400.00
	Warranty on Fabric			5		\$26,150.00
	Warranty on Motors			5		
	Warranty on Frame			5		
	Electronics			1		



Estimate - Invoice

Fabric Bin

Draperies and Reupholstery
7100 W. Hwy. 29 • Georgetown, TX 78628
(512) 930-9553 • www.FabricBin.net

Sold to: Belvadere MUD

Date: 12/02/19

17400 Flagler Dr. Austin, TX 78738

Phone: _____

Email: _____

QTY	DESCRIPTION	PRICE \$	EXTENDED \$
6	Universal motorized solar screens 8'x11'	\$	2312 00
2	Universal motorized solar screens 6'x10'		2125 00
1	Universal motorized solar screen 7'x9'		2150 00
1	multi-channel remote	\$	325 00
	* Includes installation		20,597 00
	+ electrical.		5149 25
	subtotal		
	-25% disc	-	
	New subtotal		15,447 75
	sales tax	+	1158 58
	10 year warranty on fabric and hardware		
	7 5 year warranty on motors		
	1 year of complimentary service		
	Total	=	\$ 16,606 33
DEPOSIT			
BALANCE			

Fabric Bin Terms and Conditions

Custom orders can not be cancelled once they are put into production.
 Order completion and installation dates are estimates only and may vary. We will do our best to notify customers of any significant delays.
 Customers will be charged for service calls if the issue is due to a customer error.
 Final payment is due prior to the installation or delivery date. Payment can be called in, delivered to the office or made when scheduling.
 We accept checks, cash, Visa, MasterCard, American Express, and Discover cards.
Interior Window Treatment Orders: Free service calls for warranty issues are limited to one year from the time the order is placed.
Awnings, Sun Screens, and Exterior Shutter Orders: Free service calls for warranty issues are limited to one year from the time the order is installed.
Upholstery, Furniture, Drapery, and Bedding Orders: Cancelled orders can not be fully refunded if fabric or other materials have been ordered. The retail cost of the fabric plus a processing fee will be charged. Final payment is due when order is delivered or picked up by customer. Furniture will not be left at customer's house if payment is not received.
 Furniture not picked up or delivered after 90 days will be considered abandoned and donated to local charities.

Customer Signature: _____ Date: _____
 This signature indicates that the customer has agreed to the order, as written, and has read the above terms and conditions.



SHADING TEXAS

PROPOSAL #: 1126191J
 Sales Associate: Jared Adams
 Date: 11/26/19

CORPORATE OFFICE

Texas Solar Covers, L.L.C.
 4509 Freidrich Lane, Suite 110-B
 Austin, TX 78744
 512-850-7300
 Jared@ShadingTexas.com

JOB NAME

Belvedere MUD - Amenity Center (Attn: Kim Clifford)
 17400 Flagler Drive
 Dripping Springs, TX 78738
 713-818-7090
 clifford8309@att.net

Quantity	DESCRIPTION	AMOUNT
9	Shading Texas Motorized Cable Screen Systems * Fabric Type = Maximum Strength, Exterior Solar Screen 95% (Fiberglass-Vinyl) * Fabric Color = Charcoal/Cocoa * Frame/Housing Color = Bronze * Operation = Motorized with (1) Multi-Channel Remote Control Price Breakdown by Area (if more than 1 Screen): * (1 Total) BBQ Side Screen = \$1,800 * (6 Total) Same Size Screens = \$1,950 Each * (2 Total) Screens Next to Fireplace = \$1,800 Each *** NOTE: The above Prices are Motorized, if you wish to change to Manual Crank System Subtract \$600 per Screen Includes: * Professional Installation * Electric Routing to plugs installed by licensed electrician * 10 Year Mermet Fabric Warranty * 5 Year Motor Warranty * Lifetime Frame Warranty * (1) Extra Remote Control (in case the first one gets lost or broken)	\$1,800.00 \$11,700.00 \$1,800.00
		Subtotal \$15,300.00
		Cash/Check Discount
		Tax City/County Austin
		Tax rate 8.25%
		Tax due \$1,262.25
		Grand Total \$16,562.25
		Initial Deposit Paid
		Due Upon Completion \$16,562.25
		Final Balance Paid
		Final Total \$16,562.25

Communication Points:

- ARE THERE VISIBLE SEAMS?
- ARE THERE LIGHT GAPS AROUND FABRIC?
- CUST. UNDERSTANDS NO PROJECTILE WARRANTY?
- IS AN ELECTRICIAN REQUIRED TO POWER MOTORS?
- ARE THERE STONE/BRICK GAPS REQUIRING FILLING?

	Yes	No	INITIALS
1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	JA
2.	<input type="checkbox"/>	<input type="checkbox"/>	JA
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	JA
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	JA
5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	JA

Subtotal	\$15,300.00
Cash/Check Discount	
Tax City/County	Austin
Tax rate	8.25%
Tax due	\$1,262.25
Grand Total	\$16,562.25
Initial Deposit Paid	
Due Upon Completion	\$16,562.25
Final Balance Paid	
Final Total	\$16,562.25

TERMS AND CONDITIONS

- 50% due upon acceptance, remainder due at completion.
- 2.5% discount for customers paying by check or with cash.
- Cancellations after (5) business days incur a 20% restocking fee.
- Make all checks payable to Shading Texas.

Deposit Amount: \$8,281.13
 Check Discount: \$382.50

5. Special Notes: Deposit paid via...

Leadtime is estimated to be 4 to 6 weeks from deposit date, barring weather or manufacturer delays.

*** In lieu of below signature, down-payment signifies acceptance of this proposal ***

Customer's Signature: _____

Date: _____

MLBlanton

From: A.D. Pitcher <hillyshade@aol.com>
Sent: Friday, October 04, 2019 1:06 PM
To: blanton8309@att.net
Subject: Retractable Solar Screen Quote/ 17400 Flager Dr./ Belvedere Community Center
Attachments: S- 95 .JPG; S-95 Brochure .jpg

Hello ML and thank you for having Shane out to the Community Center.
Please see the quote below for the areas he measured per his visit.
We quoted you the cable system with bronze housing and manual or motorized.

9 EA. S-95 w/ cable

	Manual		Motorized
1 EA. 8' x 8' (above grill)	1,645.00		2,295.00
6 EA. 8' x 10'2" @1,794.00 EA.	10,764.00	@2,444.00 EA.	14,664.00
2 EA. 6' x 10'2" @1,645.00 EA.	3,290.00	@2,295.00 EA.	4,590.00
1 EA. 16 Channel Hand Held Remote			375.00 (if motorized)
3 EA. 6' Cranks @105.00 EA.	315.00 (if manually operated)		
	16,014.00		21,924.00
	1,321.16 tax		1,808.73 tax
	17,335.16		23,732.73

Electric Hook-Up: To Be Determined

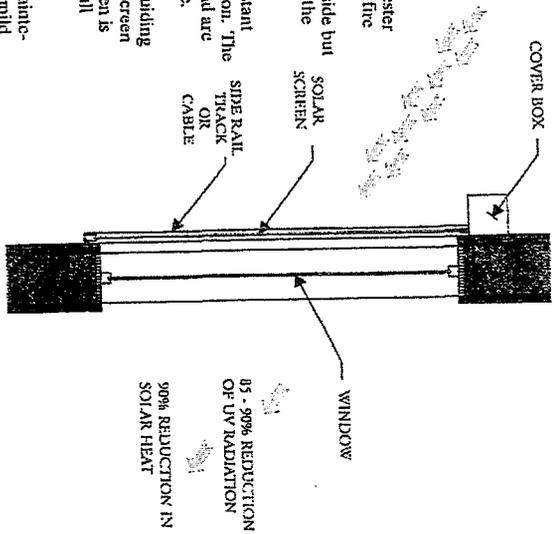
Please feel free to call or email us with any questions you may have.

Regards,
A.D. & Shane Pitcher

****Note:** If you would, please reply to this email so that we know you received this correspondence.

Hill Country Shades of Texas
12010 Highway 290 W. Suite 220
Austin, Texas 78737
512-288-7512
A.D. & Dana Pitcher

WINDOW CROSS SECTION



Technical Information:

Screen: The screen is made of PVC-coated polyester material which is rot proof, mildew proof and fire proof and is available in black or brown. The screen allows a clear view looking from the inside but blocks the view of anyone trying to look from the outside in.

Maintenance: All parts are made of corrosion resistant materials for long life and trouble free operation. The frames are epoxy powder coated aluminum and are available in white, custom colors also available.

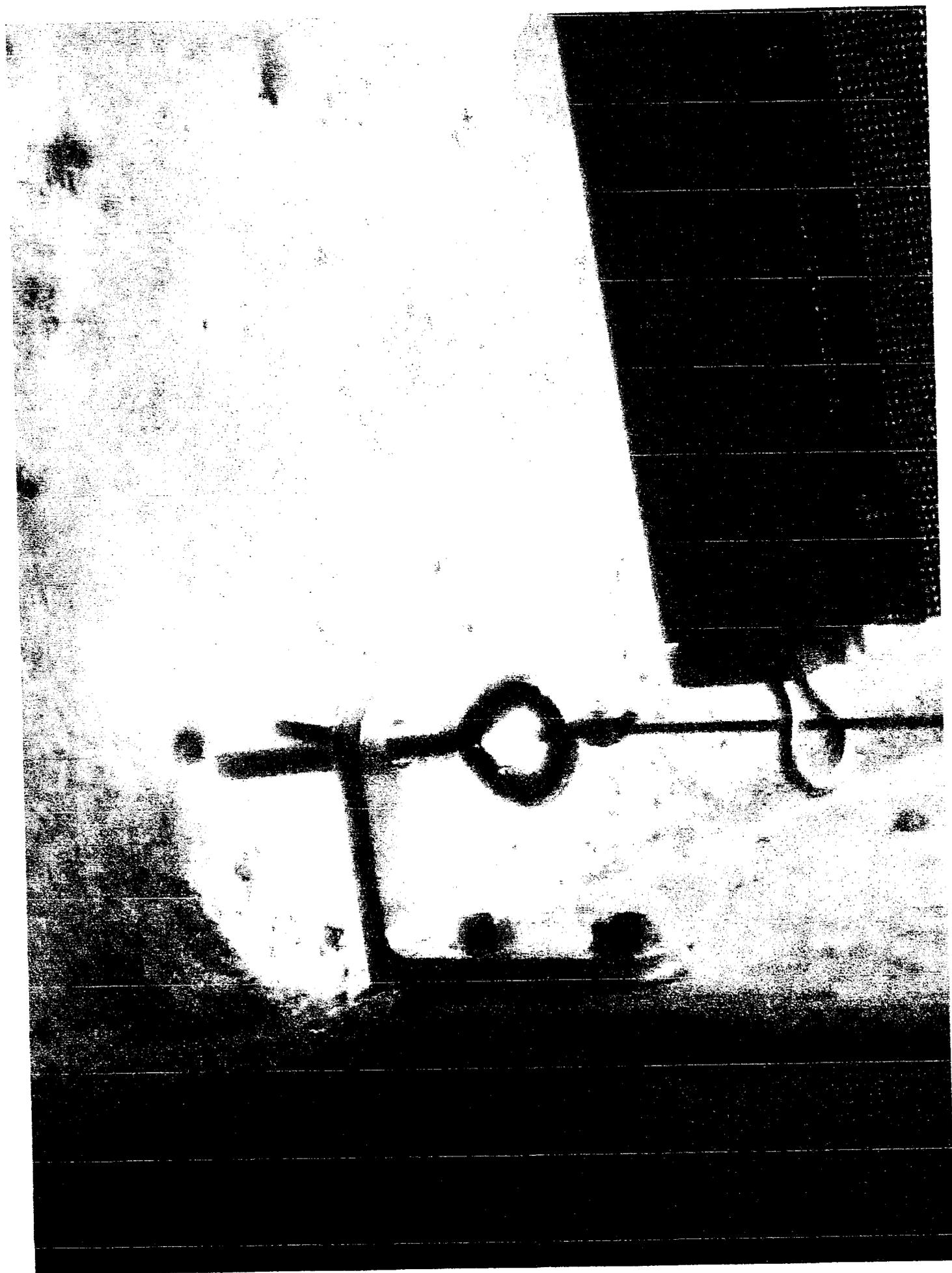
Operation: The side track or cable is used for guiding the screen while in use. When not in use the screen rolls up in a 3 3/4" or 5" square box. The screen is operated with a pull strap, crank or motor. Full automation available.

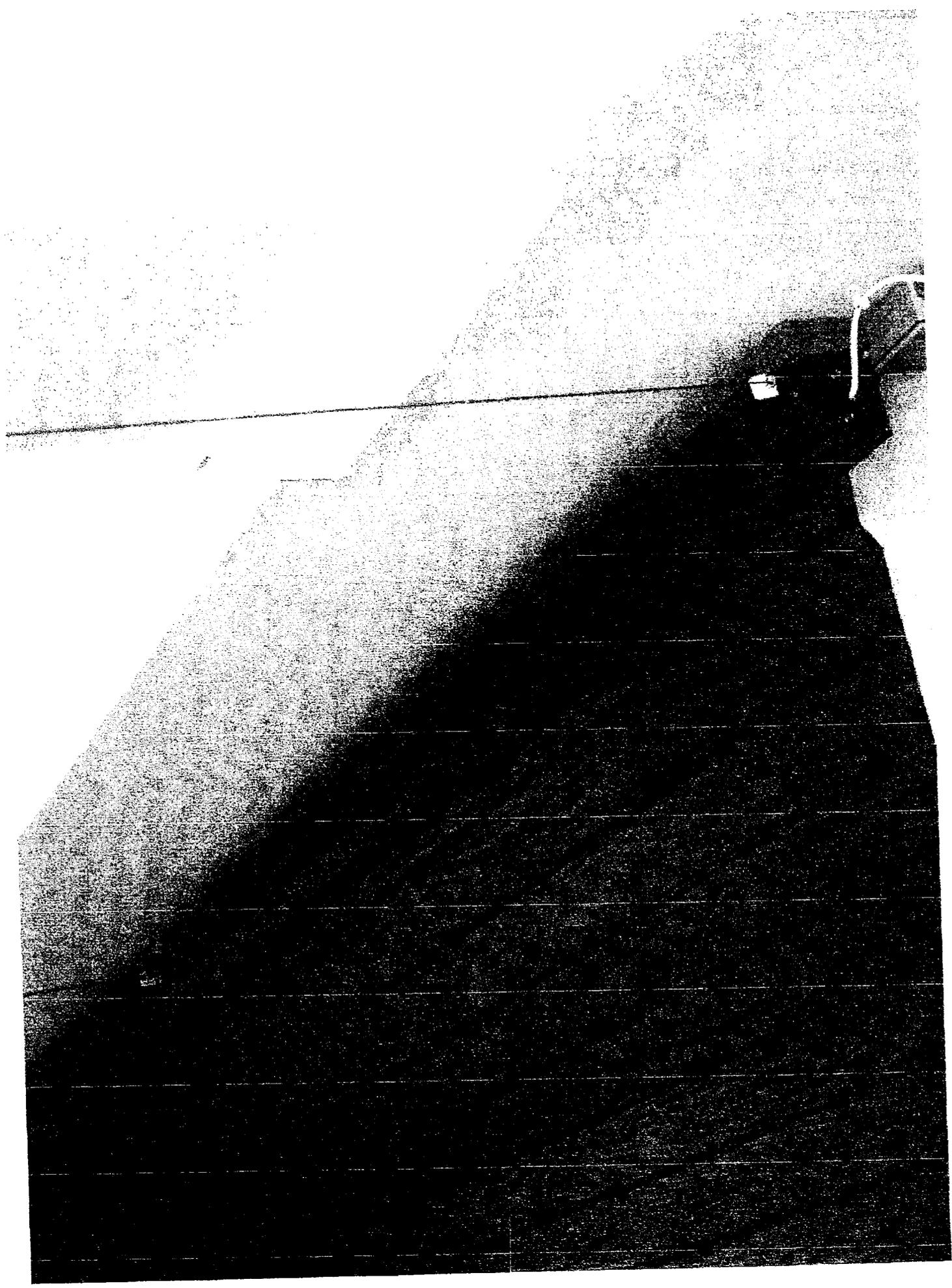
Cleaning: The Solar Screen unit is relatively maintenance free. The screen can be cleaned with a mild detergent and water.

THE ADVANTAGE OF EXTERNAL SHADING DEVICES

Since the Solar Screen is installed on the outside of the window, it is much more effective than low E glass or any type of inside window shading device. With low E or tinted glass, the rays of the sun still come in direct contact with the glass. Tinted glass absorbs part of the energy from the sun and reduces the amount of light and heat entering the room. Since the glass absorbs some of the energy, the glass will be heated and will radiate a portion of that heat into the room. In the case of interior devices, (drapes, shades, interior shutters, blinds, etc.) the solar energy is still entering the room, heating the shading device, and then radiating a portion of that heat into the interior of the house. When an exterior shading device is used, it blocks most of the heat energy before it enters the

room and any radiation is kept on the outside and does not enter the room. By keeping the rays of the sun from entering the room, the solar screen will protect your furniture, drapes and carpeting from the harmful rays of the sun. Independent laboratory tests have shown that solar screens effectively block 90-95% of the solar heat rays. These tests also show that solar screens can reduce your air conditioning costs by 25-40%. No interior shading device can provide the efficiency that you get from external solar screens. The Solar Screen gives you all this efficiency and still allows a clear view through your window. It can also be retracted so that it is completely out of view when that is the effect you wish to have. Visit our showroom and see for yourself what this product can do for you, or call for an appointment and have a sales consultant visit your home.





SUN & SHADE

www.txsunandshade.com
 512-402-0990
 11813 Bee Caves Rd, Austin, Texas 78738

Quote TSSQ1745

Valid through November 30, 2019

Prepared For:
 Belvedere Amenity Center
 Lee Blanton
 Phone: 713-818-7090
 17400 Flagler Dr
 Austin, TX 78738
 blanton8309@att.net

Prepared By:
 Sean Scheepertly
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 Email: sean@txsunandshade.com

For the full presentation proposal, [click here](#) to view or download the PDF version of this quote. You can sign and fax this in, or you can save time by simply electronically accepting this quote below.

Line Item Detail

Qty	Description	Picture	Unit Price	Ext Price
3	Exterior Free Hanging Screen 11' x 11' 5.0% Discount Motorized RTS FABRIC: 95% Solar; Color: TBD		\$17,910.00	\$53,730.00
2	Exterior Free Hanging Screen 10' x 10' 5.0% Discount Location: Next to Fireplace Motorized RTS FABRIC: 95% Solar; Color: TBD		\$27,900.00	\$55,800.00
1	Exterior Free Hanging Screen 10' x 8' 5.0% Discount Location: Behind Grill Motorized RTS FABRIC: 95% Solar; Color: TBD		\$12,600.00	\$12,600.00
1	5 Channel Remote (No LCD) Large		\$0.00	\$0.00
1	Installation		\$1,959.38	\$1,959.38
1	Base Electrical Wiring		\$0.00	\$0.00

Deposit Required: \$14,054.69 **SubTotal: \$26,150.00**
 Shipping: \$0.00
 Tax: \$1,959.38
Total: \$28,109.38

Payment Options

Credit Card Purchase (deposit amount \$14,054.69)

\$14,054.69
deposit payment
(Quote Total \$28,109.38)

Check Purchase (deposit amount \$14,054.69)

\$14,054.69
deposit payment
(Quote Total \$28,109.38)

Ready to Accept?

Order Confirmation

We reserve the right to cancel orders arising from errors, inaccuracies, or omissions.

I agree to the terms and conditions of the above document and PDF attachment with an electronic signature below.

IP Address 70.112.219.2

PO Number
(Optional: Enter PO Number as your reference only)

Comments

Email Address

Printed Name

Signature

(Note: After accepting you will have the opportunity to provide payment.)

Have Questions?

Not Ready To Accept? Have Questions?

(Note, you will receive a copy of your message by email.)

No questions posted yet.

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QUOTE

TEXAS SUN & SHADE
 11913 Bee Caves Rd, Austin, Texas 78738
 T. 512-402-0990 F. 512-402-0991

Number TSSQ1745
 Date Oct 1, 2019

Sold To

Job Site Address

Your Sales Rep

Belvedere Amenity Center
 Lee Blaton
 17400 Flagler Dr
 Austin, TX 78738

Sean Schepperly
 512-402-0990
 sean@txsunandshade.com

Phone 713-818-7090
Fax

Phone
Fax

Job Name

Line	Qty	Description	Unit Price	Ext. Price
1	6	Exterior Free Hanging Screen 8' X 11'	\$2,900.00	\$17,400.00
2		5.0% Discount		-\$870.00
		<i>Motorized Rts</i>		
		<i>Fabric: 95% Solar, Color: Tbd</i>		
3	2	Exterior Free Hanging Screen 6' X 10'	\$2,500.00	\$5,000.00
4		5.0% Discount		-\$250.00
		<i>Location: Next To Fireplace</i>		
		<i>Motorized Rts</i>		
		<i>Fabric: 95% Solar, Color: Tbd</i>		
5	1	Exterior Free Hanging Screen 8" X 8"	\$2,600.00	\$2,600.00
6		5.0% Discount		-\$130.00
		<i>Location: Behind Grill</i>		
		<i>Motorized Rts</i>		
		<i>Fabric: 95% Solar, Color: Tbd</i>		
7	1	5 Channel Remote --no Charge	\$0.00	\$0.00
8	1	Installation	\$2,000.00	\$2,000.00
9	1	Basic Electrical Wiring	\$400.00	\$400.00

Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin TX 78711,
 1-800-803-9202, 512-463-6599; website: www.license.state.tx.us/complaints

Line	Qty	Description	Unit Price	Ext. Price
------	-----	-------------	------------	------------

SubTotal	\$26,150.00
Tax	\$1,959.38
Shipping	\$0.00

Terms:
50% down 50% on completion

Total	\$28,109.38
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Deposit Required	\$14,054.69
-------------------------	--------------------

Signature: _____

Date: _____

Texas Sun & Shade Warranty

Warranty:

Texas Sun & Shade warrants its products and workmanship to be free from defects under normal and proper use.

- A. Aluminum parts are guaranteed against manufacturing defects for five (5) years.
- B. Fabrics are guaranteed against excessive fading or rotting for five (5) years.
- C. Electric motors are guaranteed against failure from normal use for five (5) years.
- D. Electronics are guaranteed against failure from normal use for five (5) years.
- E. Texas Sun & Shade guarantees installation labor for one (1) year.
- F. Some selected hardware comes with a ten (10) year warranty.
- G. Rolling shutters are guaranteed against failure from normal use for two (2) years.

Warranty Exclusions:

- A. Void if product and installation is not paid for as per contract.
- B. Void if damage occurs from weather conditions including storms, wind, hail, rain, snow and lightning or during use for which the product was not intended.
- C. Void if fabric is not cleaned regularly.
- D. Void if product is damaged by acts of nature including insects, rodents or other naturally occurring events.

Warranty Limitations:

- A. Repairs or electrical work performed on installations outside the normal area will be subject to an additional charge of _____ plus an hourly labor rate.
- B. Installation labor guaranty does not include rental of booms, lifts, scaffolding or other extraordinary installation equipment after the initial installation.
- C. Installation labor does not include awning pitch adjustments or location change.

Warranty Claims:

All warranty claims must be submitted to Texas Sun & Shade in writing to: Texas Sun & Shade - 11813 Bee Caves Road, Austin, Texas 78738

Terms & Conditions

Terms of Payment:

All estimates expire 30 days from the date of quotation, unless otherwise specified. A 50% deposit is required to execute order, with the balance for merchandise and labor due immediately upon completion of work. In the event that the Buyer wants to postpone the delivery date of a previously accepted order, Texas Sun & Shade, on its sole discretion, reserves the right to approve such postponement. Authorized orders are final and binding. Custom products are not subject to cancellations, returns or refunds. Any alterations or deviations from the original order involving extra costs will become an extra charge over and above the estimate.

Delivery:

Unless otherwise specified, shipping dates provided by Texas Sun & Shade at the request of Buyer are approximate. Upon receipt of an order and deposit, Texas Sun & Shade will proceed in an expeditious manner to accomplish installation or delivery within the proposed timeline. However, all orders may be subject to delay or failure of delivery due to strikes, lock outs, fires, floods, storms, natural disaster, production schedules, change orders or other causes beyond our control. Deviation from estimated shipping schedules shall not entail penalties or damages, nor shall it be an acceptable ground for cancellation of the order.

Labor:

Licensed electricians will consult with customer to determine final installation details. In the event that it is not reasonable to hide wires inside walls or attic, or other custom electrical work is required, customer will be charged an hourly labor rate. Additional labor over and above standard installation is not included and will be charged an hourly rate.

Buyer's Rights and Responsibilities

If the Buyer cancels this order, Texas Sun & Shade may elect to retain the deposit as liquidated damages. This right shall not prevent Seller from pursuing any other remedy available by law. Should either party be required to institute a legal action to enforce this agreement, the prevailing party shall be entitled to its reasonable attorney's fees and costs. The laws of Texas will govern this agreement and the venue will be Austin, Texas.

Buyer accepts full responsibility for specifying the location and dimensions of the product. Any building permits, licensing from local government authorities, or approval of property owners, tenants, or associations required are the responsibility of Buyer along with any costs associated with obtaining any such approvals. If the permits or licenses are denied for any reason, Buyer is still responsible for all financial and other obligations pursuant to this agreement. Texas Sun & Shade is not responsible for determining code compliance of the existing building, including electrical service or the existence of building setbacks, boundary lines, easements, or any other restrictions, which would affect the installation of the product. Any corrective work needed is the responsibility of Buyer.

Buyer is responsible for annual inspection and maintenance of the product including cleaning, mounting hardware, fasteners and caulked areas.