

Act had been conducted for the quarter ending December 31, 2018, and that the Board had earned \$3,117.53 in interest in the last quarter. Mr. Monzingo reviewed the bank account balances, the invoices, and the property tax report with the Board.

Next, Mr. Monzingo proceeded to give the Board a brief overview of an alternative investment mechanism, TexPool, and presented the Board with an informative handout, provided as **Exhibit C**. Mr. Monzingo proposed that a discussion of TexPool be added to the next month's agenda for the Board's consideration as to whether to invest money in this governmental pooling program.

Director Clifford inquired regarding Murfee Engineering's invoice for Additional Services. After discussion, the Board requested that (i) invoices for additional services be separated by project and (ii) pre-approval of a specified maximum amount for any additional services be obtained from the Board so there was a clear understanding whether services being provided were Base Engineering Services (i.e., included within the \$1500 per month base fee) or additional services for an additional fee. Director Golde inquired about the USFWS buffer zone research done by Lloyd Gosselink as noted on its invoice. Discussion ensued among the Board and Ms. Albright regarding the findings of the research and Ms. Albright committed to share the information prepared with all of the Directors. **Upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried by the Board members present, the Board approved the Bookkeeper's Report, the payment of invoices, any necessary transfers, and the investment report as detailed in Exhibit B.**

The next item to come before the Board was to discuss, consider, and take action on the appointment of liaisons between the Board and the HOA. Director Clifford shared a proposal of the liaison relationships and parameters. Director Golde suggested that a resolution be drafted based on Director Clifford's proposal. Director Golde asked Ms. Albright to draft the proposed resolution to be addressed as an agenda item for the next Board meeting.

The next item to come before the Board was to discuss, consider, and take action regarding provision of solid waste collection and disposal services to the District. Director Golde relayed to the Board that Director Koerner was anticipating a bid from another company and that he would share it at the next meeting.

The Board next addressed the Engineering Report from Murfee Engineering, including drainage facilities, maintenance, and repair. Mr. Parker presented a copy of the report, provided as **Exhibit D**. Mr. Parker recapped the Board's request of a written report of the improvements to the Carlton Ridge Trail. Mr. Parker presented a letter in the form of that report provided as **Exhibit E**. Discussion ensued regarding the path forward for the improvement of the trail.

Next, Mr. Parker addressed Mr. Greene's drainage issue brought forth during the previous Board meeting. Mr. Parker stated that he had made some calculations and had a tentative proposal. Director Golde requested that Mr. Parker calculate the amount of water coming off of the road to assess whether the issue could be resolved with alterations to the drainage adjacent to the road. Discussion ensued as to the scope of the District's role in this project. The Board and Mr. Greene

agreed to the first step of assessing the amount of water coming off of the street and how it affected the lot belonging to Mr. Greene.

The next item to come before the Board was to discuss, consider, and take action on Amenity Center Lot improvements. Mr. Blanton presented the report provided as **Exhibit F**. Mr. Blanton used the report to illustrate the various timelines and expenditures associated with the project, and requested and gained approval (i) to handle the improvements as 3 separate projects (parking lot, storage building and landscaping), (ii) to conduct the bidding process concurrently with waiting for the applicable permits and (iii) to seek consent from the HOA for construction of these improvements as required by the Easement granted by the HOA based on plans as approved by the subcommittee.

Next, Mr. Malish discussed the preparation of an advertisement for the bidding process, along with the contract documents for which Murfee Engineering was responsible. Mr. Malish stated that the Board could not award a bid without the necessary permit(s); after the bids were evaluated, Mr. Malish would make a recommendation to the Board, at which point the Board would make the final decision to award the contract.

Next, Mr. Blanton and the Board discussed various documents and elements relating to the parking lot, including light fixtures. Director Clifford led a discussion regarding the circumstances under which the lights would be illuminated. Director Golde suggested and the Board agreed that the design and choice of light fixtures would be handled by the subcommittee. Ms. Albright flagged for the Board that the schedule of future meetings might need adjustment to ensure that the full Board was present for the contract award decision.

Next, Mr. Malish discussed the cost implications of the construction schedule. He then discussed pre-bid meetings and the benefits of a mandatory versus non-mandatory pre-bid meeting, ultimately recommending a non-mandatory pre-bid meeting. Mr. Malish recommended that the pre-bid meeting be held at Murfee's offices and that the contractors be given the option to see the site in person on the day of the pre-bid meeting. Mr. Malish next discussed the amount of liquidated damages for a project delay to be included in the contract and recommended that the amount be set at \$150/day. The Board unanimously agreed to proceed with Mr. Malish's recommendations.

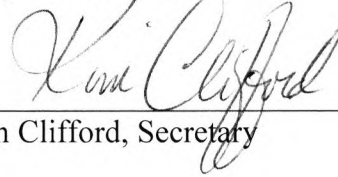
Next, Mr. Parker updated the Board on the timeline for the review of the site line easement by the county. Mr. Parker also addressed the timeline and contracts associated with Method Architecture's services.

The Board next considered reimbursements to the HOA under the Joint Maintenance Agreement. Ms. Albright detailed her conversation with Mr. Greene regarding the Joint Maintenance Agreement and the HOA's proposed adjustment in accounting.

The Board next discussed the legislation impacting the District in the 86th Legislative Session. Ms. Albright stated that Ms. Perrin and Ms. Albright would monitor legislation that would affect the District. Ms. Albright requested that this be added to the agenda as a standing item for future updates during the session. Ms. Albright offered to prepare a memo at the end of the session to summarize legislation that might affect conduct of District business.

Upon motion made by Director Bryson, seconded by Director Clifford, and unanimously carried by the Board members present, the meeting was adjourned at 7:50 p.m.

PASSED, APPROVED AND ADOPTED THIS 19th day of March 2019.



Kim Clifford, Secretary

A

The next item to come before the Board was to discuss, consider, and take action to approve the minutes of the December 18, 2018 regular meeting. **Upon motion by Director Koerner, seconded by Director Ubertini, and unanimously carried by the Board members present, the Board approved the minutes of the December 18, 2018 regular meeting as provided as Exhibit A.**

The next item to come before the Board was to consider the audit of the District's financial records for the period ending September 30, 2018. Mr. West directed the Board to the report provided as Exhibit B. Director Koerner inquired about interest increases and how the value of water and drainage systems were evaluated, to which Mr. West stated that the number used was based on what the District had paid for these assets. Director Clifford suggested that the verb tense and wording of future reports regarding the relationship with the Developer be modified to reflect that all of the bonds had been issued and facilities conveyed. Mr. West proceeded to review the general funds, debts service fund, and the capital bonds fund; the District's budget, assets values, tax rates set by the Board each year; and the Board's borrowing rate. It was noted that the required filing of the audit report with the TCEQ and the Texas Comptroller's office would be completed by Stefanie Albright. **Upon motion by Director Ubertini, seconded by Director Bryson, the Board unanimously approved the audit of the District's financial records for the period ending in September 30, 2018, as detailed in Exhibit B and requested Lloyd Gosselink complete the necessary filings.**

The next item to come before the Board was to consider the Bookkeeper's Report, including the payment of invoices, coordination on bookkeeping matters, and CD investments. Mr. Monzingo presented the report provided as Exhibit C. Mr. Monzingo stated that once the invoices were paid and the transfer to the debt service fund was completed, the cash balance of the general fund would be \$718,868.30, and the capital projects fund would contain \$258,068.76. Mr. Monzingo noted that bond payments were due on February 1st and would need approval prior to the next meeting. Finally, Director Golde verified details relating to Lloyd Gosselink's invoice with Ms. Kalisek. **Upon motion by Director Clifford, seconded by Director Ubertini, and unanimously carried by the Board members present, the Board approved the Bookkeeper's Report, the payment of invoices, and the bond payments as detailed in Exhibit C.**

Director Clifford inquired whether there would be a discussion regarding potential CD investments as suggested at the December meeting. Mr. Monzingo recommended postponing such a discussion until after completion of the capital projects when there would be more information regarding the balance of operating funds that would be available to invest.

Director Koerner informed the Board that no action was needed regarding the next agenda item, i.e., the Second Amendment to Agreement for Municipal Solid Waste Collection and Disposal Services with Texas Disposal Systems, as this was previously approved by the Board. Director Koerner noted that the Budget Committee had reached out to various solid waste disposal companies for proposals and Director Golde suggested additional companies to pursue.

The Board next addressed the Engineering Report from Murfee Engineering, including drainage facilities, maintenance, and repair. Mr. Parker presented a copy of the report, provided as

Exhibit D. Mr. Parker stated that Mr. Blanton on behalf of the HOA requested that the construction entrance and the limits of construction be moved so that all of the construction activity would remain on Lot 1. Director Clifford inquired as to the regulations for non-residential structures. Discussion ensued as to such regulations, in addition to those applicable to fire hydrants and fire lanes. Mr. Parker recommended parking bumpers for the proposed parking lot. Mr. Parker stated that the sight-line easement had been approved by the HOA and would be sent to Travis County for approval. Mr. Parker then discussed a tentative timeline for the remaining construction tasks, ending with a final walkthrough anticipated for September 11th.

Next, Director Golde informed the Board that he had directed Murfee Engineering to review certain drainage areas where erosion was occurring and to provide the Board with options on how to address these issues. Director Golde also noted that he had requested that Mr. Malish provide the Board with options on how to deal with rain impacts on Carlton Ridge Trail as well as with culvert issues along Shady Trail and Lower Pond Trail.

Director Clifford stated that with substantial completion of the design phase of the capital projects it seemed appropriate that a project management subcommittee, consisting of an HOA member and a MUD Board member, be approved. Such subcommittee would be authorized to oversee finalizing the site plan, building design, permits, and contact solicitation as well as planning and executing the capital projects construction and managing the relationships with and expectations of all stakeholders, including providing appropriate updates. The Board reaffirmed that Murfee Engineering was the project manager and then discussed the implications for communication and efficiency, along with advantages and disadvantages of the proposed project management subcommittee. Director Clifford read an email she had requested and received from the Board attorney, Stefanie Albright, stating that a MUD Board subcommittee could include a member who is not a MUD Board director. **Upon motion by Director Clifford, seconded by Director Ubertini, the Board approved the new committee, to consist of Director Bryson and Mr. Blanton. The motion passed with Directors Clifford, Ubertini, and Bryson voting yes, and Directors Koerner and Golde voting no.**

Next, Mr. Parker addressed Mr. Greene's drainage issue brought forth during public comment. Mr. Parker agreed to make a site visit to assess the drainage system currently in place. The Board, Mr. Greene, and Mr. Parker discussed possible solutions to resolve the issue. Director Golde asked about and Ms. Kalisek addressed the extent to which it was appropriate for the District to be involved. Ms. Kalisek affirmed that it was appropriate for the Board to elicit an analysis from Mr. Parker as to the impact of the District's drainage facilities' design on the situation and recommendations related to any changes thereto. Director Golde suggested that Mr. Greene work with Mr. Parker and Director Bryson and report back to the Board for approval of recommendations regarding the District's drainage facilities.

Mr. Parker then updated the Board on the drainage project for Carlton Ridge Trail. Mr. Parker conveyed the outcome of surveying completed as well as Mr. David Malish's recommendation for the District to add granite to raise the elevation of the trail in certain areas.

The Board next considered current and proposed facilities owned or maintained by the District. Director Ubertini reviewed the handling of electrical bills under the Joint Maintenance

Agreement (JMA) and proposed changes so that certain electric bills would be paid directly by the District rather than under the JMA. The Board agreed to have Director Ubertini address this concept with the HOA and report back to the Board at the next meeting.

Finally, Director Golde presented to Murfee Engineering a list of miscellaneous items regarding the capital projects (i.e., double pipe for the septic line under the parking lot, location of the fiber optic cable to the Amenity Center, parking lot lighting, electric power requirements and types of curbs for the proposed parking lot) that had been previously discussed by the Board at various times to ensure that these items were not overlooked.

Upon motion made by Director Koerner, seconded by Director Ubertini, and unanimously carried by the Board members present, the meeting was adjourned at 8:13 p.m.

PASSED, APPROVED AND ADOPTED THIS 19th day of February, 2019.

Kim Clifford, Secretary

B

**BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: FEBRUARY 19, 2019**

GENERAL FUND CHECKING ACCOUNT BALANCE AS OF 1/31/19 **\$ 489,038.84**

Revenue:

Deposit Date	Description	Amount
		\$ -
		\$ -
	Cash Balance Before Expenditures	\$ 489,038.84

Expenditures:

Check Number	Description	Amount
1092	Montoya & Monzingo LLP Accounting Fees	\$ 1,200.00
1093	Belvedere HOA Amenity Center Operations	\$ 7,874.00
1094	Lloyd Gosselink Legal Fees	\$ 7,178.94
1095	Murfee Engineering Company Engineering Fees	\$ 3,375.00
1096	Murfee Engineering Company Engineering Fees	\$ 1,500.00
Transfer	Belvedere - Money Market	\$ 170,000.00
Transfer	Belvedere - Debt Service Property Taxes	\$ 159,340.80
Transfer	Belvedere - Debt Service Property Taxes	\$ 120,305.17
	Total Expenditures	\$ 470,773.91

ENDING GENERAL FUND CHECKING ACCOUNT BALANCE AS OF FEBRUARY 19, 2019 **\$ 18,264.93**

GENERAL FUND MONEY MARKET ACCOUNT - UNRESERVED **\$ 149,973.07**

Deposit	Transfer from General Fund Checking	\$ 170,000.00
	Total Deposit	\$ 170,000.00

ENDING GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 319,973.07**

TOTAL GENERAL FUND OPERATING CASH - UNRESERVED **\$ 338,238.00**

GENERAL FUND - MONEY MARKET ACCOUNT - OPERATING RESERVES **\$ 480,000.00**

TOTAL GENERAL FUND CASH BALANCE **\$ 818,238.00**

TOTAL CASH BALANCE - CAPITAL PROJECTS **\$ 258,540.22**

CASH BALANCE - DEBT SERVICE FUND **\$ 243,816.79**

Deposits	Property Taxes	\$ 159,340.80
	Property Taxes	\$ 120,305.17
	Total Deposits:	\$ 279,645.97

ENDING CASH BALANCE - DEBT SERVICE FUND **\$ 523,462.76**

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended February 19, 2019
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	2018 Annual Budget	2018 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 233,238	\$ 124,384	\$ 108,854	\$ 298,522	\$ (65,284)
Interest Income	2,535	1,250	1,285	3,000	(465)
Total Revenues	235,773	125,634	110,139	301,522	(65,749)
<u>Expenditures</u>					
Solid Waste Disposal	21,348	22,500	1,152	45,000	23,652
Legal Fees	16,869	22,917	6,048	55,000	38,131
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	6,000	6,000	-	14,400	8,400
Engineering Fees	9,470	7,500	(1,970)	18,000	8,530
Engineering Fee - Drainage Maintenance	-	6,250	6,250	15,000	15,000
Amenity Center Operations	14,531	27,083	12,552	65,000	50,469
Amenity Center Maintenance	-	5,000	5,000	5,000	5,000
Amenity Center Landscaping	-	8,333	8,333	20,000	20,000
Amenity Center Improvements - Engineering	-	10,417	10,417	25,000	25,000
Amenity Center Improvements - Consultants	-	8,333	8,333	20,000	20,000
Amenity Center Improvements - Construction	-	27,083	27,083	65,000	65,000
Drainage Maintenance	-	8,333	8,333	20,000	20,000
Insurance	1,372	1,667	295	4,000	2,628
Tax Appraisal and Collection Fees	788	2,083	1,295	5,000	4,212
Bank Charges	-	83	83	200	200
Other Fees	-	42	42	100	100
Newspaper notices	-	833	833	2,000	2,000
Total Expenditures	77,878	171,958	94,080	386,200	308,322
Projected Excess Revenue Over Expenditures	\$ 157,895	\$ (46,324)	\$ 204,219	\$ (84,678)	\$ 242,573

Belvedere MUD
Capital Projects Fund

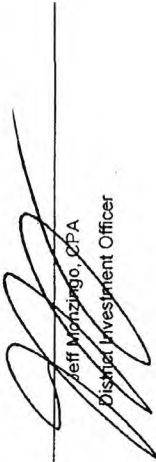
Check Number	Date	Payee	Amenity Center Improvements	Trail Improvements	Surplus Funds	Surplus Funds Interest Earnings	Total
Beginning Cash Balance			\$ 210,000.00	\$ 40,000.00	\$ 92,247.00	\$ 5,050.40	\$ 347,297.40
1051	07/17/18	T Bar M Land Services, LLC	-	-	(18,575.00)	-	(18,575.00)
	08/31/18	Interest 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)
	09/30/18	Interest earned	-	-	-	167.36	167.36
Transfer	10/16/18	Engineering fees	(4,207.63)	-	-	-	(4,207.63)
1074	10/16/18	Method Architecture	(7,410.00)	-	-	-	(7,410.00)
Transfer	10/16/18	JBS & TexaScape (maint)	-	-	(23,940.00)	-	(23,940.00)
	10/22/18	Bond expense refund	-	-	-	153.19	153.19
	10/31/18	Interest earned	-	-	-	234.77	234.77
	11/30/18	Interest earned	-	-	-	244.12	244.12
	12/31/18	Interest earned	-	-	-	223.57	223.57
	01/31/19	Interest earned	-	-	-	247.89	247.89
Ending Cash Balance			\$ 168,645.46	\$ 40,000.00	\$ 43,347.00	\$ 6,547.76	\$ 258,540.22

Belvedere Municipal Utility District
Investments as of December 31, 2018

Fund	Financial Institution	Investment	Account Number	Book Value Ending 11/30/18	Market Value Ending 11/30/18	Book Value Ending 12/31/18	Market Value Ending 12/31/18	Yield	Income for Month	Purchase Date	Purchase Price	Maturity date
Operating	ABC Bank	Money Market Deposit Account	XXXX91	\$ 628,700.38	\$ 628,700.38	\$ 629,304.97	\$ 629,304.97	1.22%	\$ 604.59	N/A	N/A	N/A
Operating	ABC Bank	Public Funds Checking	XXXX51	\$ 70,285.78	\$ 70,285.78	\$ 262,176.66	\$ 262,176.66	N/A		N/A	N/A	N/A
Debt Service	ABC Bank	Money Market Deposit Account	XXXX78	\$ 311,824.76	\$ 311,824.76	\$ 312,094.89	\$ 312,094.89	1.10%	\$ 270.13	N/A	N/A	N/A
Capital Projects	ABC Bank	Money Market Deposit Account	XXXX86	\$ 258,068.76	\$ 258,068.76	\$ 258,292.33	\$ 258,292.33	1.10%	\$ 223.57	N/A	N/A	N/A

Total investment return for the quarter ending December 31, 2018 was \$3,117.53 and is in line with budgetary expectations. There are no changes to market, economic, and investment conditions that would require any changes to investment strategy.

This report is submitted in accordance with the Public Funds Investment Act and the District's investment policy.



Jeff Monzingo, CPA
District Investment Officer

Belvedere Municipal Utility District
Balance Sheet
As of February 19, 2019

	Feb 19, 19
ASSETS	
Current Assets	
Checking/Savings	
CASH	
Money Market - ABC Bank	799,973.07
Checking Account - ABC Bank	18,264.93
Total CASH	818,238.00
Total Checking/Savings	818,238.00
Accounts Receivable	
Taxes Receivable	45,419.67
Total Accounts Receivable	45,419.67
Other Current Assets	
Due From Capital Projects	3,237.50
Total Other Current Assets	3,237.50
Total Current Assets	866,895.17
TOTAL ASSETS	866,895.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	45,419.67
Total Other Current Liabilities	45,419.67
Total Current Liabilities	45,419.67
Total Liabilities	45,419.67
Equity	
Unassigned	663,581.32
Net Income	157,894.18
Total Equity	821,475.50
TOTAL LIABILITIES & EQUITY	866,895.17

Belvedere Municipal Utility District
Profit & Loss
 October 1, 2018 through February 19, 2019

	Oct 1, '18 - Feb 19, 19
Ordinary Income/Expense	
Income	
Interest Income	2,535.05
Income	
Property Taxes	233,238.18
Total Income	233,238.18
Total Income	235,773.23
Expense	
Amenity Center Operations	14,531.00
Audit Fees	7,500.00
Bookkeeping Fees	6,000.00
Engineering	
Engineering Design - Amenity	0.00
District Engineering	9,470.00
Total Engineering	9,470.00
Insurance	1,372.73
Legal Fees	
Legal Fees	16,869.33
Total Legal Fees	16,869.33
Collection and Appraisal Fees	788.48
Waste Disposal	21,347.51
Total Expense	77,879.05
Net Ordinary Income	157,894.18
Net Income	157,894.18

Belvedere MUD - Capital Projects Fund
Balance Sheet
As of February 19, 2019

	Feb 19, 19
ASSETS	
Current Assets	
Checking/Savings	
Cash	258,540.22
Total Checking/Savings	258,540.22
Total Current Assets	258,540.22
TOTAL ASSETS	258,540.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Operating	3,237.50
Total Other Current Liabilities	3,237.50
Total Current Liabilities	3,237.50
Total Liabilities	3,237.50
Equity	
Restricted	257,436.68
Net Income	-2,133.96
Total Equity	255,302.72
TOTAL LIABILITIES & EQUITY	258,540.22

Belvedere MUD - Capital Projects Fund
Profit & Loss
October 1, 2018 through February 19, 2019

	<u>Oct 1, '18 - Feb 19, 19</u>
Ordinary Income/Expense	
Income	
Bond Expense Refund	153.19
Total Income	153.19
Gross Profit	153.19
Expense	
Amenity Center Improvements	3,237.50
Total Expense	3,237.50
Net Ordinary Income	-3,084.31
Other Income/Expense	
Other Income	
Interest Income	950.35
Total Other Income	950.35
Net Other Income	950.35
Net Income	<u><u>-2,133.96</u></u>

Belvedere MUD-Debt Service Fund
Balance Sheet
As of February 19, 2019

	<u>Feb 19, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash	
MUD Debt Service Fund	523,462.76
Total Cash	523,462.76
Total Checking/Savings	523,462.76
Accounts Receivable	
Taxes Receivable	60,186.35
Total Accounts Receivable	60,186.35
Total Current Assets	583,649.11
TOTAL ASSETS	583,649.11
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	60,186.35
Total Other Current Liabilities	60,186.35
Total Current Liabilities	60,186.35
Total Liabilities	60,186.35
Equity	
Restricted	306,809.01
Net Income	216,653.75
Total Equity	523,462.76
TOTAL LIABILITIES & EQUITY	583,649.11

Belvedere MUD-Debt Service Fund
Profit & Loss
October 1, 2018 through February 19, 2019

	<u>Oct 1, '18 - Feb 19, 19</u>
Ordinary Income/Expense	
Income	
Tax Revenue	310,947.95
Total Income	310,947.95
Expense	
Bank Service Charges	72.00
Interest Expense	94,340.63
Paying Agent Fee	1,000.00
Total Expense	95,412.63
Net Ordinary Income	215,535.32
Other Income/Expense	
Other Income	
Interest Income	1,118.43
Total Other Income	1,118.43
Net Other Income	1,118.43
Net Income	<u>216,653.75</u>

Montoya & Monzingo, LLP

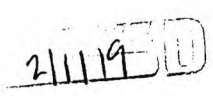
P.O. Box 2029
Pflugerville, TX 78691
(512) 251-5668

Invoice

Date	Invoice #
02/01/2019	23071

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

Terms
Due on receipt

Description	Amount
February 2019 accounting services.	1,200.00
	
Thank you for your business.	Total \$1,200.00

**BELVEDERE HOMEOWNERS ASSOC.
INVOICE - Q4 2018**

QUARTERLY MAINTENANCE AGREEMENT DUE FROM MUD TO HOA

<u>Expense</u>	<u>October 2018</u>	<u>November 2018</u>	<u>December 2018</u>	<u>Quarter Total</u>	<u>%</u>	<u>Due from MUD</u>
Electric Service	1,923	725	707	3,354	33.0%	1,107
Water Service	3,758	223	471	4,453	33.0%	1,469
Telephone Service	821	456	828	2,105	66.0%	1,389
Amenity Center Cleaning	460	345	575	1,380	100.0%	1,380
Amenity Center Supplies	407	252	1,388	2,046	100.0%	2,046
Common Area Maintenance	831	252	983	2,067	33.0%	682
Landscape Contract	-	-	-	-	28.5%	-
Landscape Improvements	-	-	-	-	28.5%	-
	<u>8,201</u>	<u>2,252</u>	<u>4,952</u>	<u>15,405</u>		<u>8,074</u>
Amenity Center Rentals	-	(100.00)	(100.00)	(200)	100.0%	<u>(200)</u>
TOTAL DUE						<u>7,874</u>

2/10/19



Murfee Engineering Company

Belvedere Municipal Utility District
c/o Montoya & Monzingo, LLP
via email: Jeff Monzingo jeff@jeffmcpa.com
cc: Michele michele@jeffmcpa.com

Invoice number 40405
Date 02/12/2019

Project 17031 Belvedere Municipal Utility District

Professional Engineering Services Rendered Through January 27, 2019

Description

ADDITIONAL SERVICES REQUESTED BY CLIENT

Carlton Ridge Trail; Bellanca:
Field measured trail construction, identified sites for drainage improvements, provided recommendations for trail improvements,
revised drainage along Bellanca, identified watershed, calculated flow rates, sized drainage channel, provided recommendations.

Total

PROFESSIONAL FEES

17031-30 Additional Services Requested by Client

Table with 4 columns: Role, Hours, Rate, Billed Amount. Rows include Principal (David Malish), Engineering Technician II (John Blake), Engineering Technician I (Evan Parker), and Senior CAD Design Technician (Lana D. Denkeler, Mark L. Harrin). Includes a subtotal for Professional Fees.

Invoice total 3,375.00



Murfee Engineering Company

Belvedere Municipal Utility District
c/o Montoya & Monzingo, LLP
via email: Jeff Monzingo jeff@jeffmcpa.com
cc: Michele michele@jeffmcpa.com

Invoice number 40406
Date 02/12/2019

Project 17031 BELVEDERE MUNICIPAL UTILITY DISTRICT

Professional Engineering Services Rendered Through January 27, 2019

Attendance at District Board Meeting
Meeting preparation
Spent 38.25 hours of staff time on Amenity Center Site Plan - Addressing comments, providing drawings, site visits, and plan edits.
Interfacing with Board members and HOA project related members.
Evaluate drainage issues

Description	Contract Amount	Prior Billed	Current Billed
17031-11 District Engineering Oct 2018 to Sept 2019	18,000.00	4,500.00	1,500.00
Total	18,000.00	4,500.00	1,500.00

Invoice total 1,500.00

MONTOYA & MONZINGO, LLP
CERTIFIED PUBLIC ACCOUNTANTS

P.O. BOX 2029
203 RAILROAD AVE. N.
PFLUGERVILLE, TX 78691-2029
PH (512) 251-5668
FAX (512) 990-5391

February 19, 2019

American Bank of Commerce
Attn: Stephanie Reutter
10920 Lakeline Mall Drive
Suite 100
Austin, TX 78717

RE: Belvedere MUD
Operating # 4124251
Operating Money Market # 4135091

Please transfer \$170,000.00 from the Operating Checking account #4124251 to the Operating Money Market account #4135091.

Thank you,

Director

Director

Director

MONTOYA & MONZINGO, LLP
CERTIFIED PUBLIC ACCOUNTANTS

P.O. BOX 2029
203 RAILROAD AVE. N.
PFLUGERVILLE, TX 78691-2029
PH (512) 251-5668
FAX (512) 990-5391

February 19, 2019

American Bank of Commerce
Attn: Stephanie Reutter
10920 Lakeline Mall Drive
Suite 100
Austin, TX 78717

RE: Belvedere MUD
Operating # 4124251
Debt Service Money Market # 4124278

Please transfer \$159,340.80 from the Operating Checking account #4124251 to the Debt Service Money Market account #4124278.

The transfer is to satisfy interest and sinking fund requirements for the bonds that have been issued.

Thank you,

Director

Director

Director

MONTOYA & MONZINGO, LLP
CERTIFIED PUBLIC ACCOUNTANTS

P.O. BOX 2029
203 RAILROAD AVE. N.
PFLUGERVILLE, TX 78691-2029
PH (512) 251-5668
FAX (512) 990-5391

February 19, 2019

American Bank of Commerce
Attn: Stephanie Reutter
10920 Lakeline Mall Drive
Suite 100
Austin, TX 78717

RE: Belvedere MUD
Operating # 4124251
Debt Service Money Market # 4124278

Please transfer \$120,305.17 from the Operating Checking account #4124251 to the Debt Service Money Market account #4124278.

The transfer is to satisfy interest and sinking fund requirements for the bonds that have been issued.

Thank you,

Director

Director

Director



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2278372

Date 1/31/19
Primary Account

Page 1

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

* 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	7
Account Number	[REDACTED]	Statement Dates	1/01/19 thru 1/31/19
Previous Balance	262,176.66	Days in the Statement Period	31
21 Deposits/Credits	278,860.34	Average Ledger Balance	363,187.07
7 Checks/Debits	51,998.16	Average Collected	363,187.07
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	489,038.84		



Deposits And other Credits

Date	Description	Amount
1/02	PPD F746000192	35,125.55
	CONS PAY PT CLEARING	
1/03	PPD F746000192	8,535.87
	CONS PAY PT CLEARING	
1/04	PPD F746000192	10,503.55
	CONS PAY PT CLEARING	
1/07	PPD F746000192	3,908.75
	CONS PAY PT CLEARING	
1/08	PPD F746000192	9,365.19
	CONS PAY PT CLEARING	
1/09	PPD F746000192	12,078.92
	CONS PAY PT CLEARING	

NOTICE: SEE REVERSE SIDE FOR DISCLOSURE

Member FDIC Equal Housing Lender

FORM NO. V5-106C
2167



Date 1/31/19
Primary Account

Page 2

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

Business Checking Public Funds (Continued)

			Deposits And Other Credits
Date	Description		Amount
1/10	PPD	F746000192	6,385.95
	CONS PAY	PT CLEARING	
1/11	PPD	F746000192	14,623.07
	CONS PAY	PT CLEARING	
1/14	PPD	F746000192	3,753.44
	CONS PAY	PT CLEARING	
1/15	PPD	F746000192	11,244.73
	CONS PAY	PT CLEARING	
1/16	PPD	F746000192	7,209.53
	CONS PAY	PT CLEARING	
1/17	PPD	F746000192	9,810.50
	CONS PAY	PT CLEARING	
1/18	PPD	F746000192	2,682.68
	CONS PAY	PT CLEARING	
1/22	PPD	F746000192	9,605.20
	CONS PAY	PT CLEARING	
1/23	PPD	F746000192	19,188.80
	CONS PAY	PT CLEARING	
1/24	PPD	F746000192	4,331.45
	CONS PAY	PT CLEARING	
1/25	PPD	F746000192	16,399.02
	CONS PAY	PT CLEARING	
1/28	PPD	F746000192	5,184.87
	CONS PAY	PT CLEARING	
1/29	PPD	F746000192	26,770.68
	CONS PAY	PT CLEARING	
1/30	PPD	F746000192	10,798.96
	CONS PAY	PT CLEARING	
1/31	PPD	F746000192	51,353.63
	CONS PAY	PT CLEARING	

		Checks			
Date	Check No.	Amount	Date	Check No.	Amount
1/17		26,834.35	1/17	1088	7,500.00
1/03	1084*	788.48	1/28	1089	10,960.46
1/17	1087*	1,200.00	1/22	1090	1,500.00



Date 1/31/19
Primary Account

Page 3

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

Business Checking Public Funds (Continued)

Date	Check No.	Checks Amount
1/17	1091	3,214.87

Daily Balance Summary					
Date	Balance	Date	Balance	Date	Balance
1/01	262,176.66	1/11	361,915.03	1/24	389,492.14
1/02	297,302.21	1/14	365,668.47	1/25	405,891.16
1/03	305,049.60	1/15	376,913.20	1/28	400,115.57
1/04	315,553.15	1/16	384,122.73	1/29	426,886.25
1/07	319,461.90	1/17	355,184.01	1/30	437,685.21
1/08	328,827.09	1/18	357,866.69	1/31	489,038.84
1/09	340,906.01	1/22	365,971.89		
1/10	347,291.96	1/23	385,160.69		

End Of Statement

Belvedere Municipal Utility District
Reconciliation Detail
 Checking Account - ABC Bank, Period Ending 01/31/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						262,176.66
Cleared Transactions						
Checks and Payments - 7 Items						
Check	12/18/2018	1084	Travis Central Appra...	X	-788.48	-788.48
Check	01/11/2019	1091	Lloyd Gosselink Atto...	X	-3,214.87	-4,003.35
Check	01/15/2019	Transfer	Belvedere MUD Deb...	X	-26,834.35	-30,837.70
Check	01/15/2019	1089	Texas Disposal Syst...	X	-10,960.46	-41,798.16
Check	01/15/2019	1088	West, Davis & Com...	X	-7,500.00	-49,298.16
Check	01/15/2019	1090	Murfee Engineering ...	X	-1,500.00	-50,798.16
Check	01/15/2019	1087	Montoya & Monzing...	X	-1,200.00	-51,998.16
Total Checks and Payments					-51,998.16	-51,998.16
Deposits and Credits - 21 Items						
Deposit	01/02/2019			X	35,125.55	35,125.55
Deposit	01/03/2019			X	8,535.87	43,661.42
Deposit	01/04/2019			X	10,503.55	54,164.97
Deposit	01/07/2019			X	3,908.75	58,073.72
Deposit	01/08/2019			X	9,365.19	67,438.91
Deposit	01/09/2019			X	12,078.92	79,517.83
Deposit	01/10/2019			X	6,385.95	85,903.78
Deposit	01/11/2019			X	14,623.07	100,526.85
Deposit	01/14/2019			X	3,753.44	104,280.29
Deposit	01/15/2019			X	11,244.73	115,525.02
Deposit	01/16/2019			X	7,209.53	122,734.55
Deposit	01/17/2019			X	9,810.50	132,545.05
Deposit	01/18/2019			X	2,682.68	135,227.73
Deposit	01/22/2019			X	9,605.20	144,832.93
Deposit	01/23/2019			X	19,188.80	164,021.73
Deposit	01/24/2019			X	4,331.45	168,353.18
Deposit	01/25/2019			X	16,399.02	184,752.20
Deposit	01/28/2019			X	5,184.87	189,937.07
Deposit	01/29/2019			X	26,770.68	216,707.75
Deposit	01/30/2019			X	10,798.96	227,506.71
Deposit	01/31/2019			X	51,353.63	278,860.34
Total Deposits and Credits					278,860.34	278,860.34
Total Cleared Transactions					226,862.18	226,862.18
Cleared Balance					226,862.18	489,038.84
Register Balance as of 01/31/2019					226,862.18	489,038.84
Ending Balance					226,862.18	489,038.84



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2277355

Date 1/31/19
Primary Account

Page 1

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

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

Checking Account

Account Title: Belvedere Municipal Utility District
Operating Money Market

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	1/01/19 thru 1/31/19
Previous Balance	629,304.97	Days in the Statement Period	31
Deposits/Credits	.00	Average Ledger Balance	629,304.97
Checks/Debits	.00	Average Collected	629,304.97
Service Charge Amount	.00	Interest Earned	668.10
Interest Paid	668.10	Annual Percentage Yield Earned	1.26%
Current Balance	629,973.07	2019 Interest Paid	668.10



Deposits And Other Credits		
Date	Description	Amount
1/31	Interest Deposit	668.10

Daily Balance Summary			
Date	Balance	Date	Balance
1/01	629,304.97	1/31	629,973.07

Interest Rate Summary	
Date	Rate
12/31	1.250000%

NOTICE: SEE REVERSE SIDE FOR DISCLOSURE

Member FDIC Equal Housing Lender

FORM NO. YS-1060
303

Belvedere Municipal Utility District
Reconciliation Detail
 Money Market - ABC Bank, Period Ending 01/31/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						629,304.97
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	01/31/2019			X	668.10	668.10
Total Deposits and Credits					668.10	668.10
Total Cleared Transactions					668.10	668.10
Cleared Balance					668.10	629,973.07
Register Balance as of 01/31/2019					668.10	629,973.07
Ending Balance					<u>668.10</u>	<u>629,973.07</u> <i>W</i>



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2277353
 Belvedere Municipal Utility District
 Capital Projects
 PO Box 2029
 Pflugerville TX 78691

Date 1/31/19
 Primary Account

Page 1

SR

* 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
 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	1/01/19 thru 1/31/19
Previous Balance	-258,292.33	Days in the Statement Period	31
Deposits/Credits	.00	Average Ledger Balance	258,292.33
Checks/Debits	.00	Average Collected	258,292.33
Service Charge Amount	.00	Interest Earned	247.89
Interest Paid	247.89	Annual Percentage Yield Earned	1.14%
Current Balance	258,540.22	2019 Interest Paid	247.89



Deposits And Other Credits		
Date	Description	Amount
1/31	Interest Deposit	247.89

Daily Balance Summary			
Date	Balance	Date	Balance
1/01	258,292.33	1/31	258,540.22

Interest Rate Summary	
Date	Rate
12/31	1.130000%

NOTICE: SEE REVERSE SIDE FOR DISCLOSURE

Member FDIC Equal Housing Lender

FORM NO. VS. 10601 300

Belvedere MUD - Capital Projects Fund
Reconciliation Detail
 Cash, Period Ending 01/31/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						258,292.33
Cleared Transactions						
Deposit	01/31/2019			X	247.89	247.89
Total Deposits and Credits					247.89	247.89
Total Cleared Transactions					247.89	247.89
Cleared Balance					247.89	258,540.22
Register Balance as of 01/31/2019					247.89	258,540.22
Ending Balance					247.89	258,540.22 <i>mw</i>



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2278373

Date 1/31/19
Primary Account

Page 1

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

* 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	1/01/19 thru 1/31/19
Previous Balance	312,094.89	Days in the Statement Period	31
1 Deposits/Credits	26,834.35	Average Ledger Balance	312,767.94
8 Checks/Debits	95,412.63	Average Collected	312,767.94
Service Charge Amount	.00	Interest Earned	300.18
Interest Paid	300.18	Annual Percentage Yield Earned	1.14%
Current Balance	243,816.79	2019 Interest Paid	300.18

Deposits And Other Credits

Date	Description	Amount
1/17	Deposit	26,834.35
1/31	Interest Deposit	300.18

Debits

Date	Description	Amount
1/28	Wire Transfer Fee	18.00-
1/28	Wire Transfer Fee	18.00-
1/28	Wire Transfer Fee	18.00-
1/28	Wire Transfer Fee	18.00-
1/28	Wire Transfer Debit	3,918.75-
1/28	Wire Transfer Debit	13,643.75-



Date 1/31/19
Primary Account

Page ~~2~~

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

Money Market Public Fund

~~XXXXXX~~ (Continued)

Date	Description	Debits	Amount
1/28	Wire Transfer Debit		17,403.13-
1/28	Wire Transfer Debit		60,375.00-

Daily Balance Summary			
Date	Balance	Date	Balance
1/01	312,094.89	1/28	243,516.61
1/17	338,929.24	1/31	243,816.79

Interest Rate Summary	
Date	Rate
12/31	1.130000%

End of Statement



Belvedere MUD-Debt Service Fund
Reconciliation Detail
Cash, Period Ending 01/31/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						312,094.89
Cleared Transactions						
Checks and Payments - 8 Items						
Check	01/15/2019	Wire	BOKF, NA	X	-60,375.00	-60,375.00
Check	01/15/2019	Wire	BOKF, NA	X	-17,403.13	-77,778.13
Check	01/15/2019	Wire	BOKF, NA	X	-13,643.75	-91,421.88
Check	01/15/2019	Wire	BOKF, NA	X	-3,918.75	-95,340.63
Check	01/28/2019	EFT	American Bank of C...	X	-18.00	-95,358.63
Check	01/28/2019	EFT	American Bank of C...	X	-18.00	-95,376.63
Check	01/28/2019	EFT	American Bank of C...	X	-18.00	-95,394.63
Check	01/28/2019	EFT	American Bank of C...	X	-18.00	-95,412.63
Total Checks and Payments					-95,412.63	-95,412.63
Deposits and Credits - 2 Items						
Deposit	01/15/2019			X	26,834.35	26,834.35
Deposit	01/31/2019			X	300.18	27,134.53
Total Deposits and Credits					27,134.53	27,134.53
Total Cleared Transactions					-68,278.10	-68,278.10
Cleared Balance					-68,278.10	243,816.79
Register Balance as of 01/31/2019					-68,278.10	243,816.79 ^{MA}
New Transactions						
Deposits and Credits - 2 Items						
Deposit	02/19/2019				120,305.17	120,305.17
Deposit	02/19/2019				159,340.80	279,645.97
Total Deposits and Credits					279,645.97	279,645.97
Total New Transactions					279,645.97	279,645.97
Ending Balance					<u>211,367.87</u>	<u>523,462.76</u>

YEAR	-- BELVEDERE MUD		ALL OTHERS									TOTAL DISTRIBUTED
	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	F & I COLLECTED	F & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	
2006	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2014	2371.31	.00	.00	.00	.00	.00 %	2371.31	.00	.00	.00	.00	.00
2015	3336.25	.00	.00	.00	.00	.00 %	3336.25	.00	.00	.00	.00	.00
2016	3363.93	.00	.00	.00	.00	.00 %	3363.93	.00	.00	.00	.00	.00
2017	4321.88	.00	954.50	.00	954.50	22.09 %	3367.38	208.67	.00	.00	.00	1163.17
TOTL	13393.37	.00	954.50	.00	954.50	7.13 %	12438.87	208.67	.00	.00	.00	1163.17
2018	710765.95	570.83	617027.97	.00	617027.97	86.88 %	93167.15	.00	.00	.00	.00	617027.97
ENTITY TOTL	724159.32	570.83	617982.47	.00	617982.47	85.41 %	105606.02	208.67	.00	.00	.00	618191.14

Outstanding property tax receivable

Debt Service: 2014 = 1440.81
 2015 = 1962.38
 2016 = 1727.38
 2017 = 1820.07
 2018 = 53,235.71
 } 60,186.35

Operating: 2014 = 930.50
 2015 = 1373.87
 2016 = 1636.55
 2017 = 1547.31
 2018 = 39,931.44
 } 45,419.67

Current tax rate

Operating: .15
 Debt Service: .20
 total: .35

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TexPool Highlights

What is TexPool?

Organized in 1989, TexPool is the largest and oldest local government investment pool in the State of Texas. TexPool currently provides investment services to over 2000 communities throughout Texas.

How is TexPool organized?

The State Comptroller of Public Accounts oversees TexPool. Federated Investors is the full service provider to the pools managing the assets, providing Participant Services, and arranging for all custody and other functions in support of the pools operations under a contract with the Comptroller.

What is TexPool's investment philosophy?

TexPool and TexPool Prime are managed conservatively to provide a safe, efficient, and liquid investment alternative to Texas governments. The pools seek to maintain a \$1.00 value per share as required by the Texas Public Funds Investment Act. TexPool investments consist exclusively of U. S. Government securities, repurchase agreements collateralized by U. S. Government securities, and AAA-rated no-load money market mutual funds. TexPool Prime invests in the above plus, commercial paper and certificates of deposits. TexPool and TexPool Prime are each rated AAAM by Standard & Poor's, the highest rating a local government investment pool can achieve. The weighted average maturities of the pools cannot exceed 60 days, with the maximum maturity of any investment limited to 13 months. TexPool and TexPool Prime, like its participants, are governed by the Texas Public Funds Investment Act, and are in full compliance with the Act.

How are deposits and withdrawals to TexPool / TexPool Prime made?

Deposits and withdrawals to TexPool / TexPool Prime can be made on any business day of the week. Four methods of completing transactions are available. Deposits, withdrawals, and transfers may be made using our TexConnect Online system, our TexConnect VRU, EDGEnet, or by contacting a Participant Services Representative directly. Transactions can be requested up to 90 business days in advance in the TexConnect systems.

Are TexPool participants required to keep minimum balances?

There are no minimum balance requirements for TexPool or TexPool Prime participants, and there is no limit on the number of accounts a participant can have.

What are TexPool and TexPool Prime's fees?

TexPool's fee is 0.0473% annually, and TexPool Prime's fee is 0.0638% annually, calculated daily on the fund balance of each respective pool. The fees are deducted from the interest earnings of the pools. There is no direct reduction to the participant's account, and all TexPool and TexPool Prime rates are quoted net of fees. These fees will remain fixed throughout the term of the management contract with Federated Investors.

How is interest paid to the TexPool participant?

Interest is accrued daily and paid monthly. Interest may either be left in the participant's account or withdrawn.

59854

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Copyright Policy



New Participant Enrollment

Follow the steps below to establish a new relationship with TexPool:

1. Submit the Resolution Authorizing Participation in the TexPool Investment Pools and Designating Authorized Representatives form to the Governing Body for approval.
2. Complete, sign, and date the Participation Agreement. The Participation Agreement contains a Certificate of Incumbency on page 4 that requires the signature of the Board Secretary, City Secretary, or County Clerk. A Notary Public signature is unacceptable.
3. Please have the Resolution and Participation Agreement signed by your Board President, Mayor, or County Judge and attested by your Board Secretary, City Secretary, or County Clerk. The signature and seal of a Notary Public is unacceptable.
4. Please complete a Bank Information Sheet for each account to be opened. If you are an existing TexPool participant and are enrolling in TexPool Prime, please complete a TexPool to TexPool Prime Account Setup Form.
5. Please call Participant Services at 866-839-7665 with any questions you might have regarding the enrollment process. This includes questions such as which form do I use, who signs the form, and where do they sign. We suggest you fax the completed paperwork to TexPool for review prior to mailing. The enrollment process can be expedited by allowing a preliminary review to confirm that the forms have been completed correctly. If any modifications need to be made, we will contact you so that they can be completed before the paperwork is mailed. Our fax number is 866-839-3291.
6. Send the appropriate Resolution, the Participation Agreement(s), Bank Information Sheet(s), or TexPool to TexPool Prime Account Set Up Form with original signatures along with a copy of your approved Investment Policy and a copy of the minutes or Resolution passed during the past year by the governing body documenting the review and approval of the investment policy to:

TexPool Participant Services
C/O Federated Investors Inc
1001 Texas Avenue, Suite 1400
Houston, Texas 77002

Related Forms

Resolution Authorizing Participation in the TexPool Investment Pools and Designating Authorized Representatives*

Participation Agreement*

Bank Information Sheet

TexPool to TexPool Prime Account Setup Form

Vendor Payment Instructions Form

*Required Forms



Resolution Authorizing Participation in the TexPool Investment Pools and Designating Authorized Representatives

WHEREAS, _____
 ("Participant") is a local government or state agency of the State of Texas and is empowered to delegate to the public funds investment pools the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pools ("TexPool/TexPool Prime"), public funds investment pools, were created on behalf of entities whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

- A. That Participant shall enter into a Participation Agreement to establish an account in its name in **TexPool/TexPool Prime**, for the purpose of transmitting local funds for investment in **TexPool/TexPool Prime**.
- B. That the individuals, whose signatures appear in this Resolution, are authorized representatives of the Participant and are each hereby authorized to transmit funds for investment in **TexPool/TexPool Prime** and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

Authorized Representatives of the Participant

These individuals will be issued P.I.N. numbers to transact business via telephone with a Participant Service Representative.

1.	Signature		Telephone Number
	Printed Name		Fax Number
	Title		Email
2.	Signature		Telephone Number
	Printed Name		Fax Number
	Title		Email
3.	Signature		Telephone Number
	Printed Name		Fax Number
	Title		Email
4.	Signature		Telephone Number
	Printed Name		Fax Number
	Title		Email

Authorized Representatives of the Participant (continued)

5.

<input type="text"/>	<input type="text"/>
Signature	Telephone Number
<input type="text"/>	<input type="text"/>
Printed Name	Fax Number
<input type="text"/>	<input type="text"/>
Title	Email

List the name of the Authorized Representative provided above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Printed Name

In addition and at the option of the Participant, one additional authorized representative can be designated to perform inquiry only of selected information. This limited representative cannot make deposits or withdrawals. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

1.

<input type="text"/>	<input type="text"/>
Printed Name	Title
<input type="text"/>	<input type="text"/>
Telephone Number	Fax Number
<input type="text"/>	<input type="text"/>
	Email

C. That this resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until **TexPool/ TexPool Prime** receives a copy of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the day of , 20.

Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

Name of Participant

SIGNED:

Signature

Printed Name

Title

ATTEST:

Signature

Printed Name

Title



TexPool Investment Pools Participation Agreement

Preamble

This participation agreement (the "Agreement") is made and entered into by and between the Comptroller of Public Accounts (the "Comptroller"), acting through the Texas Treasury Safekeeping Trust Company (the "Trust Company"), Trustee of the Texas Local Government Investment Pool (TexPool) and TexPool Prime, (collectively the "TexPool Investment Pools"), and _____ (the "Participant").

WHEREAS, the Interlocal Cooperation Act, TEX GOV'T CODE ANN, ch. 791 and the Public Funds Investment Act, TEX. GOV'T CODE ANN. ch. 2256 (the "Acts") provide for the creation of a public funds investment pool to which any local government or state agency may delegate, by contract, the authority to hold legal title as custodian and to make investments purchased with local funds;

WHEREAS, the Trust Company is a special purpose trust company authorized pursuant to TEX. GOV'T CODE ANN. § 404.103 to receive, transfer and disburse money and securities belonging to state agencies and local political subdivisions of the state and for which the Comptroller is the sole officer, director and shareholder;

WHEREAS, TexPool and TexPool Prime are public funds investment pools, which funds are invested in certain eligible investments as more fully described hereafter;

WHEREAS, the Participant has determined that it is authorized to invest in a public funds investment pool created under the Acts and to enter into this Agreement;

WHEREAS, the Participant acknowledges that the Trust Company is not responsible for independently verifying the Participant's authority to invest under the Acts or to enter this Agreement;

WHEREAS, the Participant acknowledges that the performance of TexPool Investment Pools is not guaranteed by the State of Texas, the Comptroller, or the Trust Company and that there is no secondary source of payment for the TexPool Investment Pools; and

WHEREAS, in an effort to ensure the continued availability of an investment pool as a vehicle for investment of local government funds and simultaneously provide for enhancement in services and potential decreases in management and administrative fees, Participant and Trust Company desire to provide in this Agreement that the Trust Company may obtain private professional investment management and related services.

NOW THEREFORE, for and in consideration of the mutual promises, covenants and agreements herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree with each other as follows:

Article I: Definitions

"Account" shall mean any account or accounts, established by the Participant in TexPool Investment Pools in accordance with this Agreement and the Operating Procedures (as defined herein), which Account represents an undivided beneficial ownership in TexPool Investment Pools.

"Authorized Investments" shall mean those investments which are authorized by the Investment Act (as herein defined) for investment of public funds.

"Authorized Representative(s) of the Participant" shall mean any individual who is authorized to execute documents and take such other necessary actions under this Agreement as evidenced by the duly enacted Resolution of the Participant.

"Authorized Representative(s) of the Trust Company" shall mean any employee of the Comptroller or Trust Company who is designated in writing by the Comptroller or the Trust Company's Chief Executive Officer to act as the authorized Trust Company representative for purposes of this Agreement and shall include employees of any private entity performing the obligations of the Comptroller under this Agreement.

"Board" shall mean the advisory board provided for in the Investment Act (as defined below).

"Investment Act" shall mean the Public Funds Investment Act, TEX. GOV'T CODE ANN. ch. 2256, as amended from time to time.

"Investment Policy" shall mean the written TexPool Investment Pools Investment Policies, as amended from time to time, relating to the investment and management of funds in TexPool Investment Pools as established by the Trust Company consistent with the Investment Act.

"Letter of Instruction" shall mean a written authorization and direction to the Trust Company signed by an Authorized Representative of the Participant.

"Operating Procedures" shall mean the written procedures established by the Trust Company describing the management and operation of TexPool Investment Pools, and providing for the establishment of, deposits to and withdrawals from the Accounts, as amended from time to time.

"Participant" shall mean any entity authorized by the Acts to participate in a public funds investment pool that has executed this Agreement pursuant to a Resolution.

"Resolution" shall mean the resolution adopted by the governing body of a local governmental entity authorizing the entity's participation in TexPool Investment Pools and designating persons to serve as Authorized Representatives of the Participant.

Article II: General Administration

Section 2.01. TexPool Investment Pools Defined.

- (a) TexPool Investment Pools are public funds investment pools created pursuant to the Acts.
- (b) Subject to Section 6.10, the Trust Company agrees to manage the Participant's Account(s) in accordance with the Investment Act and the Investment Policy.

Section 2.02. Board.

- (a) The Board is composed of members appointed pursuant to the requirements of the Investment Act.
- (b) The Board shall advise the Trust Company on the Investment Policy and on various other matters affecting TexPool Investment Pools, and shall approve fee increases.

Section 2.03. General Administration.

- (a) The Trust Company shall establish and maintain the Investment Policy specifically identifying the Authorized Investments consistent with the Investment Act and the general policy and investment goals for TexPool Investment Pools.
- (b) The Trust Company shall establish and maintain the Operating Procedures, describing the management and operation of TexPool Investment Pools and providing for procedures to be followed for the establishment of, deposits to, and withdrawals from the Accounts and such other matters as are necessary to carry out the intent of this Agreement.
- (c) The Trust Company shall have the power to take any action necessary to carry out the purposes of this Agreement, subject to applicable law and the terms of this Agreement.

Section 2.04. Ownership Interest. Each Participant shall own an undivided beneficial interest in the assets of TexPool Investment Pools in an amount proportional to the total amount of such Participant's Accounts relative to the total amount of all Participants' Accounts in TexPool Investment Pools, computed on a daily basis.

Section 2.05. Independent Audit. TexPool Investment Pools are subject to annual review by an independent auditor consistent with Ch. 2256, TEX GOV'T CODE ANN. In addition, reviews of TexPool Investment Pools may be conducted by the State Auditor's Office and the Comptroller's office. The Trust Company may obtain such legal, accounting, financial or other professional services as it deems necessary or appropriate to assist TexPool Investment Pools in meeting its goals and objectives.

Section 2.06. Liability. Any liability of the Comptroller, the Comptroller's office, the Trust Company, representatives or agents of the Trust Company, any Comptroller employee, Trust Company or any member of the Board for any loss, damage or claim, including losses from investments and transfers, to the Participant shall be limited to the full extent allowed by applicable laws. The Trust Company's responsibilities hereunder are limited to the management and investment of TexPool Investment Pools and the providing of reports and information herein required.

Article III: Participant Requirement

Section 3.01. The Participation Agreement. The Participant must execute this Agreement and provide a Resolution authorizing participation in TexPool Investment Pools and designating persons to serve as Authorized Representatives of the Participant and any other documents as are required under, and substantially in the form prescribed by, the Operating Procedures before depositing any funds into TexPool Investment Pools. The Participant must provide an updated Resolution designating Authorized Representatives within 5 business days of the departure of any Authorized Representative of the Participant.

Section 3.02. Operating Procedures

- (a) The Participant acknowledges receipt of a copy of the Operating Procedures. The Operating Procedures describe in detail the procedures required for the establishment of accounts, deposits to and withdrawals from TexPool Investment Pools, and related information.
- (b) The Operating Procedures may be modified by the Trust Company as appropriate to remain consistent with established banking practices and capabilities and when such modification is deemed necessary to improve the operation of TexPool Investment Pools.
- (c) The Participant hereby concurs with and agrees to abide by the Operating Procedures.

Article IV: Investments

Section 4.01. Investments. All monies held in TexPool Investment Pools shall be invested and reinvested by the Trust Company or Authorized Representatives of the Trust Company only in Authorized Investments in accordance with the Agreement, the Investment Policy and the Investment Act. Participant hereby concurs with any such investment so made by the Trust Company. Available funds of TexPool Investment Pools that are uninvested may be held at the Trust Company's account at the Federal Reserve Bank of Dallas, or any designated custodian account, or with a custodian selected by the Trust Company. All investment assets and collateral will be in the possession of the Trust Company and held in its book-entry safekeeping account at the Federal Reserve Bank, any designated custodian account, or with a custodian selected by the Trust Company.

Section 4.02. Failed Investment Transaction. In the extraordinary event that a purchase of securities results in a failed settlement, any resulting uninvested funds shall remain in the Trust Company's Federal Bank of Dallas account, any designated custodian account or with a custodian selected by the Trust Company. If an alternative investment can be secured after the failure of the trade to settle, TexPool Investment Pools will receive all the income earnings, including but not limited to, any compensation from the purchaser failing in the trade and the interest income from the alternative investment.

Section 4.03. Investment Earnings and Losses Allocation. All interest earnings in TexPool Investment Pools will be valued daily and credited to the Participant's Accounts monthly, on a pro rata allocation basis. All losses, if any, resulting from the investment of monies in TexPool shall also be allocated on a pro rata allocation basis. All earnings and losses will be allocated to the Participant's Accounts in accordance with generally accepted accounting procedures.

Section 4.04. Commingling of Accounts. Participant agrees that monies deposited in TexPool and TexPool Prime, may be commingled with all other monies held in TexPool and TexPool Prime, respectively for purposes of common investment and operational efficiency. However, each Participant will have separate Accounts on the books and records of TexPool Investment Pools, as further provided for in the Operating Procedures.

Article V: Fees, Expenses and Reports

Section 5.01. Fees and Expenses. The Participant agrees to pay the amount set forth in the fee schedule. Participant agrees that all fees shall be directly and automatically assessed and charged against the Participant's Accounts. The basic service fee shall be calculated as a reduction in the daily income earned, thus only the net income shall be credited to the Participant's Account. Fees for special services shall be charged to each Participant's account as they are incurred or performed. A schedule of fees shall be provided to the Participant annually. Each Participant will be notified thirty (30) days prior to the effective date of any change in the fee schedule.

Section 5.02. Reports. A monthly statement will be mailed to the Participant within the first five (5) business days of the succeeding month. The monthly statement shall include a detailed listing of the balance in the Participant's Accounts as of the date of the statement; all account activity, including deposits and withdrawals; the daily and monthly yield information; and any special fees and expenses charged. Additionally, copies of the Participant's reports in physical or computer form will be maintained for a minimum of three prior fiscal years. All records shall be available for inspection at all reasonable hours of the business day and under reasonable conditions.

Section 5.03. Confidentiality. The Trust Company and any private entity acting on behalf of the Trust Company for purposes of this Agreement will maintain the confidentiality of the Participant's Accounts, subject to the Public Information Act, TEX GOV'T CODE ANN, ch. 552, as amended.

Article VI: Miscellaneous

Section 6.01. Notices. Any notices, Letters of Instructions or other information required or permitted to be given hereunder shall be submitted in writing and shall be deemed duly given when deposited in the U.S. mail postage prepaid or successfully transmitted via facsimile addressed to the parties as follows:

To the *Participant*:

Participant
Address
City, State, Zip
Telephone Fax

To *Trust Company* with respect to contractual matters or disputes under this Agreement:

Texas Treasury Safekeeping Trust Company
Attn: TexPool Investment Pools
Rusk State Office Building
208 East 10th Street
Austin, TX 78701
Telephone: (512) 463-3716
FAX No.: (512) 463-0823

To *TexPool Investment Pools* with respect to operational matters, including enrollment documents; changes to Authorized Representatives; Bank Information Sheets; initiation of deposits or withdrawals of funds; changes to addresses; audit confirmation requests; and account inquiry:

TexPool Participant Services
C/O Federated Investors Inc.
1001 Texas Ave., Suite 1400
Houston, TX 77002
Telephone: 1-866-839-7665 (1-866-TEX-POOL)
FAX No.: 1-866-839-3291 (1-866-TEX-FAX1)

The Participant and the Trust Company agree to notify the other of any change affecting this information and agree that unless and until so notified, the other party shall be entitled to rely on the last information provided.

Section 6.02. Taxpayer Identification Number. The Participant's taxpayer identification number assigned by the Internal Revenue Service is: _____ . The Participant hereby agrees to notify the Trust Company of any change affecting this Taxpayer Identification number and agrees that unless and until so notifies, the Trust Company shall be entitled to rely on same in providing any and all reports or other information necessary or required by the Federal tax laws as amended from time to time.

Section 6.03. Severability. If any provision of this Agreement shall be held or deemed to be in fact illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatsoever.

Section 6.04. Execution of Counterparts. This Agreement may be simultaneously executed in several separate counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 6.05. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any dispute under this Agreement shall be in Travis County, Texas.



Bank Information Sheet

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Effective Date*

Please complete this form to add new banking instructions, or to change or delete existing banking instructions.

*Required Fields

1. Participant Information

Participant Name* _____

Street Address* _____ City* _____ State* _____ Zip Code* _____

Mailing Address* _____ City* _____ State* _____ Zip Code* _____

County* _____ Authorized Representative Email* _____

Primary Representative* _____ Phone Number* _____ Fax Number* _____

2. Instructions

Location Number* _____ Account Number _____ Account Name* _____

- 449 TexPool 590 TexPool Prime

Please check all that apply.

- Add New Account
 Add New Banking Instructions
 Change Banking Instructions
 Delete Banking Instructions
 Wire and ACH*
 Wire Only
 ACH Only*
 Primary
 Primary
 Primary

3. Bank Information

Bank Name* _____ Bank Address* _____

City* _____ Texas Zip Code* _____ County* _____

Bank ABA Number* _____ Bank Account Number* _____

Bank Account Name* _____ Bank Contact _____

Credit Information _____

Correspondent Bank Information (if applicable)

Correspondent Bank Name/City _____ Correspondent Bank ABA Number _____

Correspondent Bank Account Name _____ Correspondent Bank Account Number _____

Account Number*

Location Number*

4. Signature

CONFIRM THE INSTRUCTIONS FOR WIRE AND ACH TRANSFERS WITH YOUR LOCAL BANK. ACH INSTRUCTIONS MAY VARY FROM YOUR BANK'S WIRING INSTRUCTIONS IF THE LOCAL BANK IS NOT ON-LINE WITH THE FEDERAL RESERVE. IF ACH INSTRUCTIONS DIFFER FROM WIRING INSTRUCTIONS, PLEASE COMPLETE AN ADDITIONAL BANK INFORMATION SHEET.

+If ACH availability is selected, I hereby authorize State Street Bank to directly deposit and withdraw funds by means of ACH electronic transfer to and from the financial institution and the account designated above ("Designated Account"). I agree that this authorization may be withdrawn with at least 45-days advance written notice to TexPool Participant Services. I understand that the Trust Company reserves the right to discontinue ACH electronic transfer without advance notice. I also authorize State Street Bank to deduct from the Designated Account or from subsequent deposits made to the Designated Account all amounts deposited in error. Likewise, I authorize State Street Bank to credit all amounts withdrawn in error to Designated Account.

Note: This authorization must be executed by a current Authorized Representative of the Participant as set forth in the duly enacted Resolution of the Participant, which is on file with TexPool.

As a current Authorized Representative, I certify that the above information is both true and correct.

Signature of First Authorized Representative*

Date*

Printed Name*

Telephone Number*

Title*

Email*

Signature of Second Authorized Representative*

Date*

Printed Name*

Telephone Number*

Title*

Email*

5. Mailing Instructions

The completed Bank Information Sheet can be faxed to TexPool Participant Services at 1-866-839-3291. Please mail the original form to:

TexPool Participant Services
1001 Texas Avenue, Suite 1400
Houston, TX 77002

D

MURFEE ENGINEERING COMPANY, INC.

Texas Registered Firm No. F-353
1101 Capital of Texas Hwy., South, Bldg, D
Austin, Texas 78746
(512) 327-9204

M E M O R A N D U M

DATE: February 19th, 2019
TO: BOARD OF DIRECTORS – BELVEDERE MUD
FROM: David Malish, P.E.; Evan Parker
RE: Engineer's Report – February 2019
CC: Stefanie Albright – Lloyd Gosselink

MEC File No.: 17031.10

Amenity Center Improvements

Site Permit:

Comments from Travis County have been reviewed and adjustments to the plans have been made. An updated plan set, including required attachments, has been submitted to Travis County for review.

In anticipation of site plan approval, contract documents have been updated. In accordance of Lee Blanton's suggestion, Murfee Engineering requests a decision from the board to determine if contract documents to include both—site work and building, or to split the project in two.

Drainage Projects

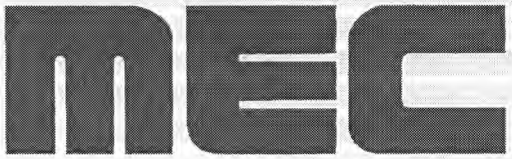
Carlton Ridge Trail: Reports of crushed granite washing from trail have been communicated to Murfee Engineering. Site visits and measurements have concluded defects in the trail elevations. Murfee Engineering has attached a recommendation on repairs.

Lot on the Corner of Flagler Drive and Ballencia Drive: Murfee Engineering is developing a drainage area map for this area to assist in analyzing the problem and identify a recommended solution. Additional measurements will be required in determining drainage swell/channel size. In addition, drainage easements will need to be addressed with property owner and adjacent property owner.

Additional Requests

None

E



Murfee Engineering Company

January 18, 2019

To: Pete Golde; Belvedere M.U.D. President

CC: Evan Parker, E.I.T.

Re: Belvedere MUD Carlton Ridge Trail Improvements

Dear Mr. Golde,

Murfee Engineering was recently asked for a recommendation for rehabilitating the Carlton Ridge Trail. During the course of familiarizing ourselves with trail damage through site visits and field inspections, it was noticed that in many places, the center of the trail was at a lower level than the edge of the trail. Based on field measurements and a cross-sectional analysis exhibit, it appears that rain runoff causes ruts in trail sections with lower trail centers in all cases. Additionally, there were portions of the trail that contain berm elevations lower than that of the land extending 15 feet from the trail, which may also cause additional runoff to reach the trail.

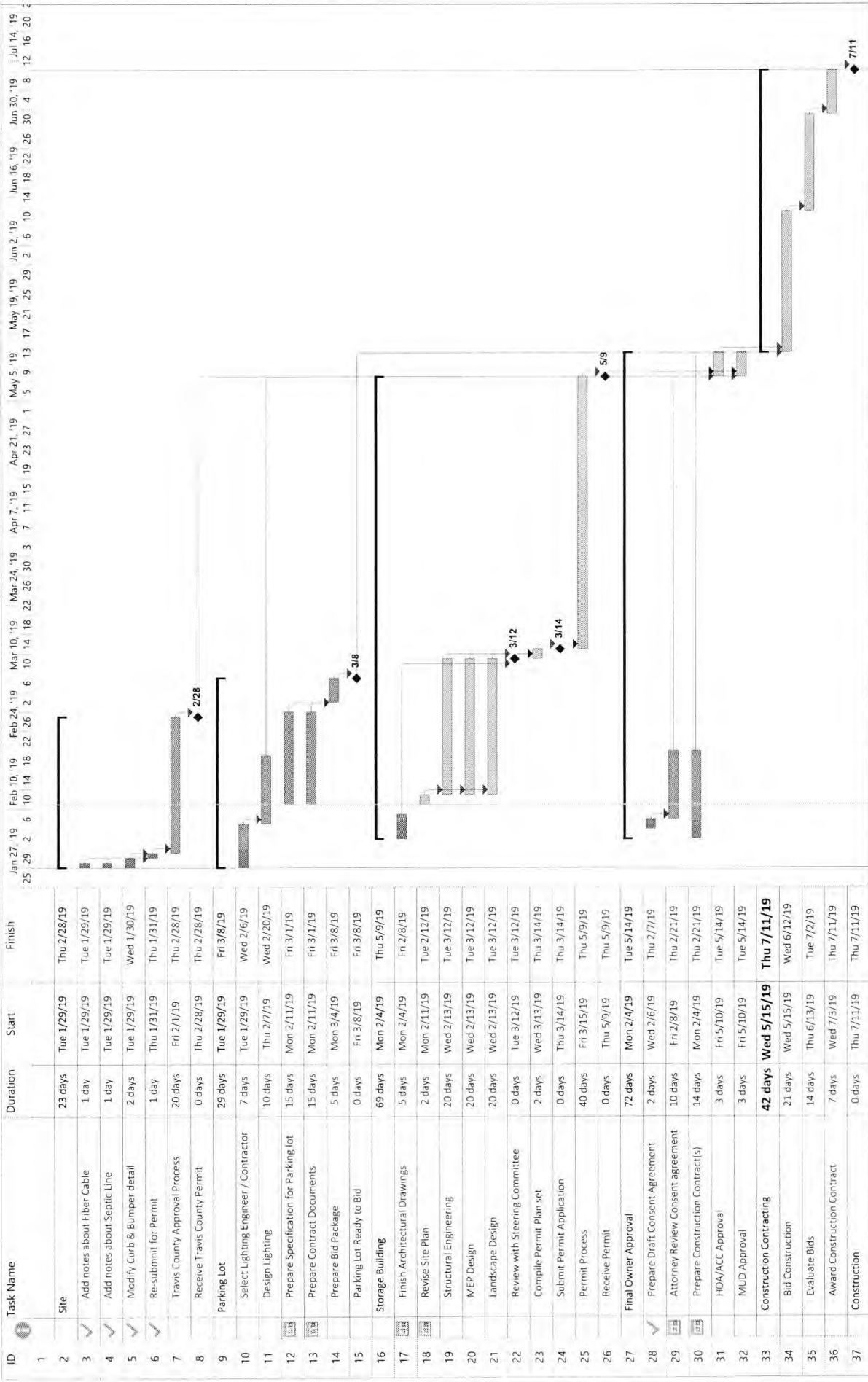
Murfee Engineering recommends that the board consult with a contractor to raise the level of the trail center throughout the entire length of the damaged area. Additionally, culvert wingwalls should be added to the existing downstream culvert to ensure proper drainage efficiency. It is recommended that the contractor take elevation measurements before starting construction. As an added measure to increasing trail center elevation, Murfee Engineering suggests increasing the berm height in any areas where the land 15 feet outside of the trail is higher than the existing berm.

If you have any questions or need additional information please call.

Sincerely,

David Malish, PE
District Engineer

F



ID	Task Name	Duration	Start	Finish
1	Site	23 days	Tue 1/29/19	Thu 2/28/19
3	Add notes about Fiber Cable	1 day	Tue 1/29/19	Tue 1/29/19
4	Add notes about Septic Line	1 day	Tue 1/29/19	Tue 1/29/19
5	Modify Curb & Bumper detail	2 days	Tue 1/29/19	Wed 1/30/19
6	Re-submit for Permit	1 day	Thu 1/31/19	Thu 1/31/19
7	Travis County Approval Process	20 days	Fri 2/1/19	Thu 2/28/19
8	Receive Travis County Permit	0 days	Thu 2/28/19	Thu 2/28/19
9	Parking lot	29 days	Tue 1/29/19	Fri 3/8/19
10	Select Lighting Engineer / Contractor	7 days	Tue 1/29/19	Wed 2/6/19
11	Design Lighting	10 days	Thu 2/7/19	Wed 2/20/19
12	Prepare Specification for Parking lot	15 days	Mon 2/11/19	Fri 3/1/19
13	Prepare Contract Documents	15 days	Mon 2/11/19	Fri 3/1/19
14	Prepare Bid Package	5 days	Mon 3/4/19	Fri 3/8/19
15	Parking Lot Ready to Bid	0 days	Fri 3/8/19	Fri 3/8/19
16	Storage Building	69 days	Mon 2/4/19	Thu 5/9/19
17	Finish Architectural Drawings	5 days	Mon 2/4/19	Fri 2/8/19
18	Revise Site Plan	2 days	Mon 2/11/19	Tue 2/12/19
19	Structural Engineering	20 days	Wed 2/13/19	Tue 3/12/19
20	MEP Design	20 days	Wed 2/13/19	Tue 3/12/19
21	Landscape Design	20 days	Wed 2/13/19	Tue 3/12/19
22	Review with Steering Committee	0 days	Tue 3/12/19	Tue 3/12/19
23	Compile Permit Plan set	2 days	Wed 3/13/19	Thu 3/14/19
24	Submit Permit Application	0 days	Thu 3/14/19	Thu 3/14/19
25	Permit Process	40 days	Fri 3/15/19	Thu 5/9/19
26	Receive Permit	0 days	Thu 5/9/19	Thu 5/9/19
27	Final Owner Approval	72 days	Mon 2/4/19	Tue 5/14/19
28	Prepare Draft Consent Agreement	2 days	Wed 2/6/19	Thu 2/7/19
29	Attorney Review Consent agreement	10 days	Fri 2/8/19	Thu 2/21/19
30	Prepare Construction Contract(s)	14 days	Mon 2/4/19	Thu 2/21/19
31	HOA/ACC Approval	3 days	Fri 5/10/19	Tue 5/14/19
32	MUD Approval	3 days	Fri 5/10/19	Tue 5/14/19
33	Construction Contracting	42 days	Wed 5/15/19	Thu 7/11/19
34	Bid Construction	21 days	Wed 5/15/19	Wed 6/12/19
35	Evaluate Bids	14 days	Thu 6/13/19	Tue 7/2/19
36	Award Construction Contract	7 days	Wed 7/3/19	Thu 7/11/19
37	Construction	0 days	Thu 7/11/19	Thu 7/11/19

Project: Project Schedule
Date: Mon 2/11/19

Task Split Milestone Summary Project Summary

Inactive Task Inactive Milestone Manual Task Duration-only

Manual Summary Rollup Manual Summary Start-only Finish-only External Tasks

External Milestone Deadline Critical Critical Split Late

Progress Manual Progress