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BELVEDERE MUNICIPAL UTILITY DISTRICT

**FINANCIAL STATEMENTS,
SUPPLEMENTAL INFORMATION
AND
INDEPENDENT AUDITOR'S REPORT**

**FOR THE YEAR ENDED
SEPTEMBER 30, 2021**

WEST, DAVIS & COMPANY, LLP
Certified Public Accountants
Austin, Texas

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ANNUAL FILING AFFIDAVIT

THE STATE OF TEXAS }

COUNTY OF TRAVIS }

I, Peter Golde, President of the Belvedere Municipal Utility District hereby swear, or affirm, that the district named above has reviewed and approved at a meeting of the Board of Directors of the District on the 19th day of January 2022, its annual audit report for the fiscal year ended September 30, 2021, and that copies of the annual report have been filed in the district office, located at 816 Congress, Suite 1900, Austin, Texas.

The annual filing affidavit and the attached copy of the annual audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of all annual filing requirements within Section 49.194 of the Texas Water Code.

Date: January 19, 2022

By: _____

Sworn to and subscribed to before me this 19th day of January 2022.

Notary: _____

(Seal)

My Commission expires on: _____, _____, Notary Public in and for the State of Texas.

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FINANCIAL SECTION

Independent Auditor's Report

Board of Directors
Belvedere Municipal Utility District
Austin, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Belvedere Municipal Utility District (the District) as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluation the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a reasonable basis for our audit opinion.

Opinion

In our opinion the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of the District at September 30, 2021, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison information identified as Required Supplementary Information in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Texas Commission on Environmental Quality Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's basic financial statements. The supplemental schedules required by the Texas Commission on Environmental Quality are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplemental schedules required by the Texas Commission on Environmental Quality are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental schedules required by the Texas Commission on Environmental Quality are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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Other Information

The other information listed in the table of contents has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

West, Davis & Company, LLP

Austin, Texas
December 31, 2021

**Management Discussion and Analysis
For the Year Ended September 30, 2021**

In accordance with Governmental Accounting Standards Board Statement 34 (“GASB 34”), the management of Belvedere Municipal Utility District (the “District”) offers the following discussion and analysis to provide an overview of the District’s financial activities for the year ended September 30, 2021. Since this information is designed to focus on current year’s activities, resulting changes, and currently known facts, it should be read in conjunction with the District’s financial statements that follow.

FINANCIAL HIGHLIGHTS

- **General Fund:** The unassigned fund balance at the end of the year was approximately \$31 thousand which was a decrease of \$240 thousand from the end of the previous year end. Revenue decreased from \$255 thousand in the previous fiscal year to \$235 thousand in the current fiscal year primarily due to lower property tax rates.
- **Debt Service Fund:** The fund balance restricted for debt service decreased from \$239 thousand at the end of the previous fiscal year to \$231 thousand at the end of the current fiscal year which was consistent with designated debt service property tax collections necessary to cover principal and interest payments due on bonds payable. Tax revenue increased from \$414 thousand to \$444 thousand over the previous fiscal year and debt service payments increased from the prior year. The District made bond principal payments of \$275 thousand and bond interest payments of \$176 thousand during the fiscal year.
- **Capital Projects Fund:** The fund balance decreased from \$160 thousand to \$4 at the end of the year. This decrease was primarily due to \$129 thousand spent on amenity center improvements and the transfer of the remaining \$31 thousand to the general fund.
- **Governmental Activities:** On a Government-wide basis for governmental activities, the District had revenues in excess of expenses of approximately \$113 thousand. Net position increased from \$259 thousand to \$372 thousand. This increase is primarily due to \$368 thousand of amenity center improvements being capitalized and depreciated.

OVERVIEW OF THE DISTRICT

Belvedere Municipal Utility District (the District), a political subdivision of the State of Texas, was created by an order of the Texas Commission on Environmental Quality (TCEQ) on November 30, 2005 under Article XVI Section 59 of the Texas Constitution and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District was created and organized for the purpose of constructing water and drainage facilities and providing water services to residential and commercial establishments within the District and solid waste collection services. The District is also authorized to provide recreational facilities. The District is located entirely within Travis County.

**Management Discussion and Analysis
For the Year Ended September 30, 2021**

USING THIS ANNUAL REPORT

The District's reporting is comprised of five parts:

- Management's Discussion and Analysis (this section)
- Basic Financial Statements
 - Statement of Net Position and Reconciliation to Governmental Funds Balance Sheet
 - Statement of Activities and Reconciliation to Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds
- Notes to the Financial Statements
- Required Supplementary Information
- Texas Supplementary Information (required by the Texas Commission on Environmental Quality)

The Government-wide statements are reported using the flow of economic resources measurement focus and the full accrual basis of accounting. The Governmental Fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting.

For purposes of GASB 34, the District is considered a special purpose government. This allows the District to present the newly required fund and government-wide statements in a single schedule. The requirement for fund financial statements that are prepared on the modified accrual basis of accounting is met with the "Governmental Funds Total" column. An adjustment column includes those entries needed to convert to the full accrual basis government-wide statements. Government-wide statements are comprised of the Statement of Net Position and the Statement of Activities.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

The Statement of Net Position and Governmental Funds Balance Sheet includes a column (titled "Governmental Funds Total") that represents a balance sheet prepared using the modified accrual basis of accounting. The adjustments column converts those balances to a balance sheet that more closely reflects a private-sector business. Over time, increases or decreases in the District's net assets will indicate financial health.

The Statement of Activities and Governmental Funds Revenues, Expenditures, and Changes in Fund Balances includes a column (titled "Governmental Funds Total") that derives the change in fund balances resulting from current year revenues, expenditures, and other financing sources or uses. These amounts are prepared using the modified accrual basis of accounting. The adjustments column converts those activities to full accrual, a basis that more closely represents the income statement of a private-sector business.

**Management Discussion and Analysis
For the Year Ended September 30, 2021**

The Notes to the Financial Statements provide additional information that is essential to a full understanding of the information presented in the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Revenues, Expenditures, and Changes in Fund Balances*.

The Required Supplementary Information presents a comparison statement between the District's adopted budget and its actual results.

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Summary Statement of Net Position

	Governmental Activities (in thousands)		Increase (Decrease)
	September 2021	September 2020	
Current and Other Assets	\$ 772	\$ 1,199	\$ (427)
Capital and Non-Current Assets	4,654	4,393	261
Total Assets	5,426	5,592	(166)
Current Liabilities	334	328	6
Long-Term Liabilities	4,720	5,005	(285)
Total Liabilities	5,054	5,333	(279)
Net Investment in Capital Assets	(379)	(756)	377
Restricted	236	253	(17)
Unrestricted	515	762	(247)
Total Net Position	\$ 372	\$ 259	\$ 113

The District's total assets were approximately \$5.43 million as of September 30, 2021. Of this amount, approximately \$763 thousand is accounted for by cash and short-term investments. The District had outstanding liabilities of approximately \$5.1 million. The District's unrestricted net assets, which can be used to finance day to day operations, totaled \$515 thousand.

**Management Discussion and Analysis
For the Year Ended September 30, 2021**

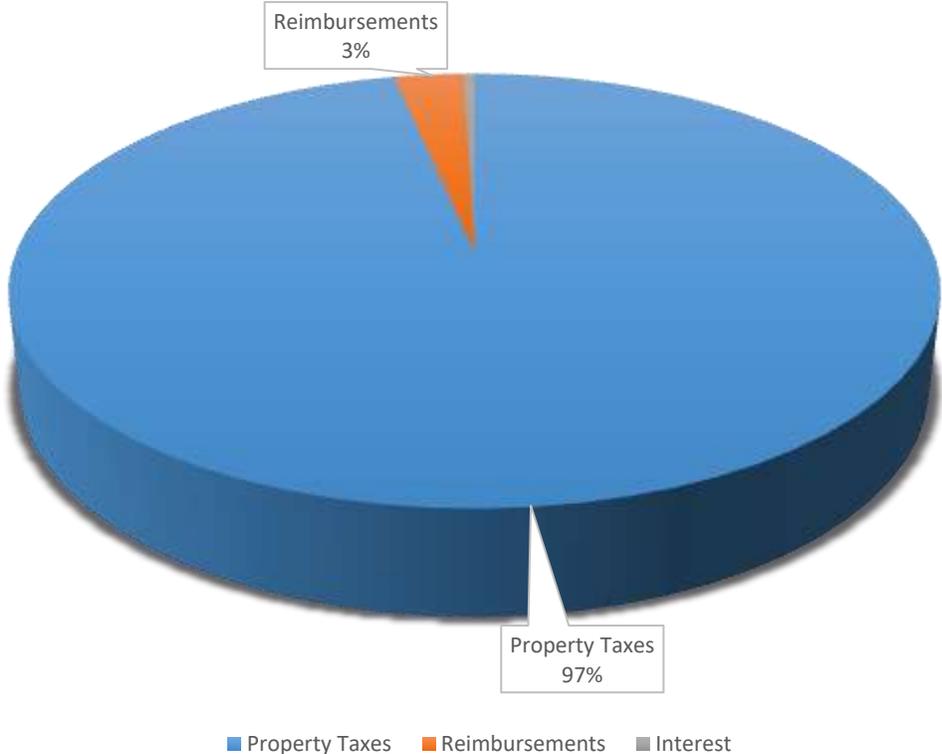
Summary Statement of Activities

	Governmental Activities (in thousands)		Increase (Decrease)
	2021	2020	
Property Taxes	\$ 643	\$ 666	\$ (23)
Reimbursements	19	-	19
Interest	3	12	(9)
Total Revenues	665	678	(13)
Solid Waste Disposal	47	45	2
Operations and Maintenance	116	23	93
Other	106	227	(121)
Debt Service	176	183	(7)
Depreciation	107	99	8
Total Expenses	552	577	(25)
Other Financing Sources (Uses)	-	-	-
Change in Net Assets	113	101	12
Beginning Net Assets	259	158	101
Ending Net Assets	\$ 372	\$ 259	\$ 113

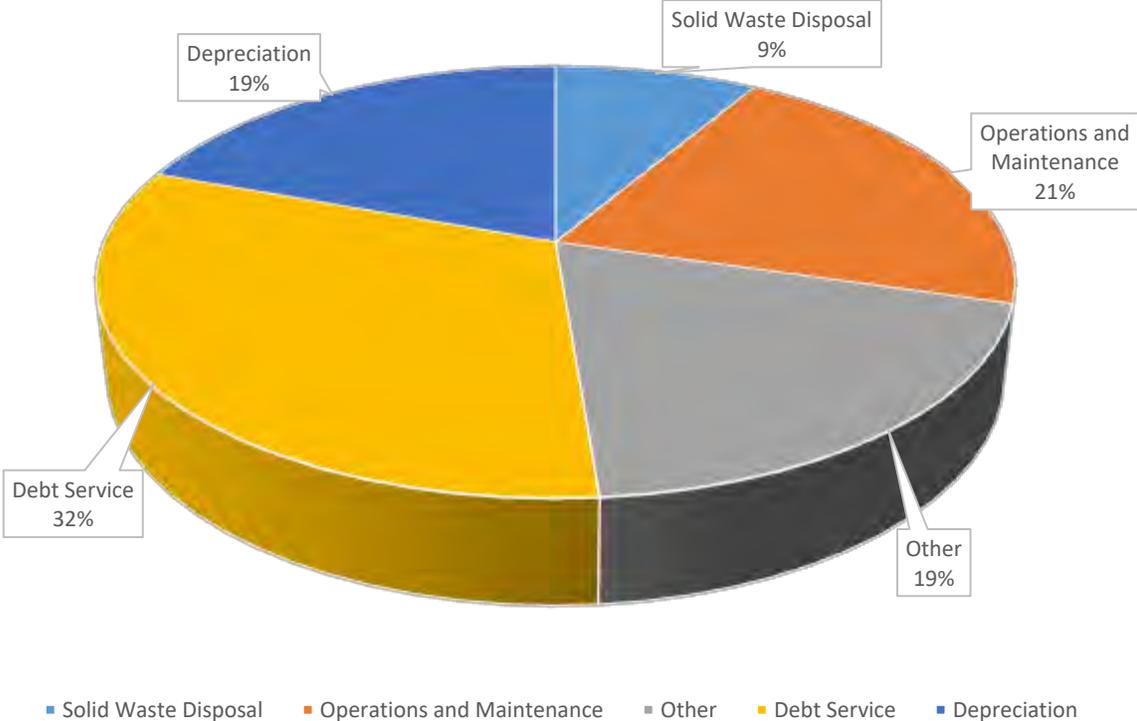
Revenue was approximately \$665 thousand for the year ended September 30, 2021. Expenses and Other Financing Uses were approximately \$552 thousand for the year ended September 30, 2021. Net position increased about \$113 thousand primarily due to \$368 thousand of amenity center improvements being capitalized. The following charts summarize the sources of revenue and areas of expenses.

Management Discussion and Analysis
For the Year Ended September 30, 2021

Revenues-Fiscal Year 2021



Expenses - Fiscal Year 2021



Management Discussion and Analysis
For the Year Ended September 30, 2021

FINANCIAL ANALYSIS OF THE DISTRICT’S FUND LEVEL STATEMENTS

In comparison to the Government-wide statements, the Fund-level statements focus on the key funds of the District. The District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The District reports the following types of Governmental funds: General Fund, Debt Service Fund and Capital Projects Fund. The focus of the District’s Governmental funds is to provide information on near-term inflows, outflows, and available resources. Such information is useful in assessing the District’s financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government’s net resources available at the end of the fiscal year.

Summary Balance Sheet

	Governmental Funds		
	(in thousands)		
	September 2021	September 2020	Increase (Decrease)
Cash and Investments	\$ 763	\$ 1,175	\$ (412)
Accounts Receivable	8	23	(15)
Prepaid Expenses	1	1	-
Total Assets	772	1,199	(427)
Accounts Payable	21	24	(3)
Deferred Inflow-Property Taxes	8	23	(15)
Total Liabilities	29	47	(18)
Nonspendable	1	1	-
Restricted for Debt Service	231	239	(8)
Restricted for Capital Projects	-	160	(160)
Assigned for Reserve	480	480	-
Unassigned	31	272	(241)
Total Fund Balances	743	1,152	(409)
Total Liabilities and Fund Balances	\$ 772	\$ 1,199	\$ (427)

**Management Discussion and Analysis
For the Year Ended September 30, 2021**

The General Operating Fund, which pays for daily operating expenses, has an unassigned balance of \$31 thousand at the end of the current fiscal year. This is a decrease of \$241 thousand from the prior fiscal year.

The Debt Service Fund decreased by \$8 thousand during the current fiscal year. This fund collected \$444 thousand in property taxes and remitted bond principal of \$275 thousand and bond interest of \$176 thousand during the year.

The Capital Projects Fund decreased by \$160 thousand during the current fiscal year. This fund spent \$129 thousand on capital projects and transferred the remaining \$31 thousand balance to the general fund.

BUDGETARY HIGHLIGHTS

The Board of Directors adopted the fiscal year 2021 annual budget for the General Fund on September 15, 2020. The budget included revenues of \$199 thousand and expenditures of \$435 thousand. Actual revenue amounted to \$318 thousand and actual expenditures amounted to \$589 thousand. More detailed information about the District’s budgetary comparison is presented in the Required Supplementary Information section.

CAPITAL ASSETS

The District has invested \$5.3 million in infrastructure. A summary of these assets is listed below:

Summary of Capital Assets

	Governmental Activities		
	(in thousands)		
	September 2021	September 2020	Increase (Decrease)
Drainage System	\$ 2,274	\$ 2,274	\$ -
Water System	2,150	2,150	-
Amenity Center	914	546	368
Accumulated Depreciation	(684)	(577)	(107)
Total Capital Assets (Net)	\$ 4,654	\$ 4,393	\$ 261

**Management Discussion and Analysis
For the Year Ended September 30, 2021**

LONG TERM DEBT

The District has issued \$6.490 million in unlimited tax bonds and used the proceeds to acquire water, drainage and amenity facilities. Bonded indebtedness of the District at year end was \$5 million. More detailed information about the District's long-term debt is presented in the Notes to the Basic Financial Statements.

ECONOMIC FACTORS

The taxable assessed value of property within the District as of January 1, 2021 has been fixed by the Travis County Appraisal District at \$254 million. The tax rates adopted by the District on September 21, 2021 for the coming fiscal year are \$0.085 for maintenance and operations and \$0.18 for debt service. The District expects this to produce \$672 thousand in total property tax revenue for next year. The adopted budget for fiscal year 2021 projects a decrease of approximately \$62 thousand to the operating fund balance.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the funds it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District in care of Lloyd Gosselink Rochelle and Townsend, PC, 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

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BASIC FINANCIAL STATEMENTS

BELVEDERE MUNICIPAL UTILITY DISTRICT

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STATEMENT OF NET POSITION
AND GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2021

	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	TOTAL	ADJUST- MENTS	STATEMENT OF NET POSITION
ASSETS						
Cash	\$ 506,875	\$ 206,017	\$ 4	\$ 712,896	\$ -	\$ 712,896
Investments	25,066	25,106	-	50,172	-	50,172
Taxes Receivable	2,692	5,067	-	7,759	-	7,759
Due from Other Fund	-	-	-	-	-	-
Prepaid Expenses	1,325	-	-	1,325	-	1,325
Drainage System (net of depreciation)	-	-	-	-	1,895,955	1,895,955
Water System (net of depreciation)	-	-	-	-	1,892,414	1,892,414
Amenity Center (net of depreciation)	-	-	-	-	865,421	865,421
Total Assets	\$ 535,958	\$ 236,190	\$ 4	\$ 772,152	\$ 4,653,790	\$ 5,425,942
LIABILITIES						
Accounts Payable	\$ 20,991	\$ -	\$ -	\$ 20,991	\$ 28,107	\$ 49,098
Due to Other Fund	-	-	-	-	-	-
Bonds Payable in less than one year	-	-	-	-	285,000	285,000
Bonds Payable in more than one year	-	-	-	-	4,720,000	4,720,000
Total Liabilities	20,991	-	-	20,991	5,033,107	5,054,098
DEFERRED INFLOWS OF RESOURCES						
Property Taxes	2,692	5,067	-	7,759	(7,759)	-
Total Deferred Inflows	2,692	5,067	-	7,759	(7,759)	-
FUND EQUITY						
Nonspendable	1,325	-	-	1,325	(1,325)	-
Restricted for Debt Service	-	231,123	-	231,123	(231,123)	-
Investment in General Fixed Assets	-	-	4	4	(4)	-
Assigned for Reserve	480,000	-	-	480,000	(480,000)	-
Unassigned	30,950	-	-	30,950	(30,950)	-
Total Fund Equity	512,275	231,123	4	743,402	(743,402)	-
Total Liabilities, Fund Equity & Deferred Inflows of Resources	\$ 535,958	\$ 236,190	\$ 4	\$ 772,152		
NET POSITION						
Net Investment in Capital Assets					(379,313)	(379,313)
Restricted for Debt Service					236,190	236,190
Unrestricted					514,967	514,967
Total Net Position					\$ 371,844	\$ 371,844

The notes to financial statements are an integral part of this statement.

BELVEDERE MUNICIPAL UTILITY DISTRICT

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**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	TOTAL	ADJUST- MENTS	STATEMENT OF ACTIVITIES
REVENUES						
Property Taxes	\$ 214,743	\$ 443,633	\$ -	\$ 658,376	\$ (15,655)	\$ 642,721
Reimbursements	18,824	-	-	18,824	-	18,824
Interest	1,700	884	197	2,781	-	2,781
TOTAL REVENUES	235,267	444,517	197	679,981	(15,655)	664,326
EXPENDITURES						
Current:						
Solid Waste Disposal	47,335	-	-	47,335	-	47,335
Repairs and Maintenance	19,633	-	-	19,633	-	19,633
Amenity Center Operations	95,996	-	-	95,996	-	95,996
Accounting Fees	14,400	-	-	14,400	-	14,400
Audit Fees	7,500	-	-	7,500	-	7,500
Engineering Fees	26,133	-	-	26,133	-	26,133
Legal Fees	50,990	-	-	50,990	-	50,990
Tax Assessor/Collector	2,983	-	-	2,983	-	2,983
Director Salaries and Payroll Taxes	-	-	-	-	-	-
Insurance	2,669	-	-	2,669	-	2,669
Legal Notices	285	-	-	285	-	285
Miscellaneous	-	-	-	-	-	-
Depreciation & Amortization	-	-	-	-	106,763	106,763
Debt Service:						
Fiscal Agent's Fees	-	1,854	-	1,854	-	1,854
Interest	-	175,694	-	175,694	(1,175)	174,519
Principal	-	275,000	-	275,000	(275,000)	-
Capital Expenditures	238,840	-	128,932	367,772	(367,772)	-
TOTAL EXPENDITURES	506,764	452,548	128,932	1,088,244	(537,184)	551,060
OTHER FINANCING SOURCES (USES)						
Transfer (to) from Other Funds	31,368	-	(31,368)	-	-	-
NET OTHER SOURCES (USES)	31,368	-	(31,368)	-	-	-
Excess (Deficit) of Revenues and Other Financing Sources over Expenditures	(240,129)	(8,031)	(160,103)	(408,263)	408,263	-
Change in Net Position					113,266	113,266
Fund Balance/Net Position - Beginning	752,404	239,154	160,107	1,151,665	(893,087)	258,578
Fund Balance/Net Position - Ending	\$ 512,275	\$ 231,123	\$ 4	\$ 743,402	\$ (371,558)	\$ 371,844

The notes to financial statements are an integral part of this statement.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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1. Summary of Significant Accounting Policies

The basic financial statements of Belvedere Municipal Utility District (the District) have been prepared in conformity with accounting principles applicable to governmental units which are generally accepted in the United States of America. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the accounting policies are described below.

Belvedere Municipal Utility District (the District), a political subdivision of the State of Texas, was created by an order of the Texas Commission on Environmental Quality (TCEQ) on November 30, 2005 under Article XVI Section 59 of the Texas Constitution and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District is subject to the continuing supervisory jurisdiction of the TCEQ.

The District is empowered, among other things, to finance, purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water and the control and diversion of storm water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. The District may also provide solid waste collection and disposal services. The District is also empowered to establish, operate and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts, after approval by the TCEQ and the voters of the District. Additionally, the District may, subject to certain limitations, develop and finance recreational facilities.

The District is located approximately 23 miles west of downtown Austin on Hamilton Pool Road, just west of State Highway 71. The District lies wholly outside the extraterritorial jurisdiction of any city, town, or village of the State of Texas. Development of land within the District began in October 2005. The District has been developed for single family residential use. Hamilton Bee Cave, L.P. (Developer) has financed the design and construction of water and drainage facilities on land within the District. The District and Developer entered into an agreement whereby the District agreed to reimburse the Developer for its costs for the construction of facilities to the extent allowed by TCEQ. As of March 15, 2016, the District has reimbursed the Developer for all facilities constructed by the Developer and the Developer has transferred and conveyed the facilities to the District. On May 13, 2006, the District held a bond election whereby voters authorized the Board of Directors of the District to issue up to \$6,700,000 in unlimited tax bonds for water and drainage facilities and up to \$1,220,000 in unlimited tax bonds for recreational facilities.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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1. Summary of Significant Accounting Policies (continued)

These financial statements report the financial activity of Belvedere Municipal Utility District. The reporting entity of the District encompasses those activities and functions over which the District's elected officials exercise significant oversight or control. The District is governed by a five member Board of Directors (the Board) that has been elected by District residents. The funds and account groups presented in this report are within the oversight responsibility of the Board, in accordance with Governmental Accounting Standards Board (GASB) Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting. There are no component units of the District, nor is the District a component unit of any other entity.

A. Basis of Presentation, Basis of Accounting

In accordance with GASB Statement No. 34, the District has elected to combine their Government-wide and Governmental Fund Financial Statements into one set of financial statements with a reconciliation of the individual line items in a separate column on the financial statements.

Government-wide Financial Statements:

The **Statement of Net Position** and the **Statement of Activities** include the financial activities of the overall government. Governmental activities are generally financed through property taxes.

The **Statement of Activities** presents a comparison between direct expenses and program revenues for each function of the District's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.

Fund Financial Statements:

The governmental fund financial statement columns are labeled **Government Funds Balance Sheet** and **Governmental Funds Revenue, Expenditures and Changes in Fund Balance**. In the fund financial statements, the accounts of the District are organized on the basis of funds, each of which is considered a separate accounting entity. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. The District reports the following major governmental funds:

General Fund: This is the District's primary operating fund. It accounts for all financial resources of the District except those required to be accounted for in another fund.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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1. Summary of Significant Accounting Policies (continued)

Debt Service Fund: The Debt Service Fund is used to account for the accumulation of financial resources for, and the payment of, general long term debt principal and interest.

Capital Projects Fund: The Capital Projects Fund is used to account for the acquisition or construction of major capital facilities. Principal sources of revenue are municipal long-term debt proceeds and interest income.

B. Measurement Focus, Basis of Accounting

The Government-wide financial statements are reported using the flow of economic resources measurement focus and the accrual basis of accounting. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied.

Governmental Fund Financial Statements: Governmental funds are reported using the current financial resources management focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The District does not consider revenues collected after its year end to be available in the current period. Revenues from local sources consist primarily of property taxes. Miscellaneous revenues are recorded as revenues when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned, since they are both measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on long term debt, which is recognized as an expenditure to the extent that it has matured. General capital asset acquisitions are reported as expenditures in major governmental funds. Proceeds of general long term debt are reported as other financing sources.

C. Fund Balances

The District has adopted GASB Statement No. 54 Fund Balance Reporting and Governmental Fund Type Definitions which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds.

Those fund balance classifications are described below.

Nonspendable – Amounts that cannot be spent because they are either not in a spendable form or are legally or contractually required to be maintained intact.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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1. Summary of Significant Accounting Policies (continued)

Restricted – Amounts that can be spent only for specific purposes because of constraints imposed by external providers, or imposed by constitutional provisions or enabling legislation.

Committed – Amounts that can only be used for specific purposes pursuant to approval by formal action by the Board.

Assigned – For the General Fund, amounts that are appropriated by the Board or Board designee, if any, that are to be used for specific purposes. For all other governmental funds, any remaining positive amounts not previously classified as nonspendable, restricted or committed.

Unassigned – Amounts that are available for any purpose; these amounts can be reported only in the District’s General Fund.

Fund balance of the District may be committed for a specific purpose by formal action of the Board, the District’s highest level of decision-making authority. Commitments may be established, modified, or rescinded only through a resolution approved by the Board. The Board has not delegated the authority to assign fund balance.

D. Budget

The Board adopted an annual budget for the General Fund on the basis consistent with generally accepted accounting principles. The District’s Board of Directors utilizes the budget as a management tool for planning and cost control purposes. All annual appropriations lapse at fiscal year end.

E. Pensions

The District has not established a pension plan.

F. Cash and Cash Equivalents

These include cash on deposit as well as investments with maturities of three months or less at the time of purchase.

G. Prepaid Items

Certain payments to vendors reflect costs applicable to future periods and are recorded as prepaid assets in both the government-wide and fund financial statements. Prepaid assets are charged to expenditures when consumed.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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1. Summary of Significant Accounting Policies (continued)

H. Capital Assets

Capital assets, which include Easements, Water Distribution System, Water Quality Ponds and Organizational Costs are reported in the Government-wide column in the Statement of Net Assets. Capital assets are defined by the District as assets with an initial, individual cost of at least \$1,000. Public domain (“infrastructure”) capital assets including water, and drainage systems, are capitalized as acquired. Items purchased or acquired are reported at historical cost or estimated historical cost. Contributed fixed assets are recorded as capital assets at estimated fair value at the time received. Capital assets are depreciated using the straight line method over their estimated useful lives of 50 years.

I. Interfund Transactions

Transfers from one fund to another fund are reported as interfund receivable and payables if there is intent to repay that amount and if the debtor fund has the ability to repay the advance on a timely basis. Operating transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

J. Long-Term Debt

Unlimited tax bonds, which have been issued to acquire capital assets, are to be repaid from tax revenues of the District. In the Government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the fund financial statement, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums and discounts on debt issuances are reported as other financing sources and uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

K. Deferred Outflows and Inflows of Resources

GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, provides guidance for reporting the financial statement elements of deferred outflows of resources, which represent the consumption of the District’s net position that is applicable to a future reporting period, and deferred inflows of resources, which represent the District’s acquisition of net position applicable to a future reporting period. GASB Statement No. 63 became effective for fiscal

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

DRAFT

1. Summary of Significant Accounting Policies (continued)

years beginning after December 15, 2011 and has been implemented in the financial statements.

GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities. GASB Statement No. 65 is effective for fiscal years beginning after December 15, 2012 and has been implemented in these financial statements.

L. Recently Issued Accounting Pronouncements

In March 2018, the GASB issued GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*. The objective of GASB Statement No. 88 is to improve the consistency in the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements, and to provide financial statement users with additional essential information about debt. This statement is effective for reporting periods beginning after June 15, 2018. GASB Statement No. 88 has been implemented in these financial statements.

2. Cash and Investments

The investment policies of the District are governed by State statute and an adopted District Investment Policy that includes depository contract provisions and custodial contract provisions. Major provisions of the District's Investment Policy include: depositories must be FDIC-insured Texas banking institutions; depositories must fully insure or collateralize all demand and time deposits; securities collateralizing time deposits are held by independent third party trustees.

Cash – At year end, deposits were held by the District's depository bank in accounts that were secured at the balance sheet date by Federal Deposit Insurance Corporation (FDIC) coverage or by pledged collateral held by the District's agent bank in the District's name.

Investments - The District is required by Government Code Chapter 2256, The Public Funds Investment Act, to adopt, implement, and publicize an investment policy. That policy must be written; primarily emphasize safety of principal and liquidity; address investment diversification, yield, and maturity and the quality and capability of investment management; and include a list of the types of authorized investments in which the investing entity's funds may be invested; and the maximum allowable stated maturity of any individual investment owned by the entity.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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2. Cash and Investments (continued)

The Public Funds Investment Act ("Act") requires an annual audit of investment practices. Audit procedures in this area conducted as part of the audit of the general purpose financial statements disclosed that in the areas of investment practices, management reports and establishment of appropriate policies, the District adhered to the requirement of the Act. Additionally, investment practices of the District were in accordance with local policies.

The Act determines the types of investments which are allowable for the District. These include, with certain restriction, (1) obligations of the US Treasury, certain US Agencies, and the State of Texas, (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) banker's acceptances, (7) mutual funds, (8) investment pools, (9) guaranteed investment contracts, and (10) commercial paper.

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District's investments at year end are shown below.

<u>Investment</u>	<u>Fair Value</u>		<u>Maturity</u>	<u>Fair Value</u>
	<u>Level</u>	<u>Rating</u>		
TexPool	N/A	AAAm	1 day average	\$50,172

Analysis of Specific Cash and Investment Risks – GASB Statement No. 40 requires a determination as to whether the District was exposed to the following specific investment risks at year end and, if so, the reporting of certain related disclosures.

Credit Risk – Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The ratings of securities by nationally recognized rating agencies are designed to give an indication of credit risk. At year end, the District was not significantly exposed to credit risk.

Custodial Credit Risk – Deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the District's name.

Investment securities are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the government, and are held by either the counterpart or the counterpart's trust department or agent but not in the District's name. At year end, the District was not exposed to custodial credit risk.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

DRAFT

2. Cash and Investments (continued)

Concentration of Credit Risk – This risk is the risk of loss attributed to the magnitude of a government’s investment in a single issuer. At year end, the District was not exposed to concentration of credit risk.

Interest Rate Risk – This is the risk that changes in interest rates will adversely affect the fair value of an investment. At year end, the District was not exposed to interest rate risk.

Foreign Currency Risk – This is the risk that exchange rates will adversely affect the fair value of an investment. At year end, the District was not exposed to foreign currency risk.

Investment Accounting Policy – The District’s general policy is to report money market investments and short-term participating interest-earning investment contracts at amortized cost and to report nonparticipating interest-earning investment contracts using a cost-based measure. However, if the fair value of an investment is significantly affected by the impairment of the credit standing of the issuer or by other factors, it is reported at fair value. All other investments are reported at fair value unless a legal contract exists which guarantees a higher value. The term “short-term” refers to investments which have a remaining term of one year or less at time of purchase. The term “nonparticipating” means that the investment’s value does not vary with market interest rate changes. Nonnegotiable certificates of deposit are examples of nonparticipating interest-earning investment contracts.

Public Funds Investment Pools – Public funds investment pools in Texas (“Pools”) are established under the authority of the Interlocal Cooperation Act, Chapter 79 of the Texas Government Code, and are subject to the provisions of the Public Funds Investment Act (the “Act”), Chapter 2256 of the Texas Government Code. In addition to other provisions of the Act designed to promote liquidity and safety of principal, the Act requires Pools to: 1) have an advisory board composed of participants in the Pool and other person who do not have a business relationship with the Pool and are qualified to advise the Pool; 2) maintain a continuous rating of no lower than AAA or AAA-m or an equivalent rating by at least on nationally recognized rating service; and 3) maintain the market value of its underlying investment portfolio with one half of one percent of the value of its shares.

The District’s investments in Pools are reported at an amount determined by the fair value per share of the Pool’s underling portfolio, unless the Pool is 2a7-like, in which case they are reported at share value. A 2a7-like Pool is one which is not registered with the Securities and Exchange Commission (“SEC”) as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC’s Rule 2a7 of the Investment Company Act of 1940.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

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2. Cash and Investments (continued)

TexPool – The District invests in the Texas Local Government Investment Pool (TexPool), which is a local government investment pool that was established in conformity with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and operates under the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. The State Comptroller of Public Accounts oversees TexPool. Federated Investors, Inc. is the administrator and investment manager of TexPool under a contract with the State Comptroller. In accordance with the Public Funds Investment Act, the State Comptroller has appointed the TexPool Investment Advisory Board to advise with respect to TexPool. The board is composed equally of participants in TexPool Portfolios and other persons who do not have a business relationship with TexPool Portfolios and are qualified to advise in respect to TexPool Portfolios. The Advisory Board members review the investment policy and management fee structure. TexPool is rated AAAM by Standard & Poor’s and operates in a manner consistent with the SEC’s Rule 2a7 of the Investment Company Act of 1940. All investments are stated at amortized cost, which usually approximates the market value of the securities. The stated objective of TexPool is to maintain a stable average \$1.00 per unit net asset value; however, the \$1.00 net asset value is not guaranteed or insured. The financial statements can be obtained from the Texas Trust Safekeeping Trust Company website at www.ttstc.org.

3. Property Taxes

Property taxes are considered available when collected within the current period or expected to be collected soon enough thereafter to be used to pay liabilities of the current period. The District levies its taxes on October 1 in conformity with Subtitle E, Texas Property Tax Code. Taxes are due upon receipt of the tax bill and are past due and subject to interest if not paid by February 1 of the year following the October 1 levy date. The assessed value of the property tax roll on January 1, 2020, upon which the levy for the 2020-21 fiscal year was based, was \$217,593,475. Taxes are delinquent if not paid by June 30. Delinquent taxes are subject to both penalty and interest charges plus delinquent collection fees for attorney costs.

The tax rates assessed for the year ended September 30, 2021, to finance General Fund operations and the payment of principal and interest on general obligation long-term debt were \$0.095 and \$0.20 per \$100 valuation, respectively, for a total of \$0.295 per \$ 100 valuation.

Current tax collections for the year ended September 30, 2021 were 99.35% of the year end adjusted tax levy. Delinquent taxes are prorated between maintenance and debt service based on rates adopted for the year of the levy. The District is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature. As of September 30, 2021, property taxes receivable, totaled \$2,692 and \$5,067 for the General and Debt Service Funds, respectively.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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4. Capital Assets

In February, 2010, October, 2011, and March, 2016, the District acquired \$4,009,347 of Water Distribution Facilities and Drainage Facilities serving the District’s residents. Under an Amended and Restated Water Facilities Lease and Services Agreement between the District and the West Travis County Public Utility Agency (the PUA), all of the District’s internal Water Distribution Facilities are leased to the PUA in exchange for the PUA’s agreement to provide retail water service to the District’s residents. The PUA is responsible for their operation and maintenance.

During previous years, the District acquired an amenity center that serves the District’s residents. During the current fiscal year, the District spent an additional \$367,772 toward amenity center improvements.

These facilities are being depreciated over 50 years using the straight-line method. Depreciation and amortization in the amount of 106,763 has been charged to system operations for the year for these assets. A summary of changes in capital assets follows:

	Balance			Balance
	9/30/2020	Additions	Deletions	9/30/2021
<u>Capital Assets:</u>				
Drainage System	\$ 2,274,396	\$ -	\$ -	\$ 2,274,396
Water System	2,150,469	-	-	2,150,469
Amenity Center	545,534	367,772	-	913,306
Total	4,970,399	367,772	-	5,338,171
<u>Accumulated Depreciation:</u>				
Drainage System	(332,953)	(45,488)	-	(378,441)
Water System	(215,045)	(43,009)	-	(258,054)
Amenity Center	(29,619)	(18,266)	-	(47,885)
Total	(577,617)	(106,763)	-	(684,380)
Total Capital Assets (Net)	\$ 4,392,782	\$ 261,009	\$ -	\$ 4,653,791

5. Bonds

At an election held within the District on May 13, 2006, voters authorized a total of \$7,920,000 unlimited tax bonds for the purpose of purchasing, constructing, acquiring, owning, improving, extending, maintaining, repairing, or operating a waterworks system, a drainage and storm water system and recreational facilities for the District. The District’s bonds are collateralized by the levy of an annual ad valorem tax against all taxable property within the District. The District has no direct borrowings or direct placement debt.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

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5. Bonds (continued)

In February 2010, the District issued \$2,350,000 of these bonds dated January 15, 2010. The bonds mature serially on August 1, in each year 2013 through 2030, in principal amounts set forth on the following page. Bonds maturing on or after August 1, 2021, are subject to redemption, in whole or in part, on August 1, 2019, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. Bonds maturing in the years 2022, 2024, 2026 and 2030 are also subject to mandatory sinking fund redemption.

In October 2011, the District issued \$1,920,000 of these bonds dated October 1, 2011. The bonds mature serially on August 1, in each year 2014 through 2036, in principal amounts set forth on the following page. Bonds maturing on or after August 1, 2021, are subject to redemption, in whole or in part, on August 1, 2021, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. Bonds maturing in the years 2021, 2022, 2024, 2026, 2028, 2031 and 2036 are also subject to mandatory sinking fund redemption.

In March 2016, the District issued \$1,000,000 of these bonds dated February 15, 2016. The bonds mature serially on August 1, in each year 2019 through 2039, in principal amounts set forth on the following page. Bonds maturing on or after August 1, 2024, are subject to redemption, in whole or in part, on August 1, 2023, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. Bonds maturing in the years 2026, 2029, 2033, 2035, 2037, and 2039 are also subject to mandatory sinking fund redemption.

In August 2016, the District issued \$3,570,000 of Unlimited Tax Refunding Bonds dated August 15, 2016. The bonds mature serially on August 1, in each year 2017 through 2036, in principal amounts set forth on the following page. Bonds maturing on or after August 1, 2027, are subject to redemption, in whole or in part, on August 1, 2026, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. Bonds maturing in the years 2033, and 2036 are also subject to mandatory sinking fund redemption.

In February 2019, the District issued \$1,220,000 of these bonds dated February 27, 2019. The bonds mature serially on August 1, in each year 2019 through 2039, in principal amounts set forth on the following page. Bonds maturing on or after August 1, 2026, are subject to redemption, in whole or in part, on August 1, 2025, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. Bonds maturing in the years 2028, 2030, 2032, 2034, 2036, and 2038 are also subject to mandatory sinking fund redemption.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

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5. Bonds (continued)

These bonds are described as follows:

<u>Issue</u>	<u>Original Issue Amount</u>	<u>Installments (In Thousands)</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Outstanding</u>
Series 2010	\$2,350,000	\$65 to 225	2030	4.00–5.70%	\$ -0-
Series 2011	\$1,920,000	\$40 to 145	2036	4.25–5.00%	\$ -0-
Series 2016	\$1,000,000	\$25 to 145	2039	2.00–3.50%	\$ 890,000
Series 2016R	\$3,570,000	\$45 to 360	2036	2.00–4.00%	\$3,080,000
Series 2019	\$1,220,000	\$40 to 160	2038	2.00–3.25%	\$1,035,000

The change in bonds is as follows:

<u>Bonds:</u>	<u>Balance 9/30/2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 9/30/2021</u>
Unlimited Tax Bonds, Series 2011	\$ 60,000	-	(60,000)	\$ -
Unlimited Tax Bonds, Series 2016	920,000	-	(30,000)	890,000
Unlimited Tax Bonds, Series 2016R	3,225,000	-	(145,000)	3,080,000
Unlimited Tax Bonds, Series 2018	1,075,000	-	(40,000)	1,035,000
Total Bond Indebtedness	\$ 5,280,000	\$ -	\$(275,000)	\$ 5,005,000

Redemption

Series 2010 Bonds maturing on or after August 1, 2021, are subject to redemption, in whole or in part, on August 1, 2019, or on any date thereafter at a price equal to the principal amount thereof plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, term bonds maturing on in the years 2022, 2024, 2026 and 2030 are subject to mandatory sinking fund redemption.

Series 2011 Bonds maturing on or after August 1, 2021, are subject to redemption, in whole or in part, on August 1, 2021, or on any date thereafter at a price equal to the principal amount thereof plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, term bonds maturing on in the years 2021, 2022, 2024, 2026, 2028, 2031 and 2036 are subject to mandatory sinking fund redemption.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

DRAFT

5. Bonds (continued)

Series 2016 Bonds maturing on or after August 1, 2024, are subject to redemption, in whole or in part, on August 1, 2023, or on any date thereafter, at a price equal to the principal amount thereof plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, term bonds maturing in the years 2026, 2029, 2033, 2035, 2037 and 2039 are also subject to mandatory sinking fund redemption.

Series 2016R Bonds maturing on or after August 1, 2027, are subject to redemption, in whole or in part, on August 1, 2026, or on any date thereafter, at a price equal to the principal amount thereof plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, term bonds maturing in the years 2033 and 2036 are also subject to mandatory sinking fund redemption.

Series 2019 Bonds maturing on or after August 1, 2026, are subject to redemption, in whole or in part, on August 1, 2025, or on any date thereafter, at a price equal to the principal amount thereof plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, term bonds maturing in the years 2028, 2030, 2032, 2034, 2036 and 2038 are also subject to mandatory sinking fund redemption.

Debt Service Requirements

Debt service requirements on long-term debt as of the end of the year are as follows:

<u>Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2022	\$ 285,000	\$ 168,644	\$ 453,644
2023	305,000	160,619	465,619
2024	320,000	151,819	471,819
2025	340,000	140,175	480,175
2026	355,000	127,731	482,731
2027-2031	1,825,000	429,155	2,254,155
2032-2036	1,205,000	173,702	1,378,702
2037-2041	370,000	22,525	392,525
Totals	\$ 5,005,000	\$ 1,374,370	\$ 6,379,370

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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5. Bonds (continued)

Advance Refunding of Debt

GASB Statement No. 7, *Advance Refundings Resulting in Defeasance of Debt*, provides that refunded Debt and assets placed in escrow for the payment of related debt service be excluded from the financial statements. As of September 30, 2021, outstanding balances of bond issues that have been refunded and defeased in-substance by placing existing assets and the proceeds of new bonds in an irrevocable trust to provide for all future debt service payments are as follows:

<u>Bond Issue</u>	<u>Amount</u>
Series 2010	\$1,875,000
Series 2011	\$1,510,000

6. Risk Management

The District is exposed to various risks of loss related to torts, theft, damage or destruction of assets, errors and omissions, and natural disasters. During the year, the District obtained liability coverage.

7. Contingencies

In the opinion of the District, no significant contingencies or reportable litigation exist as of the end of the current fiscal year.

8. Estimates

The preparation of financial statements in accordance with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

9. Subsequent Events

The District has evaluated subsequent events as of December 31, 2021, the date the financial statements were available to be issued. In March 2021, the World Health Organization declared the outbreak of a novel coronavirus (COVID-19) as a “Public Health Emergency of International Concern,” which continues to spread throughout the world. While the disruption is expected to be temporary, there is uncertainty around the severity and duration. Therefore, while this issue may negatively impact the District’s results of operations and financial position, the related financial impact cannot be reasonably estimated at the time. The District is actively managing its operations to maintain its cash flow and management believes that the District has adequate liquidity.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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10. Reconciliation of Government-wide and Fund Financial Statements

Adjustments to convert the Governmental Funds Balance Sheet to the Statement of Net Assets are as follows:

Governmental Funds Total Fund Balances	\$ 743,402
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds	4,653,790
Long-term liabilities (bonds payable) are not due and payable in the current period and, therefore, are not reported in the funds	(5,005,000)
Interest is accrued on outstanding debt in the government-wide statements, whereas in the governmental funds, an interest expenditure is reported when made and not accrued in the funds	(28,107)
Deferred tax revenue is not available to pay for current period expenditures and, therefore, is deferred in the funds	<u>7,759</u>
Total Net Assets	<u><u>\$ 371,844</u></u>

**BELVEDERE MUNICIPAL UTILITY DISTRICT
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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10. Reconciliation of Government-wide and Fund Financial Statements (continued)

Amounts reported for governmental activities in the Statement of Activities are different from the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance as follows:

Governmental Funds Excess of Revenues over Expenditures	\$(408,263)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds	
Change in Deferred Tax Revenue	(15,655)
Governmental funds report capital outlays as expenditures however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense	
Capital Outlay	367,772
Depreciation Expense	(106,763)
Governmental funds report principal payments as expenditures however, in the Statement of Activities, these payments are not reported as operating expenses	
Bond Principal	275,000
Governmental funds do not report the change in accrued interest as an expenditure, however, in the Statement of Activities, this change in the amount accrued is reported as an expense	
Accrued Interest	1,175
Change in Net Assets	\$ 113,266

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REQUIRED SUPPLEMENTARY INFORMATION

BELVEDERE MUNICIPAL UTILITY DISTRICT

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**COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - GENERAL FUND
BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

	<u>ORIGINAL BUDGET</u>	<u>AMENDED BUDGET</u>	<u>ACTUAL</u>	<u>FAVORABLE (UNFAVORABLE)</u>
REVENUES				
Property Taxes	\$ 196,819	\$ 196,819	\$ 214,743	\$ 17,924
Reimbursements	-	101,291	18,824	(82,467)
Interest	2,000	2,000	1,700	(300)
TOTAL REVENUES	198,819	300,110	235,267	(64,843)
EXPENDITURES				
Current:				
Solid Waste Disposal	45,000	47,335	47,335	-
Landscaping	-	-	-	-
Maintenance	168,000	369,147	19,633	349,514
Amenity Center	75,000	105,000	95,996	9,004
Accounting Fees	14,400	14,400	14,400	-
Audit Fees	7,500	7,500	7,500	-
Engineering Fees	58,000	63,000	26,133	36,867
Legal Fees	55,000	55,000	50,990	4,010
Tax Assessor/Collector	5,000	5,000	2,983	2,017
Director Salaries and Payroll Taxes	-	-	-	-
Insurance	4,000	4,000	2,669	1,331
Legal Notices	2,000	2,000	285	1,715
Bank Charges and Other	800	885	-	885
Debt Service:				
Fiscal Agent's Fees	-	-	-	-
Interest	-	-	-	-
Principal	-	-	-	-
Capital Expenditures	-	-	238,840	(238,840)
TOTAL EXPENDITURES	434,700	673,267	506,764	166,503
Excess (Deficit) of Revenues Over Expenditures	(235,881)	(373,157)	(271,497)	101,660
Transfers (to) from Other Funds	-	-	31,368	31,368
Fund Balance - Beginning of Year	752,404	752,404	752,404	-
Fund Balance - End of Year	<u>\$ 516,523</u>	<u>\$ 379,247</u>	<u>\$ 512,275</u>	<u>\$ 133,028</u>

The notes to financial statements are an integral part of this statement.

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

SUPPLEMENTARY INFORMATION

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**BELVEDERE MUNICIPAL UTILITY DISTRICT
INDEX OF SUPPLEMENTAL SCHEDULES REQUIRED
BY THE TEXAS WATER COMMISSION
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

(Schedules included are checked; explanatory notes are provided for omitted schedules).

- [√] Schedule of Services and Rates
- [√] Schedule of General Fund Expenditures
- [√] Temporary Investments
- [√] Analysis of Taxes Levied and Receivable
- [√] General Long Term Debt Service Requirements by Years
- [√] Analysis of Changes in General Long Term Debt
- [√] Comparative Schedule of Revenues and Expenditures - General Fund
- [√] Comparative Schedule of Revenues and Expenditures – Debt Service Fund
- [√] Board Members, Key Personnel, and Consultants

**BELVEDERE MUNICIPAL UTILITY DISTRICT
SERVICES AND RATES
SEPTEMBER 30, 2021**

1. Services Provided by the District:

Drainage
Solid Waste Disposal

2. Retail Rates Based on 5/8” Meter

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per first 1000 Gallons Over Minimum	Rate per add'l 1000 Gallons Over Minimum
Water:	\$ N/A	N/A	N/A	\$ N/A	\$ N/A
Wastewater:	\$ N/A	N/A	N/A	\$ N/A	\$ N/A
Surcharge:	-0-				

Total water and wastewater charges per 10,000 gallons usage: \$ N/A

3. Retail Service Provided: Number of retail water and/or wastewater connections.

	Active Connections	Active EFSC	Inactive Connections (EFSC)
Single Family & Total	N/A	N/A	N/A

4. Total Water Consumption During the Fiscal Year:

Gallons pumped into system: N/A
Gallons billed to customers: N/A

5. Standby Fees: The District does not assess standby fees.

6. Anticipated sources of funds to be used for debt service payments: Ad Valorem taxes

7. Location of District:

The District is located entirely within Travis County.
The District is not located within any city.
The District is not located within any city ETJ.
The general membership of the Board is not appointed by an office outside the District.

BELVEDERE MUNICIPAL UTILITY DISTRICT
SCHEDULE OF GENERAL FUND EXPENDITURES
YEAR ENDED SEPTEMBER 30, 2021

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Current:

Purchased Services for Resale

Water	\$	-
Wastewater		-
Connection Fees		-
		-

Professional Fees

Audit		7,500
Engineering		26,133
Legal		50,990
		84,623

Contracted Services

Accounting		14,400
Tax Appraisal/Collection		2,983
		17,383

Utilities

Solid Waste Disposal		47,335
		47,335

Administrative

Insurance		2,669
Legal Notices		285
Miscellaneous		-
		2,954

Maintenance

Amenity Center Maintenance		19,633
Amenity Center Operations		95,996
		115,629

Capital Expenditures

238,840

TOTAL EXPENDITURES

\$ 506,764

Number of persons employed by the District: -0-

**TEMPORARY INVESTMENTS
SEPTEMBER 30, 2021**

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
<u>GENERAL FUND</u>					
State Investment Pool	***0002	0.03%	N/A	25,066	-
Total				<u>25,066</u>	<u>-</u>
<u>DEBT SERVICE FUND</u>					
State Investment Pool	***0001	0.03%	N/A	\$ 25,106	\$ -
Total				<u>25,106</u>	<u>-</u>
TOTALS - ALL FUNDS				<u>\$ 50,172</u>	<u>\$ -</u>

BELVEDERE MUNICIPAL UTILITY DISTRICT
ANALYSIS OF TAXES LEVIED AND RECEIVABLE
YEAR ENDED SEPTEMBER 30, 2021

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	MAINTENANCE TAXES	DEBT SERVICE TAXES
Taxes Receivable, Beginning of Year	\$ 9,771	\$ 13,642
2020 Original Levy	206,714	435,187
Adjustments	(2,064)	(4,344)
Add: Penalty & Interest	3,014	4,215
Total to be accounted for	217,435	448,700
Tax collections:		
Current year	203,875	430,006
Prior years	10,868	13,627
Total Collections	214,743	443,633
Taxes Receivable, End of Year	\$ 2,692	\$ 5,067

	2020	2019	2018	2017	2016
Property Valuations:					
Land & Improvements	217,593,475	207,053,470	203,075,961	196,617,202	182,833,077
Tax Rates Per \$100 Valuation:					
Debt Service tax rates	\$ 0.2000	\$ 0.2000	\$ 0.2000	\$ 0.2000	\$ 0.2000
Maintenance tax rates	0.0950	0.1200	0.1500	0.1700	0.1895
Totals	\$ 0.2950	\$ 0.3200	\$ 0.3500	\$ 0.3700	\$ 0.3895
Original Tax Levy	\$ 641,901	\$ 662,571	\$ 710,766	\$ 727,484	\$ 712,135

BELVEDERE MUNICIPAL UTILITY DISTRICT

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**GENERAL LONG TERM DEBT SERVICE REQUIREMENTS-BY YEARS
YEAR ENDED SEPTEMBER 30, 2021**

DUE DURING FISCAL YEARS ENDING	ANNUAL REQUIREMENTS FOR SERIES 2016		
	TOTAL PRINCIPAL DUE	TOTAL INTEREST DUE	TOTAL PRINCIPAL AND INTEREST DUE
2022	\$ 30,000	\$ 25,188	\$ 55,188
2023	35,000	24,588	59,588
2024	35,000	23,888	58,888
2025	35,000	23,144	58,144
2026	40,000	22,400	62,400
2027	40,000	21,550	61,550
2028	40,000	20,550	60,550
2029	45,000	19,550	64,550
2030	45,000	18,425	63,425
2031	50,000	17,075	67,075
2032	50,000	15,575	65,575
2033	55,000	14,075	69,075
2034	55,000	12,425	67,425
2035	60,000	10,775	70,775
2036	65,000	8,975	73,975
2037	65,000	7,025	72,025
2038	70,000	5,075	75,075
2039	75,000	2,625	77,625
2040	-	-	-
	<u>\$ 890,000</u>	<u>\$ 292,908</u>	<u>\$ 1,182,908</u>

BELVEDERE MUNICIPAL UTILITY DISTRICT

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**GENERAL LONG TERM DEBT SERVICE REQUIREMENTS-BY YEARS
YEAR ENDED SEPTEMBER 30, 2021**

DUE DURING FISCAL YEARS ENDING	ANNUAL REQUIREMENTS FOR SERIES 2016R		
	TOTAL PRINCIPAL DUE	TOTAL INTEREST DUE	TOTAL PRINCIPAL AND INTEREST DUE
2022	\$ 210,000	\$ 112,050	\$ 322,050
2023	225,000	105,750	330,750
2024	235,000	99,000	334,000
2025	255,000	89,600	344,600
2026	265,000	79,400	344,400
2027	275,000	68,800	343,800
2028	290,000	57,800	347,800
2029	315,000	46,200	361,200
2030	330,000	33,600	363,600
2031	105,000	20,400	125,400
2032	105,000	17,250	122,250
2033	110,000	14,109	124,109
2034	115,000	10,800	125,800
2035	120,000	7,350	127,350
2036	125,000	3,750	128,750
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
	\$ 3,080,000	\$ 765,859	\$ 3,845,859

BELVEDERE MUNICIPAL UTILITY DISTRICT

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**GENERAL LONG TERM DEBT SERVICE REQUIREMENTS-BY YEARS
YEAR ENDED SEPTEMBER 30, 2021**

DUE DURING FISCAL YEARS ENDING	ANNUAL REQUIREMENTS FOR SERIES 2018		
	TOTAL PRINCIPAL DUE	TOTAL INTEREST DUE	TOTAL PRINCIPAL AND INTEREST DUE
2022	\$ 45,000	\$ 31,406	\$ 76,406
2023	45,000	30,281	75,281
2024	50,000	28,931	78,931
2025	50,000	27,431	77,431
2026	50,000	25,931	75,931
2027	55,000	24,431	79,431
2028	55,000	22,781	77,781
2029	60,000	21,131	81,131
2030	60,000	19,331	79,331
2031	60,000	17,531	77,531
2032	65,000	15,731	80,731
2033	65,000	13,781	78,781
2034	70,000	11,831	81,831
2035	70,000	9,731	79,731
2036	75,000	7,544	82,544
2037	80,000	5,200	85,200
2038	80,000	2,600	82,600
2039	-	-	-
2040	-	-	-
	<u>\$ 1,035,000</u>	<u>\$ 315,603</u>	<u>\$ 1,350,603</u>

BELVEDERE MUNICIPAL UTILITY DISTRICT

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**GENERAL LONG TERM DEBT SERVICE REQUIREMENTS-BY YEARS
YEAR ENDED SEPTEMBER 30, 2021**

DUE DURING FISCAL YEARS ENDING	ANNUAL REQUIREMENTS FOR ALL SERIES		
	TOTAL PRINCIPAL DUE	TOTAL INTEREST DUE	TOTAL PRINCIPAL AND INTEREST DUE
2022	\$ 285,000	\$ 168,644	\$ 453,644
2023	305,000	160,619	465,619
2024	320,000	151,819	471,819
2025	340,000	140,175	480,175
2026	355,000	127,731	482,731
2027	370,000	114,781	484,781
2028	385,000	101,131	486,131
2029	420,000	86,881	506,881
2030	435,000	71,356	506,356
2031	215,000	55,006	270,006
2032	220,000	48,556	268,556
2033	230,000	41,965	271,965
2034	240,000	35,056	275,056
2035	250,000	27,856	277,856
2036	265,000	20,269	285,269
2037	145,000	12,225	157,225
2038	150,000	7,675	157,675
2039	75,000	2,625	77,625
2040	-	-	-
	\$ 5,005,000	\$ 1,374,370	\$ 6,379,370

BELVEDERE MUNICIPAL UTILITY DISTRICT

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**ANALYSIS OF CHANGES IN GENERAL LONG TERM DEBT
YEAR ENDED SEPTEMBER 30, 2021**

	<u>SERIES 2011</u>	<u>SERIES 2016</u>	<u>SERIES 2016R</u>	<u>SERIES 2018</u>	<u>TOTALS</u>
Interest Rate	4.25 - 5.00%	2.00 - 3.50%	2.00 - 3.00%	2.00 - 3.25%	
Dates Interest Payable	2/1 : 8/1	2/1 : 8/1	2/1 : 8/1	2/1 : 8/1	
Maturity Dates	8/1/14 to 8/1/36	8/1/18 to 8/1/39	8/1/17 to 8/1/36	8/1/17 to 8/1/38	
Bonds Outstanding-Beginning	\$ 60,000	\$ 920,000	\$ 3,225,000	\$ 1,075,000	\$ 5,280,000
Bonds Sold During the Year	-	-	-	-	-
Bonds Defeased During the Year	-	-	-	-	-
Retirements During the Year	<u>(60,000)</u>	<u>(30,000)</u>	<u>(145,000)</u>	<u>(40,000)</u>	<u>(275,000)</u>
Bonds Outstanding-Ending	<u>\$ -</u>	<u>\$ 890,000</u>	<u>\$ 3,080,000</u>	<u>\$ 1,035,000</u>	<u>\$ 5,005,000</u>
Interest Paid During the Year	\$ 2,550	\$ 25,788	\$ 114,950	\$ 32,406	\$ 175,694
Accrued Interest Purchased	-	-	-	-	-
Change in Accrued Interest Payable	<u>(425)</u>	<u>(100)</u>	<u>(483)</u>	<u>(167)</u>	<u>(1,175)</u>
Interest on Financial Statements	<u>\$ 2,125</u>	<u>\$ 25,688</u>	<u>\$ 114,467</u>	<u>\$ 32,239</u>	<u>\$ 174,519</u>
Paying Agent	Wells Fargo	BOKF	BOKF	BOKF	
Bond Authority:	<u>Tax Bonds</u>	<u>Other Bonds</u>	<u>Other Bonds</u>	<u>Refunding Bonds</u>	
Amount Authorized By Voters	\$ 7,920,000	\$ -	\$ -	\$ -	
Amount Issued	\$ 6,490,000	\$ -	\$ -	\$ 3,570,000	
Remaining To Be Issued	\$ 1,430,000	\$ -	\$ -	\$ -	
Debt Service Fund Cash and Temporary Investments balances as of September 30, 2021					<u>\$ 231,123</u>
Average annual debt service payment (principal & interest) for remaining term of all debt					<u>\$ 354,409</u>

BELVEDERE MUNICIPAL UTILITY DISTRICT

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**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - GENERAL FUND
FOR THE FIVE YEARS ENDED SEPTEMBER 30, 2021**

	AMOUNTS				
	2021	2020	2019	2018	2017
<u>REVENUES</u>					
Property Taxes	\$ 214,743	\$ 247,567	\$ 303,226	\$ 335,297	\$ 343,259
Reimbursements	18,824	-	-	-	-
Interest	1,700	6,942	11,335	3,771	1,110
TOTAL REVENUES	235,267	254,509	314,561	339,068	344,369
<u>EXPENDITURES</u>					
Current:					
Solid Waste Disposal	47,335	44,760	43,384	39,797	36,494
Repairs and Maintenance	19,633	22,777	-	30,094	25,069
Amenity Center Operations	95,996	61,693	33,277	-	-
Accounting Fees	14,400	14,400	14,400	14,400	14,400
Audit Fees	7,500	7,500	7,500	7,500	7,500
Engineering Fees	26,133	61,606	17,018	37,478	3,043
Legal Fees	50,990	74,983	62,880	75,765	41,254
Tax Assessor/Collector	2,983	3,313	3,537	3,798	3,794
Director Salaries and Tax	-	-	-	-	-
Insurance	2,669	3,022	2,566	1,902	1,509
Legal Notices	285	985	628	314	-
Bank Charges and Other	-	-	18	-	-
Fiscal Agent Fees	-	-	-	-	-
Capital Expenditures	238,840	-	-	-	-
TOTAL EXPENDITURES	506,764	295,039	185,208	211,048	133,063
<u>OTHER FINANCING SOURCES (USES)</u>					
Other	31,368	-	-	61,000	-
Excess (Deficit) of					
Revenues over Expenditures	<u>\$ (240,129)</u>	<u>\$ (40,530)</u>	<u>\$ 129,353</u>	<u>\$ 189,020</u>	<u>\$ 211,306</u>

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PERCENT OF REVENUES

2021	2020	2019	2018	2017
91%	97%	96%	99%	100%
8%	0%	0%	0%	0%
1%	3%	4%	1%	0%
100%	100%	100%	100%	100%
20%	18%	14%	12%	11%
8%	9%	0%	9%	7%
41%	24%	11%	0%	0%
6%	6%	5%	4%	4%
3%	3%	2%	2%	2%
11%	24%	5%	11%	1%
22%	29%	20%	22%	12%
1%	1%	1%	1%	1%
0%	0%	0%	0%	0%
1%	1%	1%	1%	0%
0%	0%	0%	0%	0%
0%	0%	0%	0%	0%
0%	0%	0%	0%	0%
102%	0%	0%	0%	0%
215%	116%	59%	62%	39%
13%	0%	0%	18%	0%
-102%	-16%	41%	56%	61%

BELVEDERE MUNICIPAL UTILITY DISTRICT

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**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - DEBT SERVICE FUND
FOR THE FIVE YEARS ENDED SEPTEMBER 30, 2021**

	AMOUNTS				
	2021	2020	2019	2018	2017
REVENUES					
Property Taxes	\$ 443,633	\$ 414,456	\$ 403,748	\$ 393,626	\$ 362,206
Interest	884	3,540	5,742	2,880	2,291
TOTAL REVENUES	444,517	417,996	409,490	396,506	364,497
EXPENDITURES					
Debt Service					
Fiscal Agent Fees	1,854	1,749	2,267	1,317	1,144
Interest	175,694	182,444	188,681	177,491	155,022
Principal	275,000	270,000	250,000	270,000	185,000
TOTAL EXPENDITURES	452,548	454,193	440,948	448,808	341,166
OTHER FINANCING SOURCES					
Bond Proceeds	-	-	-	-	-
Excess (Deficit) of Revenues over Expenditures	<u>\$ (8,031)</u>	<u>\$ (36,197)</u>	<u>\$ (31,458)</u>	<u>\$ (52,302)</u>	<u>\$ 23,331</u>

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PERCENT OF REVENUES				
2021	2020	2019	2018	2017
100%	99%	99%	99%	99%
0%	1%	1%	1%	1%
100%	100%	100%	100%	100%
0%	0%	1%	0%	0%
40%	44%	46%	45%	43%
62%	65%	61%	68%	51%
102%	109%	108%	113%	94%
0%	0%	0%	0%	0%
-2%	-9%	-8%	-13%	6%

BELVEDERE MUNICIPAL UTILITY DISTRICT

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**BOARD MEMBERS, KEY PERSONNEL, AND CONSULTANTS
YEAR ENDED SEPTEMBER 30, 2021**

DISTRICT MAILING ADDRESS: c/o Lloyd Gosselink Rochelle & Townsend 816 Congress Av #1900 Austin TX 78701

DISTRICT BUSINESS TELEPHONE NUMBER: (512) 322-5800

LIMITS ON FEES OF OFFICE THAT A DIRECTOR MAY RECEIVE DURING A FISCAL YEAR: \$7,200

NAMES	TERM OF OFFICE	SALARY FYE 9/30/21	REIMBURSEMENTS FYE 9/30/21	TITLE AT YEAR END
<u>DIRECTORS</u>				
Peter Golde	Elected 5/18-5/22	\$ -	\$ -	President
James Koerner	Elected 5/18-5/22	-	-	Vice-President
Kim Clifford	Elected 5/20-5/24	-	-	Secretary
Ronald Ubertini	Elected 5/20-5/24	-	-	Asst Sec
Steven Bryson	Appointed 5/18-5/22	-	-	Asst Sec
Payments to Retiring Directors		-	-	
		<u>\$ -</u>	<u>\$ -</u>	

CONSULTANTS

Lloyd Gosselink Rochelle & Townsend, PC	\$ 50,990	\$ -	Attorney
Jones Carter	\$ 26,133	\$ -	Engineer
West Davis and Company, LLP	\$ 7,500	\$ -	Auditor
Montoya & Monzingo	\$ 14,400	\$ -	Accountant
Travis County Tax Collector	\$ 2,983	\$ -	Tax Collector

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OTHER INFORMATION

BELVEDERE MUNICIPAL UTILITY DISTRICT

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**PRINCIPAL TAXPAYERS
SEPTEMBER 30, 2021**

<u>Taxpayer</u>	<u>Taxable Assessed Value</u>	<u>% of 2021 Certified Taxable Assessed Value</u>
Individual	\$ 2,627,484	1.04%
Individual	2,362,771	0.93%
Individual	2,183,310	0.86%
Individual	2,121,908	0.84%
Individual	2,062,577	0.81%
Individual	2,007,500	0.79%
Individual	1,980,000	0.78%
Individual	1,967,503	0.78%
Individual	1,876,700	0.74%
Individual	1,812,175	0.71%
Total	\$ 21,001,928	8.28%

**ASSESSED VALUE BY CLASSIFICATION
SEPTEMBER 30, 2021**

<u>Type of Property</u>	<u>2021 Taxable Assessed Value</u>
Land	\$ 57,064,086
Improvements	215,407,187
Personal Property	229,482
Less: Homestead Cap	(19,061,345)
Total Assessed Valuation	<u>253,639,410</u>
Exemptions	45,712
Total Taxable Appraised Valuation	<u>\$ 253,593,698</u>