

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF MEETING**

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

Notice is hereby given pursuant to V.T.C.A., Government Code § 551, that the Board of Directors of Belvedere Municipal Utility District will hold a regular meeting, open to the public, on February 16, 2021 at 6:00 p.m. via remote access.

This meeting will be held via videoconference in accordance with the Office of the Governor's March 16, 2020 proclamation suspending certain open meetings statutes in response to the current COVID-19 pandemic and statewide disaster declaration, as extended. No physical meeting space will be available.

Members of the public may listen to and participate in the meeting via videoconference or conference call. To participate in the meeting, please go to <https://global.gotomeeting.com/join/704300749> or dial toll-free 1-877-309-2073, and enter the following Code **704-300-749**.

Any citizen having interest in these matters is invited to participate in the call at the designated times. Any citizen wishing to provide public comment on any agenda or non-agenda item must notify the District prior to the Board meeting by emailing Stefanie Albright at salbright@lglawfirm.com. At the presiding officer's discretion, speakers will be limited to three minutes to support the orderly flow of the meeting.

Meeting materials are available at www.belvederemud.org.

1. Receive public comments.
2. Discuss, consider, and take action to approve the minutes of the January 19, 2021 regular meeting.
3. Discuss, consider, and take action as necessary concerning report from the District's Bookkeeper and Finance Committee, including:
 - a. Payment of invoices;
 - b. Coordination on bookkeeping matters;
 - c. TexPool investments; and
 - d. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement.
4. Discuss, consider, and take action regarding report from the District liaison to the Belvedere Homeowners' Association ("HOA") and from the HOA liaison to the District.
5. Discuss, consider, and take action regarding improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including:
 - a. Report from the District's Engineer;

- b. Update on Amenity Center Lot project; and
 - c. Change orders related to Amenity Center Lot project.
6. Discuss, consider, and take action on 87th Session of the Texas Legislature and tracking of legislation impacting the District.
7. Adjournment.

The District may meet in executive session on any item listed above as provided by the Open Meetings Act, Tex. Gov't Code §§ 551.071, 551.072, 551.073, 551.074, or 551.075.

EXECUTED this the 11th day of February, 2021.



Attorney for the District

(SEAL)

Belvedere Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Stefanie Albright at Lloyd Gosselink, Attorney for the District, at (512) 322-5814, for information.

Agenda Item No. 2

Discuss, consider, and take action to approve the minutes of the January 19, 2021 regular meeting.

sheet, and the five-year comparison of the general fund, revenue, and expenses. After discussion, Director Clifford suggested that Notes to the Financial Statements located on page 14 of Mr. West's audit report be updated to denote that the District's obligation to reimburse Hamilton Bee Cave, L.P., the developer of the District, for costs for the design and construction of water and drainage facilities on land with the District had been met. Mr. West agreed to make that change and provide an updated report. **Upon motion by Director Clifford, seconded by Director Koerner, and unanimously carried by the Board members present, the Board approved the audit as presented and authorized Lloyd Gosselink to file the audit with the Texas Commission on Environmental Quality.**

The Board next considered the bookkeeper's report, including payment of invoices, coordination on bookkeeping matters, TexPool investments, and reimbursement of costs to the Belvedere HOA under the Joint Use and Maintenance Agreement. Mr. Monzingo presented a Bookkeeper's Report that included a list of invoices and money transfers, attached as **Exhibit C**. Mr. Monzingo reviewed the list of invoices to the paid from the District's Checking Account and requested that the Board add Check No. 1216, payable to West Davis & Company for \$7,500 as payment in connection with the preparation of the District's audit. Director Clifford noted that invoices presented for payment included the second progress payment for the on-going Amenity Center Lot improvement project. Ms. Mitchell advised that she recommended approval of Pay Estimate No. 2 submitted by Fazzone Construction for \$4,632.87, copy attached as **Exhibit D**.

Next, Director Ubertini briefly reviewed the invoice submitted by the HOA under the Joint Use and Maintenance Agreement totaling \$29,948.84. He suggested that the District's Finance Subcommittee be authorized to work with the HOA to arrange for certain expenses paid by the HOA on behalf of the District to be billed directly to the District. Director Ubertini noted that such action would be more efficient and permit the District to achieve cost savings through its tax-exempt status by eliminating the sales tax component associated with these expenses. It was the consensus of the Board that the District's Finance Subcommittee be authorized to work with the HOA in this pursuit. **After discussion, upon motion by Director Koerner, seconded by Director Ubertini, and unanimously carried by the Directors present, the Board approved and authorized payments of all invoices, and money transfers set forth in Exhibit C attached.**

The next item to come before the Board was to consider action as necessary concerning a report from the District's liaison to the HOA and from the HOA liaison to the District. Director Clifford stated that no decision had been made by the HOA concerning the appointment of a new HOA liaison to the District. Mr. Greene stated that the HOA Board would be holding a meeting on February 17, 2021, at which time it was anticipated that a decision on the HOA liaison to the District would be made. Next, Mr. Greene stated that the HOA had ordered and received three radar speed signs that would be placed at specific roads within the District to help reduce incidents of speeding within the District.

Director Golde stated that the Board would next consider and take action regarding improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including:

- A. Report from the District's Engineer;
- B. Update on Amenity Center Lot project; and

C. Change orders related to the Amenity Center Lot project.

Ms. Mitchell reviewed the District Engineer's report, attached as **Exhibit E**. The report included a brief overview of the Amenity Center Lot improvement project. She reported that Fazzone Construction had been requested to provide an updated completion schedule as the time for completion of the project had run. She continued by presenting Change Order No. 3, attached as **Exhibit F**, in the amount of \$7,032.00, which was requested to repair the erosion at the drainage outfall into the Lower Pond by installing a concrete pilot channel. She stated that the District's Engineering Subcommittee approved this Change Order as previously authorized by the Board at last month's regular Board meeting. Finally, Ms. Mitchell provided an update on the repair of the District's trail facilities and reported that no resident requests for the installation of landscaping within drainage facilities had been received.

The next item to come before the Board was to consider and take action on the 87th Regular Session of the Texas Legislature and the tracking of legislation impacting the District. Ms. Albright stated that there was nothing worthy of noting at this time.

After discussion, there being no further business, and upon motion made by Director Clifford, seconded by Director Ubertini, and unanimously carried by the Board members present, the meeting was adjourned at 6:48 p.m.

PASSED, APPROVED, AND ADOPTED THIS 16th day of February, 2021.

Kim Clifford, Secretary

Agenda Item No. 3

Discuss, consider, and take action as necessary concerning report from the District's Bookkeeper and Finance Committee, including:

- a. Payment of invoices;
- b. Coordination on bookkeeping matters;
- c. TexPool investments; and
- d. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement.

**BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: FEBRUARY 16, 2021**

GENERAL FUND CHECKING ACCOUNT BALANCE AS OF 01/31/21 **\$ 326,583.99**

Revenue:

Deposit Date	Description	Amount	
2/16/2021	Transfer from Money Market	\$ 120,000.00	
			\$ 120,000.00
	Cash Balance Before Expenditures		\$ 446,583.99

Expenditures:

Check Number	Description	Amount	
1217	Montoya & Monzingo LLP	\$ 1,200.00	Accounting Fees
1218	Lloyd Gosselink	\$ 4,324.00	Legal Fees
1219	Sunscape Landscaping	\$ 894.85	Trail Maintenance
1220	Jones Carter	\$ 2,096.25	Engineering Fees
1221	Jones Carter	\$ 6,110.00	Landscaping Improvements
1222	Fazzone Construction Co., Inc	\$ 208,508.18	Landscaping Improvements
1223	Manuela's Cleaning Services	\$ 575.00	Amenity Center Operations
1224	Pedernales Electric Cooperative	\$ 166.32	Amenity Center Operations
Transfer	Belvedere MUD - Debt Service	\$ 213,263.63	Property Taxes
	Total Expenditures:		\$ (437,138.23)

ENDING BALANCE - GENERAL FUND CHECKING AS OF FEBRUARY 16, 2021 **\$ 9,445.76**

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 738,641.91**

Transfer	Transfer to Checking	\$(120,000.00)	
	Total Deposits:		\$ (120,000.00)

ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 618,641.91**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 25,060.69**

TOTAL GENERAL FUND OPERATING CASH **\$ 653,148.36**

LESS : GENERAL FUND - OPERATING RESERVES **\$ (580,000.00)**

TOTAL GENERAL FUND CASH BALANCE LESS RESERVES **\$ 73,148.36**

BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: FEBRUARY 16, 2021

CASH BALANCE - CAPITAL PROJECTS \$ 115,144.41

Transfer	Belvedere - Operating	Reimburse - Amenity Center	<u>\$ (83,820.77)</u>	
		Total Transfer:		<u>\$ (83,820.77)</u>

TOTAL CASH BALANCE - CAPITAL PROJECTS	\$ 31,323.64
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CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET \$ 192,525.18

Deposits	Transfer from Operating Checking	Property Taxes	<u>\$ 213,263.63</u>	
		Total Deposits:		<u>\$ 213,263.63</u>

ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET	\$ 405,788.81
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CASH BALANCE - DEBT SERVICE - TEXPOOL	\$ 25,100.84
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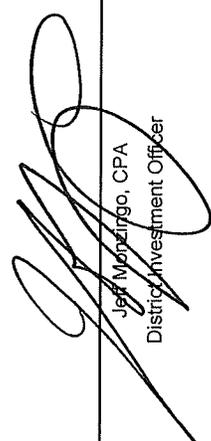
TOTAL CASH BALANCE - DEBT SERVICE	\$ 430,889.65
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Belvedere Municipal Utility District
Investments as of December 31, 2020

Fund	Financial Institution	Investment	Account Number	Book Value Ending 11/30/20	Market Value Ending 11/30/20	Book Value Ending 12/31/20	Market Value Ending 12/31/20	Yield	Income for Month	Purchase Date	Purchase Price	Maturity date
Operating	ABC Bank	Money Market Deposit Account	XXXX5091	\$ 633,378.79	\$ 633,378.79	\$ 482,368.16	\$ 482,368.16	0.28%	\$ 134.37	N/A	N/A	N/A
Operating	TexPool	Local Government Investment Pool	XXXXXXXX0002	\$ 25,058.80	\$ 25,058.80	\$ 25,060.69	\$ 25,060.69	0.22%	\$ 1.89	N/A	N/A	N/A
Operating	ABC Bank	Public Funds Checking	XXXX4251	\$ 33,653.83	\$ 33,653.83	\$ 410,934.54	\$ 410,934.54	N/A		N/A	N/A	N/A
Debt Service	ABC Bank	Money Market Deposit Account	XXXX4278	\$ 214,579.08	\$ 214,579.08	\$ 214,624.52	\$ 214,624.52	0.25%	\$ 45.44	N/A	N/A	N/A
Debt Service	TexPool	Local Government Investment Pool	XXXXXXXX0001	\$ 25,098.92	\$ 25,098.93	\$ 25,100.84	\$ 25,100.84	0.22%	\$ 1.91	N/A	N/A	N/A
Capital Projects	ABC Bank	Money Market Deposit Account	XXXX4286	\$ 191,572.15	\$ 191,572.15	\$ 151,962.99	\$ 151,962.99	0.25%	\$ 32.71	N/A	N/A	N/A

Total investment return for the quarter ending December 31, 2020 was \$713.45 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 Morzingo, CPA
District Investment Officer

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended February 16, 2021
Unaudited

	Year to Date Actual	2021 Annual Budget	2021 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>			
Maintenance Taxes	\$ 154,379	\$ 196,819	\$ (42,440)
Other Income-Landscaping	82,467	-	82,467
Interest Income	591	2,000	(1,409)
	<u>237,437</u>	<u>198,819</u>	<u>38,618</u>
<u>Expenditures</u>			
Solid Waste Disposal	23,293	45,000	21,707
Legal Fees	11,641	55,000	43,359
Audit Fees	7,500	7,500	-
Accounting Fees	6,000	14,400	8,400
Engineering Fees	9,904	38,000	28,096
Engineering Fees - Drainage & Trail Maint	324	20,000	19,676
Amenity Center Operations	44,621	55,000	10,379
Amenity Center Maintenance	-	20,000	20,000
Amenity Center Landscaping	131,697	97,000	(34,697)
Drainage and Trail Maintenance	4,474	71,000	66,526
Insurance	1,343	4,000	2,657
Tax Appraisal and Collection Fees	1,082	5,000	3,918
Bank Charges	290	200	(90)
Other Fees	-	100	100
Newspaper notices	-	2,000	2,000
Website Expenses	-	500	500
	<u>242,169</u>	<u>434,700</u>	<u>192,531</u>
Projected Excess Revenue Over Expenditures	<u>\$ (4,732)</u>	<u>\$ (235,881)</u>	<u>\$ 231,149</u>

Belvedere MUD
Capital Projects Fund

Check Number	Date	Payee	Amenity Center	Surplus Funds	Interest Earnings	Total
Cash Balance	7/31/2020		\$ 160,310.44	\$ 21,700.75	\$ 9,376.77	\$ 191,387.96
	8/31/2020	Interest earned	-	-	51.25	51.25
	9/31/2020	Interest earned	-	-	47.07	47.07
	10/31/2020	Interest earned	-	-	46.46	46.46
342	11/17/2020	Belvedere - Operating	(31,378.72)	-	-	(31,378.72)
343	11/17/2020	Belvedere - Operating	(8,263.15)	-	-	(8,263.15)
	11/30/2020	Interest earned	-	-	39.41	39.41
344	12/15/2020	Void	-	-	-	-
345	12/15/2020	Void	-	-	-	-
Transfer	12/31/2020	Belvedere - Operating	(26,145.10)	-	-	(26,145.10)
	12/31/2020	Interest earned	-	-	32.71	32.71
Transfer	1/19/2021	Belvedere - Operating	(10,702.70)	-	-	(10,702.70)
	1/31/2021	Interest earned	-	-	29.22	29.22
Transfer	2/16/2021	Belvedere - Operating	(83,820.77)	-	-	(83,820.77)
			<u>\$ -</u>	<u>\$ 21,700.75</u>	<u>\$ 9,622.89</u>	<u>\$ 31,323.64</u>

Belvedere Municipal Utility District
Balance Sheet
As of February 16, 2021

	<u>Feb 16, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	9,445.76
Money Market - ABC Bank	618,641.91
TexPool	25,060.69
Total Checking/Savings	<u>653,148.36</u>
Accounts Receivable	
Taxes Receivable	27,463.02
Total Accounts Receivable	<u>27,463.02</u>
Other Current Assets	
Due From Capital Projects	94,523.47
Total Other Current Assets	<u>94,523.47</u>
Total Current Assets	<u>775,134.85</u>
TOTAL ASSETS	<u>775,134.85</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	27,463.02
Total Other Current Liabilities	<u>27,463.02</u>
Total Current Liabilities	<u>27,463.02</u>
Total Liabilities	<u>27,463.02</u>
Equity	
Unassigned	752,404.29
Net Income	-4,732.46
Total Equity	<u>747,671.83</u>
TOTAL LIABILITIES & EQUITY	<u>775,134.85</u>

Belvedere Municipal Utility District
Profit & Loss
October 1, 2020 through February 16, 2021

	Oct 1, '20 - Feb 16, 21
Ordinary Income/Expense	
Income	
Other Income-Landscaping	82,466.82
Interest Income	591.33
Income	
Property Taxes	154,379.20
Total Income	154,379.20
Total Income	237,437.35
Expense	
Amenity Maintenance-Landscaping	131,697.41
Amenity Center Operations	44,621.55
Trail Repairs	
Trail General Maintenance	4,474.25
Total Trail Repairs	4,474.25
Audit Fees	7,500.00
Bank Service Charges	290.24
Bookkeeping Fees	6,000.00
Engineering	
Drainage & Trail Maintenance	323.75
District Engineering	9,903.75
Total Engineering	10,227.50
Insurance	
Liability Insurance	1,343.33
Total Insurance	1,343.33
Legal Fees	11,640.50
Collection and Appraisal Fees	1,082.28
Waste Disposal	23,292.75
Total Expense	242,169.81
Net Ordinary Income	-4,732.46
Net Income	-4,732.46

Belvedere MUD - Capital Projects Fund
Balance Sheet
As of February 16, 2021

	<u>Feb 16, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash	31,323.64
Total Checking/Savings	<u>31,323.64</u>
Total Current Assets	<u>31,323.64</u>
TOTAL ASSETS	<u><u>31,323.64</u></u>
LIABILITIES & EQUITY	
Equity	
Restricted	160,107.56
Net Income	<u>-128,783.92</u>
Total Equity	<u>31,323.64</u>
TOTAL LIABILITIES & EQUITY	<u><u>31,323.64</u></u>

Belvedere MUD - Capital Projects Fund
Profit & Loss
October 1, 2020 through February 16, 2021

	<u>Oct 1, '20 - Feb 16, 21</u>
Ordinary Income/Expense	
Expense	
Amenity Center Improvements	128,931.72
Total Expense	<u>128,931.72</u>
Net Ordinary Income	-128,931.72
Other Income/Expense	
Other Income	
Interest Income	147.80
Total Other Income	<u>147.80</u>
Net Other Income	147.80
Net Income	<u><u>-128,783.92</u></u>

Belvedere MUD-Debt Service Fund
Balance Sheet
As of February 16, 2021

	<u>Feb 16, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	405,788.81
TexPool	<u>25,100.84</u>
Total Checking/Savings	430,889.65
Accounts Receivable	
Taxes Receivable	<u>57,225.83</u>
Total Accounts Receivable	<u>57,225.83</u>
Total Current Assets	<u>488,115.48</u>
TOTAL ASSETS	<u>488,115.48</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>57,225.83</u>
Total Other Current Liabilities	<u>57,225.83</u>
Total Current Liabilities	<u>57,225.83</u>
Total Liabilities	57,225.83
Equity	
Restricted	239,153.37
Net Income	<u>191,736.28</u>
Total Equity	<u>430,889.65</u>
TOTAL LIABILITIES & EQUITY	<u>488,115.48</u>

Belvedere MUD-Debt Service Fund
Profit & Loss
October 1, 2020 through February 16, 2021

	<u>Oct 1, '20 - Feb 16, 21</u>
Ordinary Income/Expense	
Income	
Tax Revenue	316,537.43
Total Income	316,537.43
Expense	
Bank Service Charges	5.00
Bond Principal	0.00
Interest Expense	124,178.13
Paying Agent Fee	800.00
Total Expense	124,983.13
Net Ordinary Income	191,554.30
Other Income/Expense	
Other Income	
Interest Income	181.98
Total Other Income	181.98
Net Other Income	181.98
Net Income	191,736.28

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
2/2/2021	24034

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

Description	Amount
February 2021 accounting services.	1,200.00
Thank you for your business.	Total \$1,200.00

Rec'd 2/2/21



SUNSCAPE
LANDSCAPING

INVOICE

Invoice: 10302
Invoice Date: 02/01/2021

BILL TO

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

Phone: 512-251-5668

PROPERTY ADDRESS

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

INVOICE

02/01/2021

TERMS

Due on Receipt

ACCOUNT MANAGER

Jesse Trevino

DESCRIPTION

PRICE

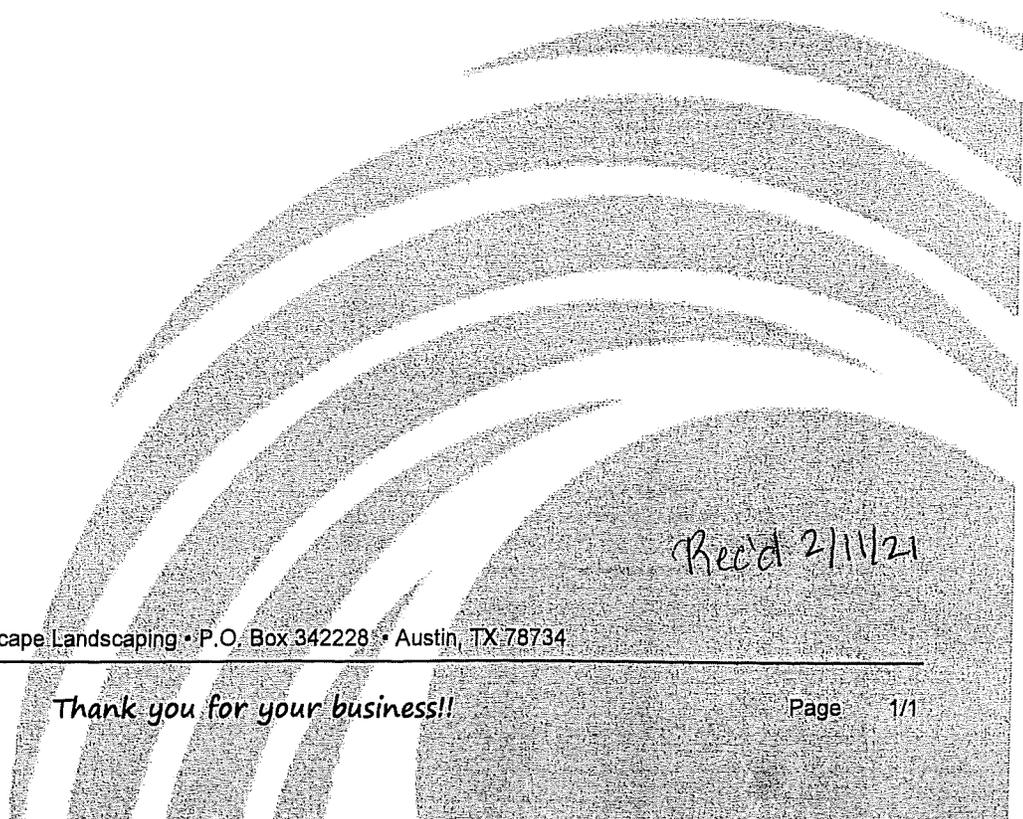
#8509 - Trail Maintenance Contract February 2021

\$894.85

Subtotal: \$894.85

Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$894.85



Rec'd 2/11/21

Sunscape Landscaping • P.O. Box 342228 • Austin, TX 78734

Thank you for your business!!



JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$2,096.25

February 10, 2021

Project No: 16654-0900-21

Invoice No: 00316870

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

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS: ACH INFORMATION:

Jones & Carter, Inc. BB&T (Truist)
P.O. Box 95562 Account #: 1440002564231
Grapevine, TX 76099-9708 Routing #: 111017694

Please send remittance advice to:
AccountsReivable@jonescarter.com

Payment Terms: Due upon Receipt

Project 16654-0900-21 2021 General Consult (Belvedere MUD)

Services include preparation for and attendance at January MUD Board meeting; coordination and site visit with Engineering Subcommittee and contractor regarding erosion repair at Lower Pond outfall; site visit with Sunscape, and discussions with them regarding trail maintenance needs.

Professional Services from January 2, 2021 to January 29, 2021

Task 001 District Operations

	Hours	Rate	Amount
Professional Engineer III	10.75	195.00	2,096.25
Totals	10.75		2,096.25
Total Labor			2,096.25

TOTAL THIS INVOICE \$2,096.25

Rec'd 2/10/21



JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401

Invoice Total \$6,110.00

February 10, 2021
Project No: 16654-0004-00
Invoice No: 00316871

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

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

Project 16654-0004-00 Belvedere Landscaping Bid Services
Services include construction contract administration services, including submittal, change order, and pay request review; discussions with contractor, Landscape Architect, and Client regarding work progress and issues; and field project representation.

Professional Services from January 2, 2021 to January 29, 2021

Task	300	Construction Phase Services		
		Hours	Rate	Amount
Construction Manager IV		1.25	170.00	212.50
Professional Engineer III		11.00	195.00	2,145.00
Admin II		1.75	80.00	140.00
Totals		14.00		2,497.50
Total Labor				2,497.50

Task	600	Field Project Representation		
		Hours	Rate	Amount
Construction Manager IV		21.25	170.00	3,612.50
Totals		21.25		3,612.50
Total Labor				3,612.50

TOTAL THIS INVOICE \$6,110.00

Rec'd 2/10/21



JONES | CARTER

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

February 9, 2021

Belvedere Municipal Utility District
c/o Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701

Re: Construction of Amenity Center Improvements
Belvedere Municipal Utility District
Travis County, Texas

Dear Directors:

Enclosed is Progress Payment Request No. 3 from Fazzone Construction Co., Inc. for the referenced project. The estimate is in order and we recommend payment in the amount of \$208,508.18 to Fazzone Construction Co., Inc.

Also enclosed is Construction Progress Report No. 3, which is submitted in accordance with Texas Commission on Environmental Quality Rule No. 293.62. This report covers construction activities for the referenced project during the period January 1, 2021 to January 31, 2021.

Sincerely,

Catherine Garza Mitchell, PE

CGM/jmr

K:\16654\16654-0004-00 Belvedere Landscaping Bid Services\3 Construction Phase\5. Pay Estimates & Change Orders\16654-0004-00 ESTIMATE LETTER.docx

Enclosure

cc: Fazzone Construction Co., Inc.
Ms. Stefanie Albright – Lloyd Gosselink Rochelle & Townsend, P.C.



Manuela's Cleaning Services

Residential/Commercial Cleaning

11122 West Cave Blvd
Dripping Springs, Texas 78620
Phone: 512-203-2228

Belvedere

Invoice 098

Send payment to:

For:

Manuela's Cleaning Services
11122 West Cave Blvd
Dripping Springs, TX 78620

AAM372-24420
Belvedere Amenity Center
Payment is due upon receipt
of this invoice

DESCRIPTION

The following cleaning services were performed at the Amenity Center (MUD) on the following dates:

Jan 2

Jan 9

Jan 16

Jan 23

Jan 30

Labor -5Days @ 115.00

Totals: \$ 575.00

Rec'd 2/11/21

Please make payments to Manuela's Cleaning Services and mail to the address above. If you have any questions concerning this invoice, contact Manuela Bigley @ 512-203-2228, or e-mail at mlbigley1@yahoo.com. Thank you for your prompt payment.



Questions? Call 888-554-4732
Monday through Friday, 8 a.m. - 6 p.m.
Report an outage: 888-883-3379
pec.coop Se habla Español

Member-owned since 1938
Not-for-profit

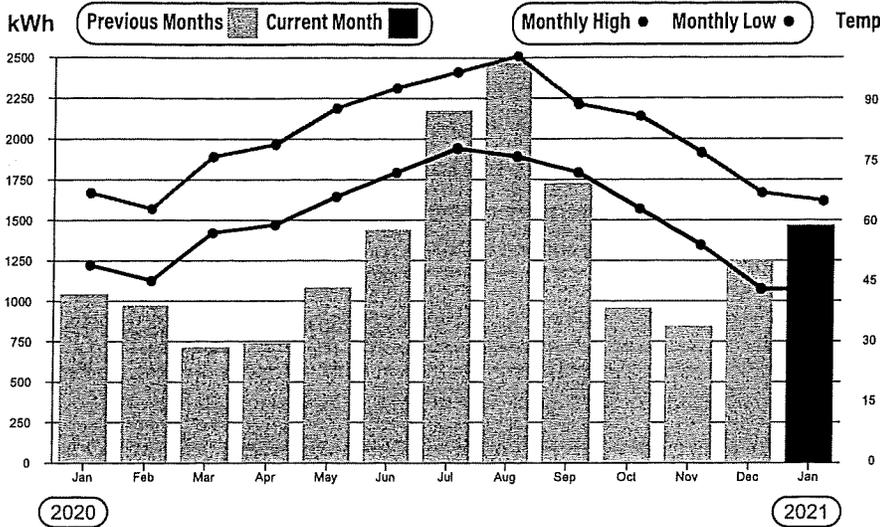
Account #: 3000095631
Member Name: BELVEDERE
HOMEOWNERS
ASSOCIATION
Director District: 5
Bill Date: 01/28/2021

AUTOPAY AMOUNT
\$166.32
Paid By Bank Draft
02/18/2021

Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 01/28/2021.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month 1,469 kWh \$153.65	Total energy use last month 1,252 kWh \$136.50
Total energy use this month last year 1,044 kWh \$121.08	Average daily use and temp this month 47 kWh/Day 54°

IMPORTANT MEMBER INFORMATION
Stay toasty and save this winter with energy-saving tips from PEC experts. See the tips at pec.coop/winter-tips.

Rec'd 2/11/21

KEEP THIS STATEMENT FOR YOUR RECORDS
PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT



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

Bill Date: 01/28/2021
Account #: 3000095631
AutoPay Amount - DO NOT PAY: \$166.32
Bank Draft on 02/18/2021

- Check this box to opt in to PEC Power of Change!
- One time donation Recurring donation _____

Kiosk barcode

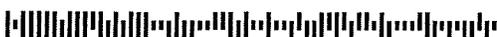
Mail payment to:

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



BELVEDERE HOMEOWNERS ASSOCIATION
C/O MS KIM BIGLEY
115 WILD BASIN RD STE 308
WEST LAKE HILLS TX 78746-3306

4 536



460763000095631000016632000018632012820217

Account number: 3000095631

Service address: 17400 FLAGLER DRIVE

Meter	Billing Period		Days	Readings		Meter Multiplier	kWh Usage	Rate Type
	From	To		Previous	Present			
424066	12/26/20	01/26/21	31	53217	54686	1	1,469	Small Power

Previous Account Activity

Previous Balance \$147.76
 Payment Received - *Thank You* -\$147.76
Balance Forward \$0.00

Current Activity

Service Availability Charge* \$37.50
 Delivery Charge* 1,469 kWh @ 0.021010 \$30.86
 Base Power Cost* 1,469 kWh @ 0.045500 \$66.84
 Transmission Cost of Service* 1,469 kWh @ 0.012560 \$18.45
 Total Tax \$12.67
Current Charges \$166.32

AUTOPAY AMOUNT \$166.32
 BANK DRAFT ON 02/18/2021

*Taxable Charges and Fees

Thank you for being a member!

Important terms & definitions:

Service Availability Charge recovers the cost of billing, metering, collections, customer service, and enterprise costs. This fixed monthly charge does not vary based on kilowatt-hour (kWh) use.

Power of Change is a voluntary program. Make a one-time donation or pledge to round up your electric bill to the nearest dollar each month. All contributions go toward nonprofits.

Delivery Charge (\$ per kWh use) recovers the cost of the distribution infrastructure that delivers electricity to your home.

Transmission Cost of Service recovers the cost of charges assessed to PEC members for the use of statewide transmission facilities operated within ERCOT.

Base Power Cost (\$ per kWh use) recovers the cost of electricity and associated costs.

Franchise Fee is mandated by city ordinance for use of streets or public ways. PEC is required by the city to collect the fee from members within city limits and then remit all fees to the city.

Convenient ways to pay:



Online/Mobile App
 Pay your bill at pec.smarthub.coop.
 Download the SmartHub App on your mobile phone.



Phone
 Call Secure Pay 24/7 at 844-886-9798.



In-Person/Kiosk
 Your nearest district office is Oak Hill.
 Mon - Fri 8 a.m. - 5 p.m.
 Kiosk available at an office near you 24/7.



Additional ways to pay
 Visit pec.coop/pay to learn about other convenient ways to pay.

Powering your account:

How to report a power outage:

SmartHub Mobile App
 888-883-3379
pec.smarthub.coop

Update your contact information:

888-554-4732
 Monday-Friday 8 a.m. - 6 p.m.
pec.coop "Contact Us"

Automatic savings to you!

Sign up for these convenient monthly ways to save!

- Go paperless and save \$1 with the eBill credit.
- Sign up for bank draft and save \$1.50 with eDraft credit.
- eSaver credit saves \$2.50 when signing up for both eBill and eDraft credits.



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

2834563

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

Date 1/29/21 Page 1
Primary Account

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

Checking Account

Account Title: Belvedere Municipal Utility District
General Funds

Business Checking Public Funds		Enclosures/Images	6
Account Number		Statement Dates	1/01/21 thru 1/31/21
Previous Balance	410,934.54	Days in the Statement Period	31
17 Deposits/Credits	318,054.40	Average Ledger Balance	507,820.20
6 Checks/Debits	347,492.56	Average Collected	507,820.20
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	381,496.38		

Deposits and Other Credits

Date	Description	Amount
1/05	PPD F746000192	95,787.81
	CONS PAY PT CLEARING	
1/06	PPD F746000192	19,553.08
	CONS PAY PT CLEARING	
1/07	PPD F746000192	3,755.42
	CONS PAY PT CLEARING	
1/08	PPD F746000192	8,833.79
	CONS PAY PT CLEARING	
1/12	PPD F746000192	4,220.96
	CONS PAY PT CLEARING	
1/13	PPD F746000192	487.26
	CONS PAY PT CLEARING	
1/14	PPD F746000192	4,038.83
	CONS PAY PT CLEARING	
1/15	PPD F746000192	5,903.70
	CONS PAY PT CLEARING	

* 005400119403030000 *



Date 1/29/21
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
1/19	PPD F746000192	3,073.31
	CONS PAY PT CLEARING	
1/20	PPD F746000192	48,794.15
	CONS PAY PT CLEARING	
1/21	PPD F746000192	20,373.57
	CONS PAY PT CLEARING	
1/22	PPD F746000192	11,300.48
	CONS PAY PT CLEARING	
1/25	PPD F746000192	23,559.60
	CONS PAY PT CLEARING	
1/26	PPD F746000192	27,034.28
	CONS PAY PT CLEARING	
1/27	PPD F746000192	6,519.93
	CONS PAY PT CLEARING	
1/28	PPD F746000192	20,248.91
	CONS PAY PT CLEARING	
1/29	PPD F746000192	14,569.32
	CONS PAY PT CLEARING	

Checks

Date	Check No.	Amount	Date	Check No.	Amount
1/26		102,829.00	1/04	1206*	633.48
1/26		230,000.00	1/21	1207	1,200.00
1/06	1201*	894.85	1/27	1215*	11,935.23

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
1/01	410,934.54	1/13	542,044.53	1/25	657,888.17
1/04	410,301.06	1/14	546,083.36	1/26	352,093.45
1/05	506,088.87	1/15	551,987.06	1/27	346,678.15
1/06	524,747.10	1/19	555,060.37	1/28	366,927.06
1/07	528,502.52	1/20	603,854.52	1/29	381,496.38
1/08	537,336.31	1/21	623,028.09		
1/12	541,557.27	1/22	634,328.57		

Belvedere Municipal Utility District
Reconciliation Detail
Checking Account - ABC Bank, Period Ending 01/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						410,934.54
Cleared Transactions						
Checks and Payments - 6 items						
Check	12/15/2020	1201	Sunscape Landscap...	X	-894.85	-894.85
Check	12/22/2020	1206	Travis Central Appra...	X	-633.48	-1,528.33
Transfer	01/19/2021			X	-230,000.00	-231,528.33
Check	01/19/2021	Transfer	Belvedere MUD Deb...	X	-102,829.00	-334,357.33
Check	01/19/2021	1215	Texas Disposal Syst...	X	-11,935.23	-346,292.56
Check	01/19/2021	1207	Montoya & Monzing...	X	-1,200.00	-347,492.56
Total Checks and Payments					-347,492.56	-347,492.56
Deposits and Credits - 17 items						
Deposit	01/05/2021			X	95,787.81	95,787.81
Deposit	01/06/2021			X	19,553.08	115,340.89
Deposit	01/07/2021			X	3,755.42	119,096.31
Deposit	01/08/2021			X	8,833.79	127,930.10
Deposit	01/12/2021			X	4,220.96	132,151.06
Deposit	01/13/2021			X	487.26	132,638.32
Deposit	01/14/2021			X	4,038.83	136,677.15
Deposit	01/15/2021			X	5,903.70	142,580.85
Deposit	01/19/2021			X	3,073.31	145,654.16
Deposit	01/20/2021			X	48,794.15	194,448.31
Deposit	01/21/2021			X	20,373.57	214,821.88
Deposit	01/22/2021			X	11,300.48	226,122.36
Deposit	01/25/2021			X	23,559.60	249,681.96
Deposit	01/26/2021			X	27,034.28	276,716.24
Deposit	01/27/2021			X	6,519.93	283,236.17
Deposit	01/28/2021			X	20,248.91	303,485.08
Deposit	01/29/2021			X	14,569.32	318,054.40
Total Deposits and Credits					318,054.40	318,054.40
Total Cleared Transactions					-29,438.16	-29,438.16
Cleared Balance					-29,438.16	381,496.38 ✓
Uncleared Transactions						
Checks and Payments - 8 items						
Check	01/19/2021	1210	Belvedere HOA		-29,948.84	-29,948.84
Check	01/19/2021	1212	Jones & Carter Inc.		-4,736.25	-34,685.09
Check	01/19/2021	1214	Fazzone Constructio...		-4,632.87	-39,317.96
Check	01/19/2021	1208	Lloyd Gosselink Atto...		-3,331.00	-42,648.96
Check	01/19/2021	1211	Jones & Carter Inc.		-2,535.00	-45,183.96
Check	01/19/2021	1213	Pharis Design		-1,333.58	-46,517.54
Check	01/19/2021	1209	Sunscape Landscap...		-894.85	-47,412.39
Check	01/26/2021	1216	West, Davis & Com...		-7,500.00	-54,912.39
Total Checks and Payments					-54,912.39	-54,912.39
Total Uncleared Transactions					-54,912.39	-54,912.39
Register Balance as of 01/31/2021					-84,350.55	326,583.99
Ending Balance					-84,350.55	326,583.99



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

2834566
Belvedere Municipal Utility District
Operating Money Market
PO Box 2029
Pflugerville TX 78691

Date 1/29/21 Page 1
Primary Account

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Checking Account

Account Title: Belvedere Municipal Utility District
Operating Money Market

Money Market Public Fund		Enclosures/Images	2
Account Number		Statement Dates	1/01/21 thru 1/31/21
Previous Balance	482,368.16	Days in the Statement Period	31
2 Deposits/Credits	256,145.10	Average Ledger Balance	541,221.92
Checks/Debits	.00	Average Collected	541,221.92
Service Charge Amount	.00	Interest Earned	128.65
Interest Paid	128.65	Annual Percentage Yield Earned	0.28%
Current Balance	738,641.91	2021 Interest Paid	128.65

Deposits and Other Credits

Date	Description	Amount
1/15	Deposit	26,145.10
1/26	Deposit	230,000.00
1/31	Interest Deposit	128.65

Daily Balance Information

Date	Balance	Date	Balance
1/01	482,368.16	1/26	738,513.26
1/15	508,513.26	1/31	738,641.91

INTEREST RATE SUMMARY

Date	Rate
12/31	0.250000%
1/15	0.300000%

Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 01/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						482,368.16
Cleared Transactions						
Deposits and Credits - 3 items						
Deposit	12/31/2020			X	26,145.10	26,145.10
Transfer	01/19/2021			X	230,000.00	256,145.10
Deposit	01/31/2021			X	128.65	256,273.75
Total Deposits and Credits					<u>256,273.75</u>	<u>256,273.75</u>
Total Cleared Transactions					<u>256,273.75</u>	<u>256,273.75</u>
Cleared Balance					<u>256,273.75</u>	<u>738,641.91</u>
Register Balance as of 01/31/2021					<u>256,273.75</u>	<u>738,641.91</u>
Ending Balance					<u><u>256,273.75</u></u>	<u><u>738,641.91</u></u> <i>m</i>

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



Participant Statement

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

Statement Period **12/01/2020 - 12/31/2020**

Page 1 of 2

Customer Service **1-866-TEX-POOL**

Location ID

Investor ID

TexPool Update

Your feedback is important in our effort to provide you with the best service possible. Click Contact Us on TexPool.com or TexConnect to send an email, or call TexPool Participant Services at 866-839-7665. We look forward to hearing from you!

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$25,058.80	\$0.00	\$0.00	\$1.89	\$25,060.69	\$25,058.86
Total Dollar Value	\$25,058.80	\$0.00	\$0.00	\$1.89	\$25,060.69	

Portfolio Value

Pool Name	Pool/Account	Market Value (12/01/2020)	Share Price (12/31/2020)	Shares Owned (12/31/2020)	Market Value (12/31/2020)
Texas Local Government Investment Pool		\$25,058.80	\$1.00	25,060.690	\$25,060.69
Total Dollar Value		\$25,058.80			\$25,060.69

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool		\$1.89	\$3,538.69
Total		\$1.89	\$3,538.69



Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/ Account:

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
12/01/2020	12/01/2020	BEGINNING BALANCE	\$25,058.80	\$1.00		25,058.800
12/31/2020	12/31/2020	MONTHLY POSTING	\$1.89	\$1.00	1.890	25,060.690
Account Value as of 12/31/2020			\$25,060.69	\$1.00		25,060.690



Belvedere Municipal Utility District
Reconciliation Detail
 TexPool, Period Ending 12/31/2020

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						25,058.80
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	01/31/2021			X	1.89	1.89
Total Deposits and Credits					1.89	1.89
Total Cleared Transactions					1.89	1.89
Cleared Balance					1.89	25,060.69
Register Balance as of 12/31/2020					1.89	25,060.69
Ending Balance					1.89	25,060.69



Drawer 9
Wolfforth, Texas 79382-0009

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2834565
Belvedere Municipal Utility District
Capital Projects
PO Box 2029
Pflugerville TX 78691

Date 1/29/21 Page 1
Primary Account

* 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

Money Market Public Fund		Enclosures/Images	1
Account Number		Statement Dates	1/01/21 thru 1/31/21
Previous Balance	151,962.99	Days in the Statement Period	31
Deposits/Credits	.00	Average Ledger Balance	137,625.35
1 Checks/Debits	26,145.10	Average Collected	137,625.35
Service Charge Amount	.00	Interest Earned	29.22
Interest Paid	29.22	Annual Percentage Yield Earned	0.25%
Current Balance	125,847.11	2021 Interest Paid	29.22

Deposits and Other Credits

Date	Description	Amount
1/31	Interest Deposit	29.22

Date	Check No.	Amount	Checks
1/15		26,145.10	

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
1/01	151,962.99	1/15	125,817.89	1/31	125,847.11

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Date 1/29/21
Primary Account

Page 2

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

Money Market Public Fund

(Continued)

INTEREST RATE SUMMARY

Date	Rate
12/31	0.250000%

End Of Statement



Belvedere MUD - Capital Projects Fund
Reconciliation Detail
Cash, Period Ending 01/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						151,962.99
Cleared Transactions						
Checks and Payments - 1 item						
Check	12/15/2020	Transfer	Belvedere MUD-Gen...	X	-26,145.10	-26,145.10
Total Checks and Payments					-26,145.10	-26,145.10
Deposits and Credits - 4 items						
Check	01/19/2021	346	Belvedere MUD-Gen...	X	0.00	0.00
Check	01/19/2021	348	Belvedere MUD-Gen...	X	0.00	0.00
Check	01/19/2021	347	Belvedere MUD-Gen...	X	0.00	0.00
Deposit	01/31/2021			X	29.22	29.22
Total Deposits and Credits					29.22	29.22
Total Cleared Transactions					-26,115.88	-26,115.88
Cleared Balance					-26,115.88	125,847.11
Uncleared Transactions						
Checks and Payments - 1 item						
Check	01/19/2021	Transfer	Belvedere MUD-Gen...		-10,702.70	-10,702.70
Total Checks and Payments					-10,702.70	-10,702.70
Total Uncleared Transactions					-10,702.70	-10,702.70
Register Balance as of 01/31/2021					-36,818.58	115,144.41
Ending Balance					-36,818.58	115,144.41



Drawer 9
Wolfforth, Texas 79382-0009

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2834564
Belvedere Municipal Utility District
Debt Services
PO Box 2029
Pflugerville TX 78691

Date 1/29/21 Page 1
Primary Account



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Checking Account

Account Title: Belvedere Municipal Utility District
Debt Services

Money Market Public Fund		Enclosures/Images	1
Account Number		Statement Dates	1/01/21 thru 1/31/21
Previous Balance	214,624.52	Days in the Statement Period	31
1 Deposits/Credits	102,829.00	Average Ledger Balance	234,526.90
Checks/Debits	.00	Average Collected	234,526.90
Service Charge Amount	.00	Interest Earned	49.79
Interest Paid	49.79	Annual Percentage Yield Earned	0.25%
Current Balance	317,503.31	2021 Interest Paid	49.79

Deposits and Other Credits

Date	Description	Amount
1/26	Deposit	102,829.00
1/31	Interest Deposit	49.79

Daily Balance Information

Date	Balance	Date	Balance
1/01	214,624.52	1/26	317,453.52
		1/31	317,503.31

INTEREST RATE SUMMARY

Date	Rate
12/31	0.250000%

End Of Statement



Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 01/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						214,624.52
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	01/19/2021			X	102,829.00	102,829.00
Deposit	01/31/2021			X	49.79	102,878.79
Total Deposits and Credits					<u>102,878.79</u>	<u>102,878.79</u>
Total Cleared Transactions					<u>102,878.79</u>	<u>102,878.79</u>
Cleared Balance					102,878.79	317,503.31 ✓
Uncleared Transactions						
Checks and Payments - 4 items						
Check	01/19/2021	Wire	BOKF, NA		-57,675.00	-57,675.00
Check	01/19/2021	Wire	BOKF, NA		-37,806.25	-95,481.25
Check	01/19/2021	Wire	BOKF, NA		-16,403.13	-111,884.38
Check	01/19/2021	Wire	BOKF, NA		-13,093.75	-124,978.13
Total Checks and Payments					<u>-124,978.13</u>	<u>-124,978.13</u>
Total Uncleared Transactions					<u>-124,978.13</u>	<u>-124,978.13</u>
Register Balance as of 01/31/2021					<u>-22,099.34</u>	<u>192,525.18</u>
Ending Balance					<u><u>-22,099.34</u></u>	<u><u>192,525.18</u></u>

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



Participant Statement

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

Statement Period 12/01/2020 - 12/31/2020

Page 1 of 2

Customer Service 1-866-TEX-POOL

Location ID

Investor ID

TexPool Update

Your feedback is important in our effort to provide you with the best service possible. Click Contact Us on TexPool.com or TexConnect to send an email, or call TexPool Participant Services at 866-839-7665. We look forward to hearing from you!

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$25,098.93	\$0.00	\$0.00	\$1.91	\$25,100.84	\$25,098.99
Total Dollar Value	\$25,098.93	\$0.00	\$0.00	\$1.91	\$25,100.84	

Portfolio Value

Pool Name	Pool/Account	Market Value (12/01/2020)	Share Price (12/31/2020)	Shares Owned (12/31/2020)	Market Value (12/31/2020)
Texas Local Government Investment Pool		\$25,098.93	\$1.00	25,100.840	\$25,100.84
Total Dollar Value		\$25,098.93			\$25,100.84

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool		\$1.91	\$1,296.22
Total		\$1.91	\$1,296.22



00151791

Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account:

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
12/01/2020	12/01/2020	BEGINNING BALANCE	\$25,098.93	\$1.00		25,098.930
12/31/2020	12/31/2020	MONTHLY POSTING	\$1.91	\$1.00	1.910	25,100.840
Account Value as of 12/31/2020			\$25,100.84	\$1.00		25,100.840



Belvedere MUD-Debt Service Fund
Reconciliation Detail
 TexPool, Period Ending 12/31/2020

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						25,098.93
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	01/31/2021			X	1.91	1.91
Total Deposits and Credits					1.91	1.91
Total Cleared Transactions					1.91	1.91
Cleared Balance					1.91	25,100.84
Register Balance as of 12/31/2020					1.91	25,100.84
Ending Balance					1.91	25,100.84 <i>m</i>

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	F & I COLLECTED	P & I REVERSALS	LRR OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2014	2371.31	.00	2371.31	.00	2371.31	100.00 %	.00	909.00	.00	.00	3280.31
2015	3336.25	.00	3336.25	.00	3336.25	100.00 %	.00	1012.00	.00	.00	4348.25
2016	3363.93	.00	3363.33	.00	3363.33	99.98 %	.60	751.14	.00	.00	4114.47
2017	3367.38	.00	3367.38	.00	3367.38	100.00 %	.00	491.08	.00	.00	3858.46
2018	3129.30	.00	3129.30	.00	3129.30	100.00 %	.00	299.89	.00	.00	3429.19
2019	7845.38	.00	4201.67	.00	4201.67	53.56 %	3643.71	429.12	.00	.00	4630.79
TOTL	23413.55	.00	19769.24	.00	19769.24	84.44 %	3644.31	3892.23	.00	.00	23661.47
2020	641900.93	5173.66	555781.43	98.70	555682.73	87.27 %	81044.54	.00	2.19	.00	555684.92
ENTITY											
TOTL	665314.48	5173.66	575550.67	98.70	575451.97	87.17 %	84688.85	3892.23	.00	2.19	579346.39

Outstanding property tax receivable
 Debt service: 2016 = .31
 2019 = 2277.32 > 57,225.83
 2020 = 54,948.20

Operating: 2016 = .29
 2019 = 1366.39
 2020 = 26,096.34

Current tax rate
 Operating: .095
 Debt service: .20
 TOTL: .295

TXDISTLA	RECEIVABLE BALANCE 'R' REPORT	TXADJ	TAX ADJ	BASE TAX COLLECTED	REVERSALS COLLECTED	NET BASE TAX COLLECTED	PERCENT COLLECTED	TAX BALANCE ENDING	F & I COLLECTED	P & I REVERSALS COLLECTED	LRP OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
ULK	---	BELVEDERE MTD										
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	2371.31	.00	2371.31	100.00	.00	909.00	.00	.00	3280.31
2015	3336.25	.00	.00	3336.25	.00	3336.25	100.00	.00	1012.00	.00	.00	4348.25
2016	3363.93	.00	.00	3363.33	.00	3363.33	99.98	.60	751.14	.00	.00	4114.47
2017	3367.38	.00	.00	3367.38	.00	3367.38	100.00	.00	491.08	.00	.00	3858.46
2018	3129.30	.00	.00	3129.30	.00	3129.30	100.00	.00	299.89	.00	.00	3429.19
2019	7845.38	.00	.00	4201.67	.00	4201.67	53.56	3643.71	429.12	.00	.00	4630.79
TOTL	23413.55	.00	.00	19769.24	.00	19769.24	84.44	3644.31	3892.23	.00	.00	23661.47
2020	641900.93	5173.66	5173.66	555781.43	98.70	555682.73	87.27	81044.54	.00	2.19	.00	555684.92
ENTITY												
TOTL	665314.48	5173.66	5173.66	575550.67	98.70	575451.97	87.17	84688.85	3892.23	.00	2.19	579346.39

Outstanding property tax receivable

Debt service: 2016 = .31
 2019 = 2277.32 > 57,225.83
 2020 = 54,948.20

Operating: 2016 = .29
 2019 = 1366.39
 2020 = 26,096.34

Current tax rate
 Operating: .095
 Debt service: .20
 Total: .295

Agenda Item No. 5

Discuss, consider, and take action regarding improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including:

- a. Report from the District's Engineer;
- b. Update on Amenity Center Lot project; and
- c. Change orders related to Amenity Center Lot project.

February 11, 2021

Board of Directors
Belvedere Municipal Utility District
c/o Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Ave., Suite 1900
Austin, TX 78701

Re: Monthly Status Report
Belvedere MUD Regular Board Meeting of February 16, 2021

Dear Directors:

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

1. **Amenity Center Lot Improvements**

- a. Construction Update – Fazzone Construction has worked on trails, walls, and lights, and they completed the erosion repair at the Lower Pond. The contractor expects to complete the project by the last week of February.



- b. Pay Estimate No. 3 – Presented for your approval is Pay Estimate No. 3 in the amount of \$208,508.18. The pay estimate is in order and we recommend your approval.
- c. Additional Steel Edging – We requested a proposal from Fazzone Construction to add steel edging around the proposed plantings in the medians on Flagler Drive at the request of the HOA Subcommittee. Fazzone submitted a proposal in the amount of \$3,006.00 for this work. The HOA and Engineering Subcommittees have approved this proposal, and the HOA has agreed to fund it.

BOARD ACTION: Approve Pay Estimate No. 3, and the cost for additional steel edging.



Board of Directors
Belvedere MUD
Page 2
February 11, 2021

2. **Trail Facilities** – No items to report since the last meeting.
3. **Drainage Facilities** – No new landscaping requests have been received.

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

Sincerely,

A handwritten signature in cursive script that reads 'Catherine B. Mitchell'.

Catherine Garza Mitchell, PE

CGM/cgm

K:\16654\0900-21\MeetingFiles\StatusReports\STATUS REPORT for Belvedere 20210211.doc



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

February 9, 2021

Belvedere Municipal Utility District
c/o Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701

Re: Construction of Amenity Center Improvements
Belvedere Municipal Utility District
Travis County, Texas

Dear Directors:

Enclosed is Progress Payment Request No. 3 from Fazzone Construction Co., Inc. for the referenced project. The estimate is in order and we recommend payment in the amount of \$208,508.18 to Fazzone Construction Co., Inc.

Also enclosed is Construction Progress Report No. 3, which is submitted in accordance with Texas Commission on Environmental Quality Rule No. 293.62. This report covers construction activities for the referenced project during the period January 1, 2021 to January 31, 2021.

Sincerely,

A handwritten signature in cursive script that reads 'Catherine B. Mitchell'.

Catherine Garza Mitchell, PE

CGM/jmr

K:\16654\16654-0004-00 Belvedere Landscaping Bid Services\3 Construction Phase\5. Pay Estimates & Change Orders\16654-0004-00 ESTIMATE LETTER.docx

Enclosure

cc: Fazzone Construction Co., Inc.
Ms. Stefanie Albright – Lloyd Gosselink Rochelle & Townsend, P.C.

February 9, 2021

Construction Progress Report No. 3
Period January 1, 2021 to January 31, 2021

Construction of Amenity Center Improvements
Belvedere Municipal Utility District
Travis County, Texas

Contract:

- A. Contractor: Fazzone Construction Co., Inc.
- B. Contract Date: November 12, 2020
- C. Authorization to Proceed: November 16, 2020 (70 Calendar Days)
- D. Completion Date: January 25, 2021
- E. Contract Time Used: 76 Calendar Days (109%)

I. General

Contractor has installed hardscape improvements, lighting, and irrigation.

II. Change Orders

Change Order Nos. 001, 002, and 003 Issued this Report.

III. Completion Report

A. Estimated Cost as of this Report Period

1. Contract Bid Price	\$	363,946.18
2. Change Orders	\$	13,046.95
3. Total Estimated Contract Price	\$	376,993.13

B. Actual cost as of this Report \$ 258,704.95

C. Amount Retained (10% of B) \$ 25,870.50

D. Total Paid Contractor \$ 232,834.47

E. Estimated Cost Remaining (A.3 - B) \$ 118,288.18

F. Construction Complete (B/A.3) 69%

IV. Frequency of Observation – Periodically

V. Problems – The contract time has expired.



OWNER: Belvedere Municipal Utility District					PROGRESS PAYMENT # 3					CONTRACT DATES	
PROJECT: Construction of Amenity Center Improvements									FROM	TO	
JOB NO. : 16654-0004-00									ORIGINAL	16-Nov-20	15-Jan-21
CONTRACTOR: Fazzone Construction Co., Inc.									REVISED	16-Nov-20	25-Jan-21
									THIS EST.	01-Jan-21	31-Jan-21
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	THIS ESTIMATE		PREVIOUS ESTIMATE		TOTAL TO DATE		REMARKS
					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
BASE BID											
1	Move-in and start-up, including performance and payment bonds for 100 percent (100%) of the contract amount. Cost not to exceed 10% of total contract amount.	LS	1.0	\$6,996.00	0.0%	\$0.00	100.0%	\$6,996.00	100.0%	\$6,996.00	100.0%
EROSION CONTROLS & RESTORATION											
2	Stabilized Construction Entrance, installed, maintained and removed.	LS	1.0	\$1,749.00	0.0%	\$0.00	75.0%	\$1,311.75	75.0%	\$1,311.75	75.0%
3	Concrete washout area, installed, maintained and removed.	LS	1.0	\$991.10	25.0%	\$247.77	75.0%	\$743.33	100.0%	\$991.10	100.0%
4	Silt fence, installed, maintained and removed.	LF	208.0	\$2.16	0.0	\$0.00	208.0	\$449.28	208.0	\$449.28	100.0%
5	Tree protection, installed, maintained and removed.	LS	1.0	\$1,749.00	25.0%	\$437.25	75.0%	\$1,311.75	100.0%	\$1,749.00	100.0%
6	Mulch sock, installed, maintained and removed.	LF	170.0	\$7.29	0.0	\$0.00	170.0	\$1,239.30	170.0	\$1,239.30	100.0%
7	Hydro-mulch seeding of disturbed areas. Contractor to ensure growth of vegetation by whatever means necessary, including re-seeding, over-seeding or watering at no separate pay.	LS	1.0	\$612.15	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
8	Bermuda Seed installed per plan. Contractor to ensure growth of vegetation by whatever means necessary, including re-seeding, over-seeding or watering at no separate pay.	SF	7,388.0	\$0.17	0.0	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
DEMOLITION											
9	Remove existing parking wall per plan. Save all stone for use on site.	LS	1.0	\$1,908.00	0.0%	\$0.00	100.0%	\$1,908.00	100.0%	\$1,908.00	100.0%



OWNER: Belvedere Municipal Utility District					PROGRESS PAYMENT # 3					CONTRACT DATES		
PROJECT: Construction of Amenity Center Improvements								ORIGINAL	FROM	TO		
JOB NO. : 16654-0004-00								REVISED	16-Nov-20	15-Jan-21		
CONTRACTOR: Fazzone Construction Co., Inc.								THIS EST.	01-Jan-21	31-Jan-21		
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	THIS ESTIMATE		PREVIOUS ESTIMATE		TOTAL TO DATE		REMARKS	
					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		
10	Remove existing entry sign per plan.	LS	1.0	\$636.00	0.0%	\$0.00	100.0%	\$636.00	100.0%	\$636.00	100.0%	
11	Remove existing bollards per plan.	LS	1.0	\$1,017.60	0.0%	\$0.00	100.0%	\$1,017.60	100.0%	\$1,017.60	100.0%	
12	Remove existing plant beds on Amenity Center lot per plan.	LS	1.0	\$4,452.00	0.0%	\$0.00	100.0%	\$4,452.00	100.0%	\$4,452.00	100.0%	
13	Remove existing plant beds in islands on Flagler Drive per plan.	LS	1.0	\$2,289.60	0.0%	\$0.00	100.0%	\$2,289.60	100.0%	\$2,289.60	100.0%	
14	Remove existing boulder per plan, and save boulder for use on site.	EA	2.0	\$127.20	0.0	\$0.00	2.0	\$254.40	2.0	\$254.40	100.0%	
15	Remove existing decomposed granite trail at north end of playground per plan.	LS	1.0	\$445.20	0.0%	\$0.00	100.0%	\$445.20	100.0%	\$445.20	100.0%	
16	Remove existing sod along west edge of playground per plan.	LS	1.0	\$445.20	0.0%	\$0.00	100.0%	\$445.20	100.0%	\$445.20	100.0%	
17	Remove existing bench on west side of basketball court and relocate on site.	LS	1.0	\$190.80	50.0%	\$95.40	50.0%	\$95.40	100.0%	\$190.80	100.0%	
18	Remove existing gabion baskets at southwest corner of Flagler Drive and Rollins Drive.	LS	1.0	\$1,908.00	0.0%	\$0.00	100.0%	\$1,908.00	100.0%	\$1,908.00	100.0%	
19	Trim existing tree at north end of existing parking lot per plan.	LS	1.0	\$445.20	100.0%	\$445.20	0.0%	\$0.00	100.0%	\$445.20	100.0%	
PARKING LOT IMPROVEMENTS												
20	Blackstar Gravel parking lot, including compacted subgrade and base, complete in place per plans.	SF	1,200.0	\$6.68	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%	
21	Wheel Stops, complete in place.	EA	7.0	\$190.80	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%	
22	1' wide Ribbon Curb, complete in place.	LF	110.0	\$31.80	90.0	\$2,862.00	0.0	\$0.00	90.0	\$2,862.00	81.8%	



OWNER: Belvedere Municipal Utility District		PROGRESS PAYMENT # 3				CONTRACT DATES					
PROJECT: Construction of Amenity Center Improvements								FROM	TO		
JOB NO. : 16654-0004-00								ORIGINAL	16-Nov-20	15-Jan-21	
CONTRACTOR: Fazzone Construction Co., Inc.								REVISED	16-Nov-20	25-Jan-21	
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					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
HARDSCAPE IMPROVEMENTS											
23	Flagstone trail, including compacted crushed gravel base and sand bed, complete in place per plans.	SF	2,490.0	\$23.53	2,490.0	\$58,589.70	0.0	\$0.00	2,490.0	\$58,589.70	100.0%
24	Gravel trail, including compacted limestone base, complete in place per plans.	SF	1,607.0	\$6.68	1,607.0	\$10,734.76	0.0	\$0.00	1,607.0	\$10,734.76	100.0%
25	18-inch Drystack Stormwater Diversion Wall, including compacted base and concrete footing, complete in place per plans.	LF	115.0	\$133.56	112.0	\$14,958.72	0.0	\$0.00	112.0	\$14,958.72	97.4%
26	Drystack Entry Wall, including compacted base and concrete footing, complete in place per plans.	LF	64.0	\$174.26	60.0	\$10,455.60	0.0	\$0.00	60.0	\$10,455.60	93.8%
27	Entry sign, including 20 LF of drystack entry wall and leuders panel with lettering, complete in place per plans.	LS	1.0	\$11,263.56	100.0%	\$11,263.56	0.0%	\$0.00	100.0%	\$11,263.56	100.0%
28	Drystack Stone Seat Wall, including compacted base and concrete footing, complete in place per plans.	LF	65.0	\$133.56	60.0	\$8,013.60	0.0	\$0.00	60.0	\$8,013.60	92.3%
29	12-inch Stone Curb, including compacted base and concrete footing, complete in place per plans.	LF	85.0	\$31.80	85.0	\$2,703.00	0.0	\$0.00	85.0	\$2,703.00	100.0%
30	Boulder steps, including compacted base, complete in place per plans.	LS	1.0	\$445.20	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
31	Boulder set in concrete, including compacted base and concrete footing, complete in place per plans.	EA	2.0	\$318.00	2.0	\$636.00	0.0	\$0.00	2.0	\$636.00	100.0%



OWNER: Belvedere Municipal Utility District		PROGRESS PAYMENT # 3									
PROJECT: Construction of Amenity Center Improvements										CONTRACT DATES	
JOB NO. : 16654-0004-00				ORIGINAL		FROM		TO			
CONTRACTOR: Fazzone Construction Co., Inc.				REVISED		16-Nov-20		15-Jan-21			
				THIS EST.		01-Jan-21		31-Jan-21			
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	THIS ESTIMATE		PREVIOUS ESTIMATE		TOTAL TO DATE		REMARKS
					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
32	Blackstar gravel (3"-5") at toe of diversion berms per plans.	SF	360.0	\$6.68	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
33	Stone plant border at planting beds and gravel trail, complete in place per plans.	LF	460.0	\$6.36	385.0	\$2,448.60	0.0	\$0.00	385.0	\$2,448.60	83.7%
34	Steel edging at planting beds and gravel trail on Amenity Center Site, complete in place per plans.	LF	716.0	\$6.36	330.0	\$2,098.80	0.0	\$0.00	330.0	\$2,098.80	46.1%
35	Diversion berm, complete in place per plans.	SF	1,300.0	\$0.64	1,000.0	\$640.00	0.0	\$0.00	1,000.0	\$640.00	76.9%
36	4-inch PVC sleeving for irrigation and lighting, per plans.	LS	1.0	\$1,526.40	0.0%	\$0.00	100.0%	\$1,526.40	100.0%	\$1,526.40	100.0%
LIGHTING											
37	Hydrel Accent light, complete in place per plans.	EA	29.0	\$1,164.64	28.0	\$32,609.92	0.0	\$0.00	28.0	\$32,609.92	96.6%
38	Saturn Cutoff 2 LED light, complete in place per plans.	EA	1.0	\$7,822.69	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
39	BEGA Bollard light, complete in place per plans.	EA	10.0	\$2,249.21	10.0	\$22,492.10	0.0	\$0.00	10.0	\$22,492.10	100.0%
40	BEGA Sign light, complete in place per plans.	EA	2.0	\$1,780.48	2.0	\$3,560.96	0.0	\$0.00	2.0	\$3,560.96	100.0%
LANDSCAPE IMPROVEMENTS - AMENITY CENTER SITE											
41	Hardwood mulch, 3" depth, per plans.	LS	1.0	\$3,305.61	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
42	5/8" Black Tejas gravel mulch, per plans.	LS	1.0	\$1,023.96	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
43	Soil Amendment, per plans.	LS	1.0	\$2,637.81	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
44	Topsoil, 2" depth, per plans.	LS	1.0	\$3,834.29	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%



OWNER: Belvedere Municipal Utility District											
PROJECT: Construction of Amenity Center Improvements											
JOB NO. : 16654-0004-00											
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CONTRACT DATES											
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ORIGINAL 16-Nov-20 15-Jan-21											
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THIS EST. 01-Jan-21 31-Jan-21											
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					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
45	Permanent irrigation system, complete in place per plans.	LS	1.0	\$6,188.28	100.0%	\$6,188.28	0.0%	\$0.00	100.0%	\$6,188.28	100.0%
46	Temporary irrigation in all seeded areas and plant beds without permanent irrigation, per plans.	LS	1.0	\$1,714.02	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
47	2-inch caliper Chitalpa, complete in place per plans.	EA	1.0	\$411.81	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
48	2-inch caliper Natchez Crape Myrtle, complete in place per plans.	EA	3.0	\$383.99	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
49	24-inch box Palo Verde, complete in place per plans.	EA	1.0	\$645.54	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
50	2-inch caliper Texas Mountain Laurel, complete in place per plans.	EA	1.0	\$484.16	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
51	3-gallon Autumn Glow Big Muhly, complete in place per plans.	EA	19.0	\$27.60	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
52	5-gallon Bottlebrush, complete in place per plans.	EA	3.0	\$52.87	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
53	3-gallon Dwarf Weeping Bottlebrush, complete in place per plans.	EA	3.0	\$38.40	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
54	3-gallon Giant Yucca, complete in place per plans.	EA	29.0	\$32.61	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
55	3-gallon Katrina African Iris, complete in place per plans.	EA	83.0	\$68.78	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
56	3-gallon Leopard Plant, complete in place per plans.	EA	27.0	\$31.89	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%



OWNER: Belvedere Municipal Utility District		PROGRESS PAYMENT # 3									
PROJECT: Construction of Amenity Center Improvements		CONTRACT DATES									
JOB NO. : 16654-0004-00		ORIGINAL		FROM		TO					
CONTRACTOR: Fazzone Construction Co., Inc.		REVISED		16-Nov-20		25-Jan-21					
		THIS EST.		01-Jan-21		31-Jan-21					
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	THIS ESTIMATE		PREVIOUS ESTIMATE		TOTAL TO DATE		REMARKS
					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
57	3-gallon Ricepaper Plant, complete in place per plans.	EA	3.0	\$63.00	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
58	5-gallon Upright Rosemary, complete in place per plans.	EA	20.0	\$29.72	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
59	3-gallon Bamboo Muhly, complete in place per plans.	EA	27.0	\$26.82	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
60	1-gallon Berkeley Sedge, complete in place per plans.	EA	80.0	\$13.30	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
61	1-gallon Blonde Ambition, complete in place per plans.	EA	150.0	\$12.97	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
62	4-inch pot Inland Sea Oats, complete in place per plans.	EA	102.0	\$3.39	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
63	1-gallon Bicolor Iris, complete in place per plans.	EA	14.0	\$12.13	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
64	1-gallon Firecracker Fern, complete in place per plans.	EA	38.0	\$11.85	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
65	10-gallon Flowering Senna, complete in place per plans.	EA	8.0	\$132.67	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
66	1-gallon Four Nerve Daisy, complete in place per plans.	EA	114.0	\$12.13	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
67	1-gallon Heartleaf Skullcap, complete in place per plans.	EA	16.0	\$11.85	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
68	1-gallon Indigo Spires Salvia, complete in place per plans.	EA	13.0	\$11.30	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
69	3-gallon Jerusalem Sage, complete in place per plans.	EA	26.0	\$31.89	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%



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70	1-gallon Russian Sage, complete in place per plans.	EA	98.0	\$11.85	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
71	1-gallon Texas Betony, complete in place per plans.	EA	27.0	\$11.69	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
72	1-gallon Turk's Cap, complete in place per plans.	EA	43.0	\$12.08	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
73	1-gallon Zexmenia, complete in place per plans.	EA	49.0	\$11.52	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
74	3-gallon Brakelights Red Yucca, complete in place per plans.	EA	10.0	\$51.42	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
75	5-gallon Green Goblet Agave, complete in place per plans.	EA	4.0	\$41.29	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
76	3-gallon Red Yucca, complete in place per plans.	EA	30.0	\$28.27	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
77	5-gallon Softleaf Yucca, complete in place per plans.	EA	17.0	\$32.61	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
LANDSCAPE IMPROVEMENTS - FLAGLER DRIVE											
78	Hardwood mulch, 3" depth, per plans	LS	1.0	\$1,652.81	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
79	Soil Amendment, per plans.	LS	1.0	\$1,318.91	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
80	Steel edging at planting beds, complete in place per plans.	LF	160.0	\$6.68	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
81	Permanent irrigation system, complete in place per plans.	LS	1.0	\$6,889.47	100.0%	\$6,889.47	0.0%	\$0.00	100.0%	\$6,889.47	100.0%



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82	Temporary irrigation in all seeded areas and plant beds without permanent irrigation, per plans.	LS	1.0	\$556.50	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
83	2-inch caliper Natchez Crape Myrtle, complete in place per plans.	EA	3.0	\$383.99	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
84	3-gallon Giant Yucca, complete in place per plans.	EA	16.0	\$32.61	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
85	3-gallon Mexican Oregano, complete in place per plans.	EA	11.0	\$28.27	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
86	3-gallon Bamboo Muhly, complete in place per plans.	EA	46.0	\$26.82	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
87	3-gallon Bamboo Muhly, complete in place per plans.	EA	174.0	\$12.97	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
88	3-gallon Pink Flamingo Muhly Grass, complete in place per plans.	EA	27.0	\$26.16	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
89	1-gallon Bicolor Iris, complete in place per plans.	EA	52.0	\$12.13	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
90	1-gallon Fall Aster, complete in place per plans.	EA	39.0	\$11.85	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
91	1-gallon Indigo Spires Salvia, complete in place per plans.	EA	14.0	\$11.30	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
92	1-gallon Russian Sage, complete in place per plans.	EA	98.0	\$11.85	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
93	1-gallon Society Garlic, complete in place per plans.	EA	58.0	\$11.85	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%



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					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
94	1-gallon Turk's Cap, complete in place per plans.	EA	34.0	\$12.08	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
95	1-gallon Zexmenia, complete in place per plans.	EA	14.0	\$11.52	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
96	5-gallon Softleaf Yucca, complete in place per plans.	EA	3.0	\$32.61	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
97	At the southwest corner of Flagler Dr. and Rollins Dr., remove the existing stones along the ribbon curb, fill the void with concrete, and mortar flagstone in place on top of the concrete such that it is flush with the top of curb. ***Change Order No. 001***	LS	1.0	\$977.55	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
98	Remove and replace the existing gravel on the south side of the Amenity Center building entrance with new gravel. ***Change Order No. 002***	SF	415.0	\$11.68	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
99	Stone curb along the southern edge of the last parking stall on the west side of the existing Amenity Center building parking lot, per detail 1 on plan Sheet L3.2. ***Change Order No. 002***	LF	30.0	\$6.34	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
100	Remove existing rock rip rap at Lower Pond storm sewer outfall, place 4' wide reinforced concrete pilot channel with stone embedment, including rock rip rap along each side of pilot channel, and place mortared rock rip rap at end of channel, per detail. ***Change Order No. 003***	LS	1.0	\$7,032.00	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%



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ALTERNATE BID ITEMS											
HARDSCAPE IMPROVEMENTS											
A1	Flagstone trail on south side of septic field, including compacted crushed gravel base and sand bed, complete in place per plans. Include deduction of 5 LF of 18" Stormwater Diversion Wall and 20 LF of Stone Border for plant bed.	SF	450.0	\$23.53	450.0	\$10,588.50	0.0	\$0.00	450.0	\$10,588.50	100.0%
EXISTING AMENITY CENTER TRAIL REPAIRS											
A2	Decomposed granite trail, complete in place per plans. Existing crushed limestone trail to be used as base for trail.	SY	311.0	\$60.10	0.0	\$0.00	0.0	\$0.00	0.0	\$0.00	0.0%
A3	Flagstone trail, complete in place per plans. Existing crushed limestone trail to be used as base for trail.	SY	67.0	\$211.79	67.0	\$14,189.93	0.0	\$0.00	67.0	\$14,189.93	100.0%
A4	Widen existing flagstone trail along oak tree on west side of Amenity Center, complete in place.	SY	29.0	\$211.08	29.0	\$6,121.29	0.0	\$0.00	29.0	\$6,121.29	100.0%
A5	Modify existing loose rip rap downstream of trail widening for positive drainage.	SY	11.0	\$103.03	11.0	\$1,133.33	0.0	\$0.00	11.0	\$1,133.33	100.0%
A6	Repair eroded area downslope of existing trail on west side of Amenity Center, and grade to drain.	LS	1.0	\$954.00	100.0%	\$954.00	0.0%	\$0.00	100.0%	\$954.00	100.0%
A7	Remove and reposition rocks and boulders in channel upslope of existing trail on west side of Amenity Center to allow positive drainage flow.	LS	1.0	\$1,526.40	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%



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A8	Remove juniper understory around existing oak tree adjacent to proposed turnaround area per plans.	LS	1.0	\$318.00	100.0%	\$318.00	0.0%	\$0.00	100.0%	\$318.00	100.0%
A9	Hydro-mulch seeding of areas disturbed during trail repairs. Contractor to ensure growth of vegetation by whatever means necessary, including re-seeding, over-seeding or watering at no separate pay.	LS	1.0	\$1,908.00	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
A10	Sod installed in disturbed areas along trail widening on the west side of Amenity Center. Contractor to ensure growth of vegetation by whatever means necessary, including re-sodding or watering at no separate pay.	LS	1.0	\$2,289.60	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%



OWNER: Belvedere Municipal Utility District		PROGRESS PAYMENT # 3				CONTRACT DATES					
PROJECT: Construction of Amenity Center Improvements						ORIGINAL	FROM	TO			
JOB NO. : 16654-0004-00						REVIS	16-Nov-20	15-Jan-21			
CONTRACTOR: Fazzone Construction Co., Inc.						THIS EST.	01-Jan-21	31-Jan-21			
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					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
MATERIALS ON HAND											\$0.00
TOTAL MATERIALS ON HAND						\$0.00		\$0.00			\$0.00
CHANGE ORDER PLUS/MINUS					VALUE	DAYS					
Change Order No. 001					\$977.55						\$977.55
Change Order No. 002					\$5,037.40						\$5,037.40
Change Order No. 003					\$7,032.00	10					\$7,032.00
Change Order No. 004					\$0.00						\$0.00
TOTAL CONTRACT MODIFICATIONS											\$13,046.95
Subtotal (Line Items)					\$231,675.74		\$27,029.21				\$258,704.95
Materials on Hand					\$0.00		\$0.00				\$0.00
Subtotal (Materials on Hand/Line Items)					\$231,675.74		\$27,029.21				\$258,704.95
0 Impact Days Requested this Pay Period											
Less Retainage (10%)					\$23,167.58		\$2,702.92				\$25,870.50
0 Impact Days Approved this Pay Period											
Total					\$208,508.17		\$24,326.28				\$232,834.47
0 Impact Days Approved to Date											
Less Previous Estimates											\$24,326.28
10 Change Order Days											
(6) Days Remaining											\$208,508.18
109% Complete by Time					Orig. Contract Amount		\$363,946.18				
69% Complete by Value					Contract Modifications		\$13,046.95				
Total Contract Amount							\$376,993.13				
Construction Remaining							\$118,288.18				
Amount Approved							\$208,508.18				

APPROVED BY JONES|CARTER

Catherine B. Mitchell
 BY: Catherine Garza Mitchell, PE

Prime Contract Change Order (CO)

Owner/Customer	
Contact	Cathy Mitchell
Company	Belvedere Municipal Utility District
Address	c/o Jones Carter 3100 Alvin Devane Blvd Ste 150
City, State, Zip	Austin, TX 78741
Phone	512.441.9493 x 3421
Fax	

Contractor	
Contact	Paul Whetstone
Company	Fazzone Construction Co., Inc.
Address	1302 West Blanco Road
City, State, Zip	San Antonio, TX 78232
Phone	210.408.9095
Fax	512.335.3711

Project Information	
Project #	00001
Project Name	Belvedere MUD Amenity Center
Address	
City, State, Zip	

Prime Contract Change Order	
CO #	005
Issue Date	02-Feb-2021

All labor, materials and conditions of performance involved in this change order shall be in accordance with the provisions of the original contract for work described below:

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
1	additional edging	450		\$6.68	\$3,006.00
Total =					\$3,006.00

All other terms and conditions of the Contract Documents shall remain in effect.

Original Contract Price	\$363,998.40
Net change by previous Change Orders	\$13,046.95
Contract Amount Prior to this Change	\$377,045.35
Amount of this Change Order	\$3,006.00
Revised Contract Amount, including this Change Order	\$380,051.35

The Contract time due to this Change Order is to be determined at a later date.

Architect

By (Signature)

Printed Name, Title

Date

Belvedere Municipal Utility District
Owner / Representative

By (Signature)

Printed Name, Title

Date

Fazzone Construction Co., Inc.
Contractor

By (Signature)

Printed Name, Title

Date

Please sign and return original to: ✓
Fazzone Construction Co., Inc. - Attn. Accounting
1302 West Blanco Road, San Antonio, TX 78232
accounting@fazzoneconstruction.com

From: Wes & Gayle Hargrove <wg.hargrove@verizon.net>
To: clifford8309@att.net; stevebryson5@aol.com
Cc: markjgreene60@gmail.com
Sent: Fri, Feb 12, 2021 11:10 am
Subject: Amenity Center Parking Lot Update

Good Morning Kim and Steve,
Hope you guys are staying safe and warm.

I wanted to provide you with an update on the maintenance committee's recommendation for the Amenity Center parking lot project and to see if you have any questions or concerns.

Project scope:

- Once the MUD Landscape work around the Amenity Center parking lot is complete, we will need to stripe the lot and install concrete car stops. Car stops will also be needed for the newly created lot north of the basketball court (Fazzone will be handling these). ADA space(s) will be installed with all the accompanying regulatory requirements. The ADA part of the project is very important and we will make sure all steps are followed.

Project Status:

- We have received bids from two companies – RDC, who did the construction entrance work for us, and Alpha Paving, who did our street crack repair.
- Both companies are reputable and did a good job with us on the previous projects. While both companies can handle any size project, RDC seems to be better suited and more flexible in dealing with these types of smaller projects.
- Both companies are within \$50 of each other on the striping element – from \$850 (Alpha Paving) to \$900 (RDC).
- The estimated concrete car stops have a wider disparity with RDC at \$70 per stop and Alpha at \$105.

Estimated Cost

- We have asked that the parking spaces for the Amenity Center not be of the compact size as we believe our residents would require more space to prevent door dings etc....
- The estimated 15 car stops (I think this number may be a little high but we will have them re-measure before starting) and the stripe painting results in the following estimated costs:

- RDC = \$1,950
- Alpha Paving = \$2,425

Recommendation

- We are recommending that we select RDC Paving for the project due to the lower costs and flexibility with scheduling
- We plan on making a motion to approve this at the upcoming Thursday Board Meeting.

Hopefully this gives you enough information to answer any questions or concerns but as always, please let me know if you need any further information.

Regards,
Wes