

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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BELVEDERE MUNICIPAL UTILITY DISTRICT

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On March 21, 2023, the Board of Directors ("Board") of Belvedere Municipal Utility District (the "District") held a regular meeting within the boundaries of the District at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas. A copy of the notice of meeting along with associated certificates of posting are attached hereto as **Exhibit "A"**.

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

James Koerner	President
Kim Clifford	Secretary
Ronald Ubertini	Vice President
Keri Parker	Assistant Secretary
Vito Sciaraffia	Assistant Secretary

All of the Directors were present, thus constituting a quorum of the Board. All Directors who attended voted on all matters that came before the Board. Also attending were Odalys Johnson, P.E., Client Manager, with Quiddity; David Klein, Attorney, and Sage Billiot, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C. ("Lloyd Gosselink"); Mark Greene, representing the Belvedere Homeowners Association ("HOA"); Paul Millsap, a District resident; and Lee Blanton, representing the Belvedere HOA- Architectural Control Committee ("ACC").

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:00pm. He announced that a quorum of the Board was in attendance.
2. Receive public comments. Director Koerner announced that the Board would take up Item 9.c. out of order before taking up this Item. After completing Item 9.c., the Board returned to this Item, and took public comments from Paul Millsap. There were no additional public comments. The Board then took up Item 3.
3. Discuss, consider, and take action to approve the minutes of the January 17, 2023 regular meeting. Director Koerner introduced this Item. Director Ubertini moved to approve the minutes of the January 17, 2023 meeting, as presented and provided as **Exhibit "B"**. Director Parker seconded the motion and the Motion passed unanimously, 5-0.
4. Discuss, consider, and take action as necessary concerning report from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. Coordination on bookkeeping matters;

c. TexPool investments:

d. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item. Director Ubertini presented the Bookkeeper's Report, which consisted of the list of invoices, and other bookkeeping matters, attached hereto as Exhibit "C". Director Clifford asked for clarification on the Sunscape trail maintenance charges on the invoices. Next, Director Ubertini asked for an update on the previous invoice provided by Lloyd Gosselink. Mr. Klein explained that the District had been charged for color copies but that his office was only going to charge the District \$378.60 for black and white copies. Mr. Klein added that after discussing this matter with the District's Bookkeeper, they determined that the best option to resolve this matter was for Mr. Klein's office to send the District a check in the amount of the difference.

Director Ubertini then discussed the reimbursement of the \$10,000 bill to the HOA for the District Amenity Center operations. He indicated that the District would reimburse most of this bill, besides a small deduction of sales tax included on one of the Sunscape invoices, which the MUD would not be responsible for since they are tax exempt.

Director Koerner asked for detail concerning the term "billing limits" included on the November-December Quiddity invoice. Director Clifford indicated that such term meant that Quiddity had agreed to do the work on a "not to exceed" a certain dollar amount basis. Ms. Johnson confirmed Director Clifford's response.

Director Clifford moved to ratify the payment of the invoices paid since the Board's last meeting on January 17, 2023, approve the payment of current invoices, and authorize the proposed transfers in the Bookkeepers Report. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.

5. Discuss, consider, and take action regarding report from the District liaison to the HOA and from the HOA liaison to the District.

Director Koerner introduced this item and he noted that on behalf of the District, he did not have anything to report. Mr. Greene then provided his report on behalf of the HOA. First, he shared a request made at the previous HOA special meeting to purchase and install license plate reader cameras at the District's entrance. He added that the Board of the HOA subsequently researched companies that offer such equipment and had entered into a 2-year contract with FoxSafety to install 3 cameras. He explained that the installation would take about 6 weeks and that the HOA's attorney recommended that the HOA adopt a new rule protecting the HOA from being held liable if an event occurs which is not recorded on the cameras. Director Koerner inquired whether the HOA intended on sharing any camera footage with anyone, including the police. Mr. Greene responded that the license plate readings from the camera could be uploaded to Travis County Sheriff's Office database, but the HOA has not decided whether or not they had planned to share all camera footage. Director Ubertini then inquired if residents could have access to the videos, and Mr. Greene responded that there was already a rule created that allows the residents to view the recordings, in the presence of police officers, in the event that a crime occurs.

6. Discuss, consider, and take action regarding the appointment of a District liaison to the HOA to address drainage issues.

Director Koerner introduced the item. Mr. Greene indicated that the HOA is in charge of informing the residents and home builders of the HOA and District's requirements. He added that while the District is responsible for determining the size of the culverts, it is the homeowners' responsibility to address water flow/drainage issues. Director Koerner asked Mr. Greene if it would help if the District appointed a representative to work with the HOA and ACC regarding drainage issues. Director Clifford added that, alternatively, the District could discontinue pursuing the possibility of its involvement with the ACC regarding drainage issues. There was no further discussion and no action was taken.

7. Discuss, consider, and take action as necessary concerning authorization of funds to reimburse the Belvedere HOA for cleanup costs associated with winter storm damage, including but not limited to the damage done on the Amenity Center Lot and along the trails.

Director Koerner introduced the Item. Mr. Greene reported that cleanup from the winter storm cleanup within the District had been completed that day. He said that such work entailed cleaning up open spaces, the trail, common areas, and private residences. Mr. Greene added that this effort cost the HOA \$192,411, and he requested that the District reimburse the HOA for 50% of such cost, which would be \$96,205.50. Director Koerner replied that the Board could not agree to pay 50% of the total fees. Directors Clifford offered an alternative for the District to pay, in full, the total cost of cleaning the trails and the common areas.

Mr. Klein then advised the Board regarding the Public Purpose Test, noting the 3 requirements: the money has to be spent on a public purpose, the District needs to have control over the use of such funds, and the District needs to have received a benefit from the funds being spent. He mentioned that while the funds expended satisfied the first 2 requirements, there may be a hurdle in meeting the third requirement if (1) some homeowners handled the cleanup at their own private residence at their own expense and (2) some of the costs were to clean up other private residences. After further discussion Director Koerner moved to have the Board pay 100% of the \$24,810 bill for the costs to clean the debris from the winter storm in the common areas and trails. Director Sciaraffia seconded the Motion and it passed unanimously, 5-0.

8. Discuss, consider, and take action as necessary regarding updating Attachment A to the Belvedere Municipal Utility District Drainage System Rules.

Director Koerner introduced this Item. Director Clifford brought to the attention of the Board that the Drainage System Rules posted on the District's website is missing Attachment A, the culvert table. She mentioned that the culvert table needed to be updated with the most recent edits that Quiddity had suggested before finalizing to add to the Drainage System Rules. Director Clifford moved to approve an update to Attachment A to reflect the updated culvert information and to direct counsel to publish notice of the changes. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. As a follow up, the District's engineering subcommittee is to work with Quiddity to address additional ditch work and give recommendations to the Board on how to move forward.

9. Discuss, consider, and take action regarding improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:

- a. Report from the District's Engineer; Director Koerner introduced this Item. Ms. Johnson began her explanation on the Flagler Dr. ditch analysis, a copy of which is attached hereto as **Exhibit "D"**. Specifically, she reported that there were two locations where ditches within the District overflow. She added that Quiddity investigated potential solutions for diversion of drainage. The first option was to divert the drainage from Verde Mesa Dr. to the greenbelt. She explained potential problems with this solution were that (i) it would require the District to obtain easements, (ii) it could potentially negatively impact homeowners who do not currently have issues with water flow, and (iii) the District's retention pond would no longer meet the applicable retention requirements, possibly triggering another list of issues, including, but not limited to, obtaining a water rights permit from the Texas Commission on Environmental Quality.

The second option would be to reroute the water to the opposite side of Flagler Dr. and create a new ditch for the water to flow into. There was discussion on which route would be the best to take, and whether an easement or new culverts will be necessary, and who would be in charge of the costs of the new culverts. Mr. Klein offered to create a memo to explain the District's authority and obligations concerning drainage issues. Director Clifford made a motion for the legal team to create a memo that outlines the District's authority and obligations concerning drainage issues and who is responsible for the costs of new drainage infrastructures. Director Sciaraffia seconded the motion and it passed unanimously, 5-0. The Board then took up Item 9.d.

- b. Drainage Facilities: The Board then took up discussions regarding the sediment buildup in the ditch along Flagler Drive from Lakewood Ridge down to the Amenity Center driveway. Director Koerner brought up the proposal from Sunscape, noting the price of the limestone bull rock seems a bit expensive compared to other suppliers, and he suggested that the District explore other options to see if there is a better price elsewhere. The Board agreed, with a cap on costs. Director Clifford moved to approve the Engineering Subcommittee to search for a better price to clean out the ditch and install bull rock in an amount not to exceed \$3,000. Director Koerner seconded the Motion, and it passed unanimously, 5-0.
- c. Request from homeowner at 8305 Verde Mesa Cove; Director Koerner introduced this Item. Directors Koerner and Parker provided a quick background on the drainage issues occurring on and nearby 8305 Verde Mesa Cove after any major rain event. Director Koerner noted that after having met with the builder for that lot, he believes that this likely an issue between for the residents and not the District. But, he recognized Mr. Millsap and allowed him to make his presentation to the Board, explaining the drainage issues from his perspective.

First, Mr. Millsap handed out photographs depicting the water drainage results occurring after the last major rain event, copies of which are attached hereto as **Exhibit "E"**. Then, he explained that since the commencement of new developments nearby, it was his opinion that additional water runoff and sediment drains to his property, accumulating upon and under his driveway. He added that such accumulation has caused damage to his land, clogs the area underneath the driveway and results in standing water and mud above his driveway. Mr. Millsap

indicated that he was seeking remediation/ reimbursement for the costs to from the Board or the Belvedere HOA for the (i) cleaning and power washing the driveway and (ii) pulling the pavers to clean out the silt and mud settled underneath and then reinstalling such pavers. Director Ubertini asked if this had happened before the recent construction activities, and Mr. Millsap indicated that he was not sure, but he noted that he used to have grass and now it has eroded away. Director Koerner then asked Mr. Millsap who he was looking to receive action from, and Mr. Millsap responded that it was likely the home builder. Discussion ensued regarding a potential allegation by the home builder that the cul-de-sac was improperly designed. Ms. Johnson advised that the plans for the cul-de-sac depicted a curb, which was never built. Ms. Johnson added, however, that it was unlikely that the curb would make a difference, as curb cuts would have been necessary. After lengthy discussion, the Board and the HOA agreed that this issue is an issue between the homeowner and the general contractor of the new development and suggested to Mr. Millsap that he approach the general contractor with the issue. Mr. Millsap indicated that he had already reached out to the general contractor and inquired if there could be any recourse from the Board or HOA if they refuse to reimburse him for the costs associated with the cleanup. Director Koerner and Mark Greene indicated that they were not sure about recourse, but again reiterated that this issue was not something the Board or the HOA was responsible for. The Board then returned to Item 2.

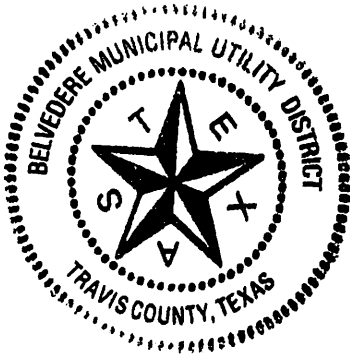
- d. Trail maintenance; Ms. Johnson referred to the District Engineer's report and reminded the Board that Sunscape had provided revised proposal to address areas of cracking in the masonry sections of the trails. The consensus of the Board was to continue to defer all such maintenance as no safety issues had been identified.
 - e. Playground. Director Clifford presented the PlaySafe Audit Report, a copy of which is attached hereto as Exhibit "F". She noted each of the issues from the report that need to be remedied. She mentioned that the estimated cost to get the playground up to standards noted in the report would be around \$15,000-\$20,000. The Board agreed to defer this issue to a future meeting date, allowing for more time to get additional quotes for the maintenance and repairs.
 - f. Amenity Center Lot project, including warranty claim. Ms. Johnson mentioned that Fazzone had still not completed their obligations regarding the defective work. Mr. Klein indicated that the firm would be sending a demand letter on behalf of the District the next day. No action was taken.
10. Receive legislative update. Director Koerner introduced this Item. Mr. Klein explained that the firm is tracking legislation that may be relevant to the District and is creating a memo regarding the same. He explained that the deadline to get the bills filed was on March 10, and the next step in the legislative process was for such bills to go through the process of getting assigned to committees in each of the chambers. He added that his office will continue to track these bills and report back to the Board at the April meeting.
11. Discuss, consider, and take action on future meeting schedule. Director Koerner introduced this Item and suggested April 18, 2023 at 6:00pm as the next meeting date. He moved to have the next Board Meeting scheduled for April 18, 2023 at 6:00pm at the Belvedere Amenity


Center. Director Clifford seconded the Motion and it passed unanimously, 5-0. The Board then took up Item 12.

12. Adjournment. Director Koerner moved to adjourn the meeting. Director Ubertini seconded the motion and the motion passed unanimously, 5-0. The meeting adjourned at 8:13pm.

PASSED, APPROVED, AND ADOPTED this 18th day of April, 2023.

[DISTRICT SEAL]





Kim Clifford, Secretary



STAYS IN FILE

**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 Chapter 551, that the Board of Directors of Belvedere Municipal Utility District will hold a regular meeting, open to the public, on Tuesday, March 21, 2023 at 6:00 p.m., within the boundaries of the District, at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, for the following purposes:

Meeting materials are available at www.belvederemud.org.

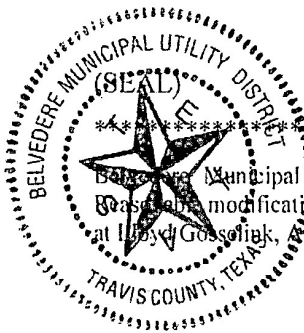
1. Call meeting to order and establish a quorum.
2. Receive public comments.
3. Discuss, consider, and take action to approve the minutes of the January 17, 2023 regular meeting.
4. Discuss, consider, and take action as necessary concerning report from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. Coordination on bookkeeping matters;
 - c. TexPool investments;
 - d. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement; and
5. Discuss, consider, and take action regarding report from the District liaison to the HOA and from the HOA liaison to the District.
6. Discuss, consider, and take action regarding the appointment of a District liaison to the HOA to address drainage issues.
7. Discuss, consider, and take action as necessary concerning authorization of funds to reimburse the Belvedere HOA for cleanup costs associated with winter storm damage, including but not limited to the damage done on the Amenity Center Lot and along the trails.
8. Discuss, consider, and take action as necessary regarding updating Attachment A to the Belvedere Municipal Utility District Drainage System Rules.
9. Discuss, consider, and take action regarding improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - a. Report from the District's Engineer;
 - b. Drainage Facilities;
 - c. Request from homeowner at 8035 Verde Mesa Drive;

EXHIBIT A

- d. Trail maintenance;
 - e. Playground; and
 - f. Amenity Center Lot project, including warranty claim.
10. Receive legislative update.
 11. Discuss, consider, and take action on future meeting schedule.
 12. 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 17th day of March, 2023.



[Signature]
Attorney for the District

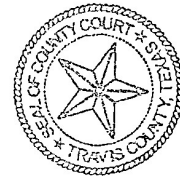
Belvedere Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call David Klein at Lloyd Gosselink, Attorney for the District, at (512) 322-5818, for information.

Came to hand and posted on a Bulletin Board in the
County Recording Office, Austin, Travis County, Texas on this the
17 day of March 2023.

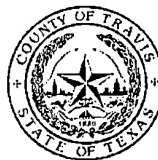
Dyana Limon-Mercado
County Clerk, Travis County, Texas

By *[Signature]* Deputy

YESENIA E.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



[Signature]
Dyana Limon-Mercado, County Clerk
Travis County, Texas

202380385

Mar 17, 2023 04:11 PM

Fee: \$3.00

ESPINOZAY

EXHIBIT A

CERTIFICATE OF POSTING
BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF BOARD MEETING
March 21, 2023

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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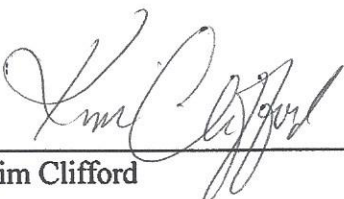
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I, Kim Clifford, hereby certify that on March 17, 2023, I posted the attached notice of public meeting of the Board of Directors of Belvedere Municipal Utility District at the following time and at the following location:

(1) at approximately 3:50 PM, at the posting board/sign located by the mailboxes near the Belvedere Amenity Center, within the boundaries of the District.

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

Dated this 17th day of March, 2023.



Kim Clifford

EXHIBIT B

MINUTES OF MEETING OF BOARD OF DIRECTORS

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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BELVEDERE MUNICIPAL UTILITY DISTRICT

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On January 17, 2023, the Board of Directors ("Board") of Belvedere Municipal Utility District (the "District") held a regular meeting within the boundaries of the District at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas. A copy of the notice of meeting along with associated certificates of posting are attached hereto as Exhibit "A".

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

James Koerner	President
Kim Clifford	Secretary
Ronald Ubertini	Vice President
Peter Golde	Assistant Secretary
Keri Parker	Assistant Secretary

All of the Directors were present, thus constituting a quorum of the Board. All Directors who attended voted on all matters that came before the Board. Also attending were Cathy Mitchell and Odalys Johnson with Quiddity; Jeff Monzingo, CPA with Montoya & Monzingo, LLP; Bob West with West Davis & Company; David Klein, Attorney, and Fred Castro, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C. ("Lloyd Gosselink"); Mark Greene with the Belvedere Homeowners Association ("HOA"); and Vito Sciaraffia, a District resident.

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:01 p.m. He announced that a quorum of the Board was in attendance.
2. Discuss, consider, and take action to accept the resignation of Director Golde. Director Koerner introduced this Item. Mr. Klein presented a copy of Director Golde's letter of resignation provided as Exhibit "B". Director Clifford moved to accept Director Golde's letter of resignation. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.
3. Discuss, consider, and take action to appoint a new director. Director Koerner introduced this Item. Mr. Klein advised that Mr. Vito Sciaraffia, a District resident, was interested in appointment to the Board of Directors and that Mr. Klein's office had vetted him as a candidate to fill the vacancy and found that he was qualified to serve. Mr. Klein opined that no further due diligence need be pursued by the Board prior to considering the appointment of Mr. Sciaraffia as a director. Director Koerner moved to appoint Vito Sciaraffia to the Board of Directors. Director Clifford seconded the Motion and the Motion passed unanimously, 4-0.

EXHIBIT B

4. Discuss, consider, and take action concerning qualifying newly appointed director. Director Koerner introduced this Item. Director Sciaraffia recited his Statement of Officer and Oath of Office, administered by Mr. Castro, a Notary Public.
5. Discuss, consider, and take action concerning the election of new officers. Director Koerner introduced this Item. Director Clifford moved to keep the current slate of officers the same and to appoint Director Sciaraffia to the open office of Assistant Secretary. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.
6. Receive public comments. No members of the public provided public comments.
7. Discuss, consider, and take action to approve the audit for the period ending September 30, 2022. Director Koerner introduced this Item. Mr. West addressed the Board and described the results of the audit, provided as Exhibit "C". Mr. West notified the Board that his firm rendered a clean opinion on the financials, then proceeded to summarize the audit, including the highlights of what the District accomplished during the year; the balance sheet; and the five-year comparison of the general fund, revenue, and expenses. Director Clifford moved to approve the audit as presented and to authorize Lloyd Gosselink to file the audit with the Texas Commission on Environmental Quality. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.
8. Discuss, consider, and take action to approve the minutes of the September 20, 2022, regular meeting. Director Koerner introduced this Item. Director Ubertini moved to approve the minutes of the September 20, 2022 regular meeting, as presented and provided as Exhibit "D". Director Clifford seconded the Motion and the Motion passed unanimously, 5-0.
9. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. Coordination on bookkeeping matters;
 - c. TexPool investments; and
 - d. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item. Mr. Monzingo presented his Bookkeeper's Report which consisted of a list of invoices, and other bookkeeping matters, attached hereto as Exhibit "E". He stated that the Bookkeeper's Report included a list of invoices paid since the Board's last meeting and requested that the Board ratify the payment of these invoices. Mr. Monzingo stated that he had met with the District's Finance Subcommittee to review his report and list of invoices and stood for questions. He noted that the Board should add check number 1411 to the report, for \$8,061.84 to Sunscape for work performed during the months of and December 2022. Next, Director Clifford questioned specific charges invoiced by Lloyd Gosselink. Mr. Klein stated that he would review the charges and make adjustments as necessary. Director Clifford moved to ratify the payment of the invoices paid since the Board's last meeting on September 20, 2022 and to approve the payment of current invoices, and transfers, as noted on Exhibit "E". Director Parker seconded the Motion and the Motion passed unanimously, 5-0.

EXHIBIT B

10. Discuss, consider, and take action regarding the report from the District liaison to the HOA and from the HOA liaison to the District. Director Koerner introduced this Item. Director Koerner stated that he had nothing to report at this time. Mr. Greene updated the Board on the following matters: (1) changes to the HOA Board of Directors; (2) repairs to the swimming pool autofill system, including a new water meter; and (3) the amenity center lot will be addressed in the upcoming months.
11. Discuss, consider, and take action regarding the appointment of a District liaison to the HOA to address drainage issues. Director Koerner introduced this Item. Director Clifford recommended that this item be postponed until the Board's next regular meeting. No action was taken.
12. Discuss, consider, and take action as necessary concerning the residential playground safety audit. Director Koerner introduced this Item. Director Clifford presented a proposal obtained by the HOA from PlaySafe, LLC ("PlaySafe") for \$1,700.00, attached hereto as Exhibit "F". The proposal calls for a team of National Parks and Recreation Certified Playground Safety Inspectors to conduct the audit pursuant to the American Society for Testing and Materials standards, the Americans with Disabilities Act, and the US Consumer Product Safety Commission standards, providing an opinion regarding the structural integrity and safety of the District's playground. Director Clifford suggested that she and the HOA's General Manager meet with PlaySafe representatives upon completion of their audit to assess their findings and develop recommendations for the Board's consideration.
13. Discuss, consider, and take action as necessary concerning the management of the District's website. Director Koerner introduced this Item. Director Sciaraffia volunteered to assume the duties associated with the management of the District's website, as such duties had previously been performed by former Director Golde.
14. Discuss, consider, and take action regarding the improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including:
 - a. Report from the District's Engineer;
 - b. Amenity Center Lot project, including warranty claim;
 - c. Drainage Facilities; and
 - d. Trail maintenance.

Director Koerner introduced this Item. Ms. Johnson made her presentation to the Board, attached hereto as Exhibit "G". She stated that her office had conducted a drainage evaluation of the drainage channel between Verde Mesa Ridge and the Belvedere Amenity Center Pond, attached hereto as Exhibit "H". Ms. Johnson stated that using the City of Austin's drainage criteria it was determined that the existing drainage channel did not satisfy the City of Austin's 25-year storm capacity requirements. She stated that her analysis provided a list of improvements to attempt to mitigate storm water over-topping this drainage channel. After extensive discussion, the Board authorized the District Engineer to undertake additional efforts to evaluate other alternative approaches to handle this storm water for further discussion at the next Board meeting.

EXHIBIT B

Next, Ms. Johnson stated that an analysis had been performed to corroborate the driveway culvert sizes provided by the District's former engineer for the homes on 8304 and 8308 Verde Mesa with recommendations to control storm water runoff. She stated that her analysis had been provided to the HOA and the District's Engineering Subcommittee. She stated that this information was provided to the homebuilders and property owners of the homes in question with a request that their driveway culverts be upsized by the HOA. Ms. Johnson stated that the homeowner of 8304 Verde Mesa had asked for the District's assistance in paying for at least 50% of the \$6,002.56 cost associated with the driveway culvert upsizing. A copy of this homeowner's request is attached as Exhibit "I". Director Clifford moved that the Board authorize an expenditure of \$3,000.00 to the homeowner of 8304 Verde Mesa for the upsizing of the driveway culvert at this address. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 5-0. Then, Director Koerner moved to authorize Quiddity to study the culverts at the other nearby lots, up to \$5,000.00. Director Parker seconded the motion and the motion passed unanimously, 5-0.

Following up on an item from the September 2022 Board meeting, Ms. Johnson then provided a revised proposal from Sunscape to repair cracking in the flagstone portion of the trails, which total \$20,855.94, a copy of which is attached Exhibit "J". Ms. Johnson opined that this repair work was not in need of immediate attention and could be deferred. The consensus of the Board was to take no action in this regard at this time.

Director Clifford advised that the HOA's General Manager, upon the recommendation of the Amenity center pond maintenance contractor, had requested that the Board approve funds to have the Flagler drainage channel cleaned out from Lakewood Ridge to the Amenity Center driveway. The Board requested the Engineering Subcommittee to obtain a quote for this work and acknowledge that the Engineering Subcommittee could proceed with same provided the cost was within the Engineering Subcommittee's standing \$2500 authority.

Finally, Ms. Johnson stated that Fazzone Construction Company, Inc. was hesitant to replace certain plantings identified in the 1-year inspection of the Amenity Center Lot Improvements Project. She recommended that the Contractor's surety company be contacted to enforce the Contractor's Performance Bond. Mr. Klein recommended that the Board convene in executive session to discuss this matter further. The Board then took up Item 17.

After executive session, Director Clifford moved to direct the General Counsel to send a demand letter to Fazzone regarding a warranty claim concerning landscaping work for the amenity center improvement project. Director Sciaraffia seconded the motion and the motion passed unanimously, 5-0.

The Board then took up Item 15.

15. Receive legislative updates. Director Koerner introduced this Item. Mr. Klein stated that the District would be included in his firm's effort to monitor legislation affecting its political subdivision clients, including the District.

EXHIBIT B

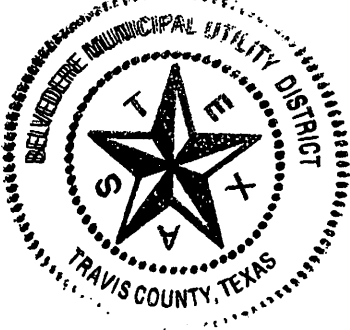
16. Discuss, consider, and take action on the future meeting schedule. The consensus of the Board was that the next meeting would be on March 21, 2023. The Board then took up Item 18.
17. The Board will meet in Executive Session to receive advice from its attorneys, in accordance with Texas Government Code § 551.071, concerning issues identified in the District Engineer's Report. Director Koerner introduced this Item. At 7:48 p.m., Director Clifford moved to enter into an executive session to receive legal advice from its attorneys under Texas Government Code § 551.071. Director Parker seconded the Motion and the Motion was approved 5-0. At 7:58 p.m., Director Koerner moved to conclude the executive session and reenter open session. Director Clifford seconded the Motion and the Motion passed unanimously, 5-0. Director Koerner stated that no action was taken by the Board during Executive Session. The Board then returned to Item 14.
18. Adjournment. Director Clifford moved to adjourn the meeting. Director Uberitini seconded the motion and the motion passed unanimously, 5-0. The meeting adjourned at 7:59 p.m. until further call.

PASSED, APPROVED, AND ADOPTED this 21st day of March 2023.



Kim Clifford, Secretary

[DISTRICT SEAL]



Belvedere MUD Board Meeting

March 21, 2023

Financial Information

Schedule of Cash Activity

EXHIBIT C

BELVEDERE MUD SCHEDULE OF CASH ACTIVITY GENERAL FUND MEETING DATE: MARCH 21, 2023

GENERAL FUND CHECKING ACCOUNT BALANCE \$ 460,759.56

Revenue:

Deposit Date	Description	Amount
		\$ -
Total Deposits:		\$ -
Expenses paid since last meeting on 1/17/2023		
1/19/2023	Pedernales Electric Corporative	Amenity Center Operations \$ 356.64
2/8/2023	Spectrum Business	Amenity Center Operations \$ 106.54
2/13/2023	AT & T	Amenity Center Operations \$ 137.82
2/18/2023	Pedernales Electric Corporative	Amenity Center Operations \$ 260.24
3/10/2023	Sunscape Landscaping	Trail Maintenance \$ 8,061.84
3/18/2023	Pedernales Electric Corporative	Amenity Center Operations \$ 279.00
3/18/2023	AT & T	Amenity Center Operations \$ 137.82
Total Expenditures:		\$ 9,339.90
Cash Balance Before Expenditures		\$ 451,419.66

Expenditures:

Check Number	Description	Amount
1418	Montoya & Monzingo LLP	Accounting Fees \$ 2,400.00
1419	Lloyd Gosselink	Legal Fees \$ 5,939.50
1420	Quiddity Engineering, LLC	Engineering Fees \$ 6,605.00
1421	Manuela's Cleaning Services	Amenity Center Operations \$ 920.00
1422	Travis Central Appraisal District	Appraisal Fees \$ 754.29
1423	Quiddity Engineering, LLC	Engineering Fees \$ 2,068.75
1424	Quiddity Engineering, LLC	Engineering Fees \$ 9,410.00
1425	Belvedere HOA	Amently Center Operations \$ 10,919.19
Transfer	Belvedere - Money Market	\$ 90,000.00
Transfer	Belvedere - Debt Service	Property Taxes \$ 216,954.28
Transfer	Belvedere - Debt Service	Property Taxes \$ 80,062.88
Total Expenditures:		\$ (426,033.89)

ENDING BALANCE - GENERAL FUND CHECKING AS OF MARCH 21, 2023

\$ 25,385.77

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED

\$ 5,297.68

Deposit Transfer from checking

\$ 90,000.00

Total Deposits:

\$ 90,000.00

ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED

\$ 95,297.68

CASH BALANCE - GENERAL FUND - TEXPOOL

\$ 466,757.49

TOTAL GENERAL FUND OPERATING CASH

\$ 587,440.94

The operating reserves are one to two times operating budget including \$57,000 for future repairs.

DEBT SERVICE

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET

\$ 119,721.44

Transfer Operating Checking

Property Taxes

\$ 216,954.28

Transfer Operating Checking

Property Taxes

\$ 80,062.88

Total Deposits:

\$ 297,017.16

ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET

\$ 416,738.60

CASH BALANCE - DEBT SERVICE - TEXPOOL

\$ 176,217.93

TOTAL CASH BALANCE - DEBT SERVICE

\$ 594,956.53

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended March 21, 2023
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	2023 Annual Budget	2023 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 233,703	\$ 244,405	\$ (10,702)	\$ 244,405	\$ (10,702)
Interest Income	5,938	2,500	3,438	6,000	(62)
Total Revenues	239,641	246,905	(7,264)	250,405	(10,764)
<u>Expenditures</u>					
Solid Waste Disposal	27,222	27,500	278	55,000	27,778
Legal Fees	7,101	16,667	9,566	40,000	32,899
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	7,200	7,200	-	14,400	7,200
Engineering Fees	30,983	12,500	(18,483)	30,000	(983)
Amenity Center Operations	15,697	21,250	5,553	85,000	69,303
Drainage and Trail Maintenance	17,146	9,583	(7,563)	23,000	5,854
Insurance	1,935	1,667	(268)	4,000	2,065
Tax Appraisal and Collection Fees	1,508	2,500	992	6,000	4,492
Bank Charges	10	83	73	200	190
Other Fees	-	42	42	100	100
Newspaper notices	-	833	833	2,000	2,000
Website	-	208	208	500	500
Total Expenditures	116,302	107,533	(8,769)	267,700	150,898
Projected Excess Revenue Over Expenditures	\$ 123,339	\$ 139,372	\$ (16,033)	\$ (17,295)	\$ 140,634

Financial Statements

EXHIBIT C

Belvedere Municipal Utility District
Balance Sheet
As of March 21, 2023

	Mar 21, 23
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	25,385.77
Money Market - ABC Bank	95,297.68
TexPool	466,757.49
Total Checking/Savings	587,440.94
Accounts Receivable	
Taxes Receivable	12,226.21
Total Accounts Receivable	12,226.21
Total Current Assets	599,667.15
TOTAL ASSETS	599,667.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	12,226.21
Total Other Current Liabilities	12,226.21
Total Current Liabilities	12,226.21
Total Liabilities	12,226.21
Equity	
Unassigned	464,101.33
Net Income	123,339.61
Total Equity	587,440.94
TOTAL LIABILITIES & EQUITY	599,667.15

EXHIBIT C

Belvedere Municipal Utility District Profit & Loss October 1, 2022 through March 21, 2023

	Oct 1, '22 - Mar 21, 23
Ordinary Income/Expense	
Income	
Interest Income	5,938.29
Income	
Property Taxes	233,702.96
Total Income	233,702.96
Total Income	239,641.25
Expense	
Amenity Center Operations	15,696.90
Trail Repairs	
Trail General Maintenance	17,145.65
Total Trail Repairs	17,145.65
Audit Fees	7,500.00
Bank Service Charges	10.00
Bookkeeping Fees	7,200.00
Engineering	
District Engineering	30,982.50
Total Engineering	30,982.50
Insurance	
Liability Insurance	1,935.10
Total Insurance	1,935.10
Legal Fees	7,100.54
Collection and Appraisal Fees	1,508.58
Waste Disposal	27,222.37
Total Expense	116,301.64
Net Ordinary Income	123,339.61
Net Income	123,339.61

EXHIBIT C

**Belvedere MUD-Debt Service Fund
Balance Sheet
As of March 21, 2023**

	<u>Mar 21, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	416,738.60
TexPool	<u>178,217.93</u>
Total Checking/Savings	594,956.53
Accounts Receivable	
Taxes Receivable	<u>22,876.07</u>
Total Accounts Receivable	<u>22,876.07</u>
Total Current Assets	<u>617,832.60</u>
TOTAL ASSETS	<u><u>617,832.60</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>22,876.07</u>
Total Other Current Liabilities	<u>22,876.07</u>
Total Current Liabilities	<u>22,876.07</u>
Total Liabilities	22,876.07
Equity	
Restricted	235,996.25
Net Income	<u>358,960.28</u>
Total Equity	<u>594,956.53</u>
TOTAL LIABILITIES & EQUITY	<u><u>617,832.60</u></u>

EXHIBIT C

Belvedere MUD-Debt Service Fund Profit & Loss October 1, 2022 through March 21, 2023

	Oct 1, '22 - Mar 21, 23
Ordinary Income/Expense	
Income	
Tax Revenue	437,231.53
Total Income	437,231.53
Expense	
Bank Service Charges	54.00
Bond Principal	0.00
Interest Expense	80,309.38
Paying Agent Fee	600.00
Total Expense	80,963.38
Net Ordinary Income	356,268.15
Other Income/Expense	
Other Income	
Interest Income	2,692.13
Total Other Income	2,692.13
Net Other Income	2,692.13
Net Income	358,960.28

Current Invoices for Approval

EXHIBIT C

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
2/6/2023	30075

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

Description	Amount
February 2023 accounting services.	1,200.00
Reid 2/6/23	
Thank you for your business.	Total \$1,200.00

EXHIBIT C

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
3/7/2023	30127

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

Description	Amount
March 2023 accounting services.	1,200.00
	Reid 3/1/23
Thank you for your business.	Total \$1,200.00

EXHIBIT C



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

January 31, 2023

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

Invoice: 97538858
Client: 2364
Matter: 0
Billing Attorney: DJK
Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through December 31, 2022:

RE: Belvedere Community

Professional Services	\$ 896.50
Total Disbursements	<u>\$ 1.00</u>
TOTAL THIS INVOICE	\$ 897.50

Rec'd 2/10/23

Lloyd Gosselink Rochelle & Townsend, P.C.

EXHIBIT C**Lloyd Gosselink Rochelle & Townsend, P.C.**

Belvedere Municipal Utility District
 Belvedere Community
 I.D.2364-0-DJK

January 31, 2023
 Invoice: 97538858

PROFESSIONAL SERVICES RENDERED

Date	Atty	Description Of Services Rendered	Hours
12/12/22	DNL	Correspond with PUA regarding compliance with PUC extreme weather emergency rules and customer notice; email J. Koerner, R. Ubertini, and J. Monzingo regarding increased mailing costs for notices.	.40
12/15/22	DJK	Review and respond to emails concerning billing services agreements; memo to F. Castro regarding the same; review census of governments form; memo to bookkeepers regarding the same.	.30
12/22/22	DJK	Review and assign action items regarding annual audit.	.20
12/28/22	FLC	Work regarding the organization of District records.	1.60
12/29/22	DNL	Discuss Amended Budget for FY 2022 with S. Billiot.	.30
12/29/22	SMB	Office conference with F. Castro to receive assignment to assemble August meeting minutes with exhibits; look in previous emails and board packets for exhibits; label each exhibit with the corresponding letter; notify F. Castro about missing exhibits.	2.80

TOTAL PROFESSIONAL SERVICES**\$ 896.50****SUMMARY OF PROFESSIONAL SERVICES**

Name	Staff Level	Hours	Rate	Total
David J Klein	Principal	.50	285.00	142.50
Danielle N Lam	Associate	.70	260.00	182.00
Fred L Castro	Paralegal	1.60	130.00	208.00
Sage M Billiot	Paralegal	2.80	130.00	364.00
TOTALS		5.60		\$ 896.50

DISBURSEMENTS

Date	Description	Amount
	Color Prints	1.00

TOTAL DISBURSEMENTS**\$ 1.00****TOTAL THIS INVOICE****\$ 897.50**

Lloyd Gosselink Rochelle & Townsend, P.C.



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

February 27, 2023

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

Invoice: 97539001
Client: 2364
Matter: 0
Billing Attorney: DJK
Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through January 31, 2023:

RE: Belvedere Community

Professional Services	\$ 5,016.00
Total Disbursements	<u>\$ 26.00</u>
TOTAL THIS INVOICE	\$ 5,042.00

Rec'd 3/5/23

Lloyd Gosselink Rochelle & Townsend, P.C.

EXHIBIT C**Lloyd Gosselink Rochelle & Townsend, P.C.**

Belvedere Municipal Utility District
 Belvedere Community
 I.D.2364-0-DJK

February 27, 2023
 Invoice: 97539001

PROFESSIONAL SERVICES RENDERED

Date	Atty	Description Of Services Rendered	Hours
1/03/23	FLC	Review and update content posted to the District website.	1.00
1/03/23	SMB	Review, download, and print the missing exhibit D for the August meeting minutes; bring the completed minutes packet to F. Castro for review; work with RICOH to get a scanned copy of the full packet; save the full packet to the DMS; take the May, June, and August full meeting minutes packets to the file storage room; compile all past meeting packets for shredding.	1.50
1/09/23	DJK	Review draft audit; memo to B. West regarding the same; memo to O. Johnson regarding the same.	.30
1/10/23	FLC	Preparation of agenda packet support materials for January Board meeting.	1.20
1/11/23	DJK	Meet with LG Team to prepare for January Board meeting and assign action items for follow up.	.40
1/11/23	DNL	Conference with D. Klein, F. Castro, and S. Billiot to prepare for Board meeting and discuss action items related thereto.	.40
1/11/23	SMB	Project meeting with D. Klein, D. Lam, and F. Castro to discuss next weeks upcoming board meetings.	.40
1/12/23	DJK	Review and revise agenda and meeting minutes for January Board meeting; memo to F. Castro regarding the same and assigning action items for follow up.	.80
1/12/23	FLC	Preparation of agenda packet support material for the January Board meeting.	2.70
1/13/23	DJK	Prepare for January Board meeting; final review of agenda and backup materials; office conference with F. Castro regarding the same.	.40
1/13/23	FLC	Finalize agenda and agenda packet support materials; coordinate posting of agenda within District and Travis County; preparation of agenda packets; coordinate distribution of same to Board members and District consultants.	3.50
1/17/23	DJK	Review correspondence from O. Johnson and prepare for and conduct January Board meeting.	4.30
1/17/23	FLC	Preparation for January Board meeting; preparation of meeting file; confirm quorum of Directors; travel to and attend Board meeting.	4.50
1/17/23	SMB	Office conference with F. Castro regarding executables for January 17 board meeting; print out and prepare executables and citizen sign up sheet for January 17 board meeting; print out 10 extra agendas.	1.00
1/18/23	FLC	Work regarding Board meeting follow-up; review and update ongoing project list; organization of District records.	1.60
1/19/23	FLC	Work regarding Board meeting follow-up; update District records posted to District website; organization of District records.	1.60
1/24/23	DJK	Prepare for legislative session; office conference with T. Pavlas and S. Billiot regarding the same.	.20
1/24/23	FLC	Work regarding the organization of District records.	1.60
1/24/23	SMB	Conference with D. Klein and T. Pavlas to review webinar on legislative process.	.30
1/24/23	TLP	Conference with D. Klein and review of Webinar regarding legislative process and	.40

Lloyd Gosselink Rochelle & Townsend, P.C.

EXHIBIT C**Lloyd Gosselink Rochelle & Townsend, P.C.**

Belvedere Municipal Utility District
 Belvedere Community
 I.D.2364-0-DJK

February 27, 2023
 Invoice: 97539001

Date	Atty	Description Of Services Rendered	Hours
1/25/23	FLC	tracking; organize notes.	1.60
1/26/23	TLP	Work regarding the organization of District records.	.20
		Complete drafting of legislative tracking notes.	

TOTAL PROFESSIONAL SERVICES \$ 5,016.00

SUMMARY OF PROFESSIONAL SERVICES

Name	Staff Level	Hours	Rate	Total
David J Klein	Principal	6.40	285.00	1,824.00
Danielle N Lam	Associate	.40	260.00	104.00
Fred L Castro	Paralegal	19.30	130.00	2,509.00
Theresa L Pavlas	Paralegal	.60	165.00	99.00
Sage M Billiot	Paralegal	3.20	150.00	480.00
TOTALS		29.90		\$ 5,016.00

DISBURSEMENTS

Date	Description	Amount
	Photocopying	11.00
	Color Prints	10.00
1/31/23	GL Grp 0020663/00011 Voucher # - 000000000 Travis County Clerk, Filing Fee, January 2023 Posting fee	5.00

TOTAL DISBURSEMENTS \$ 26.00

TOTAL THIS INVOICE \$ 5,042.00

EXHIBIT C



QUIDDITY

Invoice Total \$6,605.00

February 7, 2023

Project No: 16654-0900-23

Invoice No: 00354502

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

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS: Quiddity Engineering, LLC
P.O. Box 95562
Grapevine, TX 76099-9708

ACH INFORMATION: Truist Bank
Account #: 1440017655101
Routing #: 111017694

Please send remittance advice to:
AccountsReceivable@Quiddity.com
Payment Terms: Due upon Receipt

Project 16654-0900-23 2023 General Consultation (Belvedere MUD)
Services include meeting preparation and attendance, coordination with consultants and drainage consultation.

Professional Services from December 31, 2022 to January 27, 2023

Task 001 District Operations

	Hours	Rate	Amount
Professional Engineer III	29.25	225.00	6,581.25
Admin II	.25	95.00	23.75
Totals	29.50		6,605.00
Total Labor			6,605.00

TOTAL THIS INVOICE \$6,605.00

Rec'd 2/10/23



Manuela's Cleaning Services

Residential/Commercial Cleaning

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

Belvedere

Invoice 124

Send payment to:

For:

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

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 7

Jan 14

Jan 21

Jan 28

Labor -4 Days @ 115.00

Totals: \$ 460.00

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.

Rec'd 3/3/23



Manuela's Cleaning Services

Residential/Commercial Cleaning

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

Belvedere

Invoice 125

Send payment to:

For:

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

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:

Feb 4

Feb 11

Feb 18

Feb 25

Labor -4 Days @ 115.00

Totals: \$ 460.00

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.

Rec'd 3/5/23

EXHIBIT C

TRAVIS CENTRAL APPRAISAL DISTRICT

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

	Invoice Date	Invoice Number
Invoice	3/1/2023	8152

Jurisdiction ID: 1K

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

You may remit via ACH to Wells Fargo Bank, N.A.,
account #7556188477, ABA #111900659. Please send
ACH remittance information to Lmann@tcadcentral.org.

To submit via wire, please contact the Finance
Department.

Invoice Date	Charge Code	Description	Amount
3/1/2023	Appraisal Revenue	Appraisal Fees	\$754.29
Due Date: 3/31/2023			Total: \$754.29

8152 3/1/2023

Invoice Date	Charge Code	Description	Amount
3/1/2023	Appraisal Revenue	Appraisal Fees	\$754.29

1K Belvedere MUD

Total Due: \$754.29

Due Date: 3/31/2023

Amount Remitted: _____

Please remit payment at your earliest convenience. Should you have
any questions, please contact Leana H. Mann at (512)834-9317 Ext.
405 or by e-mail at Lmann@tcadcentral.org.

EXHIBIT C



QUIDDITY

Invoice Total **\$2,068.75**

January 23, 2023

Project No: 16654-0005-00

Invoice No: 00353715

PLEASE NOTE OUR REMIT INFO**REMIT ADDRESS:**

Quiddity Engineering, LLC
P.O. Box 95562
Grapevine, TX 76099-9708

ACH INFORMATION:

Trust Bank
Account #: 1440017655101
Routing #: 111017694

Please send remittance advice to:
AccountsReceivable@Quiddity.com

Payment Terms: Due upon Receipt

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

Project 16654-0005-00 Belvedere Flagler Ditch Analysis

Professional Services from November 26, 2022 to December 30, 2022

Task 100 Capacity Analysis

	Hours	Rate	Amount
Professional Engineer III	1.00	225.00	225.00
Professional Engineer I	1.75	170.00	297.50
Design Engineer II	30.50	145.00	4,422.50
Totals	33.25		4,945.00
Total Labor			4,945.00

Billing Limits	Current	Prior	To-Date
Total Billings	4,945.00	6,693.75	11,638.75
Limit			7,697.50
Adjustment			-3,941.25

Task 500 Surveying Services

	Hours	Rate	Amount
2-Person Field Crew	4.50	195.00	877.50
Project Surveyor II	1.50	125.00	187.50
Totals	6.00		1,065.00
Total Labor			1,065.00

Billing Limits	Current	Prior	To-Date
Total Billings	1,065.00	1,237.50	2,302.50
Limit			2,302.50

TOTAL THIS INVOICE \$2,068.75

Outstanding Invoices

Number	Date	Balance
00350803	11/14/2022	5,622.50
00352079	12/8/2022	2,308.75
Total		7,931.25

EXHIBIT C



QUIDDITY

Invoice Total \$9,410.00

March 14, 2023

Project No: 16654-0900-23

Invoice No: 00356918

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

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:

ACH INFORMATION:

Quiddity Engineering, LLC

Trust Bank

P.O. Box 664080

Account #: 76722129

Dallas, TX 75266-4080

Routing #: 021052053

Please send remittance advice to:
AccountsReceivable@Quiddity.com

Payment Terms: Due upon Receipt

Project 16654-0900-23 2023 General Consultation (Belvedere MUD)

Services include meeting preparation and attendance, coordination with consultants and drainage consultation.

Professional Services from January 28, 2023 to February 24, 2023

Task 001 District Operations

	Hours	Rate	Amount
Professional Engineer III	6.50	225.00	1,462.50
Professional Engineer I	25.00	170.00	4,250.00
Design Engineer II	25.50	145.00	3,697.50
Totals	57.00		9,410.00
Total Labor			9,410.00

TOTAL THIS INVOICE \$9,410.00

Outstanding Invoices

Number	Date	Balance
00354502	2/7/2023	6,605.00
Total		6,605.00

EXHIBIT C

Belvedere MUD Amenity Center
For the Month Ending December 31 , 2022

Vendor	Date	Amount Paid	Amenity Reservations
SUNSCA0001 SUNSCAPE LANDSCAPING LLC - Irrigation repair 10.25	12.08.2022	\$ 119.22	Vedros - \$200 50%
SUNSCA0001 SUNSCAPE LANDSCAPING LLC - Kiddie Cushion install	12.13.2022	\$ 3,500.58	Williams - \$100 should be no sales tax
ABCHOM0001 ABC HOME and COMMERCIAL SERVICES - Quarterly pest control	12.14.2022	\$ 231.66	Warren - \$100
DYEZS0002 Dyezz Surveillance and Security - Run new wires for	12.15.2022	\$ 875.74	Mussillo - \$100 sales Tax?? Ok, as shared bill
STEPHE0016 Stephens Enterprises - 11.20-12.3	12.16.2022	\$ 331.00	
ABCHOM0001 ABC HOME and COMMERCIAL SERVICES - BI	12.30.2022	\$ 97.43	
12.9.2022 - Reliant	12.31.2022	\$ 1,059.77	
12.21.2022 - Home Depot	12.31.2022	\$ 17.30	
		\$ 6,232.70	\$ 500.00
sales tax adjustment - sunscape #16188		\$ (254.59)	RJU adjusted. HOA needs to request credit from sunscape
		<u>\$ 5,978.11</u>	

October	\$ 4,860.05
November	\$ 581.03
December	\$ 5,978.11
	<u>\$ 11,419.19</u>
Amenity Reservations	\$ (500.00)
	<u>\$ 10,919.19</u>

EXHIBIT C

Belvedere MUD Amenity Center For the Month Ending November 30, 2022

Vendor	Date	Amount Paid	Amenity Reservations
SUNSCA0001 SUNSCAPE LANDSCAPING LLC - October irrigation repair	11.07.2022	\$ 78.86	50%
ABCHOM0001 ABC HOME and COMMERCIAL SERVICES - bi- monthly pest control	11.14.2022	\$ 97.43	
STEPHE0016 Stephens Enterprises - 10.23-11.5	11.30.2022	\$ 196.00	
STEPHE0016 Stephens Enterprises - 11.6-11.19	11.30.2022	\$ 196.00	
HEB	11.30.2022	\$ 12.74	
		<u>\$ 581.03</u>	

EXHIBIT C

Belvedere MUD Amenity Center
For the Month Ending October 31, 2022

Vendor	Date	Amount Paid	Amenity Reservations
Sunscape - September irrigation repairs	10.03.2022	\$ 187.62	50%
Chelf Electric - electrical repairs for irrigation	10.04.2022	\$ 650.00	50%
Stephen's Enterprises - 9.11-9.24	10.07.2022	\$ 196.00	
Sunscape - October Maintenance	10.12.2022	\$ 3,008.96	
Sunscape - October Irrigation repairs	10.12.2022	\$ 425.47	50%
Stephen's Enterprises - 9.25-10.8	10.31.2022	\$ 196.00	
Stephen's Enterprises - 10.9-10.22	10.31.2022	\$ 196.00	
		<u>\$ 4,860.05</u>	

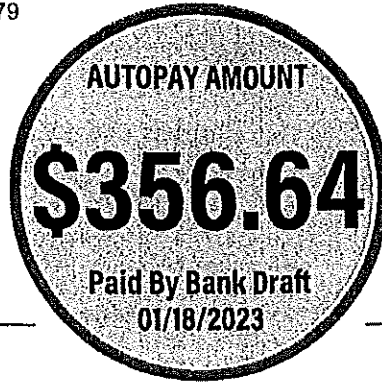
Invoices Paid Between Board Meetings



Questions? Call 888-554-4732
Monday through Friday, 8 a.m. — 5:30 p.m.
Report an outage: 888-883-3379
pec.coop Se habla Español

Member-owned since 1938
nonprofit

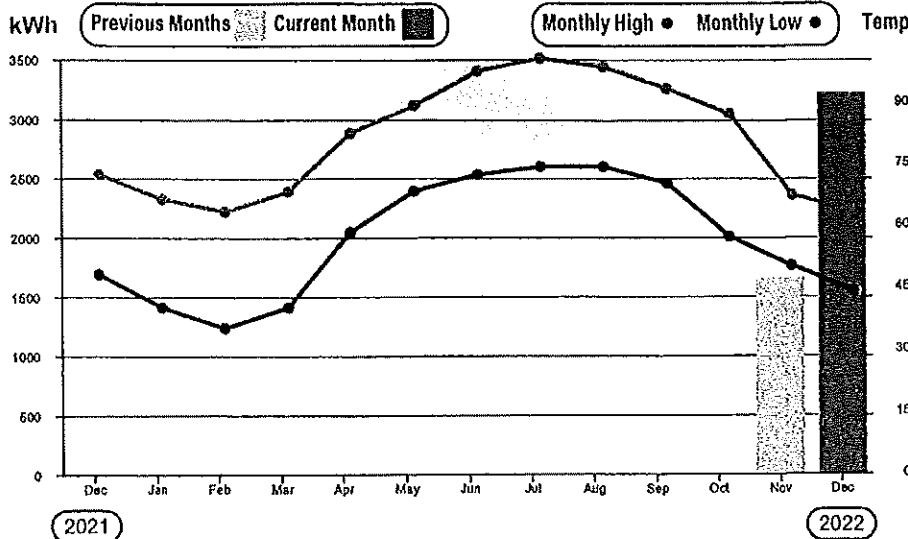
Account #: 3001549599
Member Name: BELVEDERE MUD
Director District: 5
Bill Date: 12/29/2022



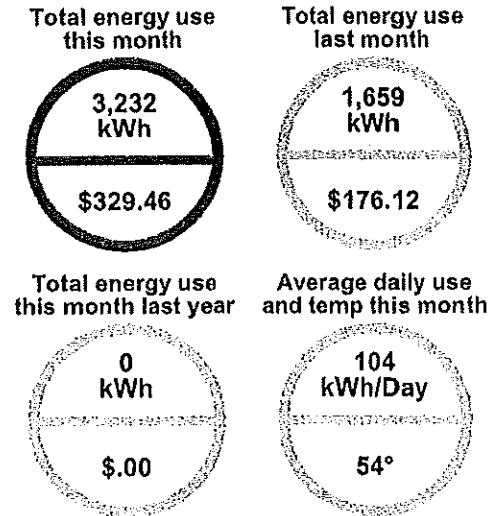
Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 12/29/2022.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison



IMPORTANT MEMBER INFORMATION

What would you give to make a change? For less than \$1 a month, you can support local nonprofits by rounding up your PEC bill to the nearest dollar through the Power of Change Program. Make your change really jingle; join today at pec.coop/change!

Rec'd 1/4/23
Paid EFT 1/18/23

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: 12/29/2022
Account #: 3001549599
AutoPay Amount - DO NOT PAY: \$356.64
Bank Draft on 01/18/2023

☐ 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 18
Johnson City, TX 78636-0001

7776 1 AB 0.491
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7776
C-29



460763001549599000035664000038959122920220

EXHIBIT C

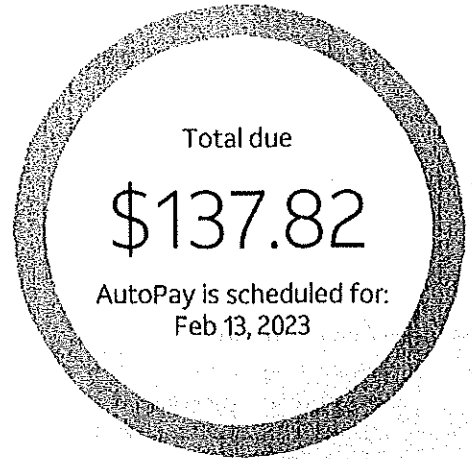


BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 3
Issue Date: Jan 22, 2023
Account Number: 312935378

Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at att.com/paperless

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to att.com/myatt to sign in or sign up.



Account summary

Your last bill	\$136.55
Payment, Jan 13 - Thank you!	-\$136.55
Remaining balance	\$0.00

Service summary

Internet	Page 2	\$69.89
Phone	Page 2	\$67.93
Total services		\$137.82

Total due \$137.82

AutoPay is scheduled to debit your bank account on Feb 13, 2023

*paid 1/25/23
Paid EFT 2/13/23*

Ways to pay and manage your account:



myAT&T app
iPhone and Android



att.com/pay



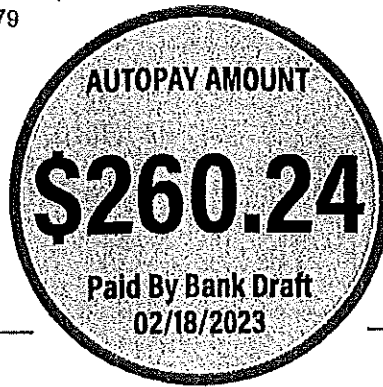
Ordering, billing or support
800.321.2000
TTY: 800.651.5111



Questions? Call 888-554-4732
Monday through Friday, 8 a.m. – 5:30 p.m.
Report an outage: 888-883-3379
pec.coop Se habla Español

Member-owned since 1938
nonprofit

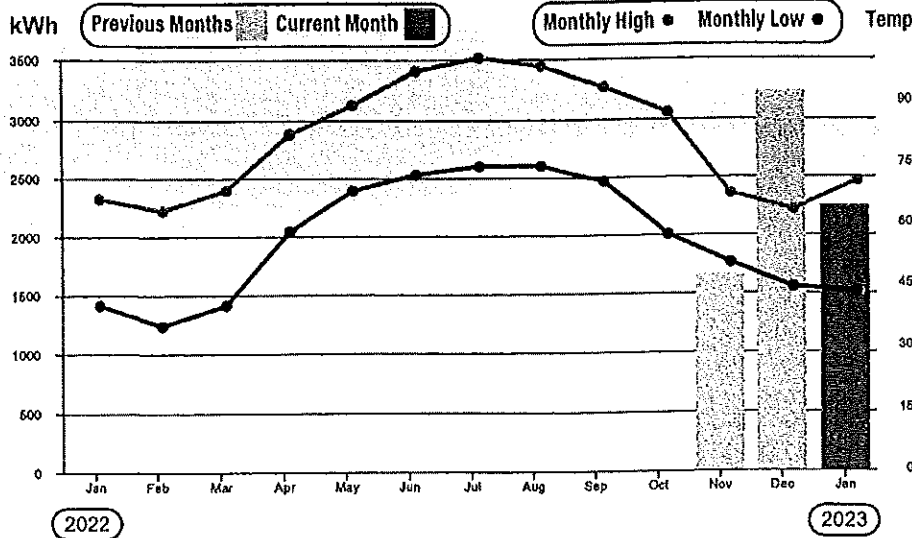
Account #: 3001549599
Member Name: BELVEDERE MUD
Director District: 5
Bill Date: 01/28/2023



Service Address: 17400 FLAGLER DRIVE

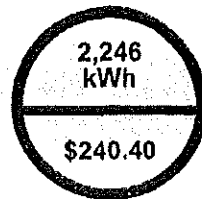
This bill does not reflect payments after 01/28/2023.
Charge detail found on the back of this page.

Monthly energy use

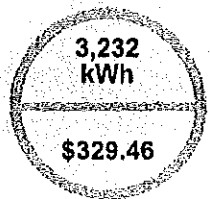


Energy comparison

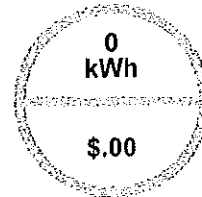
Total energy use
this month



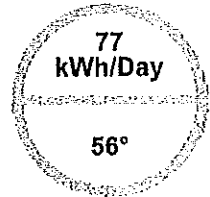
Total energy use
last month



Total energy use
this month last year



Average daily use
and temp this month



IMPORTANT MEMBER INFORMATION

In 2023, we are distributing \$6 million in capital credits to current and former PEC members who accumulated capital credits in 2021 and 1995! Check your January bill to see your distribution. Learn more about capital credits at pec.coop/capital-credits.

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 01/28/2023
Account # 3001549599
AutoPay Amount - DO NOT PAY \$260.24
Bank Draft on 02/18/2023

☐ Check this box to opt in to PEC Power of Change!

PEC Secure Pay Station barcode



☐ One time donation ☐ Recurring donation _____

Mall payment to:

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

7694 1 AB 0.507
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7694
C-31



460763001549599000026024000028428012820239



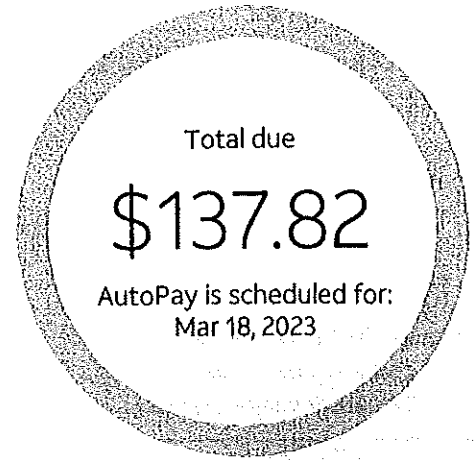
EXHIBIT C

BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 3
Issue Date: Feb 22, 2023
Account Number: 312935378

Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at att.com/paperless

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to att.com/myatt to sign in or sign up.



Account summary

Your last bill	\$137.82
Payment, Feb 13 - Thank you!	-\$137.82
Remaining balance	\$0.00

Service summary

Internet	Page 2	\$69.89
Phone	Page 2	\$67.93
Total services		\$137.82

Total due

\$137.82

AutoPay is scheduled to debit your bank account on Mar 18, 2023

Rec'd 2/21/23
Paid EFT 3/18/23

Ways to pay and manage your account:

myAT&T app
iPhone and Android

att.com/pay

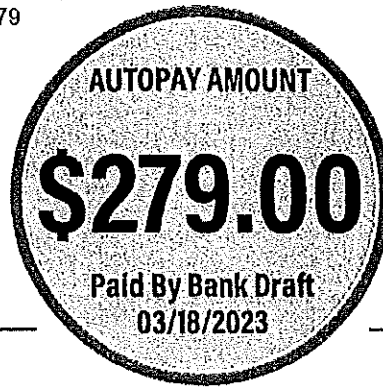
Ordering, billing or support
800.321.2000
TTY: 800.651.5111



Questions? Call 888-554-4732
Monday through Friday, 8 a.m. – 5:30 p.m.
Report an outage: 888-883-3379
pec.coop Se habla Español

Member-owned since 1938
nonprofit

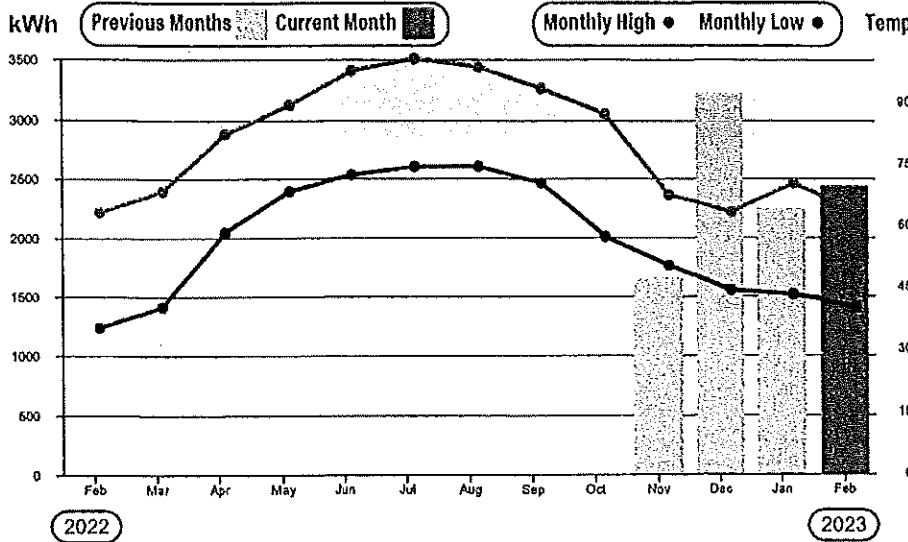
Account #: 3001549599
Member Name: BELVEDERE MUD
Director District: 5
Bill Date: 02/25/2023



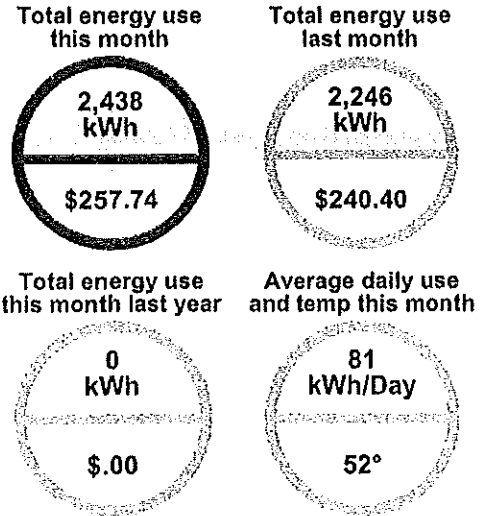
Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 02/25/2023.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison



IMPORTANT MEMBER INFORMATION

Applications and nomination petitions are now open for members seeking to serve their communities on the PEC Board of Directors in districts 2 and 3. Nomination materials are due by 5 p.m. on March 27 at PEC Headquarters in Johnson City. More information and eligibility requirements are available at pec.coop/elections.

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: 02/25/2023
Account #: 3001549599
AutoPay Amount - DO NOT PAY: \$279.00
Bank Draft on 03/18/2023

☐ Check this box to opt in to PEC Power of Change

PEC Secure Pay Station barcode



☐ One time donation ☐ Recurring donation

Mail payment to:

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

7744 1 AB 0.507
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7744
C-28



460763001549599000027900000030477022520235



SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 16684
Invoice Date: 01/15/2023

BILL TO

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

PROPERTY ADDRESS

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

Phone: 512-251-5668 x25

INVOICE	TERMS	ACCOUNT MANAGER
---------	-------	-----------------

01/15/2023	Due on Receipt	Kirk Knussmann
------------	----------------	----------------

DESCRIPTION	PRICE
-------------	-------

#23747 - Trail Maintenance Contract January 2023	\$4,030.92
--	------------

Trail Maintenance \$1,021.93

HOA /MUS Contract \$3,008.96

Subtotal: \$4,030.92

Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$4,030.92

Pay This Amount: \$4,030.92

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

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

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

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

Page: 1/1



SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 16769
 Invoice Date: 02/01/2023

BILL TO

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

Phone: 512-251-5668 x25

PROPERTY ADDRESS

Belvedere Municipal Utility District
 17400 Flagler Drive
 Austin, TX 78738

INVOICE

02/01/2023

TERMS

Due on Receipt

ACCOUNT MANAGER

Kirk Knussmann

DESCRIPTION

#23747 - Trill Maintenance Contract February 2023

PRICE

\$4,030.92

Trill Maintenance \$1,021.93

HOA /MUS Contract \$3,008.96

Subtotal: \$4,030.92

Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$4,030.92

Pay This Amount: \$4,030.92

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

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Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

Page 1 of 1

ABC Bank Statements

TexPool Statements



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3488250

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

Date 2/28/23 Page 1
Primary Account XXXXXXXXXX

* 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	2
Account Number XXXXXXXXXXXX	Statement Dates	2/01/23 thru 2/28/23
Previous Balance 367,330.45	Days in the Statement Period	28
7 Deposits/Credits 122,852.35	Average Ledger Balance	447,757.82
5 Checks/Debits 22,784.48	Average Collected	447,757.82
Service Charge Amount .00		
Interest Paid .00		
Current Balance 467,398.32		

Deposits and Other Credits

Date	Description	Amount
2/06	PPD F746000192	92,670.07
	CONS PAY PT CLEARING	
2/07	PPD F746000192	3,966.78
	CONS PAY PT CLEARING	
2/08	PPD F746000192	14,885.37
	CONS PAY PT CLEARING	
2/09	PPD F746000192	6,513.89
	CONS PAY PT CLEARING	
2/10	PPD F746000192	1,828.35
	CONS PAY PT CLEARING	
2/13	PPD F746000192	2,236.55
	CONS PAY PT CLEARING	
2/28	PPD F746000192	751.34
	CONS PAY PT CLEARING	

Date 2/28/23 Page 2
Primary Account XXXXXXXXXX

Date	Description	Debits	Amount
2/08	PPD	0000358635	106.54-
	SPECTRUM		
2/14	PPD	9864031004	137.82-
	Payment	ATT	
2/21	CCD	2740828412	260.24-
	ELEC_BILL	Pedernales_Elec	
	3001549599		

Checks					
Date	Check No.	Amount	Date	Check No.	Amount
2/03	1409	14,218.04	2/16	1411*	8,061.84

Date	Balance	Date	Balance	Date	Balance
2/01	367,330.45	2/08	464,528.09	2/14	474,969.06
2/03	353,112.41	2/09	471,041.98	2/16	466,907.22
2/06	445,782.48	2/10	472,870.33	2/21	466,646.98
2/07	449,749.26	2/13	475,106.88	2/28	467,398.32

End Of Statement



EXHIBIT C

Belvedere Municipal Utility District Reconciliation Detail Checking Account - ABC Bank, Period Ending 02/28/2023

Type	Date	Num	Name	Cir	Amount	Balance
Beginning Balance						367,330.45
Cleared Transactions						
Checks and Payments - 5 Items						
Check	01/17/2023	1409	Texas Disposal Syst...	X	-14,218.04	-14,218.04
Check	01/17/2023	1411	Sunscape Landscap...	X	-8,061.84	-22,279.88
Check	02/08/2023	EFT	Spectrum Business	X	-106.54	-22,386.42
Check	02/13/2023	EFT	AT & T	X	-137.82	-22,524.24
Check	02/18/2023	EFT	Pedernales Electric ...	X	-260.24	-22,784.48
Total Checks and Payments					-22,784.48	-22,784.48
Deposits and Credits - 7 Items						
Deposit	02/06/2023			X	92,670.07	92,670.07
Deposit	02/07/2023			X	3,966.78	96,636.85
Deposit	02/08/2023			X	14,885.37	111,522.22
Deposit	02/09/2023			X	6,513.89	118,036.11
Deposit	02/10/2023			X	1,828.35	119,864.46
Deposit	02/13/2023			X	2,236.55	122,101.01
Deposit	02/28/2023			X	751.34	122,852.35
Total Deposits and Credits					122,852.35	122,852.35
Total Cleared Transactions					100,067.87	100,067.87
Cleared Balance					100,067.87	467,398.32 <i>W</i>
Uncleared Transactions						
Checks and Payments - 1 Item						
Check	01/17/2023	1408	West, Davis & Com...		-7,500.00	-7,500.00
Total Checks and Payments					-7,500.00	-7,500.00
Total Uncleared Transactions					-7,500.00	-7,500.00
Register Balance as of 02/28/2023					92,567.87	459,898.32
New Transactions						
Checks and Payments - 1 Item						
Check	03/18/2023	EFT	AT & T		-137.82	-137.82
Total Checks and Payments					-137.82	-137.82
Total New Transactions					-137.82	-137.82
Ending Balance					92,430.05	459,760.50

EXHIBIT C



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3487371

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

Date 2/28/23 Page 1
Primary Account XXXXXXXXXX

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

Checking Account

Account Title: Belvedere Municipal Utility District
Operating Money Market

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXX	Statement Dates	2/01/23 thru 2/28/23
Previous Balance	5,292.44	Days in the Statement Period	28
Deposits/Credits	.00	Average Ledger Balance	5,292.44
Checks/Debits	.00	Average Collected	5,292.44
Service Charge Amount	.00	Interest Earned	5.24
Interest Paid	5.24	Annual Percentage Yield Earned	1.30%
Current Balance	5,297.68	2023 Interest Paid	10.30

Deposits and Other Credits

Date	Description	Amount
2/28	Interest Deposit	5.24

Daily Balance Information

Date	Balance	Date	Balance
2/01	5,292.44	2/28	5,297.68

INTEREST RATE SUMMARY

Date	Rate
1/31	1.200000%
2/03	1.300000%

End Of Statement

EXHIBIT C

Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 02/28/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						5,292.44
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	02/28/2023			X	5.24	5.24
Total Deposits and Credits					5.24	5.24
Total Cleared Transactions					5.24	5.24
Cleared Balance					5.24	5,297.68
Register Balance as of 02/28/2023					5.24	5,297.68
Ending Balance					5.24	5,297.68

EXHIBIT C

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



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

Participant Statement

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

Statement Period 01/01/2023 - 01/31/2023

Page 1 of 2

Customer Service 1-866-TEX-POOL

Location ID

Investor ID

TexPool Update

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

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$465,080.93	\$0.00	\$0.00	\$1,676.56	\$466,757.49	\$465,135.01
Total Dollar Value	\$465,080.93	\$0.00	\$0.00	\$1,676.56	\$466,757.49	

Portfolio Value

Pool Name	Pool/Account	Market Value (01/01/2023)	Share Price (01/31/2023)	Shares Owned (01/31/2023)	Market Value (01/31/2023)
Texas Local Government Investment Pool		\$465,080.93	\$1.00	466,757.490	\$466,757.49
Total Dollar Value		\$465,080.93			\$466,757.49

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool		\$1,676.56	\$1,676.56
Total		\$1,676.56	\$1,676.56



EXHIBIT C

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

Statement Period 01/01/2023 - 01/31/2023

Page 2 of 2

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
01/01/2023	01/01/2023	BEGINNING BALANCE	\$465,080.93	\$1.00		465,080.930
01/31/2023	01/31/2023	MONTHLY POSTING	\$1,676.56	\$1.00	1,676.560	466,757.490
Account Value as of 01/31/2023			\$466,757.49	\$1.00		466,757.490

EXHIBIT C**Belvedere Municipal Utility District
Reconciliation Detail
TexPool, Period Ending 01/31/2023**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						465,080.93
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	01/31/2023			X	1,676.56	1,676.56
Total Deposits and Credits					1,676.56	1,676.56
Total Cleared Transactions					1,676.56	1,676.56
Cleared Balance					1,676.56	466,757.49
Register Balance as of 01/31/2023					1,676.56	466,757.49
Ending Balance					1,676.56	466,757.49 ✓

EXHIBIT C



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3487369

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

Date 2/28/23 Page 1
Primary Account XXXXXXXXXXXX

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

Checking Account

Account Title: Belvedere Municipal Utility District
Debt Services

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXXXX	Statement Dates	2/01/23 thru 2/28/23
Previous Balance	119,510.91	Days in the Statement Period	28
Deposits/Credits	.00	Average Ledger Balance	119,510.91
Checks/Debits	.00	Average Collected	119,510.91
Service Charge Amount	.00	Interest Earned	210.53
Interest Paid	210.53	Annual Percentage Yield Earned	2.32%
Current Balance	119,721.44	2023 Interest Paid	357.25

Deposits and Other Credits

Date	Description	Amount
2/28	Interest Deposit	210.53

Daily Balance Information

Date	Balance	Date	Balance
2/01	119,510.91	2/28	119,721.44

INTEREST RATE SUMMARY

Date	Rate
1/31	2.200000%
2/03	2.300000%
2/27	2.350000%

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION



EXHIBIT C

Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 02/28/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						119,510.91
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	02/28/2023			X	210.53	210.53
Total Deposits and Credits					210.53	210.53
Total Cleared Transactions					210.53	210.53
Cleared Balance					210.53	119,721.44
Register Balance as of 02/28/2023					210.53	119,721.44
Ending Balance					210.53	119,721.44 W

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



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

Participant Statement

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

Statement Period 01/01/2023 - 01/31/2023

Page 1 of 2

Customer Service 1-866-TEX-POOL

Location ID

Investor ID

TexPool Update

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

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$177,577.79	\$0.00	\$0.00	\$640.14	\$178,217.93	\$177,598.44
Total Dollar Value	\$177,577.79	\$0.00	\$0.00	\$640.14	\$178,217.93	

Portfolio Value

Pool Name	Pool/Account	Market Value (01/01/2023)	Share Price (01/31/2023)	Shares Owned (01/31/2023)	Market Value (01/31/2023)
Texas Local Government Investment Pool		\$177,577.79	\$1.00	178,217.930	\$178,217.93
Total Dollar Value		\$177,577.79			\$178,217.93

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool		\$640.14	\$640.14
Total		\$640.14	\$640.14



EXHIBIT C

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

Statement Period 01/01/2023 - 01/31/2023

Page 2 of 2

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
01/01/2023	01/01/2023	BEGINNING BALANCE	\$177,577.79	\$1.00		177,577.790
01/31/2023	01/31/2023	MONTHLY POSTING	\$640.14	\$1.00	640.140	178,217.930
Account Value as of 01/31/2023			\$178,217.93	\$1.00		178,217.930

EXHIBIT C

Belvedere MUD-Debt Service Fund
Reconciliation Detail
TexPool, Period Ending 01/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						177,577.79
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	02/28/2023			X	640.14	640.14
Total Deposits and Credits					640.14	640.14
Total Cleared Transactions					640.14	640.14
Cleared Balance					640.14	178,217.93
Register Balance as of 01/31/2023					640.14	178,217.93
Ending Balance					640.14	178,217.93 <i>W</i>

Property Tax Statement

ALL OTHERS

UIK -- BELVEDERE MUD

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.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	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2015	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2016	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2017	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2018	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2019	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2020	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2021	.00	599.16-	.00	599.16	599.16-100.00 %	.00	.00	.00	.00	.00	.00	599.16-
TOTAL	.60	599.16-	.00	599.16	599.16-100.10 %	.60	.00	.00	.00	.00	.00	599.16-
2022	715052.57	8242.88-	675574.37	3866.36	671708.01	95.03 %	35101.68	436.17	.00	.00	.00	672144.18

ENTITY

TOTAL	715053.17	8842.04-	675574.37	4465.52	671108.85	95.03 %	35102.28	436.17	.00	.00	.00	671545.02
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Outstanding property tax receivable

Debt Service

Operating

2016 = .31
2022 = 22,875.76

2016 = .29
2022 = 12,225.92

22,876.07

12,226.21

Current tax rate

Operating: .0775

Debt Service: .145

total: .2225



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

March 15, 2023

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 March 21, 2023

Dear Directors:

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

1. Drainage Facilities

- a. Flagler Ditch – Quiddity revised the Flagler Ditch analysis to include additional improvement alternatives. The revised Technical Memorandum summarizing the findings is included for your review.
- b. Verde Mesa – Quiddity met with the engineering subcommittee and the HOA on-site on February 7th and provided additional guidance to the HOA regarding recommended drainage improvements at the 8304 Verde Mesa driveway and ditch including:
 - Extending a 1-ft deep triangular ditch with a 4:1 slope from the road side and a 3:1 slope from the home side towards the property line with 8300 Verde Mesa.
 - Including a properly sized grate inlet along the driveway culvert.
 - Ensuring the culvert and ditch flowlines maintain positive drainage.
 - Ensuring that the front lawn is graded such that most of the drainage is captured in the roadside ditch and is not directed to the driveway and across the cul-de-sac.Quiddity also shared with the HOA information included in the original Verde Mesa plans from LJA and attended another on-site meeting with District Directors, the HOA and the 8304 Verde Mesa home builder and owner on March 9th to discuss on going drainage and sediment issues affecting neighboring homes.
- c. Culvert Sizing- Quiddity worked with the engineering subcommittee to update the driveway culvert sizing table originally developed by LJA. The updated table, which includes recommended driveway culvert sizes for undeveloped lots and proposed ditch improvements, is included for your review.

2. Trail Facilities

- a. Maintenance – The proposals to address the low water crossing and areas of severe cracking on the masonry sections of the trails identified by the HOA that were presented at the las meeting are



QUIDDITY

Board of Directors
Belvedere MUD
Page 2
March 15, 2023

included for your review and approval. Also included for your review and approval is a proposal from Sunscape to remove sediment from the ditch that extends along Flagler Drive from Lakewood Ridge Cove to the Amenity Center driveway.

BOARD ACTION: Consider approval of the proposals from Sunscape.

- b. Amenity Center Lot Improvements – Fazzone has not replaced the plants that were listed in the 1-year inspection. An update will be provided at the meeting

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

Sincerely,

Odalys C. Johnson, P.E.

OCJ/ocj

K:\16654\16654-0900-23 2023 General Consultation (Belvedere MUD\Meeting Files\Status Reports\Status Report for Belvedere 2023021.docx



QUIDDITY

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

March 15, 2023

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, Texas 78738

Re: Flagler Ditch Capacity Analysis
Travis County, Texas

Belvedere MUD:

This technical letter is a summary of the channel improvements study for the Belvedere community in southwest Austin, Texas. Quiddity has performed a drainage evaluation of the channel between Verde Mesa Cove and Rollins Drive. A hydraulic analysis was conducted using the City of Austin (COA) drainage criteria, and it was determined that the existing channel does not satisfy the COA 25-year storm capacity requirement. Thus, this analysis provides a list of improvements to attempt to mitigate flooding.

Drainage Analysis

Area of Interest

The area of interest for this drainage evaluation is the channel along Flagler Drive between Verde Mesa Cove and a detention pond just east of 17212 Flagler Drive [see *Exhibit 2 – Hydraulic Layout*]. The site consists of large developed residential lots and steep, rolling terrain. There are currently 4 crossings throughout the channel and an existing berm placed along 17208 Flagler Drive. The dimensions and geometry of each crossing were acquired from field survey.

Existing Conditions

The channel is a 4' trapezoidal ditch with 4:1 side slopes that tie into the existing terrain within the current private street, drainage, and public utility easement. The channel contains large rubble and ranges in depth between 0.5'-2'. The existing berm along 17208 Flagler Drive helps contain flow within the channel but spills onto the property of 17212 Flagler Drive once the berm terminates. The undersized crossings impede the channel's ability to detain flow as overtopping occurs at each structure. The span of the ditch along 17212 Flagler Drive is also vastly under capacity with a shallow depth as low as 0.5'.

The total existing drainage to the channel was split into three subbasins: DA-01, DA-02, and DA-03. Runoff flows south from a hilltop at 8309 Bellancia Drive to the existing pond [see *Exhibit 1 – Hydrology Layout*]. Flow that exceeds the channel's capacity will overtop the banks and drain northeast towards the pond. See Table 1 below for the acreage and impervious percentage for each subbasin.



Belvedere MUD
Page 2
March 15, 2023

Subbasin	Area [ac]	Impervious %
DA-01	15.11	23.61%
DA-02	0.62	20.25%
DA-03	0.18	45.90%

Table 1. Existing Subbasins

Methodology

The rational method was used to determine the amount of flow leading to the channel for the 5-, 10-, 25-, 50-, and 100-year storm events following the COA Drainage Criteria. The flow data was loaded into a HEC-RAS model to calculate the water surface elevation within the channel per storm event. A summary of the flows derived from each basin are shown below:

Subbasin	Peak Flow (CFS)				
	5-yr	10-yr	25-yr	50-yr	100-yr
DA-01	51.9	65.5	87.2	106.1	129.5
DA-02	2.0	2.5	3.3	4.1	5.0
DA-03	0.8	1.0	1.4	1.7	2.0

Table 2. Flow Summary

A comparison of the flows calculated by LJA in 2007 are shown in Table 3 below. The increase in flow from each storm event is a result of the higher design rainfall intensities currently adopted by the COA and the increase in impervious area caused by recent developments.

Subbasin	2-Year (CFS)			10-Year (CFS)			25-Year (CFS)			100-Year (CFS)		
	LJA	QE	Δ	LJA	QE	Δ	LJA	QE	Δ	LJA	QE	Δ
Total	31.8	39.6	7.8	47.7	69.1	21.4	71.5	91.9	20.4	103.4	136.4	33.0

Table 3. Comparison of Flow between Quiddity Engineering and LJA (2007)



Belvedere MUD

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Proposed Conditions

Two proposed HEC-RAS models were evaluated in this study: one with improvements solely to the channel, and one with improvements to both the channel and crossings. Both models were unable to detain runoff within the channel using the current easement limits, as noted in *Exhibit 2*.

The improvements to the channel include replacing the grass ditch and rubble with a fully lined channel with maximum side slopes of 3:1. The proposed channel starts as a 4' wide trapezoidal ditch at the Verde Mesa Cove intersection, transitions to a 6' wide ditch once reaching 17212 Flagler Drive, and transitions to an 8' ditch after crossing the sidewalk bridge until reaching the outfall structure near the pond [see *Exhibit 2 – Hydraulic Layout*]. The proposed model also includes extending the 2' berm from 17208 Flagler Drive down to 17212 Flagler Drive, terminating at the sidewalk bridge.

The Manning's value of the channel was set to 0.013 in the HEC-RAS models to reflect the lining, and flows for each storm event were input at XS 802, 567, and 308 [see *Exhibit 2 – Hydraulic Layout*]. Improvements to the crossings included an increase in the height of each structure. The proposed geometry and width of each crossing remain unchanged from existing conditions. The crossings could not be widened as this would cause the side slopes near the driveways to be steeper than 3:1.

A third model including the berm extension without lining the channel was evaluated. The Manning's value of the channel in this model was set to 0.05 to reflect the large rubble. The capacity of the channel, however, was found to be identical to that of the proposed model with lining (29 CFS).

Evaluated Improvements

The most cost-effective solution to significantly improve the current flooding along the existing Flagler Drive ditch is to upsize the culverts at 17204, 17208 and 17212 Flagler Drive and extend the berm along 17212 Flagler Drive. The estimated engineering and construction cost for this option is approximately \$140,000 including contingencies. Additionally, it does not appear possible to both upsize the crossings and maintain 3:1 side slopes within the current private street, drainage, and public utility easement limits. Therefore, additional easements from three property owners would potentially need to be obtained.

An alternative to upsizing the driveway culverts to alleviate flooding is to divert flow from the roadside ditch along Flagler Drive. Two possible routes were considered:

1. D1: Reroute water from the Verde Mesa ditch with a storm sewer that conveys flow under Flagler and between the houses at 17117 and 17201 Flagler Drive, and then through the green belt to the old cattle watering tank on HOA property across from pond. This alternative would require obtaining easements from two residents that are currently not impacted by flooding, may require removing existing trees within private property, may impact existing water quality vegetated filter strips and USFW buffer zones, and will need a detailed engineering study to evaluate detention since water would be rerouted away from the existing detention pond. The estimated construction cost of an enclosed storm sewer system to convey the diverted flow to the green belt would be considerably higher than the cost of upsizing the culverts along the existing ditch. However, the cost of combining a storm sewer across Flagler Drive with an open ditch between



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Belvedere MUD

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March 15, 2023

the houses at 17117 and 17201 Flagler Drive if feasible, would be comparable to the culvert replacement option.

2. D2: Reroute runoff from Verde Mesa ditch via pipe under Flagler to a new ditch and through driveway culverts on the west side of Flagler Drive, ultimately discharging into the old cattle watering tank on HOA property across from the existing detention pond. This alternative may not require obtaining additional easements since there is a 22.5-ft wide strip already available along the west side of Flagler Drive. However, the diverted flow might be limited by the future ditch capacity that is capable of fitting within the 22.5-ft easement. Additionally, boring under or reconstructing existing driveways might be needed to install proposed driveway culverts. A detailed engineering study to evaluate detention would be required with this alternative as well, since runoff would be rerouted away from the existing detention pond and into the existing old cattle watering tank. This alternative is likely the most costly solution as it requires new driveway culverts and significant grading for ditches and possibly detention, but it would likely require less coordination with affected neighbors.

Conclusion

Based on our review of the Belvedere Phase III Plan set from LJA dated 2007, it appears that there is additional impervious cover contributing to the ditch than what was originally accounted for. Additionally, current design rainfall intensities are higher than those implemented in the original design. The increase in runoff based on these factors is approximately 33 CFS in the 100-year storm and 20 CFS in the 25-year storm.

The results of the drainage analysis suggest the following:

1. The culverts at 17204, 17208 and 17212 Flagler Drive are undersized and do not provide adequate capacity to convey the 25-year and the 100-year design flows.
2. The culvert at 17204 Flagler Drive is only capable of conveying approximately 30-cfs of flow, therefore it is likely that overtopping will occur upstream of this driveway in more than 50% of the rainfall events each year.
3. Without improving the culverts, the maximum flow the ditch could convey from the 17208 Flagler Drive driveway to the 17212 Flagler Drive driveway is approximately 30-cfs. Extending the berm to provide 2-ft of depth should be sufficient to convey this flow.
4. Overtopping due to the impact of the undersized crossings will still occur even if the channel is lined.
5. Based on the results of this analysis, the most cost-effective solution to significantly reduce flooding is to upsize the culverts at 17204, 17208 and 17212 Flagler Drive and extend the berm. However, it does not appear possible to both upsize the crossings and maintain 3:1 side slopes within the current private street, drainage, and public utility easement limits.
6. An alternative to upsizing the driveway culverts to alleviate flooding is to divert flow.
7. Two possible diversion routes were considered in this study:



QUIDDITY

Belvedere MUD

Page 5

March 15, 2023

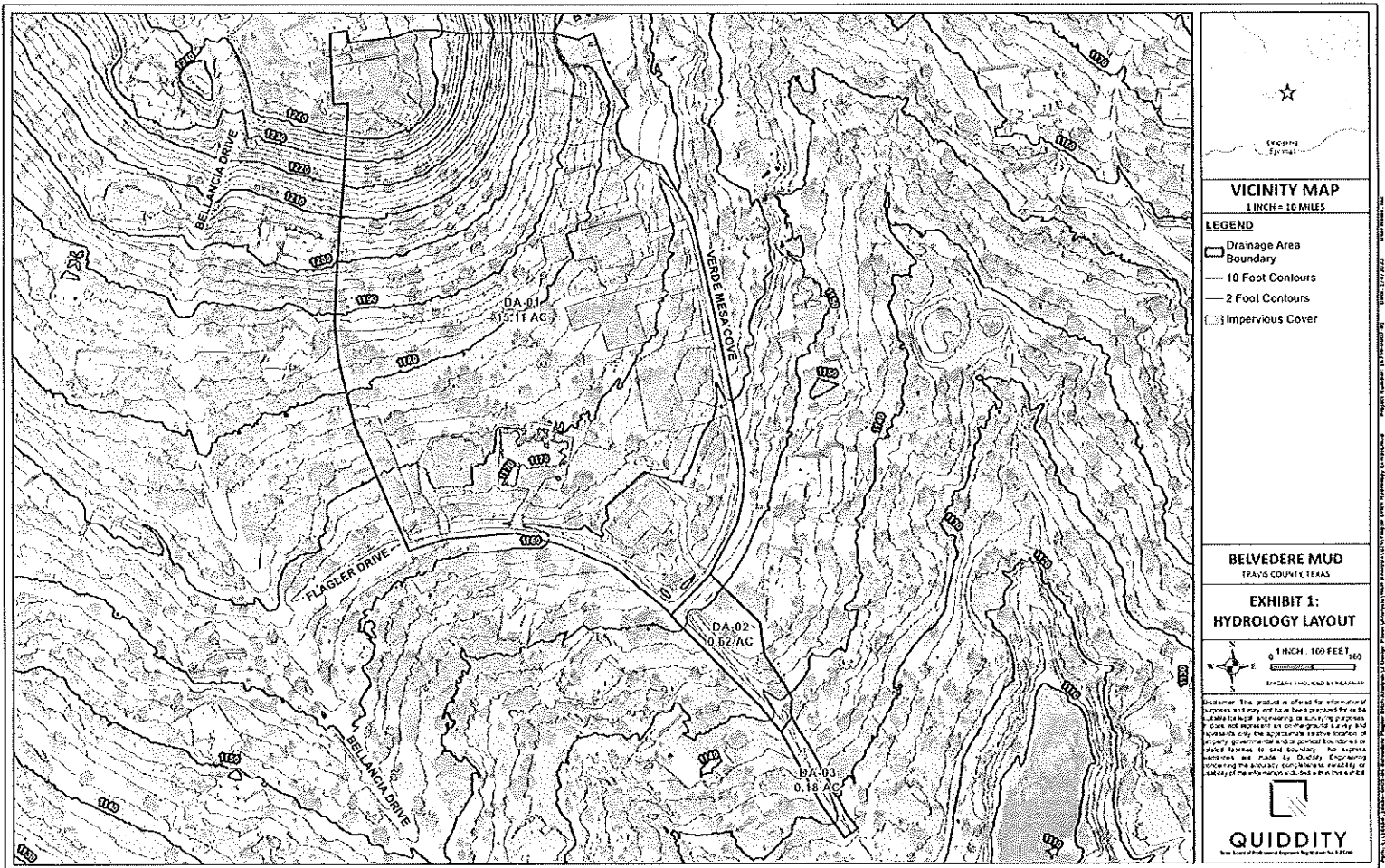
- D1: Rerouting water from Verde Mesa ditch with a storm sewer that conveys flow under Flagler and between the houses at 17117 and 17201 Flagler Drive, and then through green belt to the old cattle watering tank on HOA property across from pond.
 - D2: Rerouting water from Verde Mesa ditch via pipe under Flagler to new ditch and culverts added on the west side of Flagler Drive, ultimately discharging at the old cattle watering tank on HOA property across from pond.
8. Both diversion options are more costly than upsizing the culverts along the existing ditch as they require a detention analysis and significant improvements.
 9. Alternative D1 impacts two residents not currently affected by flooding, water quality vegetated filter strips and USFW buffer zones.
 10. Alternative D2 is the most costly but may not require extensive coordination with residents to obtain additional easements.

Should you have any questions or need additional information, please contact me at JBrindle@quiddity.com or 512-441-9493.

Sincerely,

Jeff M. Brindle, PE, CFM

EXHIBIT D



Legend
Symbol

VICINITY MAP
1 INCH = 10 MILES

LEGEND

- Drainage Area Boundary
- 10 Foot Contours
- 2 Foot Contours
- Impervious Cover

BELVEDERE MUD
TRAVIS COUNTY, TEXAS

EXHIBIT 1:
HYDROLOGY LAYOUT

0 1 INCH 100 FEET 160
Map Scale is provided by Quiddity

Customer: This project is offered for informational purposes and may not have been prepared for or be suitable for any engineering or surveying purposes. It does not constitute an engineering survey and is not intended to be used as such. The information is provided for informational purposes only. The information is not intended to be used for any purpose other than that for which it was prepared. The information is not intended to be used for any purpose other than that for which it was prepared. The information is not intended to be used for any purpose other than that for which it was prepared.

QUIDDITY
New York, NY and Houston, TX

EXHIBIT D

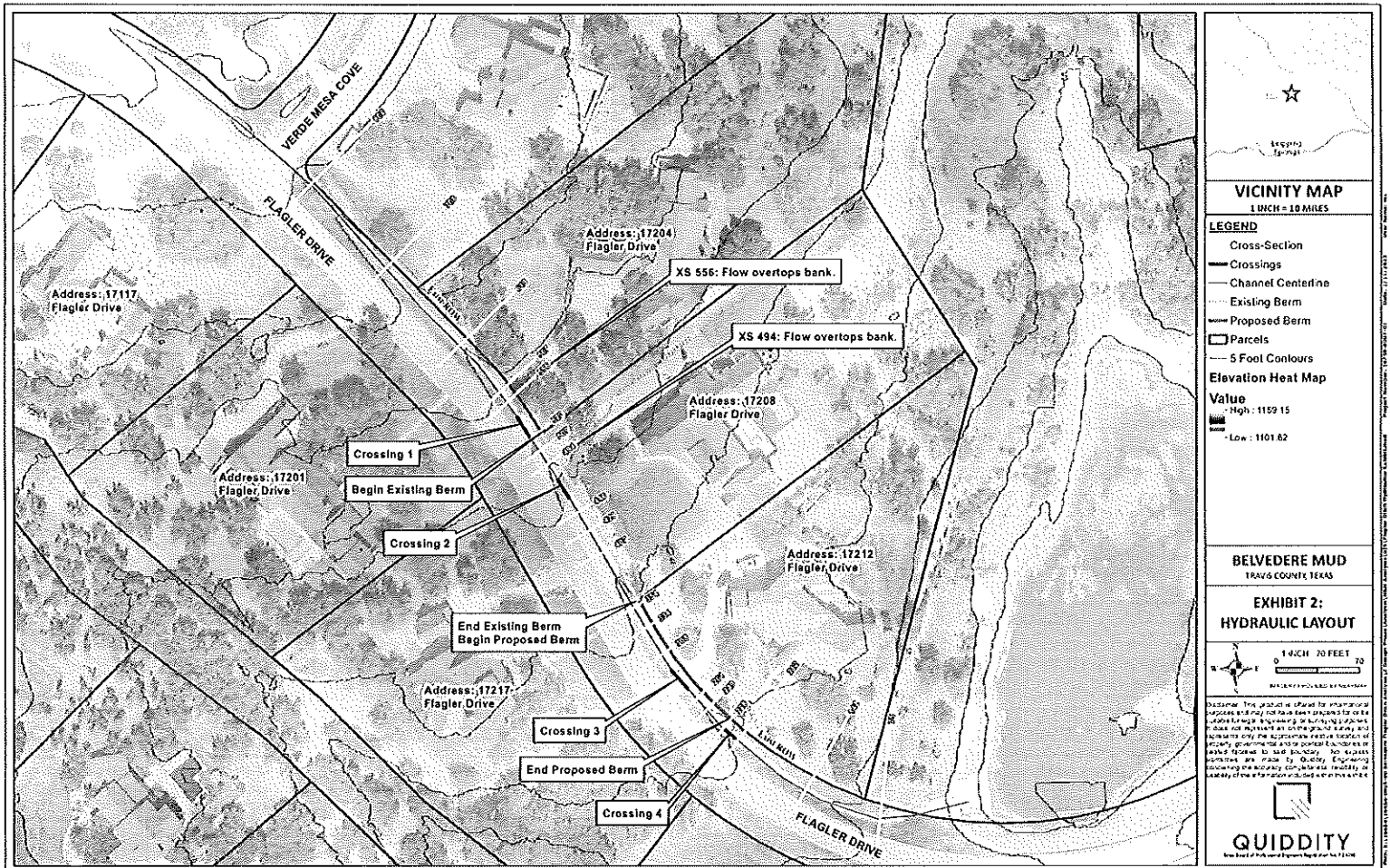


EXHIBIT D

XS: 556

Flwyd Ditch Plan 1) Prop BR, WAB Cul 2) Exit
55 x 556

Prop. & Exist. WSEL

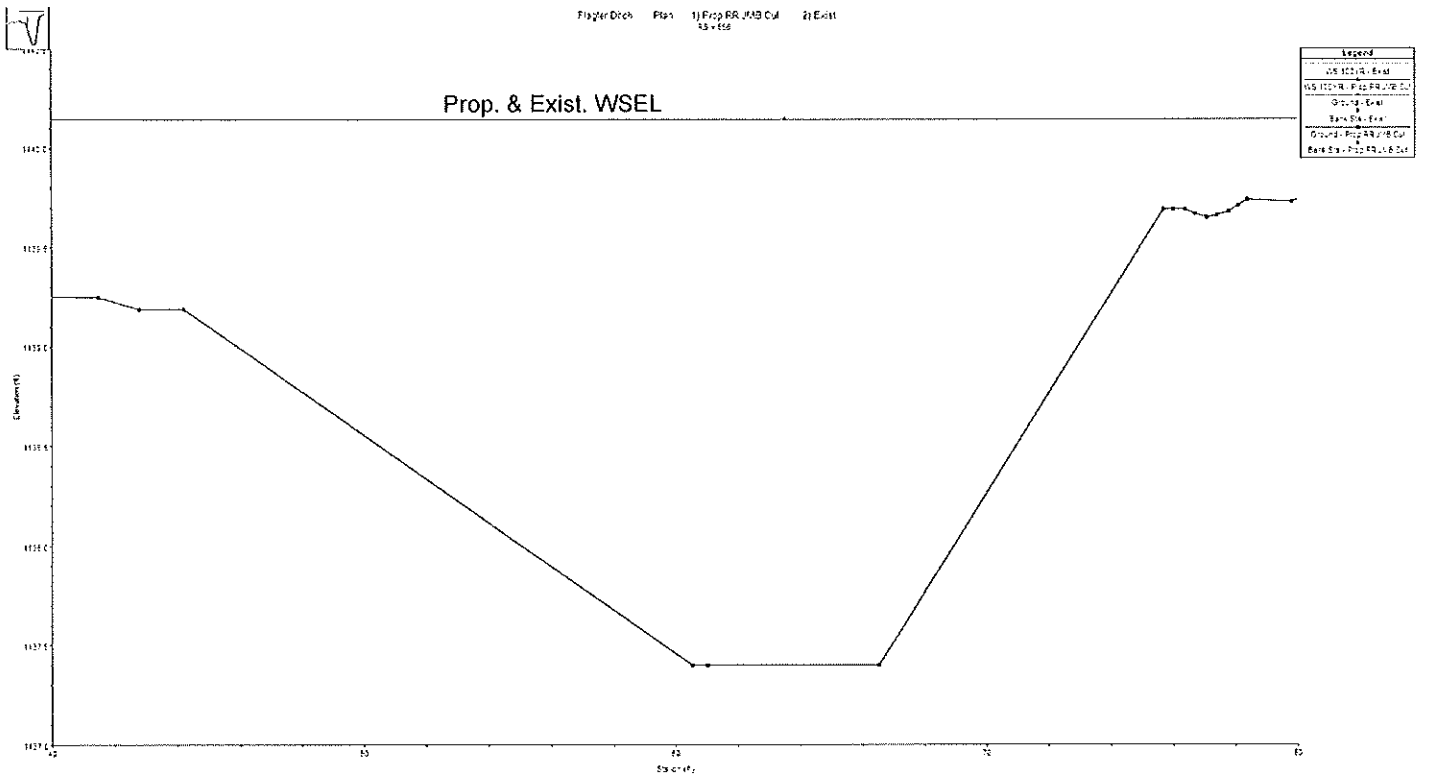


EXHIBIT D

XS: 494

Player Deck Plan 1) Prop RR JWB DU 2) Exit
RS = G4 - Creek & Bank to R/Survey

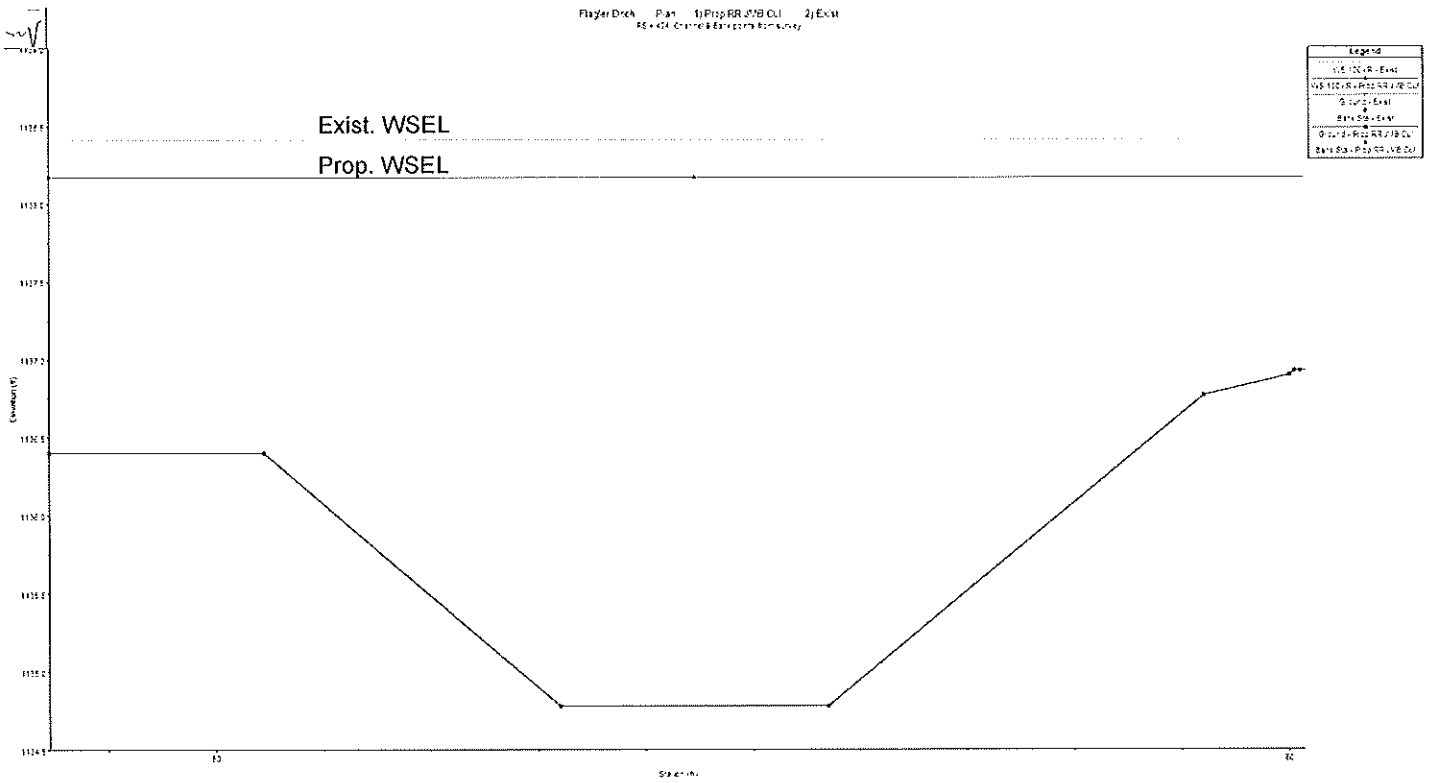


EXHIBIT D

XS: 334

Page D10 P35 1) Prop RR, JVB Co 2) Exist
XS: 334

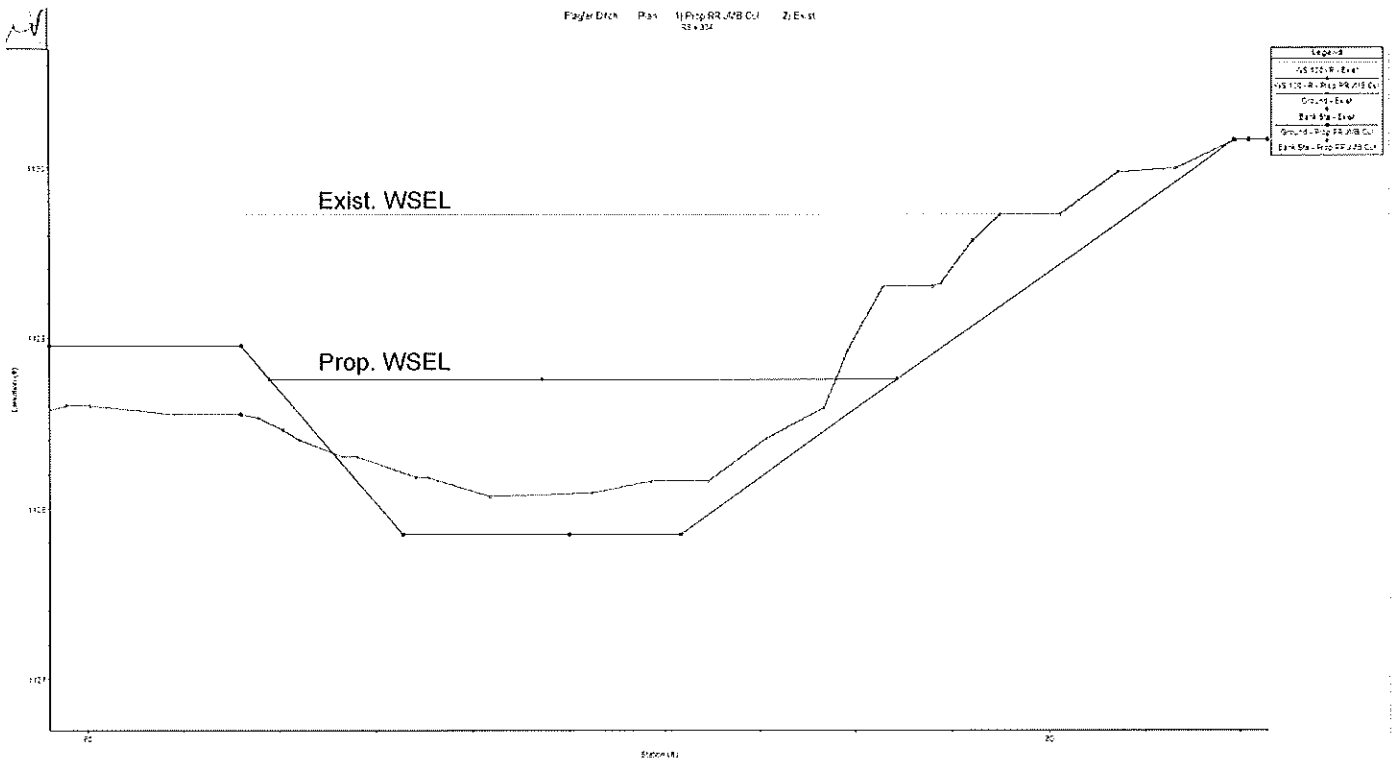


EXHIBIT D

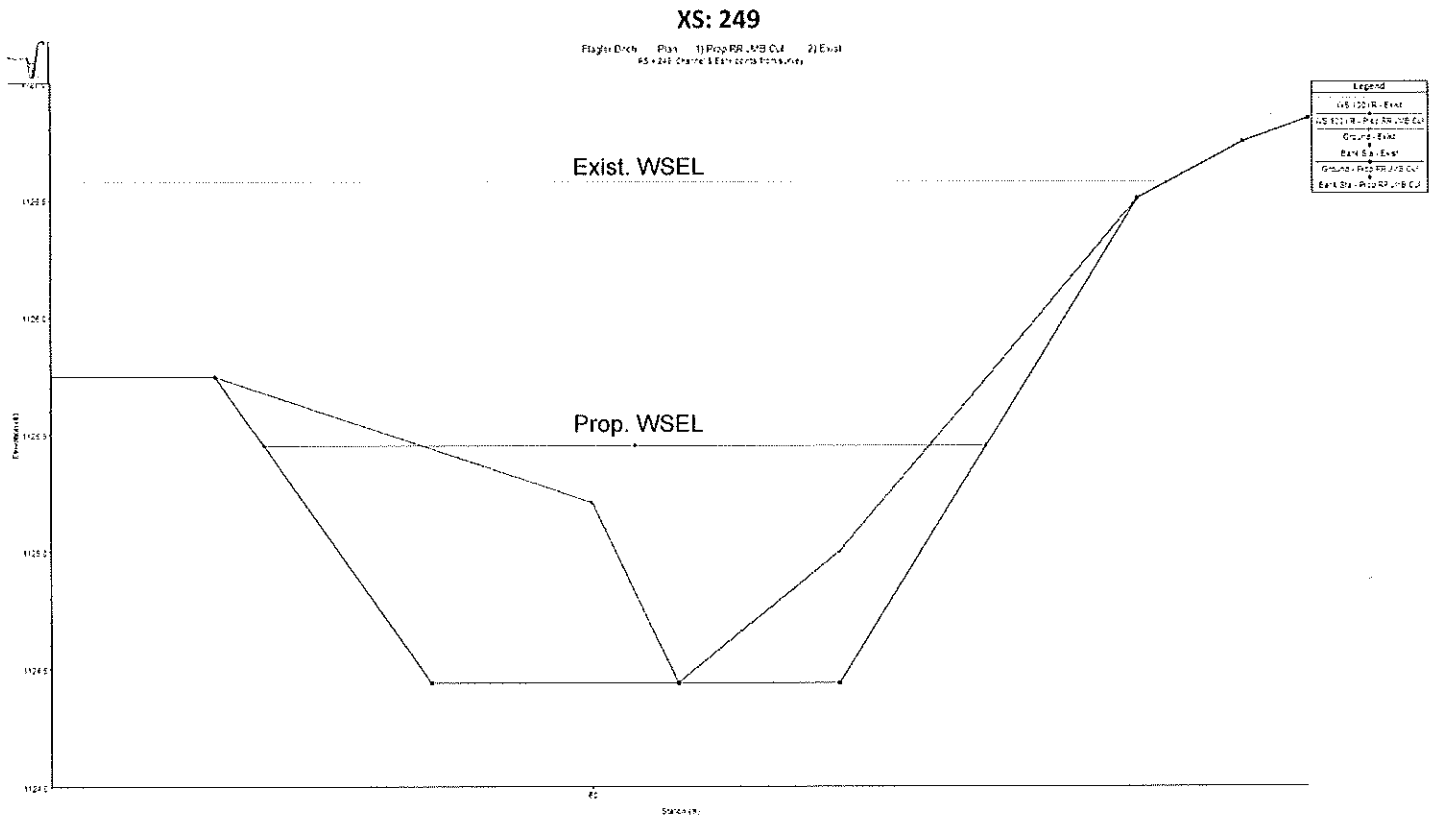


EXHIBIT E

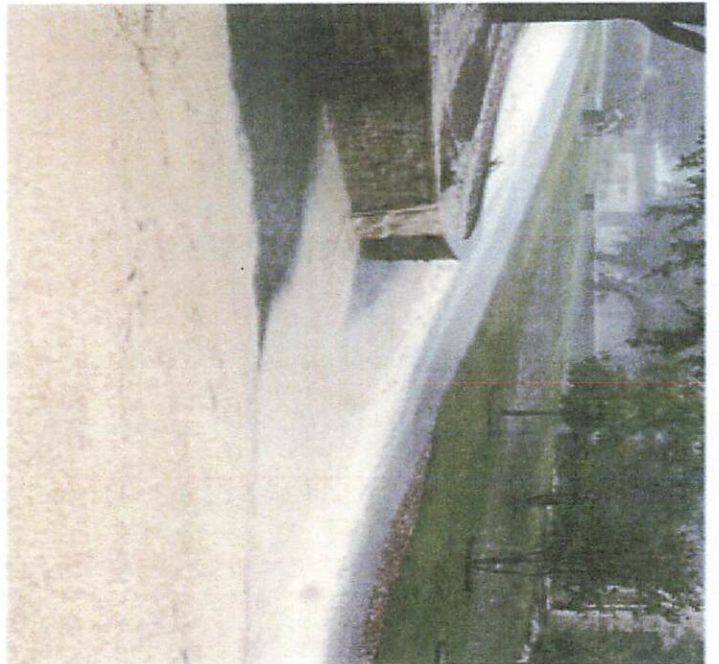


EXHIBIT E

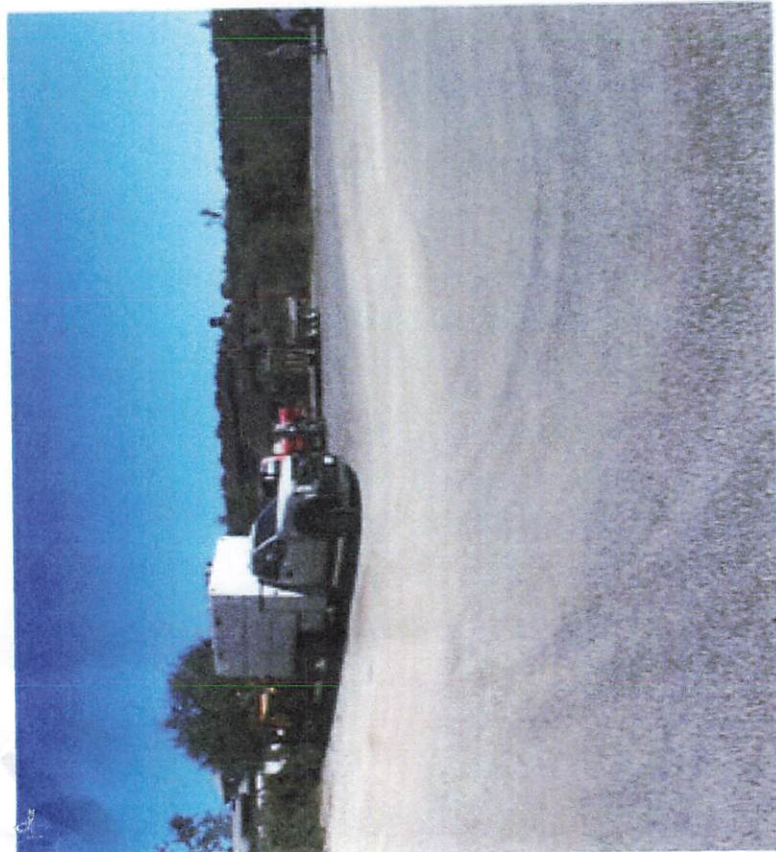
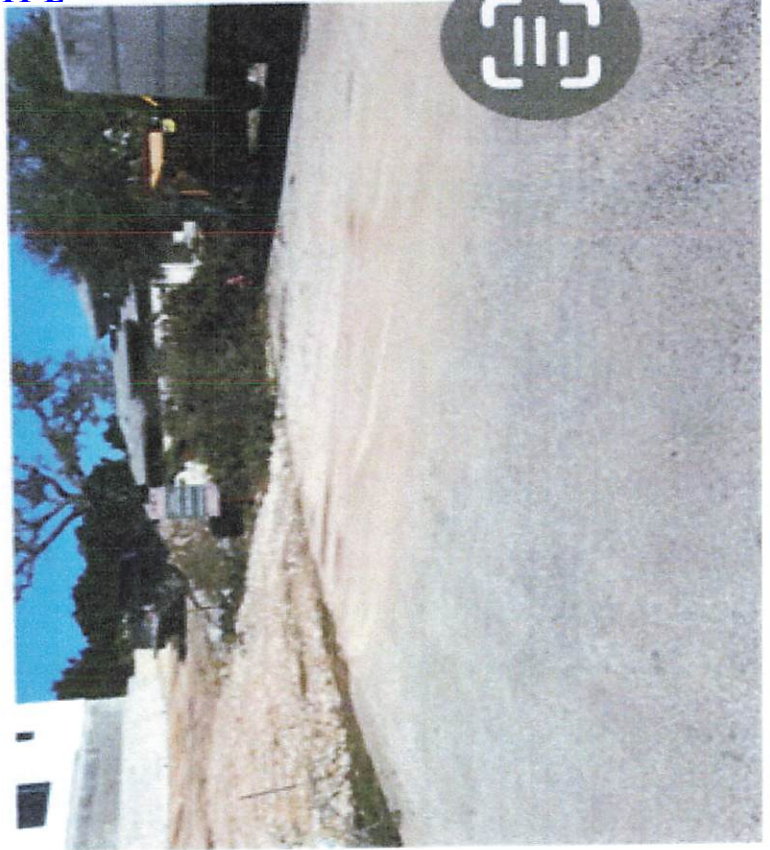
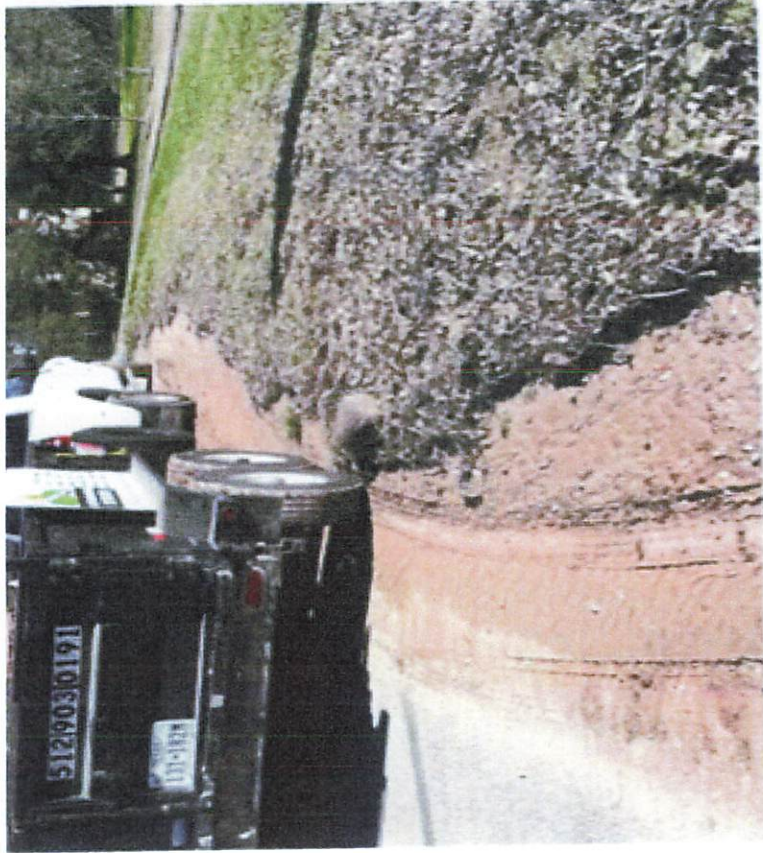


EXHIBIT E

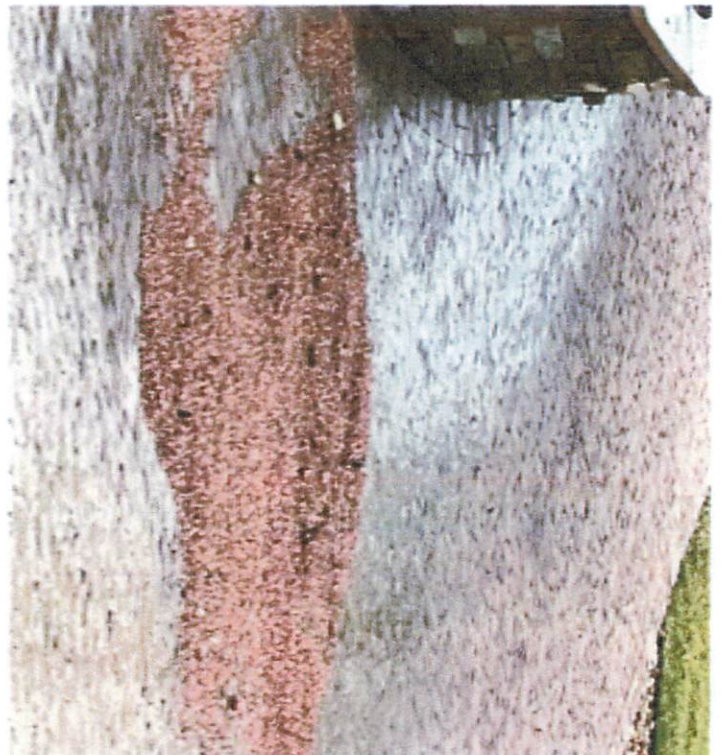
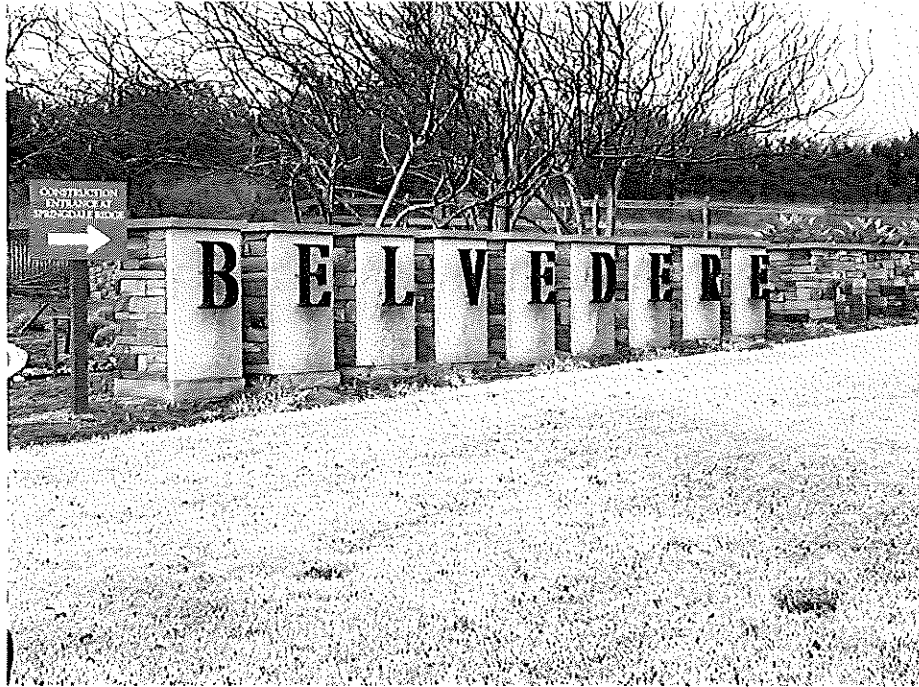


EXHIBIT F



Belvedere

PlaySafe, LLC®
Recreational Consulting & Services

*The CPSC Injuries and Investigated Deaths Associated with Playground Equipment, 2001-2008 Report
estimated: "1,786,008 injuries associated with playground equipment were treated nationally in emergency
departments".*

U.S Consumer Product Safety Commission October 2009

An overview of the Audit Document and General Statements

On February 7, 2023 PlaySafe, LLC conducted an inventory and audit of the playground equipment, surfacing, and installation at Belvedere MUD Belvedere Park in Texas. A team of National Parks and Recreation Certified Playground Safety Inspectors conducted the audit. Each play structure has a photo and an explanation of what we observed with the law/guideline cited, and a recommendation from PlaySafe, LLC on corrective measures. ASTM International (ASTM) F1487-21, F1292-18e1, and F3313-20, the Americans with Disabilities Act (ADA), and the United States Consumer Product Safety Commissions (CPSC) "Handbook for Public Playground Safety" Publication Number 325 (excluding toddler sections).

General Statements

There are additional ASTM and CPSC Documents that your agency may wish to purchase concerning public playgrounds. For example: ASTM F2049 (Standard Guide for Fences/Barriers for Public, Commercial, and Multi-Family Residential Use Play Areas), ASTM F2373 (Standard Consumer Safety Performance Specification for Public Use Play Equipment of Children 6 Months through 23 Months), ASTM F2075 (Standard Specifications for Engineered Wood Fiber for Use as a Playground Safety Surfacing Under and Around Playground Equipment), and ASTM F2479 (Standard Guide for the Specification, Purchase, Installation, and Maintenance of Poured-In-Place Playground Surfacing). Furthermore, ASTM F3012 (Loose-Fill Rubber Safety Surfacing) and ASTM F2223 (Standard Guide for ASTM Standards on Playground Surfacing) is a non-technical document that communicates why and how to use ASTM Playground Surfacing Standards, ASTM F3351 Standard Test Method for Playground Surface Impact Testing in Laboratory at Specified Test Height), CPSC Document 5121 (Wear Bike Helmets on Bicycles –Not on Playgrounds), CPSC Document 5065 (Strangulation Hazard with Playground Cargo Nets), and CPSC Document 5036 (Prevent Burns on Hot Metal Playground Equipment: Safety Alert. These documents were not used for this audit.

- ASTM/CPSC requirements that would require the disassembling or alternating of the equipment/footings (for example Structural Integrity, Stability and Swing Impact Testing) were not tested.
- Before any modifications are made to surfacing and/or equipment, PlaySafe, LLC recommends that H Belvedere MUD contact the manufacturer's representative or the designer. If Belvedere MUD makes any modifications, they may void the product liability coverage. Your Manufacturer representative is The PlayWell Group – 1.800.726-1816 – ask for James the owner.
- Belvedere MUD may wish to read the whole section of a point we have addressed to better understand the issue.
- Belvedere MUD may wish to increase the maintenance to the surfacing. Some of the non-compliant issues (such as: transfer station heights, overhead climber heights, slide exit heights, use zones) can be corrected with maintenance to surfacing.

EXHIBIT F

- Belvedere MUD may wish to acquire compliance paperwork from the surfacing supplier(s) stating compliance to the requirements in the ADA, ASTM, CPSC and IPEMA.
- Some of the play structures do not meet the ASTM Warning Label Section 14 and CPSC Section 3.2.1. Some of the play structures do not have signage with the manufacturer's identification, age appropriateness information, and supervision recommendations as required in the ASTM Sections 14 and 15. They must also have statements about removal of items around neck and hot play surfaces/surfacing.
- The play structure failures (Use Zone) were due to incorrect installation. You may wish to require your installers to be National Playground Safety Inspector Certified and/or Factory Certified and/or be a Qualified Playground Contractor for the International Playground Contractors Association (NPCAI).

We have attached letters of explanation (from the manufacturer and IPEMA) regarding issues.

- The borders to hold in the loose surfacing (wood chips) as required in CPSC Section 2.4.2.2 (3) are concrete sidewalks and plastic curbs (some are damaged and some spikes are sticking up).

A point of clarification: In the CPSC Section 5.3.6.2 and 5.3.6.3.4 document used for this audit the issue of no gap in the slide chute as well as between the platform and the slide chute is outlined. There is no amount of space that is defined as "a gap" and PlaySafe, LLC staff have determined that a space that allow sunlight to be view from the underside of the slide chute shall be classified as a "gap". Belvedere MUD may wish to contact the manufacturer and/or installer to review if the space is reasonable or in need of modification/replacement.

ADA Information

The play structures may meet the requirements of the Americas with Disabilities Act Standards for Accessible Design (ADA). The accessible path must be designed (including pathways and ramps into the areas), tested, and confirmed. Once the information is obtained regarding the surfacing (wood chips) conformation to the ASTM Specification F1292, F3313, and F1487 for fall heights and the ADA, then Belvedere MUD will know if the play structures are ADA compliant.

The ADA also defines and requires: a ratio of the number of elevated and ground level play components, "types" of play components (loosely defined), and when ramps are required. Additionally, (if your playground is separated by age of users: 2-5 or 5-12) ADA divides playgrounds by users' age. Due to the manufacturers' designs and classifications of equipment, it is imperative that the manufacturers supply documentation to demonstrate or not demonstrate compliance to ADA.

Thank you for your commitment to the safety of the guests of Belvedere MUD. If you have any questions or if we can help you with any additional services, please contact us.

Sincerely,

Sam DeFillippo

Sam "Butch" DeFillippo, MA, CPRP, NRPA Playground Safety Inspector (CPSI)
Managing Partner

P.O. Box 66056 Albuquerque, NM 87193 * Phone: 505. 899.9532 * Toll Free: 1.877PlaySafe
Web Site: <http://www.play-safe.com> * E-mail: PlaySafe@play-safe.com

EXHIBIT F

IPEMA Procedural Guide for Public Playground Equipment ADDENDUM 98 - 1

SECTION 8.5.4.1

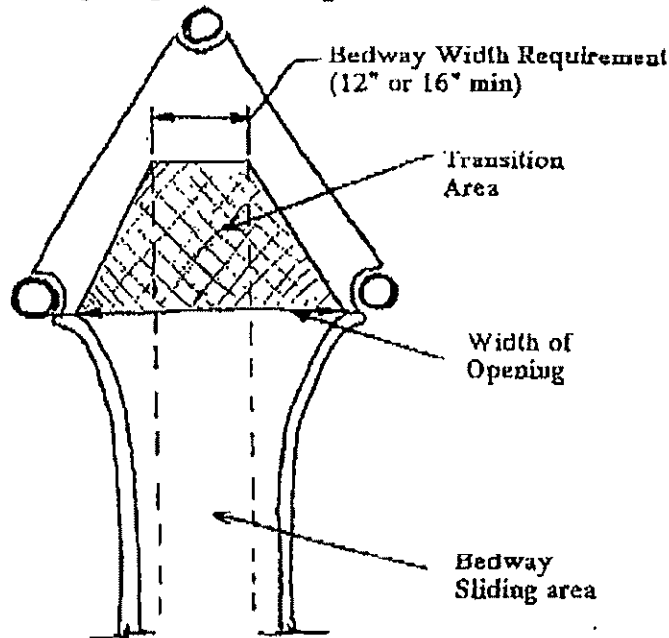
Q163: How is the length of a slide bed measured to determine the height/length ratio in 8.5.4.1?

A: From the point of 5° on entrance through exit.

SECTION 8.5.2

Q086: When evaluating the minimum transition dimension and having bedway of the slide attaching to a triangular platform - what is the width of the continuously curved slide bedway and must that width extend the full depth requirements.

A: Using Fig A1.18 for continuously curved bedway slides, the bedway width is 16" for 5 to 12 year olds and 12" for 2 to 5 year olds. Transition area must be in one plane. The width of the far end must be 12" or 16" as stated above. The width of the near end must be the width of the opening. See drawing below.



SECTION 8.5.2.2

Q087: In section 8.5.2.2, the transition platform for slides, if you change elevations in the transition area (as at an entrance to a tube slide), how is the platform transition dimension requirements affected? How should a tube slide entrance be measured if the tube is connected to a panel 10" above the platform? Can the platform be included as the transition area?

A: There is nothing in the standard that requires the platform transition area and bedway to be in the same elevation. The entire transition area shall be in one plane.

EXHIBIT F

PlaySafe, LLC® Recreational Consulting & Services



Pictures are for informational purposes only

EXHIBIT F

PlaySafe, LLC®
Recreational Consulting & Services

Site: Belvedere Park
City/State: Austin / TX
Manufacturer: Playcraft
Audited by: (PlaySafe, LLC) S. DeFillippo & C. DeFillippo
Height: 22"
Materials: Metal and plastic
Surfacing: Wood chips
Date of Audit: 2/7/2023
Age of Intended Users: Unknown



Name of Structure: Stand-n-Spin

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Stand-n-Spin	Surfacing is 0 to 8" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Exposed footing	ASTM: 3.1.50, 7.3.2.2 CPSC: 3.6	5
	Structure has rust/corrosion	ASTM: 4.1.1 CPSC: 2.5.4	7/9
	Protrusion: Footing mount connection bolts are protrusions	ASTM: 6.3 CPSC: B.2.1 Figure 11	1/9
	Use zone to swings and composite overlap and should be composed of the use zones that have been established for each individual play structure	ASTM: 9.1.1 CPSC: 5.3	4/6/8

PlaySafe, LLC®
Recreational Consulting & Services

Site: Belvedere Park
City/State: Austin / TX
Manufacturer: Playcraft
Audited by: (PlaySafe, LLC) S. DeFillippo & C. DeFillippo
Height: 99"
Materials: Metal and rubber
Surfacing: Wood chips
Date of Audit: 2/7/2023
Age of Intended Users: Unknown



Name of Structure: Swings

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Swings	Surfacing is 0 to 6" of compacted wood chips (weed barrier is showing through surface)	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Seats and hardware show signs of wear	ASTM: 13 CPSC: 4.2	9
	Hardware has rust/corrosion	ASTM: 4.1.1 CPSC: 2.5.4	7/9
	Use zone to tree limb should be 2X the vertical distance from surfacing to pivot point of to-fro swings in front and back and is not	ASTM: 9.4.1.1 CPSC: 5.3.8.3.3	4/6/8
	Use zone to stand n spin should be composed of the use zones that have been established for each individual play structure and is not	ASTM: 9.1.1 CPSC: 5.3	4/6/8

PlaySafe, LLC®
Recreational Consulting & Services

Site: Belvedere Park
City/State: Austin / TX
Manufacturer: Playcraft
Audited by: (PlaySafe, LLC) S. DeFillippo & C. DeFillippo
Height: 20"
Materials: Metal and plastic
Surfacing: Wood chips
Date of Audit: 2/7/2023
Age of Intended Users: Unknown



Name of Structure: Toddler Buggy Spring Rider

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Buggy	Surfacing is 0 to 12" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Exposed footing	ASTM: 3.1.50, 7.3.2.2 CPSC: 3.6	5
	Protrusion: Bolts at footings are protrusions	ASTM: 6.3 CPSC: B.2.1 Figure 11	1/9
	Protrusions: Footing bolts project more than 2 full threads	ASTM: 6.4.3 CPSC: 3.2	2
	Entanglement: Footing bolts project upward on a horizontal plane	ASTM: 6.4.2 CPSC: 3.2, B.2	1/2/9
	Footing is cracking	ASTM: 13 CPSC: 2.5, 4	1/9

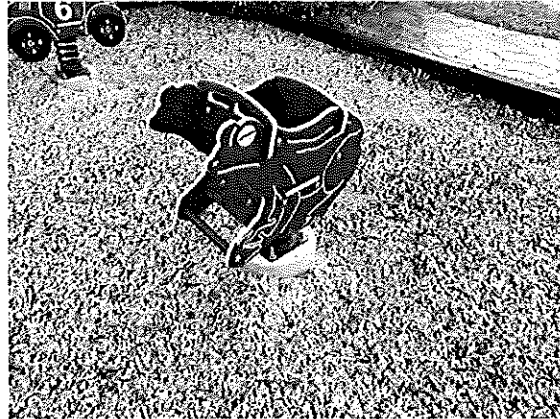
EXHIBIT F

Buggy continued	Both the backrest and windshield are slightly loose	ASTM: 4.2.2 CPSC: 2.5.2	9
	Paint is wearing off (minimally)	ASTM: 13 CPSC: 2.5.4	7/9

EXHIBIT F

PlaySafe, LLC®
Recreational Consulting & Services

Site: Belvedere Park
City/State: Austin / TX
Manufacturer: Playcraft
Audited by: (PlaySafe, LLC) S. DeFillippo & C. DeFillippo
Height: 19"
Materials: Metal and plastic
Surfacing: Wood chips
Date of Audit: 2/7/2023
Age of Intended Users: Unknown



Name of Structure: Toddler Toad Spring Rider

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Toad	Surfacing is 0 to 12" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Exposed footing	ASTM: 3.1.50, 7.3.2.2 CPSC: 3.6	5
	Protrusion: Bolts at footings are protrusions	ASTM: 6.3 CPSC: B.2.1 Figure 11	1/9
	Protrusions: Footing bolts project more than 2 full threads	ASTM: 6.4.3 CPSC: 3.2	2
	Entanglement: Footing bolts project upward on a horizontal plane	ASTM: 6.4.2 CPSC: 3.2, B.2	1/2/9
	Footing is cracking	ASTM: 13 CPSC: 2.5, 4	1/9

EXHIBIT F

Toad continued	Both the handhold (slightly) and the spring into the footing plate are loose	ASTM: 4.2.2 CPSC: 2.5.2	9
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PlaySafe, LLC®
Recreational Consulting & Services

Site: Belvedere Park
City/State: Austin / TX
Manufacturer: Playcraft
Audited by: (PlaySafe, LLC) S. DeFillippo & C. DeFillippo
Height: 97"
Materials: Metal and rubber
Surfacing: Wood chips
Date of Audit: 2/7/2023
Age of Intended Users: Unknown




Name of Structure: Tot Swings

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone 5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Tot swings	Surfacing is 7 to 9" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Pivot point exceeds 96" if used with full bucket seats	ASTM: N/A CPSC: 5.3.8.3.3	6
	Use zone to live tree limb is 6" and should be at least 84" above pivot point of swings for overhead obstacles	ASTM: 9.8.4.1 CPSC: N/A	1/4/8
	Seats and hardware show signs of wear	ASTM: 13 CPSC: 4.2	9
	Hardware has rust/corrosion	ASTM: 4.1.1 CPSC: 2.5.4	7/9

EXHIBIT F

PlaySafe, LLC® Recreational Consulting & Services

Requesting Agency: Belvedere MUD Address: 7400 Flagler Drive Austin, TX 78738 Phone #: 512.264.0560	
Test Site Address: Belvedere Playground Austin, TX	
Audited by: S. DeFillippo & C. DeFillippo	
Type of equipment: Swings	
Type of surfacing: Wood chips	
Drop Height: 99"	
Air Temperature: 70 degrees	
Date of Audit / Time of Audit: 2/7/23 / 1:25pm	
Date of Report: 2/9/2023	
Condition of Surfacing: Wet / Fair	

DROP AREA	Drop #1 G Force / HIC/ Velocity	Drop #2 G Force / HIC/ Velocity	Drop #3 G Force / HIC/ Velocity	Average G Force / HIC	Surfacing Temp.	Depth of Material	Does Surfacing Conform?
A	121 / 674 / 23.1	123 / 682 / 23.2	127 / 717 / 23.2	125 / 699.5	69 degrees	5" / 5"	YES
B	134 / 726 / 23.2	130 / 716 / 23.2	132 / 710 / 23.1	131 / 713	69 degrees	5" / 5"	YES
C	122 / 666 / 23.1	120 / 654 / 23.1	132 / 669 / 23.2	126 / 661.5	69 degrees	6" / 6"	YES

☒ **PASS (compliant)** ☐ **FAIL (non-compliant)**

The staff of PlaySafe, LLC tested the surfacing at the above mention playground using the Triax 2010 (Manufactured by Playground Clearing House, USA, Inc – Calibrated 2/11/2022). This triaxial accelerometer measures impact in 3 dimensions and processes it into G force and HIC (Head Injury Criteria). These 2 measurements are the methods that the Consumer Product Safety Commission and the ASTM International (ASTM) use to evaluate the surfacing under and around playground equipment. This system was formally approved in December 2018 by the ASTM F3313 Committee. Please read the CPSC and ASTM documents related to playground safety for more information. Specifically, read ASTM F3313, ASTM F1292, ASTM F1487, and the CPSC Handbook for Public Playground Safety 325. *The results reported herein reflect the performance of the tested playground surface at the time of testing and at the temperature(s) and ambient conditions reported. Performance will vary with temperature, moisture content, and other factors.*

P.O. Box 66056 Albuquerque, NM 87193 * Phone: 505. 899.9532 * Toll Free: 1.877PlaySafe
 Web Site: <http://www.play-safe.com> * E-mail: PlaySafe@play-safe.com

PlaySafe, LLC®
Recreational Consulting & Services

Site: Belvedere Park
City/State: Austin / TX
Manufacturer: Playcraft
Audited by: (PlaySafe, LLC) S. DeFillippo & C. DeFillippo
Height: 89"
Materials: Metal and plastic
Surfacing: Wood chips
Date of Audit: 2/7/2023
Age of Intended Users: 5 to 12 (sticker)



Name of Structure: Composite

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Composite	Surfacing is 4 to 12+" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	South double slide exit region to surfacing is 16" and should be between 7-15" for decks over 48"	ASTM: 8.5.5.3 CPSC: 5.3.6.4	6
	Transfer station should be between 11 and 18" high and is 20"	ASTM: 10 CPSC: N/A	9
	Use zone to stand n spin overlaps and should be composed of the use zones that have been established for each individual play structure	ASTM: 9.1.1 CPSC: 5.3	4/6/8
	Bottom section of tube slide is cracked and there is a cut in the entry panel for the vertical rock climber	ASTM: 13 CPSC: 2.5, 4	1/9

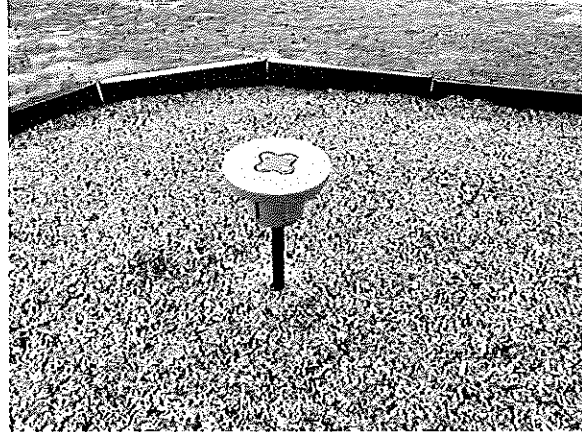
EXHIBIT F

Composite continued	Paint is wearing off	ASTM: 13 CPSC: 2.5.4	9
	Use zone to shade from snake climber is 57" and should be at least 84" above each designated play surface for overhead obstacles	ASTM: 9.8.4.1 CPSC: N/A	1/4/8
	Use zone to shade from top of snake climber is 25" and should be 72" or greater for stationary equipment	ASTM: 9.2.1 CPSC: 5.3.10	4/8
	Hardware has minimal rust/corrosion	ASTM: 4.1.1 CPSC: 2.5.4	7/9
	Entry panel at clamp for vertical rock climber, vertical rock climber, crawl tube's east entry panel, one bolt on crawl tube's east entry panel, entry panels for grip climber, and the store front panel's countertop are all loose	ASTM: 4.2.2 CPSC: 2.5.2	9
	Tube slide is not even with the deck	ASTM: 8.5.2 Fig A1.14 CPSC: 5.3.6.2	10
	Bolts to highest and lowest footbuck on north double slide missing	ASTM: 4 CPSC: 4.2	9
	North bolt on fill plate under deck by tube slide is a sharp point/edge	ASTM: 6.2 CPSC: 3.4	1/2/9
	Protrusion: Connection bracket at tube slide's upper footbuck are a protrusion (manufacturer issue)	ASTM: 6.3 CPSC: B.2.1 Figure 11	1/9

EXHIBIT F

PlaySafe, LLC®
Recreational Consulting & Services

Site: Belvedere Park
City/State: Austin / TX
Manufacturer: Playcraft
Audited by: (PlaySafe, LLC) S. DeFillippo & C. DeFillippo
Height: 23"
Materials: Metal and plastic
Surfacing: Wood chips
Date of Audit: 2/7/2023
Age of Intended Users: Unknown



Name of Structure: Lily Step

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Lily step	Surfacing is 10 to 12+" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Structure and several bolts on it are loose	ASTM: 4.2.2 CPSC: 2.5.2	9

EXHIBIT F



A PLAYCORE Company

123 North Valley Drive, Grants Pass, OR 97526

Tel: (541)-955-9199

October 24, 2019

To Whom It May Concern:

There is nothing in either ASTM F1487 *Standard Consumer Safety Performance Specification for Playground Equipment for Public Use* or the U.S. Consumer Product Safety Commission's *Handbook for Public Playground Safety*, which defines how large of a gap represents an entanglement hazard. Not all gaps create entanglement, even if you see light between the slide and the platform, therefore professional judgment should be used in determining if a gap creates an entanglement hazard.

This is the same interpretation used by IPEMA (International Playground Equipment Manufacturers Association).

Please contact me should you have further questions.

Sincerely,

A handwritten signature in black ink that reads "C.J. Schatza". The signature is written in a cursive, slightly stylized font.

C. J. Schatza
Vice President

EXHIBIT F

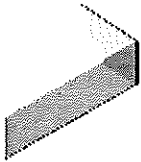
Fred Castro

From: Megan Maedgen <megan.maedgen@fsresidential.com>
Sent: Thursday, February 9, 2023 1:23 PM
To: Kim Clifford
Subject: FW: Belvedere playground photos
Attachments: Sign and sticker.pdf; Stand n spin.pdf; Swings.pdf; Title Page.pdf; Toddler buggy spring rider.pdf; Toddler toad spring rider.pdf; Tot swings.pdf; Wood chip surfacing.pdf; Composite.pdf; General comments.pdf; IPEMA tube slide.pdf; Lily step.pdf; Play Craft Slide Compliance Letter.pdf

Hello Kim,

See the email below and attachments on the report from Playsafe regarding the playground inspection.

Best,



FirstService
RESIDENTIAL

MEGAN MAEDGEN, CMCA, AMS
Belvedere General Manager

17400 Flagler Drive | Austin, TX 78738
Direct 512.264.0560
Email megan.maedgen@fsresidential.com
www.fsresidential.com

Follow us on | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

From: Playsafe <playsafe@play-safe.com>
Sent: Thursday, February 9, 2023 11:58 AM
To: Megan Maedgen <megan.maedgen@fsresidential.com>
Subject: Re: Belvedere playground photos

Good afternoon Megan and James,

Megan - It was very nice meeting both of you. Attached is the report. I have spoken with James from The PlayWell Group and he will review this report and contact me with any questions.

James - please let Megan know what they should do to move forward - please call me about the design issue/shade on the composite and any questions.

Thanks

EXHIBIT F

Butch DeFillippo
PlaySafe, LLC
www.play-safe.com
Butch@play-safe.com
505.250.5689 Cell

On 1/24/2023 8:13 AM, Megan Maedgen wrote:

Good morning Butch,

The photos below are of the Belvedere playground.



EXHIBIT F

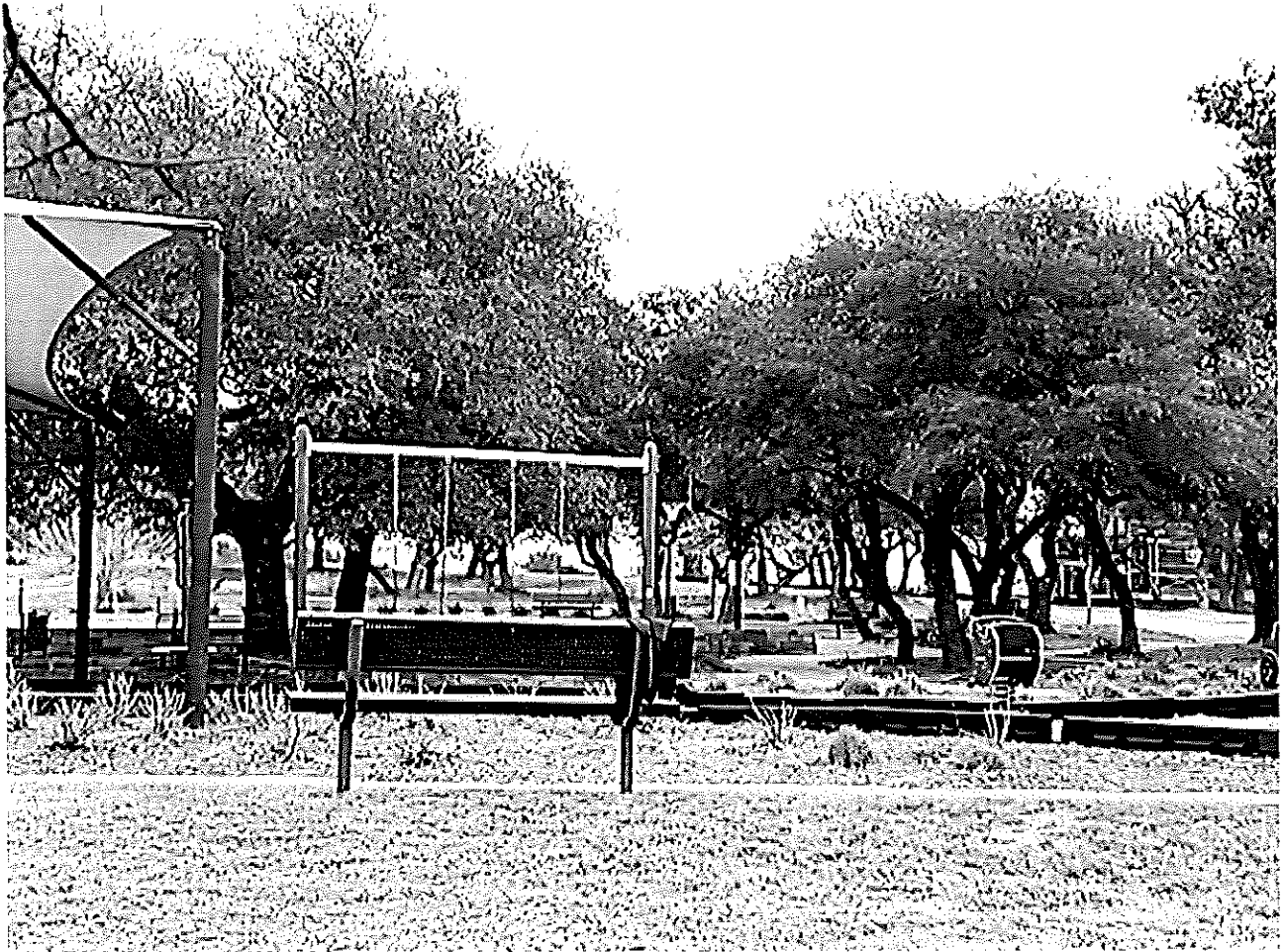
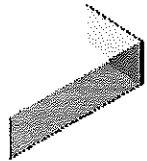


EXHIBIT F



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MEGAN MAEDGEN, CMCA
Belvedere General Manager

17400 Flagler Drive | Austin, TX 78738
Direct 512.264.0560
Email megan.maedgen@fsresidential.com
www.fsresidential.com

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