

**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 (District) will hold a regular meeting, open to the public, on Tuesday, September 19, 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:

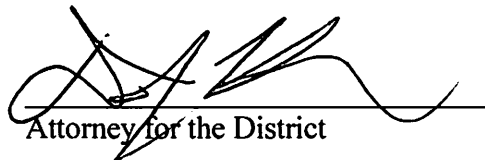
Meeting materials are available at www.belvederemud.org.

1. Call meeting to order and establish a quorum.
2. Receive public comments.
3. Discuss, consider, and take action to approve minutes for the August 15, 2023 regular meeting of the Board of Directors.
4. Discuss, consider, and take action on amendments to District budget for 2022-2023 fiscal year.
5. Discuss, consider, and take action as necessary regarding District budget for 2023-2024.
6. Discuss, consider, and take action as necessary regarding 2023 tax rate, including but not limited to, setting date for public hearing on the tax rate, and authorizing publication of notice of public hearing on such tax rate.
7. Discuss, consider, and take action as necessary concerning engagement of West, Davis & Company to conduct audit of the District's financial records for the period ending September 30, 2023;
8. 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; and
 - d. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
9. Discuss, consider, and take action regarding report from the District liaison to the HOA and from the HOA liaison to the District.
10. Discuss, consider, and take action regarding adoption of District Drainage System Issue Resolution Guidelines.
11. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:

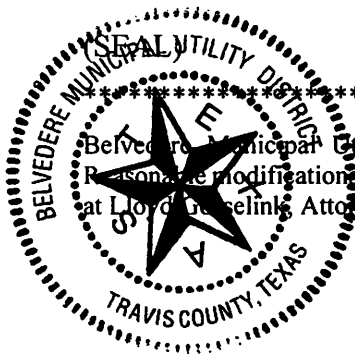
- a. Report from the District's Engineer;
 - b. Budgeting for drainage facilities, including but not limited to, ditches and culverts;
 - c. Potential culvert/ditch work at 8700 and 8708 Springdale Ridge;
 - d. Request for waiver for property at 8308 Verde Mesa;
 - e. Issuance of Notice of Violation concerning culvert/ditch work on property at 8316 Verde Mesa; and
 - f. Trail maintenance;
12. Discuss, consider, and take action on future meeting schedule.
13. 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 15th day of August, 2023.



 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 G. Gesselink, Attorney for the District, at (512) 322-5818, for information.

Agenda Item No. 3

Discuss, consider, and take action to approve minutes for the August 15, 2023 regular meeting of the Board of Directors.

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

THE STATE OF TEXAS	§
	§
COUNTY OF TRAVIS	§
	§
BELVEDERE MUNICIPAL UTILITY DISTRICT	§

On August 15, 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

At the beginning of the meeting, all of the Directors were present except for Director Sciaraffia, thus constituting a quorum of the Board. However, Director Sciaraffia joined the meeting later, as noted herein. All Directors voted on all Items when present. Other attendees included Jeff Monzingo, CPA with Montoya & Monzingo, LLP; Odalys Johnson, P.E., Client Manager, with Quiddity; David Klein, Attorney, and Fred Castro, Paralegal, with Lloyd Gosselink Rochelle & Townsend, P.C. (“Lloyd Gosselink”); Keith Milkiwicz and Lee Blanton, representing the Belvedere Homeowners Association (“HOA”).

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:00 p.m. He announced that all Directors were present except for Director Sciaraffia, and therefore a quorum of the Board was in attendance.
2. Receive public comments. There were no additional public comments.
3. Discuss, consider, and take action to approve the revised minutes of the January 17, 2023 and the minutes of the June 20, 2023 regular meeting. Director Koerner introduced this Item, and a copy of the minutes are attached hereto in **Exhibit “B”**. Director Clifford requested that the second to last sentence of the first paragraph of Item 14 of the minutes of the January 17, 2023 regular meeting be revised to correct the address from 8304 Verde Mesa to 8308 Verde Mesa. Director Clifford moved to approve the revised minutes of the January 17, 2023, regular meeting, as amended. Director Parker seconded the Motion and the Motion passed unanimously, 4-0. Next, Director Clifford moved to approve the minutes for the June 20, 2023 regular meeting, as presented. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0.

4. Discuss, consider, and take action regarding the District budget for the 2023-2024 fiscal year. Director Koerner introduced this Item. Mr. Monzingo presented a proposed budget, attached hereto as **Exhibit “C”**. He noted that the budget was being presented for informational purposes only, and that it was not yet ready for approval. Ms. Johnson led a discussion regarding the following line items: trail repairs maintenance, drainage easement maintenance, drainage improvements, and special projects. No action was taken.
5. Discuss, consider, and take action as necessary regarding 2023 tax rate, including but not limited to, setting a date for a public hearing on the tax rate, and authorizing publication of notice of public hearing on such tax rate. Director Koerner introduced this Item. Mr. Monzingo presented Mr. Kimball’s (the District’s Financial Advisor) proposed tax rates for 2023, attached hereto as **Exhibit “D”**. Mr. Monzingo stated that Mr. Kimball’s report recommends a tax rate of \$0.1275 per \$100 of assessed valuation for debt service and that he recommends a maintenance and operations tax rate is \$0.0775 per \$100 of assessed valuation. Discussion ensued regarding the proposed maintenance and operations tax rate. Mr. Klein explained that the District was a developed district and that the District should be wary of setting a tax rate that would trigger a requirement to conduct a roll-back tax election. Accordingly, he noted that Mr. Kimball thought the maintenance and operations tax rate of \$0.0775 per \$100 of assessed valuation was a conservative rate that would avoid the need for a rollback tax election. Director Clifford moved to call a public hearing on the proposed tax rates for 2023, to be held at the same date, time, and location as the District’s regular Board meeting on September 19, 2023, and to publish a proposed maintenance and operations tax rate of \$0.0775 per \$100 of assessed valuation and a proposed debt service tax rate of \$0.1275 per \$100 of assessed valuation. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0.
6. 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 the Bookkeeper’s Report and cash sheet, consisting of the list of invoices and additional documentation concerning other bookkeeping matters, all of which are attached hereto as **Exhibit “E”**. He requested that, per the Report, the Board (i) ratify the payment of the prior invoices, (ii) approve the payment of new invoices, (iii) transfer \$35,000.00 from the District’s Money Market Account to the District’s Checking Account, to pay bills, (iv) transfer \$25,000.00 from the District’s TexPool Investment Account, to pay bills, and (v) transfer a total of \$7,956.92 from the District’s Checking Account to the District’s Debt Service Account. Director Sciaraffia arrived at this meeting during this discussion. Director Koerner moved to ratify the payment of the invoices paid since the Board’s last meeting on June 20, 2023, approve the payment

of current invoices, and authorize the three transfers proposed in the Bookkeepers Report. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.

7. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District. Director Koerner introduced this Item and stated that he had nothing to report concerning this Item at this time. Next, Mr. Milkiwicz reported on (i) the HOA's progress to hire a new on-site manager and (ii) the status of the HOA's review associated with a request from the developers of the property located east of the District, known as the Hays-Harris Tract, for emergency access to their development through the District, across HOA property. No action was taken.
8. Discuss, consider, and take action regarding Order Amending and Restating Drainage System Rules and authorizing publication of same. Director Koerner introduced this Item. Mr. Klein presented the above-referenced Order, attached hereto as **Exhibit "F"**. Director Clifford moved to approve the Order Amending and Restating Drainage System Rules, as presented, and authorize publication of the same. Director Koerner seconded the Motion and the Motion passed unanimously, 5-0.
9. Discuss, consider, and take action regarding the adoption of District Drainage System Issue Resolution Guidelines. Director Koerner introduced this Item. Director Clifford presented a draft list of proposed guidelines that the Engineering Subcommittee envisioned would be used by the Board as a working tool when addressing District Drainage System issues, attached hereto as **Exhibit "G"**. Discussion ensued regarding the proposed edits from the District's engineer, general counsel, and Directors. After further discussion, Director Clifford requested that the Board postpone taking action on this Item to allow the Engineering Subcommittee the opportunity to revise the draft set of guidelines to incorporate comments provided by the rest of the Board and the District's Consultants at this meeting. No action was taken.
10. Discuss, consider, and take action regarding the 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. Budgeting for drainage facilities, including but not limited to, ditches and culverts;
 - c. Potential culvert/ditch work at 8700 and 8708 Springdale Ridge;
 - d. Request for a waiver for the property at 8308 Verde Mesa;
 - e. Issuance of Notice of Violation concerning culvert/ditch work at 8316 Verde Mesa;
 - f. Trail maintenance;
 - g. Playground; and
 - h. Amenity Center Lot project, including warranty claim.

Director Koerner introduced this Item. Ms. Johnson presented her report to the Board, a copy of which is attached hereto as **Exhibit "H"**. Ms. Johnson stated that she had no report to present at this time concerning the ditch on Flagler Road. She reported that Dig Dug had completed the drainage ditch improvements extending from 8300 to 8308 Verde Mesa Drive. She added that she had provided guidance to the HOA regarding erosion controls

and drainage solutions for the homes located at 8300 and 8301 Lakewood Ridge Cove. Next, she stated that she had provided a revised culvert table for inclusion in the District's Drainage System Rules, as discussed in Item 8, attached hereto as **Exhibit "I"**. Director Clifford commented that the revised culvert table needed to be provided to the HOA for posting to its website after the publication process was completed. Then, Ms. Johnson indicated that her firm had evaluated the request from three residents to line the ditches in front of their homes with rock. She stated that she had provided input with the Engineering Subcommittee's effort to put together guidelines when addressing District Drainage System issues.

Then, Ms. Johnson said that there was nothing to report regarding trail facilities maintenance and she confirmed that Fazzone Construction's landscaping contractor had completed replacing the plants associated with the Amenity Center Lot Improvements. Next, Director Koerner requested that discussion concerning budgeting for drainage facilities, including but not limited to, ditches and culverts be postponed until the Board's next meeting. Director Clifford stated that the Board should be aware that homebuilders had posed a question to the ACC regarding the costs associated with culvert/ditch work required at 8700 and 8708 Springdale Ridge and indicated the potential for requesting reimbursement from the District for such work.

Regarding the agenda item for potential issuance of a Notice of Violation concerning culvert/ditch work at 8316 Verde Mesa, Director Clifford stated that the District's Engineering Subcommittee was looking for support from the Board. After discussion, Director Scaraffia volunteered to speak with that property owner, with the hope that such owner would address this issue without the need to issue a notice of violation. Next, Director Clifford provided an update on the status of playground repairs and maintenance, noting that Kiddie Mulch would be installed after the maintenance work was completed, which likely would not occur until November.

11. Discuss, consider, and take action regarding impervious cover within the District. Director Koerner introduced this Item. Mr. Klein recommended that in light of the legal issues raised by the Board regarding this Item, the Board should convene in Executive Session, per the meeting agenda, to receive advice from its attorney before discussing this Item in open session. At 7:21 p.m., Director Koerner moved to enter into executive session under Texas Government Code § 551.071 to receive legal advice from its attorney on this agenda Item. Director Ubertini seconded the Motion and the Motion was approved 5-0. At 7:30 p.m., Director Koerner moved to conclude the executive session and reenter open session. Director Scaraffia seconded the Motion and the Motion passed unanimously, 5-0. Director Koerner stated that no action was taken by the Board during Executive Session.

In open session, Mr. Klein reported that he had spoken with Mr. Bob Quinlan, Environmental Compliance Supervisor, Post-Construction Inspection & Maintenance, at Travis County concerning this issue, who informed him that this was an issue that did not involve the District and instead is regulated by the HOA. He added that the County representative said that impervious cover issues were based upon the plat notes for such land, which fell under the purview of the HOA. Last, Mr. Klein said that the County representative reported that he had heard that the HOA had allocated impervious cover from one lot to another lot from time to time. Representatives of the HOA in attendance responded that they were not aware of any reallocation of impervious cover rights since they have been in their positions at the HOA.

No action was taken.

12. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item and suggested that the next meeting date be scheduled for September 19, 2023, at 6:00 p.m. at the Belvedere Amenity Center. There was a consensus of the Board to hold the meeting at that time and location and they directed the District's consultants to take the steps necessary to schedule such a meeting.
13. Adjournment. Director Koerner moved to adjourn the meeting. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. The meeting adjourned at 7:36 p.m.

PASSED, APPROVED, AND ADOPTED this 19th day of September 2023.

[DISTRICT SEAL]

Kim Clifford, Secretary

Agenda Item No. 4

Discuss, consider, and take action on amendments to District budget for 2022-2023 fiscal year.

ORDER AMENDING THE 2022-2023 DISTRICT BUDGET

STATE OF TEXAS

§

COUNTY OF TRAVIS

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BELVEDERE MUNICIPAL UTILITY DISTRICT

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The Board of Directors of Belvedere Municipal Utility District met in a regular session, open to the public, after due notice, at The Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, within the boundaries of the District, on the 19th day of September, 2023; whereupon the roll was called of the members of the Board of Directors, to wit:

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

All members of the Board were present, except Director _____, thus constituting a quorum.

WHEREUPON, among other business conducted by the Board, Director _____ introduced the Order set out below and moved its adoption, which motion was seconded by Director _____ and, after full discussion and the question being put to the Board of Directors, said motion was carried by the following vote:

"Aye" __; "No" __.

The Order thus adopted is as follows:

WHEREAS, a regular meeting of the Board of Directors of Belvedere Municipal Utility District (the "District") was held on September 19, 2023; and

WHEREAS, the Board of Directors previously projected the operating expenses and revenues for the District for the period October 1, 2022 through September 30, 2023, and adopted an operating budget consistent therewith; and

WHEREAS, the Board of Directors is of the opinion that the District's budget should be amended to reflect adjustments made to the operating expenses and revenues of the District.

NOW THEREFORE BE IT ORDERED THAT:

1. The revised operating budget attached hereto as **Exhibit "A"** is hereby adopted.

2. The Secretary of the Board of Directors is hereby directed to file a copy of this Order Amending the 2022-2023 District Budget in the official records of the District.

PASSED AND APPROVED this 19th day of September 2023.

James Koerner, President
Board of Directors

ATTEST:

Kim Clifford, Secretary
Board of Directors

Belvedere Municipal Utility District
 General Operating Fund
 Statement of Projected Revenues and Expenditures
 Amended Budget for the Fiscal Year October 1, 2022 to September 30, 2023

	<u>Amended Budget</u>	<u>Original Adopted Budget</u>
<u>Revenues</u>		
Maintenance Taxes	\$ 244,405	\$ 244,405
Interest Income	19,000	6,000
Total Revenues	<u>263,405</u>	<u>250,405</u>
<u>Expenditures</u>		
Solid Waste Disposal	56,019	55,000
Legal Fees	40,000	40,000
Audit Fees	7,500	7,500
Accounting Fees	14,400	14,400
Engineering Fees	70,000	30,000
Amenity Center Operations and Maintenance	85,000	85,000
Drainage and Trail Maintenance	23,000	23,000
Insurance	4,132	4,000
Tax Appraisal and Collection Fees	6,000	6,000
Bank Charges	200	200
Other fees	100	100
Newspaper notices	2,000	2,000
Website	500	500
Total Expenditures	<u>308,851</u>	<u>267,700</u>
Projected Excess (Deficit) Revenue Over (Under) Expenditures	<u>\$ (45,446)</u>	<u>\$ (17,295)</u>

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended September 19, 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	\$ 243,955	\$ 244,405	\$ (450)	\$ 244,405	\$ (450)
Other Income	2,250	-	2,250	-	2,250
Interest Income	17,796	5,000	12,796	6,000	11,796
Total Revenues	264,001	249,405	14,596	250,405	13,596
<u>Expenditures</u>					
Solid Waste Disposal	56,019	55,000	(1,019)	55,000	(1,019)
Legal Fees	31,248	40,000	8,752	40,000	8,752
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	14,400	14,400	-	14,400	-
Engineering Fees	62,812	30,000	(32,812)	30,000	(32,812)
Amenity Center Operations	55,418	85,000	29,582	85,000	29,582
Drainage and Trail Maintenance	17,033	23,000	5,967	23,000	5,967
Insurance	4,132	4,000	(132)	4,000	(132)
Tax Appraisal and Collection Fees	3,513	6,000	2,487	6,000	2,487
Bank Charges	10	200	190	200	190
Other Fees	-	100	100	100	100
Newspaper notices	-	2,000	2,000	2,000	2,000
Website	-	500	500	500	500
Total Expenditures	252,085	267,700	15,615	267,700	15,115
Projected Excess Revenue Over Expenditures	\$ 11,916	\$ (18,295)	\$ 30,211	\$ (17,295)	\$ 29,211

Agenda Item No. 5

Discuss, consider, and take action as necessary regarding District budget for 2023-2024.

Belvedere Municipal Utility District
 General Operating Fund
 Statement of Projected Revenues and Expenditures
 Budget for the Fiscal Year October 1, 2023 to September 30, 2024

Revenues

Maintenance Taxes	\$	282,923
Interest Income		10,000
		292,923

Expenditures

Solid Waste Disposal		57,000
Legal Fees		40,000
Audit Fees		7,500
Accounting Fees		14,400
Engineering Fees		30,000
Amenity Center Operations and Maintenance		85,000
Drainage and Trail Maintenance		40,000
Playscape Repairs and Maintenance		11,025
Insurance		5,000
Tax Appraisal and Collection Fees		6,000
Bank Charges		200
Other fees		100
Newspaper notices		2,000
Website		500
		298,725
Projected Excess (Deficit) Revenue Over (Under) Expenditures	\$	(5,802)

Additional Expenditures for Consideration

Drainage Maintenance	\$	100,000
Engineering Drainage Maintenance	\$	50,000

Belvedere Municipal Utility District
Debt Service Fund
Statement of Projected Revenues and Expenditures
Budget for the Fiscal Year October 1, 2023 to September 30, 2024

<u>Revenues</u>	
Property Taxes	\$ 465,454
Interest Income	6,000
	<hr/>
Total Revenues	471,454
	<hr/>
<u>Expenditures</u>	
Principal	320,000
Interest	151,819
	<hr/>
Total Expenditures	471,819
	<hr/>
Projected Excess (Deficit) Revenue Over (Under) Expenditures	<u><u>\$ (365)</u></u>

Belvedere Municipal Utility District
Property Taxes for the Fiscal Year October 1, 2023 to September 30, 2024

Property Taxes		Debt	M&O
Taxable value	\$ 368,749,809		
Tax rate	\$ 0.2050	\$ 0.1275	\$ 0.0775
Tax levy		\$ 470,156	\$ 285,781

99% collection rate

	Debt	M&O
	\$ 470,156	\$ 285,781
	0.99	0.99
Estimated Collections	\$ 465,454	\$ 282,923

Tax rate year ended 9/30/23	\$ 0.2225	\$ 0.1450	\$ 0.0775
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Fred Castro

Subject: FW: Belvedere MUD
Attachments: 2023 TNT - Belvedere MUD (7-24-23).xlsx

From: Garry Kimball <garry@spfmuni.com>
Sent: Monday, July 24, 2023 10:03 PM
To: Fred Castro <fcastro@lglawfirm.com>; David Klein <dklein@lglawfirm.com>; jeff monzingo <jeff@jeffmcpa.com>
Cc: Jim Koerner <jimkoerner@ymail.com>; Ron Ubertini <Ron.Ubertini@wilsonart.com>; Danielle Lam <dlam@lglawfirm.com>; Chloe Daniels <chloe.daniels@lglawfirm.com>; Sage Billiot <sbilliot@lglawfirm.com>
Subject: Belvedere MUD

Attached please find our proposed Notice to Taxpayer and tax rate recommendations for 2023 for the referenced District.

Proposed 2023 Bond Tax Rate: \$0.1275

Proposed 2023 M&O Tax Rate: \$0.0775

Proposed 2023 Total Tax Rate: \$0.2050

No rollback issues would result from these proposed rates. Please let me know if there are any questions. Thanks,

Garry



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

2023 Developed Water District Tax Rate Calculations

Belvedere MUD

July 24, 2023

Instructions

These worksheets will calculate the information water districts will need prior to adopting their tax rate. It will be necessary first to enter the required data on the "Data Entry" sheet. To access that sheet, click on the Data tab located at the bottom of this window. Some data may already have been entered for you.

NOTE: All worksheets are "locked" to protect accidental changes. You may only enter items on the data entry page and only in the blue colored cells. If for some reason you need to otherwise edit any of the worksheets, the password to unlock them is "TAX". It is case sensitive.

If you have debt, when you enter the debt information, your debt rate will be calculated for you on line 12 of the data entry page. It has a provision for you to "back into" a specific debt rate if you wish.

After you have entered the required data, click on the "Notice" tab. This sheet has all the information you need to complete the "Water District Notice of Public Hearing on Tax Rate". This is a notice all water districts must publish prior to adopting their tax rate (Water Code, Section 49.236). The Tax Office cannot publish this for you.

If line 14 on the Notice tab is equal to or less than 3.5%, this paragraph does not apply and you may ignore the "Voter-Approval" tab. If line 14 on the Notice tab is more than 3.5% and you are a Developed Water District, an election must be held to determine whether to approve the maintenance and operation tax rate under Section 49.23602 of the Water Code. You are advised to seek legal counsel in this event. The VOTER-APPROVAL RATE is calculated for you on the "Voter-Approval" tab.

NOTE: Due to an anomaly in the law, it is possible that the calculated voter-approval rate will be higher than the proposed rate which generated the voter-approval rate. Although not likely, if this occurs, you should seek legal counsel. If you are a new jurisdiction or had no levy last year, line 14 of the Notice tab will display "INFINITE %" because you are dividing by zero. Again, this a problem with the wording in the Code and you may wish to seek legal counsel as to what you need to show in your notice.

2023 Developed Water District Tax Rate Calculations

Belvedere MUD

July 24, 2023

Data Entry Page

1. The Districts PROPOSED 2023 Total Tax Rate	\$	0.2050	/\$100
2. 2023 average appraised value of residence homestead.	\$	2,397,731	
3. 2023 average taxable value of residence homestead.	\$	1,746,198	
4. 2022 average appraised value of residence homestead.	\$	2,221,740	
5. 2022 average taxable value of residence homestead.	\$	1,571,295	
6. The district's 2022 Total Tax Rate.	\$	0.2225	/\$100
7. The district's 2022 Maintenance & Operation Tax Rate.	\$	0.0775	/\$100

Complete lines 8 thru 14 ONLY if you have qualified debt or contract service.

8. 2023 Net Taxable Value	\$	368,749,809	
9. 2023 Total Qualified Contract Service	\$	0.00	
10. 2023 Total Qualified Debt Service	\$	471,819.00	
11. SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2023 tax levy (e.g. from fund reserves).	\$	1,662.99	
12. Your Final Calculated Debt Rate is:	\$	0.1275	/\$100

NOTE1: If line 12 displays "NEG#", then the amount entered on line 11 is too high.

Use the following ONLY if you wish a specified debt rate.

NOTE2: If you have a specific TARGET DEBT RATE, enter that rate on line 13 and enter the amount that appears in line 14 into line 11. If you have done this correctly, line 12 will now equal line 13. If line 14 displays "NEG#", then your target debt rate is higher than the law permits; you may not use that target rate.

13. 2023 Target Debt Rate	\$	0.1275	/\$100
14. Amount you need to enter into line 11	\$	1,662.99	
15. 2022 Unused Increment Rate	\$	0.0000	/\$100

2023 Developed Water District Tax Rate Calculations

Belvedere MUD

July 24, 2023

the format required for publication. An example of the notice is provided on the Comptroller's website at <https://comptroller.texas.gov/taxes/property-tax/truth-in-taxation/notices.php>.

Notice of Public Hearing Notice Calculations

1. 2022 average appraised value of residence homestead	\$	2,221,740
2. homestead (excluding senior citizen's or disabled person's exemptions)	- \$	0
3. 2022 average taxable value of residence homestead (line 1 minus line 2)	= \$	1,571,295
4. 2022 adopted TOTAL tax rate (per \$100 of value)	x \$	0.2225 /\$100
5. 2022 Total tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	3,496.13
6. 2023 average appraised value of residence homestead	\$	2,397,731
7. 2023 general exemptions available for the average homestead (excluding senior citizen's or disabled person's)	- \$	0
8. 2023 average taxable value of residence homestead (line 8 minus line 9)	= \$	1,746,198
9. 2023 proposed TOTAL tax rate (per \$100 of value)	x \$	0.2050 /\$100
10. 2023 Total tax on average residence homestead (multiply line 8 by line 9, divide by \$100)	= \$	3,579.71
11. Difference in Rates per \$100 value	\$	(0.0175) /\$100
12. Percentage increase/decrease in rates (+/-)		-7.86%
13. Annual increase/decrease in taxes if proposed tax rate is adopted	\$	83.58
14. percentage of increase		2.39%

2023 Developed Water District Tax Rate Calculations

Belvedere MUD

July 24, 2023

Section 1: Voter-Approval Tax Rate Worksheet		
1.	2022 average appraised value of residence homestead	\$ 2,221,740
2.	2022 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$ 650,445
3.	2022 average taxable value of residence homestead (line 1 minus line 2)	= \$ 1,571,295
4.	2022 adopted M&O tax rate (per \$100 of value)	x \$ 0.0775 /\$100
5.	2022 M&O tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$ 1,217.75
6.	Highest M&O tax on average residence homestead with increase (multiply line 5 by 1.035)	= \$ 1,260.37
7.	2023 average appraised value of residence homestead	\$ 2,397,731
8.	2023 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$ 651,533
9.	2023 average taxable value of residence homestead (line 7 minus line 8)	= \$ 1,746,198
10.	Highest 2023 M&O Tax Rate (line 6 divided by line 9, multiply by 100)	\$ 0.0721 /\$100
11.	2023 Debt Tax Rate	+ \$ 0.1275 /\$100
12.	2023 Contract Tax Rate	+ \$ 0.0000 /\$100
13.	2022 unused increment rate (Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate. If the number is less than zero, enter zero)	= \$ 0.0000 /\$100
14.	2021 unused increment rate (If the year is prior to 2022, enter zero)	+ \$ 0.0000 /\$100
15.	2020 unused increment rate (If the year is prior to 2022, enter zero)	+ \$ 0.0000 /\$100
16.	2023 total unused increment rate (add lines 13, 14, and 15)	= \$ 0.0000 /\$100
17.	2023 Voter-Approval Tax Rate (add lines 10, 11, 12, and 16)	= \$ 0.1996 /\$100

Section 2: Mandatory Election Tax Rate		
18.	2022 average taxable value of residence homestead (enter the amount from Line 3)	= \$ 1,571,295.00
19.	2022 adopted total tax rate	x \$ 0.2225 /\$100
20.	2022 total tax on average residence homestead (multiply Line 18 by Line 19, divide by \$100)	= \$ 3,496.13
21.	2023 mandatory election amount of taxes per average residence homestead (multiply Line 20 by 1.035)	= \$ 3,618.49
22.	2023 mandatory election tax rate, before unused increment (Line 21 divided by Line 9, multiply by \$100)	= \$ 0.2072 /\$100
23.	2023 mandatory tax election tax rate (add Line 16 and Line 22)	= \$ 0.2072 /\$100

TRAVIS CENTRAL APPRAISAL DISTRICT

1K

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

July 24, 2023

BELVEDERE MUD

JAMES P. KOERNER, PRESIDENT
816 CONGRESS AVE, STE 1900
AUSTIN, TX 78701

In accordance with Tax Code Section 26.01(a-1) enclosed is the **2023 Certified Estimate** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Accordingly, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2023) and has information to assist you in completing the Truth in Taxation calculations and postings. The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as established in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2023. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$342,253,639
Certification Percentage	91%
Section 26.01(c) Value Under Protest	\$26,496,170
Net Taxable Value	\$368,749,809

Sincerely,

A handwritten signature in black ink, appearing to read "Marya Crigler".

Marya Crigler
Chief Appraiser
mcrigler@tcadcentral.org
(512) 834-9317 ext 337

Tax Rate Worksheet Information (numbering based on form 50-856)

1K

1	2022 total taxable value	\$317,495,273
2	2022 tax ceiling	\$ 0
4	2022 total adopted tax rate	0.2225
5	2022 taxable value lost because of court appeals of ARB decisions reduced 2022 ARB values	
5A	Original 2022 ARB Value	
5B	2022 values resulting from final court decisions	
6	2022 taxable value subject to an appeal under Chapter 42, as of July 25	
6A	2022 ARB certified value	
6B	2022 disputed value	
9	2022 taxable value of property in territory the taxing unit deannexed after Jan 1, 2022	
10	2022 taxable value lost because a property first qualified for exemption in 2023	
10A	Absolute exemptions	\$ 0
10B	Partial exemptions and amount exempt due to an increased exemption	\$ 0
11	2022 taxable value lost because a property first qualified for agricultural appraisal in 2023	
11A	2022 market value	\$ 0
11B	2023 productivity value	\$ 0
13	2022 captured value of property in a TIF/TIRZ	
18	Total 2023 taxable value on the certified appraisal roll today	
18A	Certified taxable	\$342,253,639
18B	Rolling Stock	
18C	Pollution control and energy storage systems exemptions	
18D	2023 captured value of property in a TIF/TIRZ	
19	Total value of properties under protest or not on certified roll	
19A	2023 taxable value of properties under protest	\$26,496,170
19B	2023 value of properties not under protest or included in certified appraisal	
20	2023 tax ceiling	\$ 0
22	Total 2023 taxable value of properties in territory annexed after Jan 1, 2022	\$ 0
23	Total 2023 taxable value of new improvements and new personal property located in new improvements	\$13,410,312

Notice of Public Hearing – Budget/Tax Rate Information

1K

2022 Average appraised value of properties with a homestead exemption	\$2,221,740
2022 Total appraised value of all property	\$422,415,487
2022 Total appraised value of all new property	\$12,463,736
2022 Average taxable value of properties with a homestead exemption	\$1,571,295
2022 Total taxable value of all property	\$317,495,273
2022 Total taxable value of all new property	\$12,463,736
2023 Average appraised value of properties with a homestead exemption	\$2,397,731
2023 Total appraised value of all property	\$474,704,160
2023 Total appraised value of all new property	\$13,410,312
2023 Average taxable value of properties with a homestead exemption	\$1,746,198
2023 Total taxable value of all property	\$368,749,809
2023 Total taxable of all new property	\$13,410,312

Agenda Item No. 6

Discuss, consider, and take action as necessary regarding 2023 tax rate, including but not limited to, setting date for public hearing on the tax rate, and authorizing publication of notice of public hearing on such tax rate.

NOTICE OF PUBLIC HEARING ON TAX RATE

The Belvedere Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2023 on September 27, 2023 at 6:00pm at 17400 Flagler Drive, Austin, TX 78738. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in taxable value of your property in relation to the change in taxable value of all other property. The change in taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

For the proposal:	Directors James Koerner, Ronald Ubertini, Kim Clifford, Keri Parker, and Vito Sciaraffia
Against the proposal:	None
Present and not voting:	None
Absent:	None

The following table compares on an average residence homestead in this taxing unit last year to taxes proposed on the average resident homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	<u>\$0.2225/\$100</u> Adopted	<u>\$0.2050/\$100</u> Proposed
Difference in rates per \$100 of value		<u>\$0.0175/\$100</u>
Percentage increase/decrease in rates (+/-)		<u>-7.86%</u>
Average appraised residence homestead value	<u>\$2,221,740.00</u>	<u>\$2,397,731.00</u>
General homestead exemption available (excluding 65 years of age or older or disabled person's exemptions)	<u>\$0.00</u>	<u>\$0.00</u>
Average residence homestead taxable value	<u>\$1,571,295.00</u>	<u>\$1,746,198.00</u>
Tax on average residence homestead	<u>\$3,496.13</u>	<u>\$3,579.71</u>
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	<u>\$83.58</u> <u>2.39%</u>	

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in taxes on the average homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code. An election is not required if the adopted tax rate is less than or equal to the voter-approval tax rate.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Agenda Item No. 7

Discuss, consider, and take action as necessary concerning engagement of West, Davis & Company to conduct audit of the District's financial records for the period ending September 30, 2023.

WEST, DAVIS & COMPANY

A LIMITED LIABILITY PARTNERSHIP

August 10, 2023

Board of Directors
Belvedere Municipal Utility District
Lloyd Gosselink Rochelle & Townsend
816 Congress Ave, Suite 1900
Austin, Texas 78701

We are pleased to confirm our understanding of the services we are to provide the Belvedere Municipal Utility District No. 1 (the “District”) for the year ended September 30, 2023. We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the District’s basic financial statements, as of and for the year ended September 30, 2023. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management’s Discussion and Analysis
2. General Fund Budget Comparison.

We have also been engaged to report on supplementary information other than RSI that accompanies the District’s basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor’s report on the financial statements:

1. TCEQ required schedules.

Audit Objectives

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements taken as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the District and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion.

Other Services

We will also prepare the financial statements of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the

right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to

include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to [include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon]. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Audit Administration, Fees, and Other

We understand that your employees or consultants will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of West, Davis and Company and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to TCEQ or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of West, Davis and Company personnel. Furthermore, upon request, we may provide copies of selected audit documentation to TCEQ or its designee. TCEQ or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Bob West is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit on approximately October 1, 2023, and to issue our reports no later than December 31, 2023. Our fee for these services will be at our standard hourly rates plus out-of-pocket costs except that we agree that our gross fee will be approximately \$7,500. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoice for these fees will be rendered upon completion of our work and are payable on presentation. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We will also be available to provide additional services to the District, upon the District's request. Our fee for any such additional services will be at our standard hourly rates.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in

which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return a copy to us.

Sincerely,



Bob West, CPA
Partner

RESPONSE:

This letter correctly sets forth the understanding of Belvedere Municipal Utility District.

By: _____

Date: _____

Title: _____

Agenda Item No. 8

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; and
- d. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.

Belvedere MUD Board Meeting

September 19, 2023

Financial Information

Schedule of Cash Activity

**BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: SEPTEMBER 19, 2023**

GENERAL FUND CHECKING ACCOUNT BALANCE **\$ 25,533.74**

Revenue:

Deposit Date	Description	Amount
	Transfer from Money Market	\$ -
Total Deposits:		\$ -

Expenses paid since last meeting on 8/15/23

EFT	Pedernales Electric Cooperative	Amenity Center Operations	\$ 402.19	
EFT	AT & T	Amenity Center Operations	\$ 152.81	
EFT	Pedernales Electric Cooperative	Amenity Center Operations	\$ 295.50	
Total Expenditures:			\$ 850.50	

Cash Balance Before Expenditures **\$ 24,683.24**

Expenditures:

Check Number	Description	Amount
1457	Montoya & Monzingo LLP	\$ 1,200.00
1458	Lloyd Gosselink	\$ 587.00
1459	Quiddity Engineering, LLC	\$ 3,496.25
1460	Sunscape Landscaping	\$ 1,021.97
1461	DigDug Construction LLC	\$ 2,450.00
1462	Travis Central Appraisal District	\$ 754.27
Transfer	Belvedere - Debt Service	\$ 605.57
Total Expenditures:		\$ (10,115.06)

ENDING BALANCE - GENERAL FUND CHECKING AS OF SEPTEMBER 19, 2023 **\$ 14,568.18**

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 5,808.65**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 453,103.91**

TOTAL GENERAL FUND OPERATING CASH **\$ 473,480.74**

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET **\$ 52,250.26**

Transfer	Operating Checking	Property Taxes	\$ 605.57	
Total Deposits:			\$ 605.57	

ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET **\$ 52,855.83**

CASH BALANCE - DEBT SERVICE - TEXPOOL **\$ 182,550.28**

TOTAL CASH BALANCE - DEBT SERVICE **\$ 235,406.11**

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended September 19, 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	\$ 243,955	\$ 244,405	\$ (450)	\$ 244,405	\$ (450)
Other Income	2,250	-	2,250	-	2,250
Interest Income	17,796	5,000	12,796	6,000	11,796
Total Revenues	264,001	249,405	14,596	250,405	13,596
<u>Expenditures</u>					
Solid Waste Disposal	56,019	55,000	(1,019)	55,000	(1,019)
Legal Fees	31,248	40,000	8,752	40,000	8,752
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	14,400	14,400	-	14,400	-
Engineering Fees	62,812	30,000	(32,812)	30,000	(32,812)
Amenity Center Operations	55,418	85,000	29,582	85,000	29,582
Drainage and Trail Maintenance	17,033	23,000	5,967	23,000	5,967
Insurance	4,132	4,000	(132)	4,000	(132)
Tax Appraisal and Collection Fees	3,513	6,000	2,487	6,000	2,487
Bank Charges	10	200	190	200	190
Other Fees	-	100	100	100	100
Newspaper notices	-	2,000	2,000	2,000	2,000
Website	-	500	500	500	500
Total Expenditures	252,085	267,700	15,615	267,700	15,115
Projected Excess Revenue Over Expenditures	\$ 11,916	\$ (18,295)	\$ 30,211	\$ (17,295)	\$ 29,211

Financial Statements

Belvedere Municipal Utility District

Balance Sheet

As of September 19, 2023

	<u>Sep 19, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	14,970.37
Money Market - ABC Bank	5,808.65
TexPool	<u>453,103.91</u>
Total Checking/Savings	473,882.93
Accounts Receivable	
Taxes Receivable	<u>2,892.31</u>
Total Accounts Receivable	2,892.31
Other Current Assets	
Prepaid Insurance	<u>2,134.13</u>
Total Other Current Assets	<u>2,134.13</u>
Total Current Assets	<u>478,909.37</u>
TOTAL ASSETS	<u>478,909.37</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>2,892.31</u>
Total Other Current Liabilities	<u>2,892.31</u>
Total Current Liabilities	<u>2,892.31</u>
Total Liabilities	2,892.31
Equity	
Unassigned	464,101.33
Net Income	<u>11,915.73</u>
Total Equity	<u>476,017.06</u>
TOTAL LIABILITIES & EQUITY	<u>478,909.37</u>

Belvedere Municipal Utility District
Profit & Loss
October 1, 2022 through September 19, 2023

	Oct 1, '22 - Sep 19, 23
Ordinary Income/Expense	
Income	
Interest Income	17,795.68
Income	
Property Taxes	243,955.03
Total Income	243,955.03
Total Income	261,750.71
Expense	
Amenity Center Operations	55,417.50
Drainage Repairs & Maintenance	3,000.00
Trail Repairs	
Trail General Maintenance	12,263.24
Major Trail Repair	1,769.60
Total Trail Repairs	14,032.84
Audit Fees	7,500.00
Bank Service Charges	10.00
Bookkeeping Fees	14,400.00
Engineering	
District Engineering	62,812.50
Total Engineering	62,812.50
Insurance	
Liability Insurance	4,131.55
Total Insurance	4,131.55
Legal Fees	31,247.74
Collection and Appraisal Fees	3,514.26
Waste Disposal	56,018.59
Total Expense	252,084.98
Net Ordinary Income	9,665.73
Other Income/Expense	
Other Income	
Other Income-Drainage Ditch	2,250.00
Total Other Income	2,250.00
Net Other Income	2,250.00
Net Income	11,915.73

Belvedere MUD-Debt Service Fund
Balance Sheet
As of September 19, 2023

	<u>Sep 19, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	52,855.83
TexPool	<u>182,550.28</u>
Total Checking/Savings	235,406.11
Accounts Receivable	
Taxes Receivable	<u>5,411.53</u>
Total Accounts Receivable	<u>5,411.53</u>
Total Current Assets	<u>240,817.64</u>
TOTAL ASSETS	<u>240,817.64</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>5,411.53</u>
Total Other Current Liabilities	<u>5,411.53</u>
Total Current Liabilities	<u>5,411.53</u>
Total Liabilities	5,411.53
Equity	
Restricted	235,996.25
Net Income	<u>-590.14</u>
Total Equity	<u>235,406.11</u>
TOTAL LIABILITIES & EQUITY	<u>240,817.64</u>

Belvedere MUD-Debt Service Fund
Profit & Loss
October 1, 2022 through September 19, 2023

	<u>Oct 1, '22 - Sep 19, 23</u>
Ordinary Income/Expense	
Income	
Tax Revenue	455,483.93
Total Income	455,483.93
Expense	
Bank Service Charges	108.00
Bond Principal	305,000.00
Interest Expense	160,618.76
Paying Agent Fee	1,200.00
Total Expense	466,926.76
Net Ordinary Income	-11,442.83
Other Income/Expense	
Other Income	
Interest Income	10,852.69
Total Other Income	10,852.69
Net Other Income	10,852.69
Net Income	<u><u>-590.14</u></u>

Property Tax Statement

UIK	RECEIVABLE BALANCE	TAX ADJ	BASE TAX COLLECTED	NET BASE TAX COLLECTED	PERCENT COLLECTED	TAX BALANCE ENDING	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2014	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2015	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2016	.60	.01	.01	.01	1.64 %	.60	.00	.00	.00	.00	.01
2017	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2018	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2019	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2020	.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	599.16-
TOTAL	.60	599.15-	.01	599.16	599.15-100.10 %	.60	.00	.00	.00	.00	599.15-

ENTITY	RECEIVABLE BALANCE	TAX ADJ	BASE TAX COLLECTED	NET BASE TAX COLLECTED	PERCENT COLLECTED	TAX BALANCE ENDING	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2022	715052.57	11644.02-	702372.81	7267.50	695105.31	96.82 %	8303.24	2843.57	.00	.00	697948.88
TOTAL	715053.17	12243.17-	702372.82	7866.66	694506.16	96.82 %	8303.84	2843.57	.00	.00	697349.73

Outstanding property tax receivable

Debt Service
 2016 = 1,31
 2022 = 5411.22
5411.53

Operating
 2016 = 1,29
 2022 = 2892.02
2892.31

Current tax rate
 Operating: .0775
 Debt Service: .1415
total: .2225

Current Invoices for Approval

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
9/11/2023	30497

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

Description	Amount
September 2023 accounting services	1,200.00
Thank you for your business.	Total \$1,200.00

Recd 9/11/23



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

www.lglawfirm.com

August 28, 2023

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

Invoice: 97543310
Client: 2364
Matter: 0
Billing Attorney: DJK
Tax ID # 74-2308445

INVOICE SUMMARY

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

RE: Belvedere Community

Professional Services	\$ 587.00
Total Disbursements	<u> .00</u>
TOTAL THIS INVOICE	\$ 587.00

Reid 9/2/23

Lloyd Gosselink Rochelle & Townsend PC
is committed to offering a more secure, and convenient option to pay your bill using:
Visa, MasterCard, Discover, and American Express and eCheck.
A convenience fee applies.

Visit our website to make a payment at: <https://www.lglawfirm.com/client-payment-information>

Lloyd Gosselink Rochelle & Townsend, P.C.



Invoice Total \$3,496.25

Invoice #: ARIV1004344
Invoice date: 8/31/2023
Project Number: 16654-0900-23

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	Truist 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	

For professional services from 01-Jul-2023 through 31-Jul-2023

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

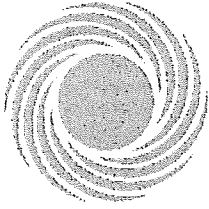
16654-0900-23.001 - District Operations

Role	Hours	Rate	Amount
Design Engineer I	2.75	125.00	343.75
Design Engineer II	7.00	145.00	1,015.00
Professional Engineer III	9.50	225.00	2,137.50
Subtotal	19.25		3,496.25

Invoice subtotal	3,496.25
Total	3,496.25

Services include: Coordination with Consultants and contractors, field visits, ditch lining evaluations, culvert table update, budget update, and meetings with Engineering Subcommittee.

Recd 9/1/23



SUNSCAPE
LANDSCAPING

INVOICE

Invoice: 18853
Invoice Date: 09/01/2023

BILL TO **PROPERTY ADDRESS**

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

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

Phone: 512-251-5668 x25

INVOICE **TERMS** **ACCOUNT MANAGER**

09/01/2023 Net 30 Greg Alford

DESCRIPTION **PRICE**

#27314 - Trail Maintenance Contract RENEWAL September 2023 \$1,021.97

Trail Maintenance \$1,021.93	Subtotal:	\$1,021.97
HOA /MUS Contract \$3,008.96	Sales Tax (.00%)	\$0.00
	INVOICE TOTAL:	\$1,021.97
	Pay This Amount:	\$1,021.97

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.

We now offer ACH payment options. Please visit our portal at <https://sunscape.propertyserviceportal.com/> or contact us at AP@Sunscapeaustin.com for more information.

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

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

DigDug Construction LLC

P.O. Box 92583
Austin TX 78709-2583
512-382-0008

Invoice

DATE	INVOICE #
7/11/2023	5414

BILL TO
Quiddity Engineering

Belvedere

PROJECT	P.O. No.	DUE DATE
8304 Mesa Verde		8/10/2023

SERVICE DESCRIPTION	AMOUNT
: Regrade ditch on both sides of driveway. Use some material for building berm. Haul off spoils.	2,100.00
Install Sod on Neighbors flow line	350.00
Sales Tax	0.00
We appreciate your business!	Total \$2,450.00

Payments/Credits	\$0.00
Balance Due	\$2,450.00

TRAVIS CENTRAL APPRAISAL DISTRICT

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

	Invoice Date	Invoice Number
Invoice	9/1/2023	8511

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
9/1/2023	Appraisal Revenue	Appraisal Fees	\$754.27
			<i>Rec'd 9/9/23</i>
Due Date: 10/1/2023		Total:	\$754.27

8511 9/1/2023

Invoice Date	Charge Code	Description	Amount
9/1/2023	Appraisal Revenue	Appraisal Fees	\$754.27

1K Belvedere MUD

Total Due: \$754.27

Due Date: 10/1/2023

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.

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

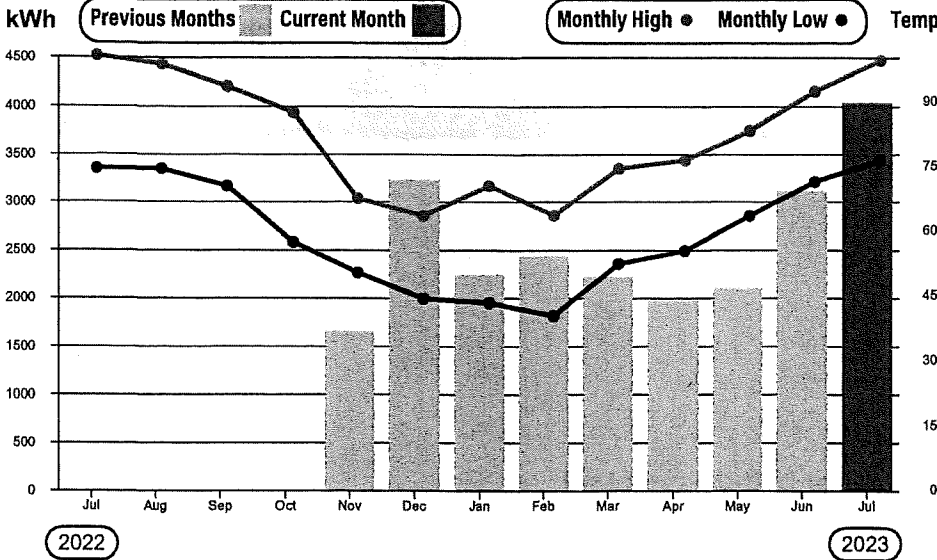
Account #: 3001549599
Member Name: BELVEDERE MUD
Director District: 5
Bill Date: 07/28/2023

AUTOPAY AMOUNT
\$402.19
Paid By Bank Draft
08/18/2023

Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 07/28/2023.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month 4,037 kWh \$402.19	Total energy use last month 3,114 kWh \$318.81
Total energy use this month last year 0 kWh \$0.00	Average daily use and temp this month 130 kWh/Day 88°

IMPORTANT MEMBER INFORMATION

Summer is here, which means it is time to shift and save! Shift your consumption outside of Power Rush Hour from 2 to 7 p.m. and conserve energy all day long for savings now and later. Learn more at pec.coop/power-rush-hour.

Your 2022 capital credit allocation is \$26.15. Please refer to the enclosed bill insert or visit pec.coop/capital-credits for more information.

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

*Paid EFT 8/18/23
REC'D 8/1/23*



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

Bill Date 07/28/2023
Account # 3001549599
AutoPay Amount - DO NOT PAY \$402.19
Bank Draft on 08/18/2023

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 18
Johnson City, TX 78636-0001

7696 1 AB 0.537
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7696
C-33





BELVEDERE MUD
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

Page: 1 of 3
 Issue Date: Aug 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.

Total due

\$152.81

AutoPay is scheduled for:
Sep 12, 2023

Account summary

Your last bill	\$152.80
Payment, Aug 13 - Thank you!	-\$152.80
Remaining balance	\$0.00

Service summary

Internet <small>Page 2</small>	\$86.03
Phone <small>Page 2</small>	\$66.78
Total services	\$152.81

*Paid by 9/12/23
 recd 8/27/23*

Total due **\$152.81**

AutoPay is scheduled to debit your bank account on Sep 12, 2023

Ways to pay and manage your account:



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

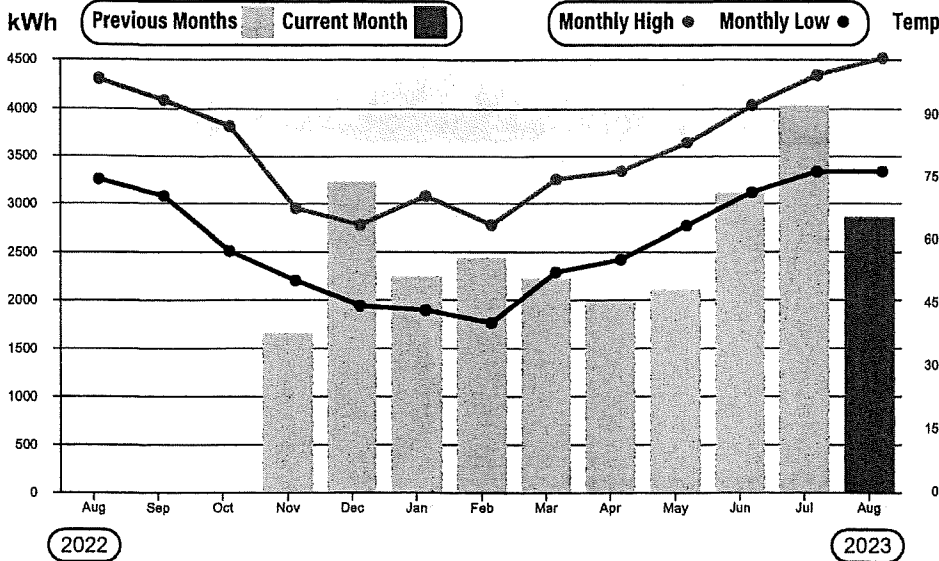
Account #: 3001549599
Member Name: BELVEDERE MUD
Director District: 5
Bill Date: 08/26/2023

AUTOPAY AMOUNT
\$295.50
Paid By Bank Draft
09/18/2023

Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 08/26/2023.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month 2,856 kWh \$295.50	Total energy use last month 4,037 kWh \$402.19
Total energy use this month last year 0 kWh \$.00	Average daily use and temp this month 98 kWh/Day 90°

IMPORTANT MEMBER INFORMATION

Effective October 1, 2023, (1) the Winter Storm Surcharge will expire and no longer be charged, and (2) the Base Power Cost will be adjusted from \$0.044500 to \$0.058500 per kWh. The change in the Base Power Cost results from a tripling of ERCOT market costs in the last three years. Power supply costs are passed through to members at cost with no added charges. For the average PEC member using 1,250 kWh/month, this means a net increase of \$8.75/month. Learn more at pec.coop/rates.

*Paid BFT 9/18/23
Recd 8/27/23*

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: 08/26/2023
Account #: 3001549599
AutoPay Amount - DO NOT PAY: \$295.50
Bank Draft on 09/18/2023

PEC Secure Pay Station barcode



Mail payment to:

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



7747 1 AB 0.537
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7747
C-29



460763001549599000029550000032505082620231

ABC Bank Statements

TexPool Statements



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3615001
Belvedere Municipal Utility District
General Funds
PO Box 2029
Pflugerville TX 78691

Date 8/31/23 Page 1
Primary Account XXXXXXXXXXXXX [REDACTED]

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

Checking Account

Account Title: Belvedere Municipal Utility District
General Funds

Business Checking Public Funds		Enclosures/Images	16
Account Number	XXXXXXXXXX [REDACTED]	Statement Dates	8/01/23 thru 8/31/23
Previous Balance	29,202.09	Days in the Statement Period	31
3 Deposits/Credits	36,679.21	Average Ledger Balance	25,987.75
17 Checks/Debits	59,547.04	Average Collected	25,945.81
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	6,334.26 <i>w</i>		

Deposits and Other Credits

Date	Description	Amount
8/01	PPD F746000192	929.21
	CONS PAY PT CLEARING	
8/17	Deposit	35,000.00
8/21	Deposit	750.00

Debits

Date	Description	Amount
8/08	PPD 0000358635	113.77-
	SPECTRUM SPECTRUM	
8/15	PPD 9864031004	152.80-
	Payment ATT	
8/21	CCD 2740828412	402.19-
	ELEC_BILL Pedernales_Elec	
	3001549599	



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

Business Checking Public Funds XXXXXXXXXXXX [REDACTED] (Continued)

		Checks			
Date	Check No.	Amount	Date	Check No.	Amount
8/22		971.00	8/29	1448	8,176.25
8/22		6,985.92	8/29	1449	1,812.50
8/14	1443*	3,000.00	8/17	1450	14,472.24
8/08	1444	520.00	8/28	1453*	460.00
8/15	1445	4,030.92	8/28	1454	520.00
8/17	1446	2,400.00	8/29	1455	223.00
8/18	1447	9,437.70	8/29	1456	5,868.75

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/01	30,131.30	8/17	40,441.57	8/28	22,414.76
8/08	29,497.53	8/18	31,003.87	8/29	6,334.26
8/14	26,497.53	8/21	31,351.68		
8/15	22,313.81	8/22	23,394.76		

End of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Checking Account - ABC Bank, Period Ending 08/31/2023

Type	Date	Num	Name	Cir	Amount	Balance
Beginning Balance						
Cleared Transactions						29,202.09
Checks and Payments - 17 items						
Check	07/19/2023	1443	Sean Canahauat...	X	-3,000.00	-3,000.00
Check	08/02/2023	1445	Sunscape Lands...	X	-4,030.92	-7,030.92
Check	08/02/2023	1444	Victor Insurance ...	X	-520.00	-7,550.92
Check	08/08/2023	EFT	Spectrum Business	X	-113.77	-7,664.69
Check	08/13/2023	EFT	AT & T	X	-152.80	-7,817.49
Check	08/15/2023	1450	Texas Disposal S...	X	-14,472.24	-22,289.73
Check	08/15/2023	1447	Lloyd Gosselink ...	X	-9,437.70	-31,727.43
Check	08/15/2023	1448	Quiddity Engineer...	X	-8,176.25	-39,903.68
Check	08/15/2023	Tran...	Belvedere MUD ...	X	-6,985.92	-46,889.60
Check	08/15/2023	1456	Quiddity Engineer...	X	-5,868.75	-52,758.35
Check	08/15/2023	1446	Montoya & Monzi...	X	-2,400.00	-55,158.35
Check	08/15/2023	1449	Quiddity Engineer...	X	-1,812.50	-56,970.85
Check	08/15/2023	Tran...	Belvedere MUD ...	X	-971.00	-57,941.85
Check	08/15/2023	1454	Victor Insurance ...	X	-520.00	-58,461.85
Check	08/15/2023	1453	Manuela's Cleani...	X	-460.00	-58,921.85
Check	08/15/2023	1455	A.T. Services LLC	X	-223.00	-59,144.85
Check	08/18/2023	EFT	Pedernales Electr...	X	-402.19	-59,547.04
Total Checks and Payments					-59,547.04	-59,547.04
Deposits and Credits - 3 items						
Deposit	08/01/2023			X	929.21	929.21
Transfer	08/15/2023			X	35,000.00	35,929.21
Deposit	08/16/2023			X	750.00	36,679.21
Total Deposits and Credits					36,679.21	36,679.21
Total Cleared Transactions					-22,867.83	-22,867.83
Cleared Balance					-22,867.83	6,334.26
Uncleared Transactions						
Checks and Payments - 2 items						
Check	08/15/2023	1451	Sunscape Lands...		-4,030.92	-4,030.92
Check	08/15/2023	1452	Sunscape Lands...		-1,769.60	-5,800.52
Total Checks and Payments					-5,800.52	-5,800.52
Deposits and Credits - 1 item						
Transfer	08/15/2023				25,000.00	25,000.00
Total Deposits and Credits					25,000.00	25,000.00
Total Uncleared Transactions					19,199.48	19,199.48
Register Balance as of 08/31/2023					-3,668.35	25,533.74
Ending Balance					-3,668.35	25,533.74



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3615004
Belvedere Municipal Utility District
Operating Money Market
PO Box 2029
Pflugerville TX 78691

Date 8/31/23 Page 1
Primary Account XXXXXXXXXXXXX [REDACTED]

5

* 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	1
Account Number	XXXXXXXXXXXX [REDACTED]	Statement Dates	8/01/23 thru 8/31/23
Previous Balance	40,777.16	Days in the Statement Period	31
Deposits/Credits	.00	Average Ledger Balance	23,841.67
1 Checks/Debits	35,000.00	Average Collected	23,841.67
Service Charge Amount	.00	Interest Earned	31.49
Interest Paid	31.49	Annual Percentage Yield Earned	1.57%
Current Balance	5,808.65	2023 Interest Paid	521.27

Deposits and Other Credits

Date	Description	Amount
8/31	Interest Deposit	31.49

Date	Check No.	Amount	Checks
8/17		35,000.00	

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/01	40,777.16	8/17	5,777.16	8/31	5,808.65

* 00540010900303000 *

Date 8/31/23 Page 2
Primary Account XXXXXXXXXXXX

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

Money Market Public Fund XXXXXXXXXXXX (Continued)

INTEREST RATE SUMMARY

Date	Rate
7/31	1.550000%
8/31	2.200000%

End of Statement

*
0
0
5
4
0
0
1
U
9
U
2
U
U
U
U
*



Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 08/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						40,777.16
Cleared Transactions						
Checks and Payments - 1 item						
Transfer	08/15/2023			X	-35,000.00	-35,000.00
Total Checks and Payments					-35,000.00	-35,000.00
Deposits and Credits - 1 item						
Deposit	08/31/2023			X	31.49	31.49
Total Deposits and Credits					31.49	31.49
Total Cleared Transactions					-34,968.51	-34,968.51
Cleared Balance					-34,968.51	5,808.65
Register Balance as of 08/31/2023					-34,968.51	5,808.65
Ending Balance					-34,968.51	5,808.65

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



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

Participant Statement

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

Statement Period **07/01/2023 - 07/31/2023**

Page 1 of 2

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

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	\$476,032.34	\$0.00	\$0.00	\$2,071.57	\$478,103.91	\$476,099.16
Total Dollar Value	\$476,032.34	\$0.00	\$0.00	\$2,071.57	\$478,103.91	

Portfolio Value

Pool Name	Pool/Account	Market Value (07/01/2023)	Share Price (07/31/2023)	Shares Owned (07/31/2023)	Market Value (07/31/2023)
Texas Local Government Investment Pool	[REDACTED]	\$476,032.34	\$1.00	478,103.910	\$478,103.91
Total Dollar Value		\$476,032.34			\$478,103.91

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[REDACTED]	\$2,071.57	\$13,022.98
Total		\$2,071.57	\$13,022.98



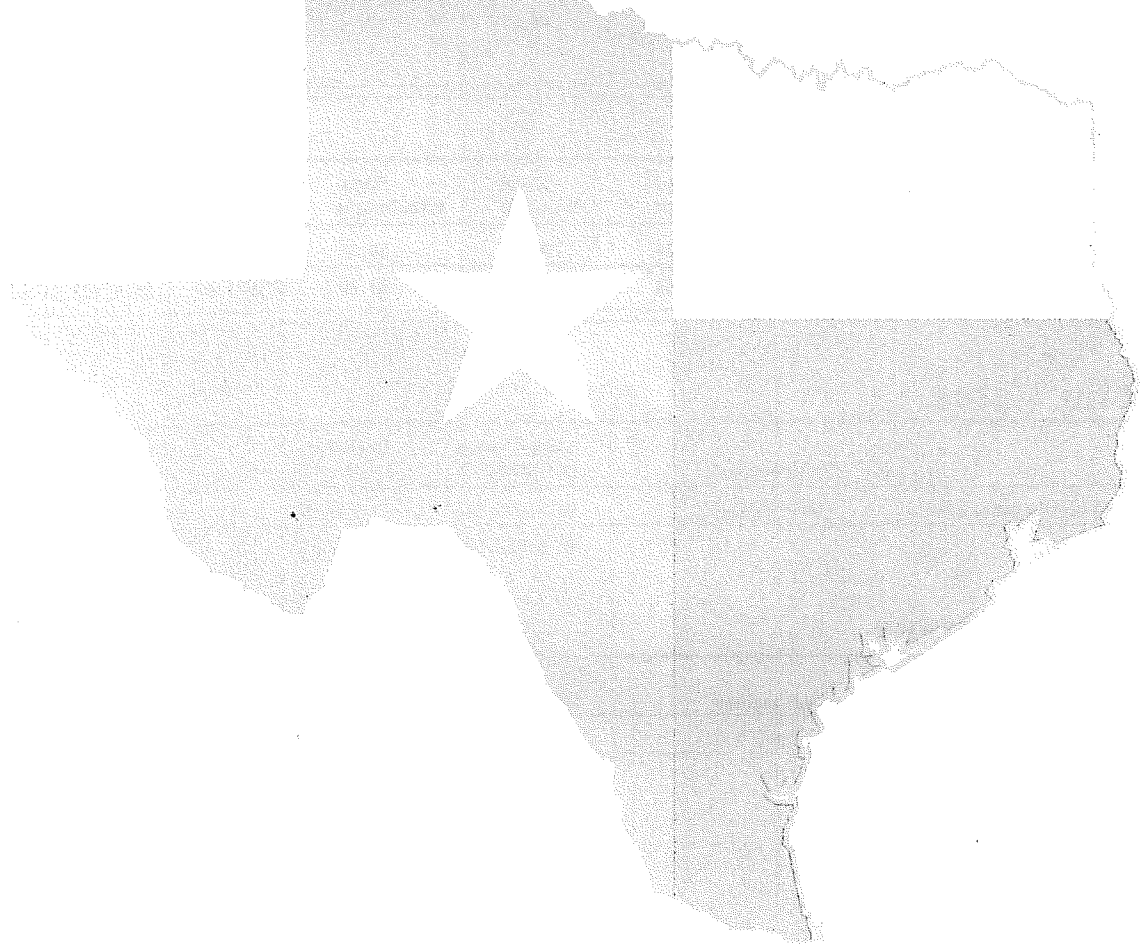
Transaction Detail

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
07/01/2023	07/01/2023	BEGINNING BALANCE	\$476,032.34	\$1.00		476,032.340
07/31/2023	07/31/2023	MONTHLY POSTING	\$2,071.57	\$1.00	2,071.570	478,103.910
Account Value as of 07/31/2023			\$478,103.91	\$1.00		478,103.910



Belvedere Municipal Utility District

Reconciliation Detail

TexPool, Period Ending 07/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						476,032.34
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	07/31/2023			X	2,071.57	2,071.57
Total Deposits and Credits					2,071.57	2,071.57
Total Cleared Transactions					2,071.57	2,071.57
Cleared Balance					2,071.57	478,103.91
Register Balance as of 07/31/2023					2,071.57	478,103.91
New Transactions						
Checks and Payments - 1 item						
Transfer	08/15/2023				-25,000.00	-25,000.00
Total Checks and Payments					-25,000.00	-25,000.00
Total New Transactions					-25,000.00	-25,000.00
Ending Balance					-22,928.43	453,103.91



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3615002
Belvedere Municipal Utility District
Debt Services
PO Box 2029
Pflugerville TX 78691

Date 8/31/23 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	2
Account Number	XXXXXXXXXXXX	Statement Dates	8/01/23 thru 8/31/23
Previous Balance	44,222.46	Days in the Statement Period	31
2 Deposits/Credits	7,956.92	Average Ledger Balance	46,789.20
Checks/Debits	.00	Average Collected	46,789.20
Service Charge Amount	.00	Interest Earned	70.88
Interest Paid	70.88	Annual Percentage Yield Earned	1.80%
Current Balance	52,250.26	2023 Interest Paid	4,185.46

Deposits and Other Credits

Date	Description	Amount
8/22	Deposit	971.00
8/22	Deposit	6,985.92
8/31	Interest Deposit	70.88

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/01	44,222.46	8/22	52,179.38	8/31	52,250.26

INTEREST RATE SUMMARY

Date	Rate
7/31	1.550000%
8/22	2.200000%



Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 08/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						44,222.46
Cleared Transactions						
Deposits and Credits - 3 items						
Deposit	08/15/2023			X	971.00	971.00
Deposit	08/15/2023			X	6,985.92	7,956.92
Deposit	08/31/2023			X	70.88	8,027.80
Total Deposits and Credits					8,027.80	8,027.80
Total Cleared Transactions					8,027.80	8,027.80
Cleared Balance					8,027.80	52,250.26
Register Balance as of 08/31/2023					8,027.80	52,250.26
Ending Balance					8,027.80	52,250.26 <i>hw</i>

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



TEXAS TRUST
 TEXAS TREASURY SAFEKEEPING 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 **07/01/2023 - 07/31/2023**

Page 1 of 2

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

Location ID **[REDACTED]**

Investor ID **[REDACTED]**

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	\$181,759.33	\$0.00	\$0.00	\$790.95	\$182,550.28	\$181,784.84
Total Dollar Value	\$181,759.33	\$0.00	\$0.00	\$790.95	\$182,550.28	

Portfolio Value

Pool Name	Pool/Account	Market Value (07/01/2023)	Share Price (07/31/2023)	Shares Owned (07/31/2023)	Market Value (07/31/2023)
Texas Local Government Investment Pool	[REDACTED]	\$181,759.33	\$1.00	182,550.280	\$182,550.28
Total Dollar Value		\$181,759.33			\$182,550.28

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[REDACTED]	\$790.95	\$4,972.49
Total		\$790.95	\$4,972.49



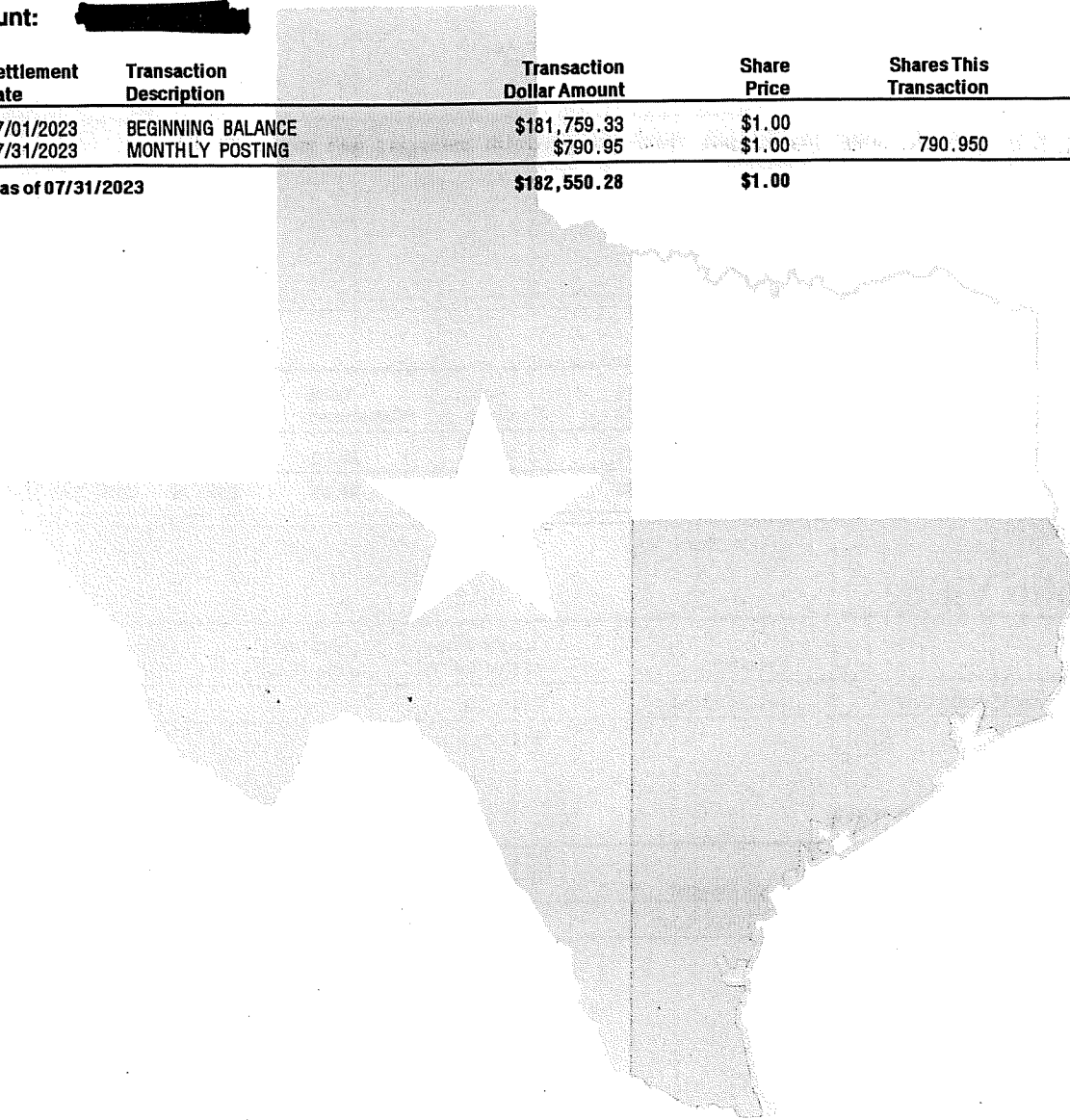
Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: [REDACTED]

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
07/01/2023	07/01/2023	BEGINNING BALANCE	\$181,759.33	\$1.00		181,759.330
07/31/2023	07/31/2023	MONTHLY POSTING	\$790.95	\$1.00	790.950	182,550.280
Account Value as of 07/31/2023			\$182,550.28	\$1.00		182,550.280



Belvedere MUD-Debt Service Fund

Reconciliation Detail

TexPool, Period Ending 07/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						181,759.33
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	08/31/2023			X	790.95	790.95
Total Deposits and Credits					790.95	790.95
Total Cleared Transactions					790.95	790.95
Cleared Balance					790.95	182,550.28
Register Balance as of 07/31/2023					790.95	182,550.28
Ending Balance					790.95	182,550.28

Agenda Item No. 10

Discuss, consider, and take action regarding adoption of District Drainage System Issue Resolution Guidelines.

DRAFT (9/12/23)

Belvedere Municipal Utility District Drainage System Issue Resolution Guidelines

The Belvedere Municipal Utility District (District) owns and operates the drainage facilities serving the District. Design Criteria and Requirements for the District's Drainage System (DDC&R) are as established by the District's Engineer. The District Engineer shall monitor the proper operation and maintenance of the District's drainage facilities. The Board shall from time to time approve updates to the DDC&R including, but not limited to additions or alterations to the District's Drainage System due to erosion, flooding, variation in expected water flows or changes in water pathways, as recommended by the District Engineer.

Lot drainage shall follow the natural drainage to the street, utility easement or natural grade elevations. Each Owner is responsible for managing lot surface drainage. All requirements of the District or other governmental agencies also must be met. It is the Owner's responsibility to determine compliance with all District or other governmental requirements. Consistent therewith, a lot owner shall direct rainwater and/or irrigation runoff from his or her lot to appropriate drainage areas or easements so as to minimize the impact of the runoff on neighboring lots. If an issue regarding runoff is brought to the attention of the Board, the Board (with guidance from the District Engineer) may, in its sole discretion, seek to help facilitate identification of the source of any problem and/or recommend a resolution thereof. However, resolution of any such matter shall remain the responsibility of the relevant lot owners.

A lot owner is also responsible for ensuring that all Improvements on his or her lot are in compliance with the DDC&R. If changes are made to the DDC&R, the lot owner shall be responsible for bringing any lot Improvements into compliance. The Board (with guidance from the District Engineer) shall provide guidance to the lot owner with regards to what is required to come into compliance. However, any additional costs incurred by the Board (including legal and engineering fees) to bring an Improvement into compliance will be the responsibility of the lot owner. Notwithstanding the foregoing, if a change to the DDC&R for a given lot is caused by (i) Improvements on or topography changes to one or more lots and/or common areas other than the lot where the change is required or (ii) increases in expected water flows or changes in water pathways, the Board (with guidance from the District Engineer) shall assist in determining the party (or parties) responsible for implementing the required changes and the extent to which each party shall bear the costs thereof.

If changes to the DDC&R are located on common areas within the District or caused by alterations to the topography directly attributable to acts undertaken by the District, the District shall bear (i) the responsibility for implementing the changes to the DDC&R and (ii) all of the cost thereof.

Agenda Item No. 11

Discuss, consider, and take action regarding regulation, 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. Budgeting for drainage facilities, including but not limited to, ditches and culverts;
- c. Potential culvert/ditch work at 8700 and 8708 Springdale Ridge;
- d. Request for waiver for property at 8308 Verde Mesa;
- e. Issuance of Notice of Violation concerning culvert/ditch work on property at 8316 Verde Mesa; and
- f. Trail maintenance.



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

September 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 September 19, 2023

Dear Directors:

1. Drainage Facilities

- a. Flagler Ditch – No report at this time.
- b. Verde Mesa Cove– No report at this time.
- c. Lakewood Ridge Cove- No report at this time.
- d. Ditch lining evaluations – No report at this time.
- e. Drainage System Issue Resolution Guidelines – Collaborated with the engineering subcommittee to revise the guidelines.

2. Trail Facilities

- a. Maintenance – No report at this time.

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 20230926.docx