

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF SPECIAL 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 special meeting, open to the public, on Wednesday, August 5, 2026, 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. Discuss, consider, and take action to approve minutes for the May 5, 2026 special meeting.
3. Discuss, consider, and take action concerning election of officers.
4. Receive public comment (*three (3) minutes per speaker; but any person providing public comment through a translator is limited to six (6) minutes, unless the District uses simultaneous translation equipment in a manner that allows the Board to hear the translated public testimony simultaneously with the speaker*).
5. Discuss and consider the preliminary 2026-2027 District budget.
6. Discuss, consider, and take action as necessary concerning the proposed 2026 tax rate, including scheduling a public hearing on a proposed tax rate, and authorizing publication of a notice of public hearing on such tax rate.
7. Discuss, consider, and take action concerning changes in rates charged by District consultants.
8. Discuss, consider, and take action concerning the engagement of West, Davis & Company to conduct an audit of the District's financial records for the period ending September 30, 2026.
9. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. TexPool investments; and
 - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
10. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District.
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. Drainage facilities;
 - c. Trail maintenance.
12. Discuss, consider, and take action regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC.
 13. Discuss, consider, and take action on future meeting schedule.
 14. Adjournment.

EXECUTED this the 30th day of July 2026.



 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 LHO Gussennik, Attorney for the District, at (512) 322-5818, for information.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
TAXPAYER IMPACT STATEMENT PER TEXAS GOV'T CODE § 551.043(c)(2)**

Property tax bill for the median-valued homestead for current fiscal year (fiscal year 2025-2026):	\$3,651
Estimated property tax bill for the median-valued homestead for the upcoming fiscal year (fiscal year 2026-2027) if the proposed budget is adopted:	\$3,527
Estimated property tax bill for the median-valued homestead for the upcoming fiscal year (fiscal year 2026-2027) if a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26 of the Texas Tax Code** is adopted:	\$3,689*

**The No-New-Revenue Tax Rate, as calculated under Chapter 26 of the Texas Tax Code, may not be capable of funding a balanced budget for the District.*

****No-New-Revenue Tax Rate** = rate expressed in dollars per \$100 of table value calculated according to the following formula:

$$\text{No-New-Revenue Tax Rate} = \frac{(\text{Last Year's Levy} - \text{Lost Property Levy})}{(\text{Current Total Value} - \text{New Property Value})}$$

Last Year's Levy = the total of the amount of taxes that would be generated by multiplying the total tax rate adopted in the preceding year by the total taxable value of property on the appraisal roll for the preceding year, including taxable value that was reduced in an appeal, all appraisal roll supplements and corrections as of the date of the calculation (other than corrections made under Texas Tax Code § 25.25(d) for errors that resulted in an incorrect appraised value that exceeds more than one-fourth of the correct appraised value for a residence or one-third the correct value in the case of all other property), portions of property involved in an appeal that are not in dispute, and the amount of taxes refunded by the taxing unit in the preceding year for tax years before that year.

Lost Property Levy = amount of taxes levied in the preceding year on property value that was taxable in the preceding year but is not taxable in the current year because the property is exempt in the current year under a provision of the Texas Tax Code other than 11.251 (Tangible Personal Property Exempt), 11.253 (Tangible Personal Property in Transit), and 11.35 (Temporary Exemption for Qualified Property Damaged by Disaster), the property has qualified for special appraisal under Chapter 23 of the Texas Tax Code in the current year, or the property is located in the territory that has ceased to be part of the taxing unit since the preceding year.

Current Total Value = total taxable value of property listed on the appraisal roll for the current year, including all supplements and corrections as of the date of the calculation, less the taxable value of property exempted for the current tax year for the first time under Texas Tax Code § 11.31 (Pollution Control Property) or 11.315 (Energy Storage System in Nonattainment Area).

New Property Value = means the following:

- Total taxable value of property added to the appraisal roll in the current year by annexation and improvements listed on the appraisal roll that were made after January 1st of the preceding tax year, including personal property located in new improvements that was brought into the unit after January 1st of the preceding tax year.
- Property value that is included in the current total value for the tax year succeeding a tax year in which any portion of the value of the property was excluded from the total value because of the application of a tax abatement agreement to all or a portion of the property, less the value of the property that was included in the total value for the preceding tax year.
- For purposes of an entity created under Section 52, Article III, or Section 59, Article XVI of the Constitution, property value that is included in the current total value for the tax year succeeding a tax year in which the following occurs: (a) the subdivision of land by plat; (b) installation of water, sewer, or drainage lines, or (c) the paving of undeveloped land.

A copy of the proposed budget for fiscal year 2026-2027 is available on the District's website:
<https://belvederemud.org/>