

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF SPECIAL MEETING**

*DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE BELVEDERE
AVISO DE REUNIÓN ESPECIAL*

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

PARA: LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE BELVEDERE Y A TODAS LAS DEMÁS PERSONAS INTERESADAS:

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 Tuesday, March 31, 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:

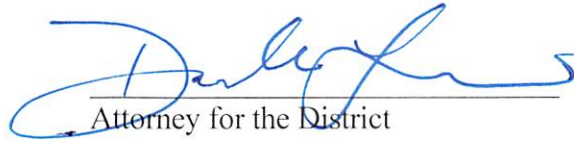
Se da aviso por la presente, de conformidad con el Código de Gobierno de Texas, Capítulo 551, que la Junta Directiva del Distrito de Servicios Públicos Municipales de Belvedere organiza una reunión especial, abierta al público, el martes, el 31 de marzo de 2026, a las 6:00 p.m., dentro de los límites del Distrito, en el Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, para los siguientes propósitos:

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 January 27, 2026 special meeting.
3. 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*).
4. Discuss, consider, and take action as necessary concerning the adoption of the Order Declaring Results of the Uncontested Directors Election (*Discutir, considerar y tomar las medidas necesarias con respecto a la adopción de la Orden que Declara el resultado de la Elección de Directores No Impugnada*);
5. 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.

6. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District.
7. 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.
8. Discuss, consider, and take action on future meeting schedule.
9. Adjournment.

EXECUTED this the 23rd day of March 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 Lloyd Gosselink, Attorney for the District, at (512) 322-5818, for information.

Agenda Item No. 2

Discuss, consider, and take action to approve minutes of January 27, 2026 special meeting.

“C”. Mr. West informed the Board that the audit is a Texas Commission on Environmental Quality requirement, and his finding resulted in a clean report, and that no issues relating to risk were found. Director Ubertini moved to approve the financial audit as presented. Director King seconded the Motion and the Motion passed unanimously, 4-0.

5. 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.

Director Koerner introduced this Item. Director Ubertini presented the Bookkeeper’s Report and cash sheet, consisting of the list of the District’s revenues, invoices paid since the Board’s last regular meeting on November 17, 2025, current invoices, proposed bank transfers for the current reporting month, and additional documentation concerning other bookkeeping matters, all of which are attached hereto as **Exhibit “D”**. After discussion, Director Koerner moved to (i) authorize the transfer of a total of \$103,880.89 from the Districts Checking Account to the District’s Debt Service Account, (ii) ratify the payment of the invoices paid since the Board’s last regular meeting, (iii) approve the payment of current invoices, and (iv) approve the payment of bond-related payments totaling \$64,465.63 as presented in the Bookkeeper’s Report. Director King seconded the Motion and the Motion passed unanimously, 4-0.

6. Discuss, consider, and take action to adopt Order Calling Director Election and authorize publication of notice (*Analizar, considerar y tomar las medidas necesarias para adoptar la Orden de Convocatoria a Elección de Directores y autorizar la publicación del aviso*). Director Koerner introduced this Item. Ms. Lam stated that Directors Koerner, King, and Parker’s terms were expiring and up for reelection in May 2026 and that the deadline for receiving a candidate’s application for a place on the ballot was 5:00 p.m., Friday, February 13, 2026. She stated that in the event the Directors Election is uncontested, the Board will follow the procedures for the election of unopposed candidates established by the Texas Election Code and cancel its May 2, 2026 Directors Election. A copy of the Order Calling Directors Election is attached hereto as **Exhibit “E”**. Director Koerner moved to adopt the Order Calling Directors Election, as presented, and authorized publication of the notice of same. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0.

7. Discuss, consider, and take action as necessary to appoint the District’s agent, pursuant to Texas Election Code § 31.123, for the May 2, 2026 Directors Election (*Analizar, considerar y tomar las medidas necesarias para adoptar la resolución que designa al agente del Distrito, de conformidad con el Código Electoral de Texas § 31.123, para la Elección de Directores de mayo de 2026*). Director Koerner introduced this Item. Ms. Lam stated that the Texas Election Code authorizes the Board Secretary to appoint an agent if the Board Secretary does not maintain an office during the hours and days required by the Texas Election Code. She stated that the above-referenced resolution, a copy of which was presented to the Board and attached hereto as **Exhibit “F”**, appoints Mr. David Klein, the District’s General Counsel, as the duly authorized agent of the Board Secretary and

authorizes him to perform all ministerial duties in connection with the District's upcoming Director Election. Ms. Lam stated that Mr. Klein had informed her that if appointed, he would be willing to serve in that role. Director Ubertini moved to adopt the above-referenced resolution, as presented. Director King seconded the Motion and the Motion passed unanimously, 4-0.

8. Discuss, consider, and take action as necessary to authorize the execution of election agreement with Travis County; (*Autorizar la ejecución del acuerdo de elección con el Condado de Travis*). Director Koerner introduced this Item. Ms. Lam noted that the District typically engages Travis County to conduct the District's Directors Elections, if contested. She added that by contracting with Travis County for election services, the District would be sharing in such costs with all other political subdivisions in Travis County utilizing the County to conduct their May 2, 2026 elections, memorialized under one joint election agreement with the County. Ms. Lam stated that the County has not provided a finalized election services agreement yet because critical election-related deadlines have not yet passed and the County is unsure of the political subdivisions that will ultimately request their services and of the election polling places required. She recommended that the Board authorize the Board President to review and approve an election services agreement with Travis County and authorize the Board President to execute a joint election agreement with political subdivisions in Travis County, should the need arise, when the final agreement becomes available. Director King moved to authorize the Board President to execute an election services agreement with Travis County and joint election agreements with political subdivisions in Travis County, if necessary. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0.
9. 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 announced that Director Ubertini had been elected HOA Board President. Director Ubertini stated one of his priorities was to work, in association with the District, to repave the mailbox kiosk. After discussion, no action was taken by the Board in connection with this Item.
10. Discuss, consider, and take action as necessary concerning the District's website. Director Koerner introduced this Item. He stated that he had been collaborating with Director Parker to make the District's website more user-friendly and easier to navigate through the information posted on the website. The Board also discussed the District's website hosting fee and asked Ms. Lam to confirm if her firm could handle future payments then invoice the District. Ms. Lam also noted that the District has until April 2027 to comply with the Department of Justice's rule that sets technical requirements for special districts to follow to make sure their websites and mobile applications are accessible to people with disabilities, and that she would provide a list of requirements to the District at a later date.
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 Engineer;
 - b. Drainage facilities, including, but not limited to:
 - c. Trail maintenance.

Ms. Norris presented a copy of her report attached hereto as **Exhibit “G”**. She stated that she had no new updates with regard to the District’s Drainage Facilities, including Trail Facilities Maintenance.

12. Discuss, consider, and take action concerning an agreement for landscape and trail maintenance services with Sunscape Landscaping (“Sunscape”). Director Koerner introduced this Item. He stated that it was his understanding that there were no additional edits to the agreement contained within the Board meeting materials and the Board had previously authorized him to sign the agreement, so it is ready for execution by the parties.
13. The Board will meet in executive session to receive advice from its attorneys regarding the solicitation of bids for landscaping services, in accordance with Texas Government Code § 551.071. Director Koerner introduced this Item and stated that there was no need for the Board to convene in executive session.
14. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item. After discussion, it was the consensus of the Board that the next meeting of the Board of Directors would be held at 6:00 p.m. at the Belvedere Amenity Center on March 31, 2026, and directed the District’s consultants to take the steps necessary to schedule such meeting.
15. Adjournment. Director Ubertini moved to adjourn the meeting. Director King seconded the Motion and the Motion passed unanimously, 4-0. The meeting was adjourned at 6:40 p.m.

PASSED, APPROVED, AND ADOPTED this 31st day of March 2026.

[DISTRICT SEAL]

Fred King, Secretary

Agenda Item No. 4

Discuss, consider, and take action as necessary concerning the adoption of the Order Declaring Results of the Uncontested Directors Election (*Discutir, considerar y tomar las medidas necesarias con respecto a la adopción de la Orden que Declara el resultado de la Elección de Directores No Impugnada*).

ORDER DECLARING RESULT OF UNCONTESTED DIRECTORS ELECTION

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

BELVEDERE MUNICIPAL UTILITY DISTRICT

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The Board of Directors of Belvedere Municipal Utility District (the “District”) met in special session, open to the public, after due notice, at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, an official meeting place within the boundaries of the District, on the 31st day of March 2026; whereupon the roll was called of the members of the Board of Directors, to wit:

James Koerner	President
Ronald Ubertini	Vice President
Fred King	Secretary
Keri Parker	Assistant Secretary
Geoffrey Webster	Assistant Secretary

All members of the Board were present, except Director _____, thus constituting a quorum, and among other proceedings had by said Board of Directors was the following:

There came on to be considered (i) the election of three (3) directors, each of whom shall serve four (4) year terms, which was called to be held on May 2, 2026 (the “Directors Election”); and (ii) the certification attached as Exhibit “A” to this Order, submitted by the Secretary of the District, which indicates that:

- (1) The election order (“Order”) entered by the District on January 27, 2026 stated that ballots used in the Directors Election shall have printed thereon the names of all candidates for the office of director who timely filed applications to have their names printed on the ballot by 5:00 p.m. seventy-eight (78) days prior to the Directors Election, and blank spaces for write-in votes. The Order further stated that any persons interested in applying to be a candidate for the office of director could obtain an application to have their names printed on the ballot at the offices of the District’s General Counsel, Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas, 78701; online at www.belvederemud.org; or by sending an email to elections@lglawfirm.com.
- (2) 5:00 p.m. on February 13, 2026 was the deadline for persons to file an application to have their name printed on the ballot as a candidate for election to the office of director at the Directors Election scheduled for May 2, 2026.
- (3) 5:00 p.m. on February 17, 2026 was the deadline for persons to file a declaration of write-in candidacy for election to the office of director at the Directors Election scheduled for May 2, 2026.

- (4) The only persons who have filed an application to have their names placed on the ballot are Jim Koerner, Fred King, and Alexandra Kern.
- (5) Three (3) positions for the office of director are scheduled to be voted on at the May 2, 2026 Directors Election, and only three (3) persons have filed applications to have their names placed on the ballot; therefore, only three (3) candidates' names would be placed on the ballot representing three (3) candidates for three (3) positions available.
- (6) No person has filed a declaration of write-in candidacy for the May 2, 2026 Directors Election; therefore, no candidate's name is to be placed on a list of write-in candidates for the office of director.
- (7) Candidates Jim Koerner, Fred King, and Alexandra Kern are unopposed for election to the office of director.
- (8) The Board of Directors of the District desires to cancel the May 2, 2026 Directors Election and authorize the posting of the Order of Cancellation attached to this Order as Exhibit "B" at each polling place that would have been used in the Directors Election.

IT IS, THEREFORE, FOUND, DECLARED, AND SO ORDERED by the Board of Directors of Belvedere Municipal Utility District that the above Directors Election was duly called; that the Secretary of the District has duly certified in writing that Jim Koerner, Fred King, and Alexandra Kern are unopposed for election to the office of director in accordance with law; that Jim Koerner, Fred King, and Alexandra Kern are declared elected to serve four-year terms on the Board of Directors of said District, subject to their taking their oaths, executing and filing their bonds as required by law; the Directors Election called for May 2, 2026 will not be held; and a copy of an Order declaring the candidates elected, provided as Exhibit "B," shall be posted in English and Spanish within the appropriate polling places established by Travis County on May 2, 2026.

It is further found and determined that notice of the date, place, and subject of this meeting was posted in accordance with the terms and provisions of V.T.C.A., Government Code, Chapter 551 at least three (3) business days preceding the scheduled time of this meeting and that the terms and provisions of said V.T.C.A., Government Code, Chapter 551 have been complied with.

The above Order being read, it was moved and seconded that same do pass. Thereupon the question being called for, the following members of the Board voted

AYE: Directors _____, _____, _____, _____, and _____.

NAY: None.

PASSED, APPROVED, AND ADOPTED this the 31st day of March 2026.

ATTEST

Fred King, Secretary

James Koerner, President

(DISTRICT SEAL)

Exhibit "A"

CERTIFICATE OF SECRETARY

CERTIFICATE OF SECRETARY

THE STATE OF TEXAS

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COUNTY OF TRAVIS

BELVEDERE MUNICIPAL UTILITY DISTRICT

I, the undersigned Secretary of the Board of Directors of Belvedere Municipal Utility District (the “District”), certify the following with regard to the election for the office of director, which was called to be held on May 2, 2026 (the “Directors Election”):

- (1) The election order (“Order”) entered by the District on January 27, 2026 stated that ballots used in the Directors Election shall have printed thereon the names of all candidates for the office of director who timely filed applications to have their names printed on the ballot by 5:00 p.m. seventy-eight (78) days prior to the Directors Election, and blank spaces for write-in votes. The Order further stated that any persons interested in applying to be a candidate for the office of director could obtain an application to have their names printed on the ballot at the offices of the District’s General Counsel, Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas, 78701; online at www.belvederemud.org; or by sending an email to elections@lglawfirm.com.
- (2) 5:00 p.m. on February 13, 2026 was the deadline for a person to file an application to have his/her name printed on the ballot as a candidate for election to the office of director at the Directors Election scheduled for May 2, 2026.
- (3) 5:00 p.m. on February 17, 2026 was the deadline for a person to file a declaration of write-in candidacy for election to the office of director at the Directors Election scheduled for May 2, 2026.
- (4) The only persons who have filed an application to have their names placed on the ballot are Jim Koerner, Fred King, and Alexandra Kern.
- (5) Three (3) positions for the office of director are scheduled to be voted on at the May 2, 2026 Directors Election, and only three (3) persons have filed applications to have their names placed on the ballot; therefore, only three (3) candidates’ names would be placed on the ballot.
- (6) No person has filed a declaration of write-in candidacy for the May 2, 2026 Directors Election; therefore, no candidate’s name is to be placed on a list of write-in candidates for the office of director.
- (7) Candidates Jim Keorner, Fred King, and Alexandra Kern are unopposed for election to the office of director.

WITNESS MY HAND AND OFFICIAL SEAL OF THE DISTRICT, this 31st day of March
2026.

By: _____
Fred King, Secretary
Board of Directors

(DISTRICT SEAL)

Exhibit "B"

ORDER OF CANCELLATION OF DIRECTORS ELECTION FOR
BELVEDERE MUNICIPAL UTILITY DISTRICT

**ORDER OF CANCELLATION OF DIRECTORS ELECTION FOR
BELVEDERE MUNICIPAL UTILITY DISTRICT**

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

The Board of Directors of Belvedere Municipal Utility District hereby cancels the directors election scheduled to be held on May 2, 2026, in accordance with Section 2.053(a) of the Texas Election Code.

The following candidates have been certified as unopposed and are hereby elected as follows:

<u>Candidate</u>	<u>Office Sought</u>
Jim Koerner	Director
Fred King	Director
Alexandra Kern	Director

A copy of this Order will be posted on election day at each polling place that would have been used in the election.

Dated this 31st day of March 2026.

James Koerner, President

Fred King, Secretary

**ORDEN DE CANCELACIÓN DE ELECCIÓN DE DIRECTORES PARA EL DISTRITO DE
SERVICIOS PÚBLICOS MUNICIPALES DE BELVEDERE**

ESTADO DE TEXAS §
CONDADO DE TRAVIS §
DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS MUNICIPALES DE BELVEDERE §

El Consejo de Administración del Distrito Municipal de Servicios Públicos Municipales de Belvedere se cancela la elección de directores que, de lo contrario, se hubiera celebrado el 2 de mayo 2026 de conformidad, con la Sección 2.053(a) del Código de Elección de Texas.

Los candidatos siguientes han sido certificados como candidatos únicos y son por este medio elegidos como sigue:

<u>Candidato</u>	<u>Cargo al que presenta candidatura</u>
Jim Koerner	Director
Fred King	Director
Alexandra Kern	Director

El día de las elecciones se exhibirá una copia de esta Orden en todas las mesas electorales que se hubieran utilizado en la elección.

Fecha el 31 de marzo, 2026.

James Koerner, Presidente

Fred King, Secretario

Agenda Item No. 5

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

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Belvedere MUD Board Meeting

March 31, 2026

Financial Information

Schedule of Cash Activity

**BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: MARCH 31, 2026**

GENERAL FUND CHECKING ACCOUNT BALANCE **\$ 356,781.47**

Revenue:

Deposit Date	Description	Amount
	Transfer from Money Market	\$ -
Total Deposits:		\$ -
Expenses paid since last meeting on 1/20/26		
1630	Peter Golde	\$ 588.18
EFT	AT & T	\$ 177.12
EFT	Pedernales Electric Cooperative	\$ 160.88
1631	Travis Central Appraisal District	\$ 1,048.26
1632	Sunscape Landscaping	\$ 4,030.89
EFT	AT & T	\$ 177.12
EFT	Pedernales Electric Cooperative	\$ 169.07
Total Expenditures:		\$ 6,351.52
Cash Balance Before Expenditures		\$ 350,429.95

Expenditures:

Check Number	Description	Amount
1633	Montoya & Monzingo LLP	\$ 2,800.00
1634	Lloyd Gosselink	\$ 6,844.03
1635	Quiddity Engineering	\$ 3,746.43
1636	ABC Commercial Services	\$ 304.00
1637	Sunscape Landscaping	\$ 4,840.36
Transfer	Belvedere - Money Market	\$ 200,000.00
Transfer	Belvedere - Debt Service	\$ 94,776.14
Total Expenditures:		\$ (313,310.96)
ENDING BALANCE - GENERAL FUND CHECKING AS OF MARCH 31, 2026		\$ 37,118.99

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 84,206.85**

Deposit	Transfer from checking	\$ 200,000.00
Total Deposits:		\$ 200,000.00

ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 284,206.85**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 313,951.52**

TOTAL GENERAL FUND OPERATING CASH **\$ 635,277.36**

The operating reserves are one to two times operating budget.

**BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: MARCH 31, 2026**

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET			\$ 360,246.79
Transfer	Operating Checking	Property Taxes	<u>\$ 94,776.14</u>
		Total Deposits:	<u>\$ 94,776.14</u>
ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET			\$ 455,022.93
CASH BALANCE - DEBT SERVICE - TEXPOOL			\$ 206,284.83
TOTAL CASH BALANCE - DEBT SERVICE			\$ 661,307.76

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended March 31, 2026
 Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	2026 Annual Budget	2026 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 295,033	\$ 154,800	\$ 140,233	\$ 309,600	\$ (14,567)
Interest Income	5,972	5,000	972	10,000	(4,028)
Total Revenues	301,005	159,800	141,205	319,600	(18,595)
<u>Expenditures</u>					
Solid Waste Disposal	31,961	33,250	1,289	66,500	34,539
Legal Fees	10,796	20,000	9,204	40,000	29,204
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	8,400	8,400	-	16,800	8,400
Engineering Fees	7,227	22,000	14,773	44,000	36,773
Engineering Fees - Special Projects	-	2,400	2,400	4,800	4,800
Amenity Center Operations	20,521	27,500	6,979	55,000	34,479
Drainage and Trail Maintenance	6,941	15,000	8,059	30,000	23,059
Insurance	2,818	3,000	182	6,000	3,182
Tax Appraisal and Collection Fees	2,694	3,000	306	6,000	3,306
Bank Charges	-	100	100	200	200
Other Fees	-	50	50	100	100
Newspaper notices	-	1,500	1,500	3,000	3,000
Website	588	250	(338)	500	(88)
Total Expenditures	99,446	143,950	44,504	280,400	181,042
Projected Excess Revenue Over Expenditures	\$ 201,559	\$ 15,850	\$ 185,709	\$ 39,200	\$ 162,359

* Audit Fees- Annual amount
 ** Solid Waste Disposal - 6 month - billed quarterly

Financial Statements

Belvedere Municipal Utility District
Balance Sheet
As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	37,118.99
Money Market - ABC Bank	284,206.85
TexPool	313,951.52
Total Checking/Savings	<u>635,277.36</u>
Accounts Receivable	
Taxes Receivable	16,351.49
Total Accounts Receivable	<u>16,351.49</u>
Total Current Assets	<u>651,628.85</u>
TOTAL ASSETS	<u>651,628.85</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	16,351.49
Total Other Current Liabilities	<u>16,351.49</u>
Total Current Liabilities	<u>16,351.49</u>
Total Liabilities	16,351.49
Equity	
Unassigned	433,718.03
Net Income	201,559.33
Total Equity	<u>635,277.36</u>
TOTAL LIABILITIES & EQUITY	<u>651,628.85</u>

Belvedere Municipal Utility District

Profit & Loss

October 2025 through March 2026

	<u>Oct '25 - Mar 26</u>
Ordinary Income/Expense	
Income	
Interest Income	5,972.04
Income	
Property Taxes	<u>295,033.01</u>
Total Income	<u>295,033.01</u>
Total Income	301,005.05
Expense	
Website Expenses	588.18
Amenity Center Operations	18,751.76
Trail Repairs	
Trail General Maintenance	<u>6,941.06</u>
Total Trail Repairs	6,941.06
Audit Fees	7,500.00
Bookkeeping Fees	8,400.00
Engineering	
District Engineering	<u>7,227.17</u>
Total Engineering	7,227.17
Insurance	2,818.48
Legal Fees	10,795.56
Collection and Appraisal Fees	2,693.63
Telephone	868.92
Utilities	899.77
Waste Disposal	<u>31,961.19</u>
Total Expense	<u>99,445.72</u>
Net Ordinary Income	<u>201,559.33</u>
Net Income	<u><u>201,559.33</u></u>

Belvedere MUD-Debt Service Fund
Balance Sheet
As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	455,022.93
TexPool	206,284.83
Total Checking/Savings	<u>661,307.76</u>
Accounts Receivable	
Taxes Receivable	24,785.80
Total Accounts Receivable	<u>24,785.80</u>
Total Current Assets	<u>686,093.56</u>
TOTAL ASSETS	<u>686,093.56</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	24,785.80
Total Other Current Liabilities	<u>24,785.80</u>
Total Current Liabilities	<u>24,785.80</u>
Total Liabilities	24,785.80
Equity	
Restricted	274,787.76
Net Income	386,520.00
Total Equity	<u>661,307.76</u>
TOTAL LIABILITIES & EQUITY	<u>686,093.56</u>

Belvedere MUD-Debt Service Fund

Profit & Loss

October 2025 through March 2026

	<u>Oct '25 - Mar 26</u>
Ordinary Income/Expense	
Income	
Tax Revenue	446,639.40
Total Income	<u>446,639.40</u>
Expense	
Bank Service Charges	22.00
Bond Principal	0.00
Interest Expense	63,865.63
Paying Agent Fee	600.00
Total Expense	<u>64,487.63</u>
Net Ordinary Income	382,151.77
Other Income/Expense	
Other Income	
Interest Income	4,368.23
Total Other Income	<u>4,368.23</u>
Net Other Income	4,368.23
Net Income	<u><u>386,520.00</u></u>

Property Tax Statement

YEAR	ULK	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2007		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2008		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2009		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2010		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2011		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2012		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2013		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2014		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2015		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2016		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2017		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2018		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2019		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2020		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2021		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2022		.31	.00	.31	.31	100.00 %	.00	.15	.00	.00	.46
2023		.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2024		1552.37	.00	110.14	110.14	7.09 %	1442.23	24.23	.00	.00	134.37
TOTAL		1552.68	.00	110.45	110.45	7.11 %	1442.23	24.38	.00	.00	134.83
2025		784999.85	2090.83	744959.86	1745.90	94.93 %	39695.06	467.80	.00	.00	743681.76

ENTITY	TOTAL	786552.53	2090.83	745070.31	1745.90	94.76 %	41137.29	492.18	.00	.00	743816.59
TOTAL		786552.53	2090.83	745070.31	1745.90	94.76 %	41137.29	492.18	.00	.00	743816.59

Outstanding property tax receivable

Operating
 2024 = 580.64
 2025 = 15,770.85
\$ 16,351.49

Debt Service
 2024 = 861.59
 2025 = 23,924.21
\$ 24,785.80

Current tax rate
 Operating: .0725
 Debt Service: .1100
Total: .1825

Current Invoices for Approval

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
2/3/2026	31840

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

Description	Amount
February 2026 accounting services.	1,400.00
<i>Recd 2/3/26</i>	
Thank you for your business.	Total \$1,400.00

Montoya, Monzingo & Biggs, LLP

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

Invoice

Date	Invoice #
3/2/2026	31878

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

Description	Amount
March 2026 accounting services.	1,400.00
Thank you for your business.	Total \$1,400.00

Rec'd 3/2/26

January 27, 2026

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

Invoice: 97565857
Client: 2364
Matter: 0
Billing Attorney: DJK

Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through December 31, 2025:

RE: Belvedere Community

Professional Services	\$ 2,642.00
Total Disbursements	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 2,642.00

Recd 2/2/24

Lloyd Gosselink Rochelle & Townsend, P.C.
is committed to offering a more secure, and convenient option to pay your invoice using:
Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
A convenience fee applies.

TO PAY BY CARD or eCheck with our fast, easy, and secure service, **CLICK HERE: Pay Now**

Or you may also pay online by visiting our website at: <https://www.lglawfirm.com/client-payment-information>



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

www.lglawfirm.com

February 26, 2026

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

Invoice: 97566467
Client: 2364
Matter: 0
Billing Attorney: DJK

Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through January 31, 2026:

RE: Belvedere Community

Professional Services	\$ 4,194.00
Total Disbursements	<u>\$ 8.03</u>
TOTAL THIS INVOICE	\$ 4,202.03

Rec'd 3/1/26

Lloyd Gosselink Rochelle & Townsend, P.C.
is committed to offering a more secure, and convenient option to pay your invoice using:
Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
A convenience fee applies.

TO PAY BY CARD or eCheck with our fast, easy, and secure service, **CLICK HERE: Pay Now**

Or you may also pay online by visiting our website at: <https://www.lglawfirm.com/client-payment-information>



QUIDDITY ENGINEERING

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

Invoice Total: \$3,348.93

Invoice #: ARIV1050953
 Invoice date: 2/18/2026
 Project Number: 16654-0900-26

PAYMENT INFORMATION

Remit Address

Quiddity Engineering, LLC
 PO Box 991
 Houston, TX 77001
 EIN: 87-3888184

ACH Info

Vantage Bank
 Acct: 108119104
 ABA: 114915272
 Email: Payment@Quiddity.com

Payments are due upon receipt. Standard payment options are ACH or check. We also accept all major credit cards subject to a 3% convenience fee.

For professional services from 17-Jan-2026 through 06-Feb-2026

16654-0900-26 2026 General Consultation (Belvedere MUD)

16654-0900-26.001 - General Consultation

Role	Hours	Rate	Amount
Corporate or Project Accountant	0.25	140.00	35.00
Graduate Engineer I	4.25	130.00	552.50
Graduate Engineer II	5.50	155.00	852.50
Professional Engineer V	6.50	290.00	1,885.00
Subtotal		16.50	3,325.00

Category	Vendor Id	Amount
Mileage		23.93
Subtotal		23.93

Invoice subtotal 3,348.93
 Total 3,348.93

Services during this period include meeting preparation, travel and attendance at the January 27th Board meeting, landscape agreement review, District information review related to EPA requirement compliance, and routine operational activities.

Outstanding invoices

Invoice	Date	Balance
ARIV1049688	1/29/2026	1,641.25



QUIDDITY ENGINEERING

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

Invoice Total: \$397.50

Invoice #: ARIV1052029
 Invoice date: 3/16/2026
 Project Number: 16654-0900-26

PAYMENT INFORMATION

<u>Remit Address</u>	<u>ACH Info</u>
Quiddity Engineering, LLC	Vantage Bank
PO Box 991	Acct: 108119104
Houston, TX 77001	ABA: 114915272
EIN: 87-3888184	Email: Payment@Quiddity.com

Payments are due upon receipt. Standard payment options are ACH or check. We also accept all major credit cards subject to a 3% convenience fee.

For professional services from 07-Feb-2026 through 06-Mar-2026

16654-0900-26 2026 General Consultation (Belvedere MUD)

16654-0900-26.001 - General Consultation

Role	Hours	Rate	Amount
Corporate or Project Accountant	0.25	140.00	35.00
Professional Engineer V	1.25	290.00	362.50
Subtotal	1.50		397.50

Invoice subtotal	397.50
Total	397.50

Services during this period included verifications related to EPA AWIA regulatory requirements and routine monthly operational activities.

Outstanding invoices

Invoice	Date	Balance
ARIV1049688	1/29/2026	1,641.25
ARIV1050953	2/18/2026	3,348.93

Recd 3/26/26



Account Number
10511046
Invoice Date
2/5/2026
Invoice Number
668764488-3
P.O.

Bill To:
MONTROYA & MONZINGO LLP C/O JEFF MONZINGO -
BELVEDERE MUD #1
P.O. BOX 2029
PFLUGERVILLE, TX 78691

Service Location:
Belvedere HOA
17400 Flagler Dr
Austin, TX 78738-7663
Belvedere HOA

Services Provided

Service	Price
Commercial Pest Control - Quarterly	\$214.00
Tax	\$0.00
Balance	\$214.00

Quarterly General Pest Control INCLUDES 8 RBS

Please return this portion with your payment

Remit To
ABC Home & Commercial Services
ATTN: AUSTIN
9475 E Hwy 290
Austin, TX 78724
512-837-9500

www.abchomeandcommercial.com/austin
austin@goanteater.com

Account Number
10511046

Invoice Number
668764488-3

Amount Paid: _____ **Check No.:** _____

Credit Card No.: _____ **CSV Code:** _____

Expiration: _____

Signature: _____





Account Number
10511046
Invoice Date
2/27/2026
Invoice Number
668789688-4
P.O.

Bill To:
MONTOYA & MONZINGO LLP C/O JEFF MONZINGO -
BELVEDERE MUD #1
P.O. BOX 2029
PFLUGERVILLE, TX 78691

Service Location:
Belvedere HOA
17400 Flagler Dr
Austin, TX 78738-7663
Belvedere HOA

Services Provided

Service	Price
Rodent/Wildlife Commercial Management EOM	\$90.00
Tax	\$0.00
Balance	\$90.00

Rodent Management Program Provides for ongoing control of rodents in the structure and coverage includes the physical control, trapping, and removal of animals. Sealing all ac lines holes, plumbing lines holes, vents, ridge cap, eaves, soffit vents and metal joints.

Please return this portion with your payment

Remit To
ABC Home & Commercial Services
ATTN: AUSTIN
9475 E Hwy 290
Austin, TX 78724
512-837-9500

www.abchomeandcommercial.com/austin
austin@goanteater.com

Account Number
10511046

Invoice Number
668789688-4

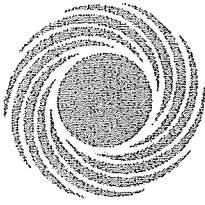
Amount Paid: _____ **Check No.:** _____

Credit Card No.: _____ **CSV Code:** _____

Expiration: _____

Signature: _____





SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 28463
Invoice Date: 03/02/2026

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
03/02/2026	Net 30	Tyler Lambourne

DESCRIPTION	PRICE
#35983 - Maintenance Contract MUD 2026 March 2026	\$4,840.36

Trail Maintenance \$1,021.93
HOA /MUS Contract \$3,008.96

Subtotal:	\$4,840.36
Sales Tax (.00%)	\$0.00
INVOICE TOTAL:	\$4,840.36
Credits/Payments	(\$0.00)
Balance Due	\$4,840.36
Pay This Amount:	\$4,840.36

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.

Rec'd 3/15/26



Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's web site is: www.tceq.texas.gov

We now offer ACH payment options. Please visit our portal at <https://sunscape.propertyserviceportal.com/> or contact us at ap@sunscape.tx.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!!

Invoices Paid Between Board Meetings

Peter Golde

From: GoDaddy <donotreply@godaddy.com>
Sent: Saturday, January 31, 2026 11:53 AM
To: Peter Golde
Subject: Renewal receipt for order #4006861461.



Need help? [Contact us.](#)
Customer Number: 254592091

Renewal Success!

Sign in to see what's new.

Websites + Marketing Standard Renewal **\$551.76**

belvederemud.org
2 Years

Subtotal:	\$551.76
Tax:	\$36.42
Total:	\$588.18

[View My Orders →](#)

*Paid with 1630
2/6/26*

We have billed your Visa card ending with the last two digits: 26 for the amount of \$588.18.

To review all your products and services, [sign in to your account.](#)

If your products are on a 1 month subscription term, they will automatically renew next month at the same price listed here, unless otherwise indicated.



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

Member-owned since 1938
nonprofit

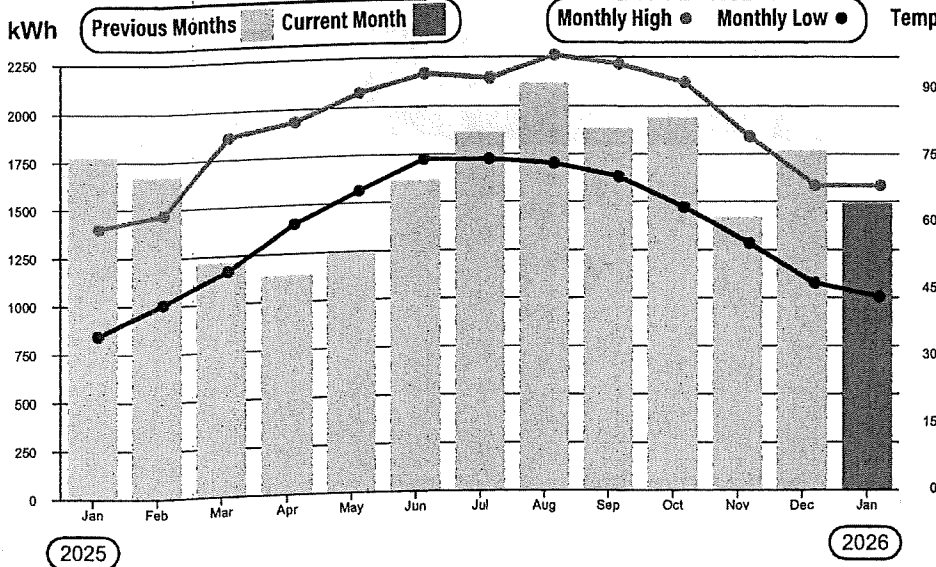
Account #: 3001549599
Member Name: Belvedere Mud
Director District: 5
Bill Date: 01/28/2026

AUTOPAY AMOUNT
\$160.88
Paid By Bank Draft
02/18/2026

This bill does not reflect payments after 01/28/2026.
Charge detail found on the back of this page.

Service Address: 17400 FLAGLER DRIVE

Monthly energy use



Energy comparison

Total energy use this month 1,490 kWh \$171.12	Total energy use last month 1,768 kWh \$196.06
Total energy use this month last year 1,776 kWh \$222.42	Average daily use and temp this month 48 kWh/Day 56°

IMPORTANT MEMBER INFORMATION

Save more in 2026! PEC is here to help you lower your electric bills all year long. This month, sign up for SmartHub to monitor your energy use. Then, get tips for every month at myPEC.com/resolve.

*Paid EFT 2/18/26
Rec'd 2/2/26*

KEEP THIS STATEMENT FOR YOUR RECORDS
PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.



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

Bill Date: 01/28/2026
Account #: 3001549599
AutoPay Amount - DO NOT PAY: \$160.88
Bank Draft on 02/18/2026

PEC Secure Pay Station barcode



Mail payment to:

Pedernales Electric Cooperative, Inc.
PO Box 660069 18
Dallas, TX 75266-0069



7413 1 AB 0.641
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7413
C-26



6600693001549599000016088000017697012820269



BELVEDERE MUD
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

Page: 1 of 3
 Issue Date: Feb 22, 2026
 Account Number: 312935378

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



\$177.12

AutoPay is scheduled for:
Mar 15, 2026

Account summary

Your last bill	\$177.12
Payment, Feb 14 - Thank you!	-\$177.12
Remaining balance	\$0.00

Service summary

 Internet	<i>Page 2</i> \$107.53
 Phone	<i>Page 2</i> \$69.59
Total services	\$177.12

Total due **\$177.12**

AutoPay is scheduled to debit your bank account on Mar 15, 2026

*Paid EFT 3/15/26
Rec'd 2/28/26*

Ways to pay and manage your account:

 **myAT&T app**
iPhone and Android

 **att.com/pay**

 **800.321.2000**
TTY: 800.651.5111

Scan to pay





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

Member-owned since 1938
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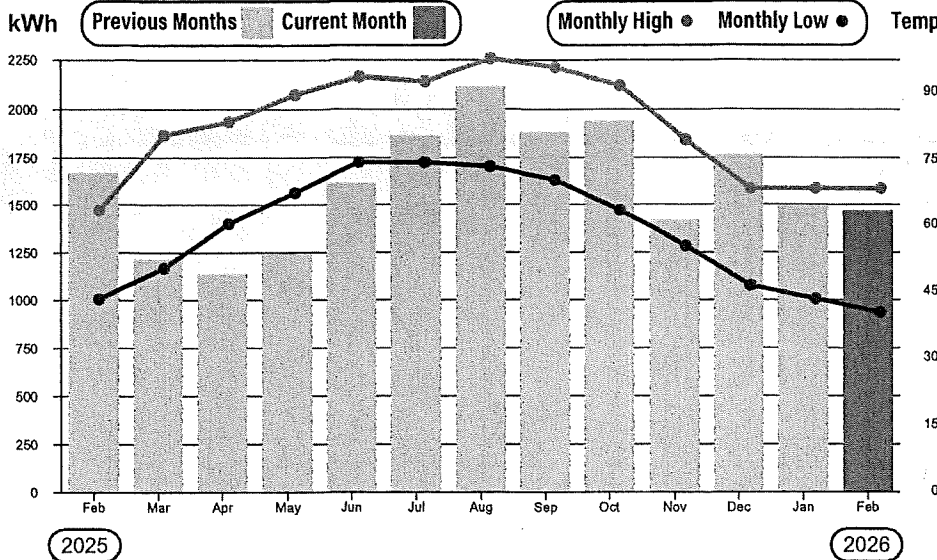
Account #: 3001549599
Member Name: Belvedere Mud
Director District: 5
Bill Date: 02/26/2026

AUTOPAY AMOUNT
\$169.07
Paid By Bank Draft
03/18/2026

Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 02/26/2026.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month 1,467 kWh \$169.07	Total energy use last month 1,490 kWh \$171.12
Total energy use this month last year 1,672 kWh \$211.59	Average daily use and temp this month 49 kWh/Day 55°

IMPORTANT MEMBER INFORMATION

Members in districts 2 and 3 are eligible to run and vote in the 2026 PEC Board of Directors election. Director district maps have been updated to ensure equitable representation. Your district can be found in the upper right corner of this bill. Learn more at myPEC.com/election.

*Paid BFT 3/18/26
Recd 3/2/26*

KEEP THIS STATEMENT FOR YOUR RECORDS
PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.



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

Bill Date: 02/26/2026
Account #: 3001549599
AutoPay Amount - DO NOT PAY: \$169.07
Bank Draft on 03/18/2026

PEC Secure Pay Station barcode



Mail payment to:

Pedernales Electric Cooperative, Inc.
PO Box 660069 18
Dallas, TX 75266-0069



7426 1 AB 0.641
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7426
C-26



6600693001549599000016907000018598022620266

TAVIS CENTRAL APPRAISAL DISTRICT

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

	Invoice Date	Invoice Number
Invoice	3/1/2026	9633

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 kharvey@tcadcentral.org.

To submit via wire, please contact the Finance
 Department.

Invoice Date	Charge Code	Description	Amount
3/1/2026	Appraisal Revenue	Appraisal Fees	\$1,048.26

*Paid ck #1631 3/10/21
 Recd 3/10/26*

Due Date: 3/31/2026	Total:	\$1,048.26
----------------------------	---------------	-------------------

9633 3/1/2026

Invoice Date	Charge Code	Description	Amount
3/1/2026	Appraisal Revenue	Appraisal Fees	\$1,048.26

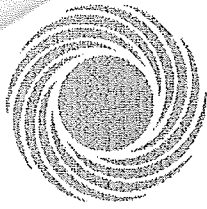
1K Belvedere MUD

Total Due: \$1,048.26

Due Date: 3/31/2026

Amount Remitted: _____

Please remit payment at your earliest convenience. Should you have
 any questions, please contact Kat Harvey at (512)834-9317 Ext. 313 or
 by e-mail at kharvey@tcadcentral.org.



SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 27880
Invoice Date: 02/02/2026

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

02/02/2026 Net 30 Tyler Lambourne

DESCRIPTION PRICE

#34769 - Trail Maintenance Contract + MUD / 2025-26 February 2026 \$4,030.89

Trail Maintenance \$1,021.93

HOA /MUS Contract \$3,008.96

Subtotal: \$4,030.89
Sales Tax (.00%) \$0.00
INVOICE TOTAL: \$4,030.89
Credits/Payments (\$0.00)
Balance Due \$4,030.89
Pay This Amount: \$4,030.89

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.

*Paid check # 1632 3/10/26
Rec'd 3/15/26*



Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's web site is: www.tceq.texas.gov

We now offer ACH payment options. Please visit our portal at <https://sunscape.propertyserviceportal.com/> or contact us at ap@sunscape.tx.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!!

ABC Bank Statements

TexPool Statements



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

4456865
Belvedere Municipal Utility District
General Funds
PO Box 2029
Pflugerville TX 78691

Date 2/27/26 Page 1
Primary Account XXXXXXXXXXXX

5

* TAKE A MINUTE TO VERIFY YOUR CONTACT INFORMATION *
Login to online banking, call us toll free 888-902-2552 or stop
by your local branch to update your contact information.

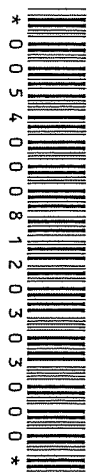
Checking Account

Account Title: Belvedere Municipal Utility District
General Funds

Business Checking Public Funds		Enclosures/Images	7
Account Number	XXXXXXXXXXXX	Statement Dates	2/02/26 thru 3/01/26
Previous Balance	483,549.39	Days in the Statement Period	28
8 Deposits/Credits	157,252.56	Average Ledger Balance	516,943.09
9 Checks/Debits	275,768.66	Average Collected	516,943.09
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	365,033.29		

Deposits and Other Credits

Date	Description	Amount
2/02	PPD F746000192	44,741.30
2/03	CONS PAY PT CLEARING F746000192	88,781.62
2/04	CONS PAY PT CLEARING PPD F746000192	3,617.45
2/05	CONS PAY PT CLEARING PPD F746000192	5,861.18
2/06	CONS PAY PT CLEARING PPD F746000192	2,828.44
2/09	CONS PAY PT CLEARING PPD F746000192	7,771.85
2/26	CONS PAY PT CLEARING PPD F746000192	3,635.47
2/27	CONS PAY PT CLEARING PPD F746000192	15.25



Belvedere Municipal Utility District
Reconciliation Detail
 Checking Account - ABC Bank, Period Ending 02/28/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						483,549.39
Cleared Transactions						
Checks and Payments - 9 items						
Check	01/20/2026	1629	Texas Disposal Syst...	X	-16,215.69	-16,215.69
Check	01/20/2026	1628	Sunscape Landscap...	X	-4,030.90	-20,246.59
Check	01/20/2026	1624	Lloyd Gosselink Atto...	X	-3,951.53	-24,198.12
Check	01/20/2026	1625	Quiddity Engineerin...	X	-2,571.99	-26,770.11
Check	01/20/2026	1627	ABC Home & Comm...	X	-90.00	-26,860.11
Check	02/06/2026	1630	Peter Golde	X	-588.18	-27,448.29
Check	02/14/2026	EFT	AT & T	X	-177.12	-27,625.41
Check	02/16/2026	Transfer	Belvedere MUD Deb...	X	-247,982.37	-275,607.78
Check	02/18/2026	EFT	Pedernales Electric ...	X	-160.88	-275,768.66
Total Checks and Payments					-275,768.66	-275,768.66
Deposits and Credits - 8 items						
Deposit	02/02/2026			X	44,741.30	44,741.30
Deposit	02/03/2026			X	88,781.62	133,522.92
Deposit	02/04/2026			X	3,617.45	137,140.37
Deposit	02/05/2026			X	5,861.18	143,001.55
Deposit	02/06/2026			X	2,828.44	145,829.99
Deposit	02/09/2026			X	7,771.85	153,601.84
Deposit	02/26/2026			X	3,635.47	157,237.31
Deposit	02/27/2026			X	15.25	157,252.56
Total Deposits and Credits					157,252.56	157,252.56
Total Cleared Transactions					-118,516.10	-118,516.10
Cleared Balance					-118,516.10	365,033.29 <i>MW</i>
Uncleared Transactions						
Checks and Payments - 2 items						
Check	07/18/2025	1593	Belvedere HOA		-1,678.00	-1,678.00
Check	01/20/2026	1626	West, Davis & Com...		-7,500.00	-9,178.00
Total Checks and Payments					-9,178.00	-9,178.00
Total Uncleared Transactions					-9,178.00	-9,178.00
Register Balance as of 02/28/2026					-127,694.10	355,855.29
New Transactions						
Checks and Payments - 1 item						
Check	03/18/2026	EFT	Pedernales Electric ...		-169.07	-169.07
Total Checks and Payments					-169.07	-169.07
Total New Transactions					-169.07	-169.07
Ending Balance					<u>-127,863.17</u>	<u>355,686.22</u>



Drawer 9
Wolfforth, Texas 79382-0009

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4456203
Belvedere Municipal Utility District
Operating Money Market
PO Box 2029
Pflugerville TX 78691

Date 2/27/26 Page 1
Primary Account XXXXXXXXXXXXX5652

* TAKE A MINUTE TO VERIFY YOUR CONTACT INFORMATION *
Login to online banking, call us toll free 888-902-2552 or stop
by your local branch to update your contact information.

Checking Account

Account Title: Belvedere Municipal Utility District
Operating Money Market

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXXXX5652	Statement Dates	2/02/26 thru 3/01/26
Previous Balance	84,013.51	Days in the Statement Period	28
Deposits/Credits	.00	Average Ledger Balance	84,013.51
Checks/Debits	.00	Average Collected	84,013.51
Service Charge Amount	.00	Interest Earned	193.34
Interest Paid	193.34	Annual Percentage Yield Earned	3.04%
Current Balance	84,206.85	2026 Interest Paid	415.79

Deposits and Other Credits

Date	Description	Amount
3/01	Interest Deposit	193.34

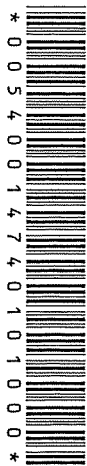
Daily Balance Information

Date	Balance	Date	Balance
2/02	84,013.51	3/01	84,206.85

INTEREST RATE SUMMARY

Date	Rate
2/01	3.000000%

End of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 02/28/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						84,013.51
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	02/28/2026			X	193.34	193.34
Total Deposits and Credits					193.34	193.34
Total Cleared Transactions					193.34	193.34
Cleared Balance					193.34	84,206.85
Register Balance as of 02/28/2026					193.34	84,206.85
Ending Balance					193.34	84,206.85 <i>RM</i>

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



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

Participant Statement

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

Statement Period **02/01/2026 - 02/28/2026**

Page 1 of 2

Customer Service 1-866-TEX-POOL
 Location ID ██████████
 Investor ID ██████████

TexPool Update

Stay informed with the latest market perspective 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	\$313,067.61	\$0.00	\$0.00	\$883.91	\$313,951.52	\$313,130.75
Total Dollar Value	\$313,067.61	\$0.00	\$0.00	\$883.91	\$313,951.52	

Portfolio Value

Pool Name	Pool/Account	Market Value (02/01/2026)	Share Price (02/28/2026)	Shares Owned (02/28/2026)	Market Value (02/28/2026)
Texas Local Government Investment Pool	██████████████████	\$313,067.61	\$1.00	313,951.520	\$313,951.52
Total Dollar Value		\$313,067.61			\$313,951.52

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	██████████████████	\$883.91	\$1,867.23
Total		\$883.91	\$1,867.23



Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: ~~440700000002~~

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
02/01/2026	02/01/2026	BEGINNING BALANCE	\$313,067.61	\$1.00		313,067.610
02/27/2026	02/27/2026	MONTHLY POSTING	\$883.91	\$1.00	883.910	313,951.520
Account Value as of 02/28/2026			\$313,951.52	\$1.00		313,951.520

Belvedere Municipal Utility District
Reconciliation Detail
 TexPool, Period Ending 02/28/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						313,067.61
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	02/28/2026			X	883.91	883.91
Total Deposits and Credits					883.91	883.91
Total Cleared Transactions					883.91	883.91
Cleared Balance					883.91	313,951.52
Register Balance as of 02/28/2026					883.91	313,951.52
Ending Balance					883.91	313,951.52 MW



Drawer 9
Wolfforth, Texas 79382-0009

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4456866
Belvedere Municipal Utility District
Debt Services
PO Box 2029
Pflugerville TX 78691

Date 2/27/26 Page 1
Primary Account XXXXXXXXXXXX [REDACTED]

†

* TAKE A MINUTE TO VERIFY YOUR CONTACT INFORMATION *
Login to online banking, call us toll free 888-902-2552 or stop
by your local branch to update your contact information.

Checking Account

Account Title: Belvedere Municipal Utility District
Debt Services

Money Market Public Fund		Enclosures/Images	1
Account Number	XXXXXXXXXXXX [REDACTED]	Statement Dates	2/02/26 thru 3/01/26
Previous Balance	111,803.29	Days in the Statement Period	28
1 Deposits/Credits	247,982.37	Average Ledger Balance	200,368.42
Checks/Debits	.00	Average Collected	200,368.42
Service Charge Amount	.00	Interest Earned	461.13
Interest Paid	461.13	Annual Percentage Yield Earned	3.04%
Current Balance	360,246.79	2026 Interest Paid	663.71

* 0 0 5 4 0 0 0 8 1 1 0 2 0 2 0 0 0 *

Deposits and Other Credits

Date	Description	Amount
2/20	Deposit	247,982.37
3/01	Interest Deposit	461.13

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
2/02	111,803.29	2/20	359,785.66	3/01	360,246.79

INTEREST RATE SUMMARY

Date	Rate
2/01	3.000000%

End Of Statement



Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 02/28/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						111,803.29
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	02/16/2026			X	247,982.37	247,982.37
Deposit	02/28/2026			X	461.13	248,443.50
Total Deposits and Credits					248,443.50	248,443.50
Total Cleared Transactions					248,443.50	248,443.50
Cleared Balance					248,443.50	360,246.79
Register Balance as of 02/28/2026					248,443.50	360,246.79
Ending Balance					248,443.50	360,246.79 MW

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 **02/01/2026 - 02/28/2026**

Page 1 of 2

Customer Service **1-866-TEX-POOL**
 Location ID **00070665**
 Investor ID **00000000**

TexPool Update

Stay informed with the latest market perspective 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	\$205,704.05	\$0.00	\$0.00	\$580.78	\$206,284.83	\$205,745.53
Total Dollar Value	\$205,704.05	\$0.00	\$0.00	\$580.78	\$206,284.83	

Portfolio Value

Pool Name	Pool/Account	Market Value (02/01/2026)	Share Price (02/28/2026)	Shares Owned (02/28/2026)	Market Value (02/28/2026)
Texas Local Government Investment Pool	000706650001	\$205,704.05	\$1.00	206,284.830	\$206,284.83
Total Dollar Value		\$205,704.05			\$206,284.83

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	000706650001	\$580.78	\$1,226.89
Total		\$580.78	\$1,226.89



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
02/01/2026	02/01/2026	BEGINNING BALANCE	\$205,704.05	\$1.00		205,704.050
02/27/2026	02/27/2026	MONTHLY POSTING	\$580.78	\$1.00	580.780	206,284.830
Account Value as of 02/28/2026			\$206,284.83	\$1.00		206,284.830

Belvedere MUD-Debt Service Fund
Reconciliation Detail
 TexPool, Period Ending 02/28/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						205,704.05
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	02/28/2026			X	580.78	580.78
Total Deposits and Credits					580.78	580.78
Total Cleared Transactions					580.78	580.78
Cleared Balance					580.78	206,284.83
Register Balance as of 02/28/2026					580.78	206,284.83
Ending Balance					580.78	206,284.83

Agenda Item No. 7

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.



912 S Capital of Texas Highway, Suite 300
Austin, Texas 78746
Tel: 512.441.9493
www.quiddity.com

March 23, 2026

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

Re: Monthly Status Report
Belvedere MUD Regular Board Meeting of March 31, 2026

Dear Directors:

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

- 1) **Drainage Facilities** – No additional updates since the last meeting.
- 2) **Trail Facilities Maintenance** – Attached is the 2026 Trail Inspection proposal in the amount of \$4,800. This annual inspection is anticipated to occur in April.

Board Action: Consider approval of the 2026 Trail Inspection proposal.

- 3) **Pond Inspection** – We plan to visit the pond between Flagler Drive and Glenville Cove prior to the March 31st Board meeting to observe the existing pond liner. We will discuss our observations at the meeting.

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

Sincerely,

A handwritten signature in cursive script that reads "Meagan Norris".

Meagan Norris, P.E.

MNN/mcs

K:\16654\16654-0900-26 2026 General Consultation (Belvedere MUD)\Meeting Files\Status Reports\03.31.2026 Meeting\Status Report for Belvedere 20260331.docx



**2026 TRAIL INSPECTION
BELVEDERE MUNICIPAL UTILITY DISTRICT**

Engineer:	<u>Quiddity Engineering, LLC.</u>
Client:	<u>Belvedere Municipal Utility District</u>
Project:	<u>2026 Trail Inspection</u>

This proposal is submitted pursuant to and in accordance with the certain Professional Services Agreement (the “Agreement”) dated November 19, 2019, between Quiddity Engineering, LLC dba Jones & Carter, Inc. (the “Engineer”) and Belvedere Municipal Utility District (the “Client”).

PROJECT UNDERSTANDING

The Client has requested a trail inspection of approximately 9,400-LF of existing trails within the Belvedere Municipal Utility District boundary. The existing trails to be inspected include those trails shown on the attached Trail Exhibit for Belvedere MUD. These trails were previously inspected by the Engineer in 2025. Inspection services will be focused on identifying any observable drainage and erosion issues. A report noting the observations will be prepared and presented to the board upon completion. The report will include photographs, any noted deficiencies and associated recommendations.

SCHEDULE

The inspection and findings are anticipated to be completed following approval by the Client.

Trail Inspection	April 1, 2026 – April 15, 2026
Preparation of Summary of Findings	April 15, 2026 – April 30, 2026

COMPENSATION

Compensation is based on the terms in the existing PSA between the Client and Engineer.

Trail Inspection Services	(lump sum)	\$ 4,800
Total Estimated Compensation		\$ 4,800

SPECIAL CONSIDERATIONS

This contract amendment is based on the following Special Considerations:

1. Reimbursable expenses including outside services not performed by the Engineer shall be provided in accordance with the Engineer’s Schedule of Reimbursable Expenses. This schedule is subject to revision each year. These services typically include application fees, reproduction, mailings, and deliveries.
2. Services requested by the Client outside this proposal's scope will be performed for additional compensation under a separate work authorization.



March 23, 2026
Page 2 of 2

AUTHORIZATION

We thank you for the opportunity to submit this proposal and look forward to working with you on this project. The proposed compensation amounts shall be considered in their entirety for the scope of services. Should the Client wish to contract with the Engineer for only a portion of the work, the Engineer reserves the right to negotiate individual scope items on their own merits. This proposal shall be valid for sixty (60) calendar days from this date and may be extended upon written approval by the Engineer.

K:\16654\16654-0900-26 2026 General Consultation (Belvedere MUD)\Correspondence\Proposals\Belvedere MUD - 2026 Trail Inspection.docx

Proposal Prepared By:

A handwritten signature in cursive script that reads "Meagan Norris".

Meagan Norris, P.E.

Senior Client Manager

Title

March 23, 2026

Date

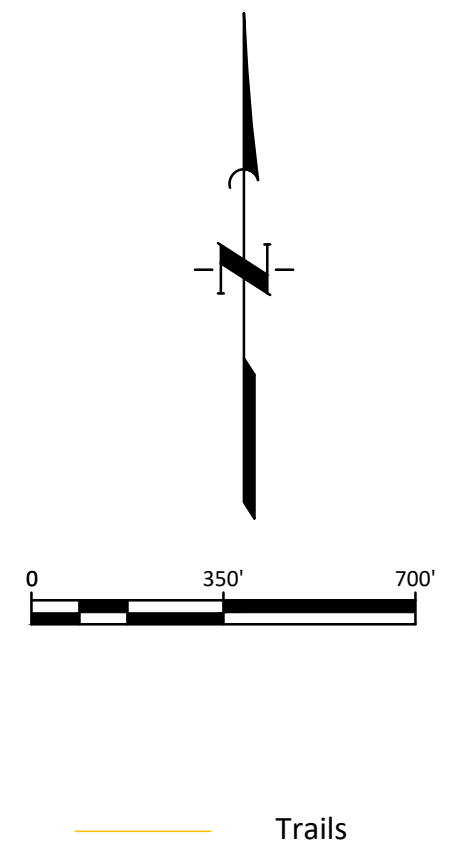
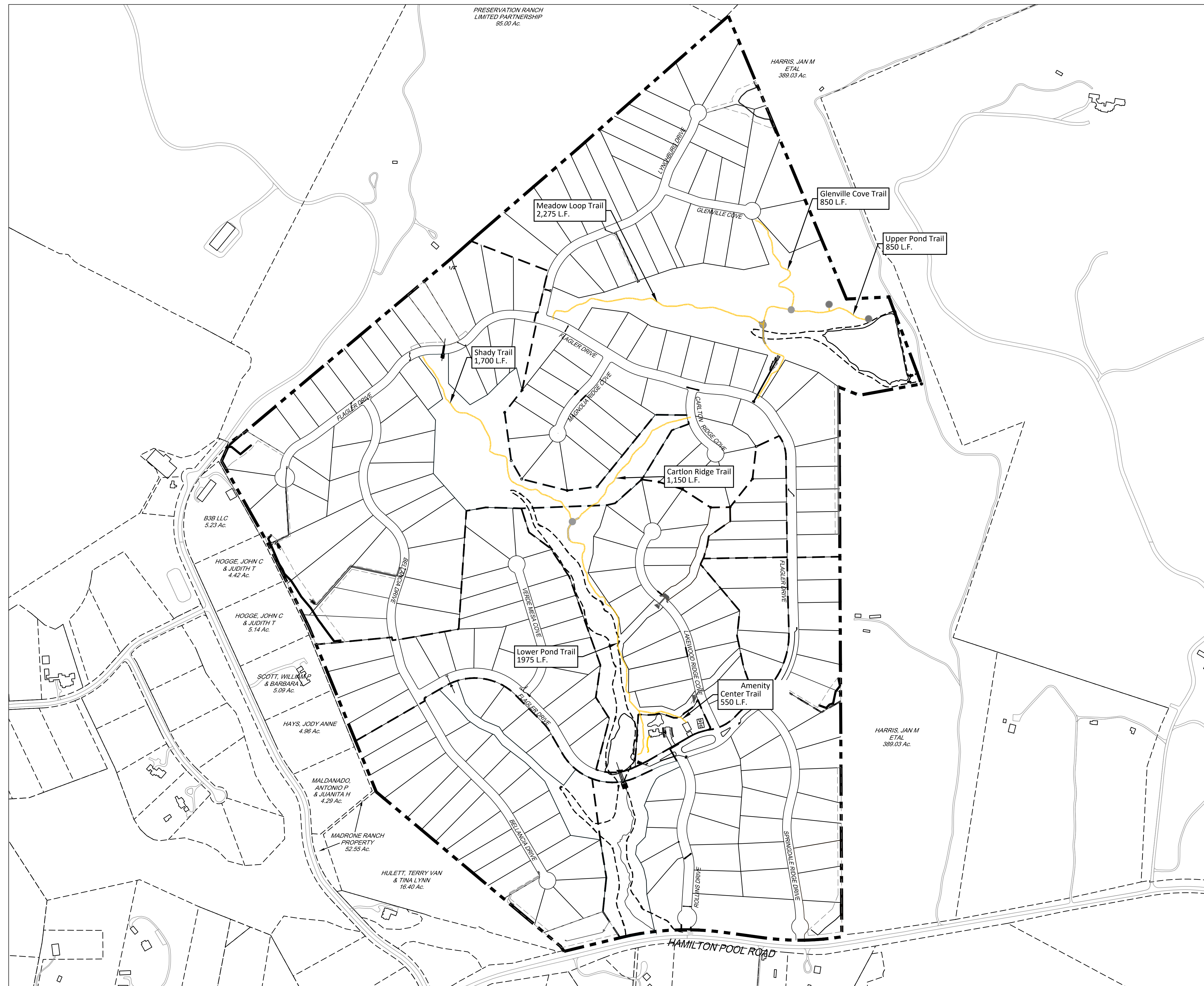
Proposal Approved By:

James Koerner

President – Belvedere M.U.D.

Date

V:\165541\165541-000-20 Belvedere MUD District Engineer 2020 Civil Drawing Trail Exhibit of Walking Trails.dwg Jun 28, 2025 - 11:44am RMC2



Trail Name	Approx. Trail Length (Ft)
Amenity Center Lot Trail	550
Lower Pond Trail	1,975
Shady Trail	1,700
Carlton Ridge	1,150
Upper Pond Trail	850
Meadow Loop Trail	2,275
Glenville Cove Trail	850
Total	9,350

TRAIL EXHIBIT
 FOR
 BELVEDERE MUD
 TRAVIS COUNTY, TEXAS



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
 3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493