BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF REGULAR 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 22, 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. Conduct a public hearing regarding a proposal to set a 2026 tax rate.
3. Discuss, consider, and take action concerning adoption of a budget for the 2026-2027 fiscal year.
4. Discuss, consider, and take action as necessary to adopt a 2026 tax rate.
5. Discuss, consider, and take action as necessary to approve amendments to District Information Form and Notice to Purchaser.
6. Discuss, consider, and take action to approve minutes for the August 5, 2026 special meeting.
7. 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).*
8. Discuss, consider, and take action regarding water service and operations within the District.
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 concerning the reconstitution of District subcommittees and appointments to same.

13. Discuss, consider, and take action on future meeting schedule.

14. Adjournment.

EXECUTED this the 15th day of September 2026.

(SEAL)

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 Danielle Lam at Lloyd Gosselink, Attorney for the District, at (512) 322-5800, 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:

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

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/

Agenda Item No. 2

Conduct a public hearing regarding a proposal to set a 2026 tax rate.

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2C NOTICE OF PUBLIC HEARING ON TAX RATE

The Lakeside Water Control and Improvement District No. 2C will hold a public hearing on a proposed tax rate for the tax year 2026 on September 8, 2026 at 5:45 PM at 21100 Carries Ranch Road, Pflugerville, Texas. 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 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 David Wang, Larry English, Craig Twellmann, and Tamara Friedman
Against the proposal:	None
Present and not voting:	None
Absent:	Director Scott Stratton

The following table compares taxes 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)	$0.6400/$100	$0.6900/$100
	Adopted	Proposed
Difference in rates per $100 of value	$0.0500/$100	
Percentage increase/decrease in rates (+/-)	7.81%	
Average appraised residence homestead value	$554,065.00	$502,352.00
General homestead exemption available (excluding 65 years of age or older or disabled person's exemptions)	$43,546.00	$30,537.00
Average residence homestead taxable value	$510,519.00	$471,815.00
Tax on average residence homestead	$3,267.32	$3,255.52
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	- $11.80	
and percentage of increase (+/-)	- 0.36%	

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the Lakeside Water Control and Improvement District No. 2C proposes to use the tax increase for the purpose of operation and maintenance of the District-owned facilities.

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, Texas 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.

BELVEDERE MUNICIPAL UTILITY DISTRICT 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 2026 on September 22, 2026 at 6:00 PM at 17400 Flagler Drive, Austin, Texas. 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 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, Frederick King, Geoffrey Webster, and Alexandra Babb
AGAINST the proposal:	None
PRESENT and not voting:	None
ABSENT:	None

The following table compares taxes 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)	$0.1825/$100	$0.1825/$100
	Adopted	Proposed
Difference in rates per $100 of value	($0.0000)/$100	
Percentage increase/decrease in rates(+/-)	-0.00%	
Average residence homestead appraised value	$2,155,123.00	$1,993,913.00
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	$142,060.00	$48,250.00
Average residence homestead taxable value	$2,013,063.00	$1,945,069.00
Tax on average residence homestead	$3,673.84	$3,549.75
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	- $124.09	
and percentage of increase (+/-)	- 3.37%	

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the Belvedere Municipal Utility District proposes to use the tax increase for the purpose of operation and maintenance of the District-owned facilities.

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, Texas 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.

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Agenda Item No. 3

Discuss, consider, and take action as necessary concerning the adopting of a budget for the 2026-2027 fiscal year.

ORDER ADOPTING 2026-2027 DISTRICT BUDGET

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

The Board of Directors of Belvedere Municipal Utility District met in 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 22nd day of September, 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
Geoffrey Webster	Assistant Secretary
Alexandra Babb	Director

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. Director _____ 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 22, 2026; and

WHEREAS, the Board of Directors projected the operating expenses and revenues for the District for the period October 1, 2026 through September 30, 2027, and desires to adopt a budget consistent therewith.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF BELVEDERE MUNICIPAL UTILITY DISTRICT THAT:

1. That the 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 Resolution Adopting the 2026-2027 District Budget in the official records of the District.

PASSED AND ADOPTED this 22nd day of September, 2026.

BELVEDERE MUNICIPAL UTILITY DISTRICT

_____
James Koerner, President

ATTEST:

_____
Fred King, Secretary

(SEAL)

Belvedere Municipal Utility District
General Operating Fund
Statement of Projected Revenues and Expenditures
Budget for the Fiscal Year October 1, 2026 to September 30, 2027

Revenues		
Property Taxes	$	297,327
Interest Income		12,000
Total Revenues		309,327
Expenditures		
Solid Waste Disposal		68,000
Legal Fees		40,000
Audit Fees		7,500
Accounting Fees		16,800
Engineering Fees		46,000
Engineering Special Projects		5,000
Amenity Center Operations and Maintenance		55,000
Drainage and Trail Maintenance		32,500
Insurance		6,000
Tax Appraisal and Collection Fees		6,000
Bank Charges		200
Other fees		100
Newspaper notices		3,000
Website		750
Total Expenditures		286,850
Projected Excess Revenue Over Expenditures	$	22,477

Belvedere Municipal Utility District
Debt Service Fund
Statement of Projected Revenues and Expenditures
Budget for the Fiscal Year October 1, 2026 to September 30, 2027

Revenues		
Property Taxes	$	451,117
Interest Income		10,000
Total Revenues		461,117
Expenditures		
Principal		370,000
Interest		114,781
Total Expenditures		484,781
Projected Excess (Deficit) Revenue Over (Under) Expenditures	$	(23,664)

Belvedere Municipal Utility District
Property Taxes for the Fiscal Year October 1, 2026 to September 30, 2027

Property Taxes		Debt	M&O
Taxable value	$ 414,249,233		
Tax rate	$ 0.1825	$ 0.1100	$ 0.0725
Tax levy		$ 455,674	$ 300,331

99% collection rate

	Debt	M&O
	$ 455,674	$ 300,331
	0.99	0.99
Estimated Collections	$ 451,117	$ 297,327

	Total	Debt	M&O
Tax rate year ended 9/30/26	$ 0.1825	$ 0.1100	$ 0.0725
Tax rate year ended 9/30/25	$ 0.1925	$ 0.1150	$ 0.0775
Tax rate year ended 9/30/24	$ 0.2050	$ 0.1275	$ 0.0775
Tax rate year ended 9/30/23	$ 0.2225	$ 0.1450	$ 0.0775

Agenda Item No. 4

Discuss, consider, and take action as necessary to adopt a 2026 tax rate.

ORDER SETTING 2026 DEBT SERVICE TAX RATE AND OPERATIONS AND MAINTENANCE TAX RATE

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

The Board of Directors of Belvedere Municipal Utility District met in 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 22nd day of September, 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
Geoffrey Webster	Assistant Secretary
Alexandra Babb	Director

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, Director _____ moved its adoption, Director _____ seconded the motion, 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, the Board was authorized by the voters of the District, in an election held on May 13, 2006, to levy a sufficient tax to provide for: (1) operations and maintenance; and (2) the payment of principal of and interest on bonds issued by the District;

WHEREAS, the District may levy a tax on all taxable property in the District in sufficient amount to pay the interest on outstanding bonds and to create a sinking fund for the payment of the principal amount of such bonds when due to provide for payment of expenses as set out in Section 54.601 of the Texas Water Code;

WHEREAS, the District may levy a tax on all taxable property in the District in an amount sufficient to pay the interest on outstanding bonds and to create a sinking fund for the payment of the principal amount of such bonds when due as, set out in Section 54.601, Texas Water Code;

WHEREAS, the District may levy a tax on all taxable property in the District to provide for payment of expenses as set out in Section 49.107(a), Texas Water Code;

WHEREAS, the District has issued multiple series of bonds since its inception, and it currently has debt service obligations for such bonds;

WHEREAS, the Board of Directors has reviewed and approved its operation budget for its fiscal year October 1, 2026 through September 30, 2027 and has determined what maintenance tax rate should be set to meet such budget requirements; and

WHEREAS, the appraisal roll of the District for 2026 has been prepared and certified by the Travis Central Appraisal District, and submitted to the District's tax collector;

WHEREAS, the District published notice in the *Austin American-Statesman* that it would conduct a public hearing regarding the potential adopting of a debt service tax rate in the amount of $0.11 per $100 of assessed valuation and a maintenance and operations tax rate in the amount of $0.0725 per $100 of assessed valuation;

WHEREAS, the District held a public hearing regarding such tax rates on September 22, 2026; and

WHEREAS, the Board of Directors desires to adopt new tax rates for 2026, as provided herein.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF BELVEDERE MUNICIPAL UTILITY DISTRICT THAT:

I.

The debt service tax rate for the year 2026 to pay interest on bonds and create a sinking fund for payment of principal on bonds shall be $0.1100 per $100 of assessed valuation, and the operations and maintenance tax rate for the year 2026 shall be $0.0725 per $100 of assessed valuation for a total tax rate of $0.1825 per $100 of assessed valuation.

II.

The Travis County Tax Assessor and Collector shall take all steps necessary and authorized by the law to collect taxes as owed pursuant to this order. Said taxes shall be levied, assessed and collected at the total tax rate of $0.1825 per $100 of assessed valuation for 2026 as provided in Chapter 49, Texas Water Code, and all other applicable laws.

III.

The President and Vice President are authorized to execute, and the Secretary or any Assistant Secretary are authorized to attest, this order on behalf of the Board of Directors.

IV.

The Secretary of the Board is hereby directed to file a copy of this Order in the official records of the District.

PASSED, APPROVED, AND ADOPTED this the 22nd day of September, 2026.

_____
James Koerner, President
Board of Directors

ATTEST:

_____
Fred King, Secretary
Board of Directors

[SEAL]

Agenda Item No. 5

Discuss, consider, and take action as necessary to approve amendments to the District Information Form and Notice to Purchaser.

AMENDED INFORMATION FORM FILED PURSUANT TO SEC. 49.455 OF THE TEXAS WATER CODE FOR BELVEDERE MUNICIPAL UTILITY DISTRICT

1. The name of the District is Belvedere Municipal Utility District of Travis County.

2. The District consists of 443.695 acres, more or less, more particularly described by the metes and bounds description in the Belvedere Municipal Utility District Amended Information Form dated September 19, 2006, recorded as Document No. 2006210207, Official Public Records, Travis County, Texas.

3. The most recent rate of District-wide taxes on property located in the District for operation and maintenance purposes is $0.0725 on each $100 of assessed valuation.

4. The most recent rate of District-wide taxes on property located in the District for debt service is $0.1100 on each $100 of assessed valuation.

5. The total amount of bonds which have been approved by the voters and may be issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is $7,920,000.

6. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is $6,490,000.

7. The District does not currently impose a standby fee.

8. The District was duly and lawfully created and operates pursuant to the terms and provisions of Article XVI, Section 59 of the Texas Constitution, and Chapters 49 and 54 of the Texas Water Code.

9. The functions performed or to be performed by the District are to provide water and drainage services, and recreational facilities.

10. The particular form of Notice to Purchasers required by Sec. 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District, completed by the District with all information required to be furnished by the District, is attached hereto as **Exhibit "A"**.

This Amended Information Form supersedes the Information Form filed in the Travis County Official Public Records as Document No. 2025108966.

SIGNED this 22nd day of September, 2026.

_____.
James Koerner, President
Board of Directors

_____.
Ronald Ubertini, Vice President
Board of Directors

_____.
Fred King, Secretary
Board of Directors

_____.
Geoffrey Webster, Assistant Secretary
Board of Directors

_____.
Alesandra Babb
Board of Directors

(SEAL)

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 22, 2026 by James Koerner, Ronald Ubertini, Fred King, Geoffrey Webster, and Alexandra Babb as Directors of Belvedere Municipal Utility District.

_____.
Notary Public, State of Texas

(SEAL)

Exhibit "A"

Notice to Purchasers

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, that you are about to purchase, is located in BELVEDERE MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY, and may be subject to District taxes or assessments. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, impose taxes and issue bonds. As of this date, the rate of taxes levied by the District on real property located in the District is $0.1825 on each $100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters or any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters are $6,700,000 for water and drainage facilities; and $1,220,000 for parks and recreational facilities. The aggregate initial principal amounts of all such bonds issues are: $5,270,000 for water and drainage facilities; and $1,220,000 for parks and recreation facilities.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sewer, sanitary, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is $-0- per month. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District is not located within the full purpose limits or extraterritorial jurisdiction of any municipality. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

The purpose of this District is to provide water, drainage, and recreational facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. In addition, either through taxation or fees, the District may provide fire protection facilities, and solid waste disposal services. The legal description of the property, which you are acquiring, is as follows:

_____
_____
_____
_____

_____

Date

_____
Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before execution of a binding contract for the purchase of the real property or at closing of purchase of the real property described in such notice.

_____ _____

Date

_____
Signature of Purchaser

Agenda Item No. 6

Discuss, consider, and take action to approve minutes of August 5, 2026 special meeting.

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

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

On August 5, 2026, the Board of Directors ("Board") of Belvedere Municipal Utility District (the "District") held a special 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
Ronald Ubertini	Vice President
Fred King	Secretary/Treasurer
Geoffrey Webster	Assistant Secretary
Alexandria Babb	Director

At the beginning of the meeting, all the Directors were present, thus constituting a quorum of the Board. All Directors who attended voted on all Items that came before the Board. Other attendees included Jeff Monzingo with Montoya, Monzingo & Biggs, LLP; Jordan Carrasco, P.E. with Quiddity Engineering; Jennifer Riechers, General Manager and Brett Lanham, Assistant General Manager with the West Travis County Public Utility Agency (the "WTCPUA"); Danielle Lam, Attorney, and Fred Castro, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C. ("Lloyd Gosselink"); and George Cozart, Brenda Dalman, Chris Grafft, Fred Dinger, Michael Hurst, Kim Clifford, Courtney Goforth, Jamie Sorrentino, Brad Estrin, Michele Estrin, and other District resident(s) who did not identify themselves (collectively, the "Residents").

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:00 p.m. He announced that a quorum of the Board was in attendance.

   Next, Director Koerner requested that the Board take up Agenda Item 4 out of order for the convenience of the members of the public present at the meeting. Such portion of the minutes is provided immediately below to follow the chronological order in which the Board:

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)*. Ms. Riechers introduced herself and addressed the Board and Residents about disruption to water service to the District that began on Friday, July 31, 2026. She explained that the District is supplied

with water from one of the WTCPUA water storage tanks through a gravity-fed water system and the District's facilities are operated by WTCPUA. Ms. Riechers stated that the WTCPUA has continually stressed the importance of adhering to its Drought Contingency Plan and watering restrictions. She stated that data collected by the WTCPUA has identified Thursday evenings through Friday mornings as the time when irrigation demands on the nearby water storage tank are highest, and that the water storage tank is usually refilled overnight when demand is lower. However, she believed that from the evening of Thursday, July 30, 2026 there were people consuming a large amount of water for irrigation and by the morning of Friday, of July 31, 2026, the storage tank was near empty, causing insufficient static pressure resulting in the system's inability to deliver water to the District. She stated that further investigation found no other operational issues were involved.

Ms. Riechers reiterated the importance of the District's community and other WTCPUA customers following the WTCPUA's water restriction guidelines to prevent such water service outages in the future. Next, she mentioned that the WTCPUA purchases its water from the Lower Colorado River Authority (the "LCRA") and that she believes that the LCRA will, by 2029, implement mandatory water restriction guidelines that will only permit watering on a one-day-a-week schedule year-round.

Next, Ms. Riechers stated that the WTCPUA's water plant expansion, which is one of three capital improvements scheduled by the WTCPUA and currently under design, is estimated to come online in the first quarter of 2028. She explained that a 1,000,000-gallon water storage tank is currently in design and in the construction permitting process and will be located adjacent to the existing water storage tank that provides water to this area. The water storage tank is scheduled to come online by June of 2028. There will also be a Hamilton Pool Road parallel water line, which will begin construction now that all necessary easements have been obtained and is also scheduled to be completed in 2028. She stated that these three projects will impact the District the most in WTCPUA's plan to provide reliable water service to the area.

Next, Residents provided public comment to the Board and directed questions to Ms. Riechers and Mr. Lanham about the recent water outage. Residents expressed frustration with the frequency of low water pressures and water outage events, and the lack of proactiveness on the part of the WTCPUA to address such issues. Residents also expressed concern about the effectiveness of WTCPUA's watering restrictions and fines, and communication with District residents and other communities about current watering restrictions and reasons for being fined. Residents expressed concern about whether the WTCPUA is approving new developments that will add more demand on the WTCPUA system and its ability to provide reliable water service. Ms. Riechers stated that she would notify the WTCPUA Board that the Belvedere MUD is requesting that the WTCPUA investigate the feasibility of installing a temporary storage tank to assist in preventing future water outages to the District from happening again until such time as these capital improvement projects are completed and operational. The Board and Residents were encouraged to attend a WTCPUA Board meeting to share their concerns with the WTCPUA Board.

The Board then took up Item 2.

2. Discuss, consider, and take action to approve the minutes of the May 5, 2026 special meeting. Director Koerner introduced this Item, and a copy of the minutes presented to the Board are attached hereto in **Exhibit "B"**. Director Webster moved to approve the minutes of the May 5, 2026 special meeting, as presented. Director King seconded the Motion and the Motion passed unanimously, 5-0.

3. Discuss, consider, and take action concerning the election of officers. Director Koerner introduced this Item. Director Koerner moved to retain the slate of officers that was in effect at the end of the 2026 director election cycle. Director King seconded the Motion and the Motion passed unanimously, 5-0. Director Koerner then requested to include an Item on the next Agenda to discuss the District's committees and Directors appointed to each.

5. Discuss and consider the preliminary 2026-2027 District budget. Director Koerner introduced this Item. Mr. Monzingo presented copies of a preliminary budget, a copy of which is attached hereto as **Exhibit "C"**. Mr. Monzingo noted that his preliminary budget was based upon the District's Financial Advisor's tax rate analysis, recommending that the Board set its debt service tax rate at $0.11 per $100 of assessed valuation based upon the 2026 Certified Net Taxable Value prepared by the Travis Central Appraisal District, a copy of which is attached hereto as **Exhibit "D"**. Mr. Monzingo noted that adopting the proposed debt service tax rate would leave $0.0725 available for an operations and maintenance tax without triggering a tax election. He noted that his preliminary budget was provided for discussion purposes and that the Board would be asked to adopt a final budget at its next regular meeting. After discussion, Director Ubertini stated that the District's Finance Subcommittee recommended that Mr. Monzingo's proposed budget be revised by reducing certain expenditure categories based on historical records that would result in a reduction of at least $30,000.00 in total expenditure.

6. Discuss, consider, and take action as necessary concerning the 2026 tax rate, including scheduling a public hearing on a proposed tax rate, and authorizing publication of notice of public hearing on such tax rate. Director Koerner introduced this Item. Mr. Monzingo presented the District's Financial Advisor's proposed tax rates for 2026, a copy of which is attached hereto as **Exhibit "E"**. Mr. Monzingo stated that the report recommends a tax rate of $0.11 per $100 of assessed valuation for debt service and a tax rate of $0.0725 per $100 of assessed valuation for maintenance and operations, for a total tax rate of $0.1825 per $100 of assessed valuation. Discussion ensued regarding the proposed debt service and maintenance and operations tax rates. Director Koerner moved to call a public hearing on the proposed tax rates for 2026, to be held on September 22, 2026, and to publish a proposed maintenance and operations tax rate of $0.0725 per $100 of assessed valuation and a proposed debt service tax rate of $0.11 per $100 of assessed valuation. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.

7. Discuss, consider, and take action as necessary concerning changes in rates charged by District consultants. Director Koerner introduced this Item. Ms. Lam provided information regarding her firm's proposed rate change, a copy of which is attached hereto as **Exhibit "F".** After discussion, Director Webster moved to approve the changes in rates charged by Ms. Lam's firm, as presented. Director Babb seconded the Motion and the Motion passed unanimously, 5-0.

8. Discuss, consider, and take action as necessary concerning the engagement of West, Davis & Company to conduct an audit of the District's financial records for the period ending September 30, 2026. Director Koerner introduced this Item. Mr. Monzingo presented the West, Davis & Company's engagement letter, a copy of which is attached hereto as **Exhibit "G"**. Director Koerner moved to approve the engagement of West, Davis & Company to conduct an audit of the District's financial records for the period ending September 30, 2026, as presented. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.

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

    a. Payment and ratification of invoices;

    b. TexPool investments; and

    c. Reimbursement of costs to Belvedere HOA (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 the District's revenues, invoices paid since the Board's last regular meeting on May 5, 2026, current invoices, proposed bank transfers for the current reporting month, additional documentation concerning other bookkeeping matters, including a copy of the District's Quarterly Investment Report, all of which are attached hereto as **Exhibit "H"**. Director Koerner noted a fuel surcharge was listed on the June invoice submitted by Sunscape and was unaware that a surcharge was permitted under the current contract with Sunscape. After discussion, it was the consensus of the Board that approval of the Sunscape invoice be postponed and directed that Mr. Monzingo contact Sunscape and ask that Sunscape explain this charge. After discussion, Director Koerner moved to (i) ratify the payment of the invoices paid since the Board's last regular meeting, (ii) approve the payment of current invoices, as presented in the Bookkeeper's Report, (iii) approve the District's Quarterly Investment Report; and (iv) approve bond payments. Director Webster seconded the Motion and the Motion passed unanimously, 3-0.

10. 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 the District was awaiting information from the HOA concerning an estimate of the cost associated with the repaving of the mailbox kiosk. In addition, Director Koerner requested that Director Ubertini address tree trimming responsibility within the Trails with Sunscape under the terms of their current agreement with the District. After discussion, no action was taken by the Board in connection with this Item.

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.

Mr. Carrasco stated that he had no updates concerning the District's drainage facilities since the Board's last meeting. Next, he stated that he had reviewed Trail maintenance frequency and other activities included in their current agreement with the District, specifically the state of the culverts. A copy of Mr. Carrasco's Report is attached as **Exhibit "I"**. Next, Mr. Carrasco stated that he had received information concerning the construction of a 3-building flex industrial park across the road from the District, at 17613 Hamilton Pool Road and that plans call for the connection to WTCPUA's water line west of the District. The project calls for working entirely in easements: boring under the main road and then boring under the driveway to make connections. Mr. Carrasco suggested that he obtain a copy of the construction plans for the project. After discussion, Director Koerner stated that he would reach out to Ms. Riechers and obtain more information concerning this project.

12. Discuss, consider, and take action regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC. Director Koerner introduced this Item. Ms. Lam stated that the Board had asked her to review the Sunscape contract with the District to confirm that culvert maintenance is a task that is included in their scope of service and how often such maintenance should take place. She stated that culvert maintenance is incorporated into the Sunscape agreement and is to be conducted on a quarterly basis and was confirmed by Mr. Carrasco in his report.

13. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item and stated that the Board decided that its next meeting would be scheduled for Tuesday, September 22, 2026, at 6:00 p.m., at the Belvedere Amenity Center. Director Koerner directed the District's consultants to take the steps necessary to schedule such meetings.

14. Adjournment. Director King moved to adjourn the meeting. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. The meeting was adjourned at 7:42 p.m.

PASSED, APPROVED, AND ADOPTED this 22nd day of September 2026.

[DISTRICT SEAL]

_____
Fred King, Secretary

Agenda Item No. 9

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

a. Payment and ratification of invoices;

b. TexPool investments; and

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

Belvedere MUD Board Meeting

September 22, 2026

Financial Information

Schedule of Cash Activity

BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: SEPTEMBER 22, 2026

GENERAL FUND CHECKING ACCOUNT BALANCE				**$ 23,695.14**
Revenue:				
Deposit Date	Description		Amount	
9/22/2026	Transfer from Money Market		$ 20,000.00	
		Total Deposits:		$ 20,000.00
Expenses paid since last meeting on 8/6/26				
1660	Sunscape Landscaping	Amenity Operations /Trail Maintenance	$ 417.86	
EFT	AT & T	Telephone	$ 178.74	
EFT	Pedernales Electric Cooperative	Utilities	$ 226.21	
EFT	AT & T	Telephone	$ 178.74	
EFT	Pedernales Electric Cooperative	Utilities	$ 225.59	
		Total Expenditures:		$ 1,227.14
		Cash Balance Before Expenditures		$ 42,468.00

Expenditures:

Check Number	Description		Amount	
1661	Montoya & Monzingo LLP	Accounting Fees	$ 1,400.00	
1662	Lloyd Gosselink	Legal Fees	$ 1,833.00	
1663	Quiddity Engineering	Engineering Fees	$ 3,481.25	
1664	Sunscape Landscaping	Amenity Operations/Trail Maintenance	$ 4,840.35	
1665	Sunscape Landscaping	Trail Maintenance	$ 166.31	
1666	Travis Central Appraisal District	Appraisal Fees	$ 1,048.27	
1667	Quiddity Engineering	Engineering Fees	$ 3,100.00	
Transfer	Belvedere - Debt Service	Property Taxes	$ 1,103.37	
Transfer	Belvedere - Debt Service	Property Taxes	$ 300.54	
		Total Expenditures:		$ (17,273.09)

ENDING BALANCE - GENERAL FUND CHECKING AS OF SEPTEMBER 22, 2026				**$ 25,194.91**
CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED				**$ 227,737.21**
Transfer	Transfer to Checking		$ (20,000.00)	
		Total Transfers:		$ (20,000.00)
ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED				**$ 207,737.21**
CASH BALANCE - GENERAL FUND - TEXPOOL				**$ 319,780.15**
TOTAL GENERAL FUND OPERATING CASH				**$ 552,712.27**

The operating reserves are one to two times operating budget.

BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: SEPTEMBER 22, 2026

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET				**$ 66,357.66**
Transfer	Operating Checking	Property Taxes	$ 1,103.37	
Transfer	Operating Checking	Property Taxes	$ 300.54	
		Total Deposits:		$ 1,403.91
ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET				**$ 67,761.57**
CASH BALANCE - DEBT SERVICE - TEXPOOL				**$ 210,114.53**
TOTAL CASH BALANCE - DEBT SERVICE				**$ 277,876.10**

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended September 22, 2026
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	2026 Annual Budget	2026 Annual Variance Favorable (Unfavorable)
Revenues					
Maintenance Taxes	$ 312,584	$ 309,600	$ 2,984	$ 309,600	$ 2,984
Interest Income	15,331	10,000	5,331	10,000	5,331
Total Revenues	327,915	319,600	8,315	319,600	8,315
Expenditures					
Solid Waste Disposal	64,393	66,500	2,107	66,500	2,107
Legal Fees	20,508	40,000	19,492	40,000	19,492
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	16,800	15,400	(1,400)	16,800	-
Engineering Fees	25,647	44,000	18,353	44,000	18,353
Engineering Fees - Special Projects	-	4,800	4,800	4,800	4,800
Amenity Center Operations	44,402	55,000	10,598	55,000	10,598
Drainage and Trail Maintenance	15,732	30,000	14,268	30,000	14,268
Insurance	4,254	6,000	1,746	6,000	1,746
Tax Appraisal and Collection Fees	4,790	6,000	1,210	6,000	1,210
Bank Charges	-	200	200	200	200
Other Fees	-	100	100	100	100
Newspaper notices	-	3,000	3,000	3,000	3,000
Website	588	500	(88)	500	(88)
Total Expenditures	204,614	279,000	74,386	280,400	75,874
Projected Excess Revenue Over Expenditures	**$ 123,301**	**$ 40,600**	**$ 82,701**	**$ 39,200**	**$ 84,101**

Financial Statements

Belvedere Municipal Utility District
Balance Sheet
As of September 22, 2026

	Sep 22, 26
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	25,194.91
Money Market - ABC Bank	207,737.21
TexPool	319,780.15
Total Checking/Savings	552,712.27
Accounts Receivable	
Taxes Receivable	1,172.50
Total Accounts Receivable	1,172.50
Other Current Assets	
Prepaid Insurance	4,307.12
Total Other Current Assets	4,307.12
Total Current Assets	558,191.89
TOTAL ASSETS	**558,191.89**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	1,172.50
Total Other Current Liabilities	1,172.50
Total Current Liabilities	1,172.50
Total Liabilities	1,172.50
Equity	
Unassigned	433,718.03
Net Income	123,301.36
Total Equity	557,019.39
TOTAL LIABILITIES & EQUITY	**558,191.89**

Belvedere Municipal Utility District
Profit & Loss
October 1, 2025 through September 22, 2026

	Oct 1, '25 - Sep 22, 26	
Ordinary Income/Expense		
Income		
Interest Income		15,331.03
Income		
Property Taxes	312,583.71	
Total Income		312,583.71
Total Income		327,914.74
Expense		
Website Expenses		588.18
Amenity Center Operations		40,484.52
Trail Repairs		
Trail General Maintenance	15,731.82	
Total Trail Repairs		15,731.82
Audit Fees		7,500.00
Bookkeeping Fees		16,800.00
Engineering		
Drainage & Trail Maintenance	0.00	
District Engineering	25,646.72	
Total Engineering		25,646.72
Insurance		
Liability Insurance	4,254.16	
Total Insurance		4,254.16
Legal Fees		20,508.43
Collection and Appraisal Fees		4,790.16
Telephone		1,934.31
Utilities		1,982.51
Waste Disposal		64,392.57
Total Expense		204,613.38
Net Ordinary Income		123,301.36
Net Income		**123,301.36**

Belvedere MUD-Debt Service Fund
Balance Sheet
As of September 22, 2026

	Sep 22, 26
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	67,761.57
TexPool	210,114.53
Total Checking/Savings	277,876.10
Accounts Receivable	
Taxes Receivable	1,778.66
Total Accounts Receivable	1,778.66
Total Current Assets	279,654.76
TOTAL ASSETS	**279,654.76**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	1,778.66
Total Other Current Liabilities	1,778.66
Total Current Liabilities	1,778.66
Total Liabilities	1,778.66
Equity	
Restricted	274,787.76
Net Income	3,088.34
Total Equity	277,876.10
TOTAL LIABILITIES & EQUITY	**279,654.76**

Belvedere MUD-Debt Service Fund
Profit & Loss
October 1, 2025 through September 22, 2026

	Oct 1, '25 - Sep 22, 26
Ordinary Income/Expense	
Income	
Tax Revenue	473,239.22
Total Income	473,239.22
Expense	
Bank Service Charges	44.00
Bond Principal	355,000.00
Interest Expense	127,731.26
Paying Agent Fee	1,200.00
Total Expense	483,975.26
Net Ordinary Income	-10,736.04
Other Income/Expense	
Other Income	
Interest Income	13,824.38
Total Other Income	13,824.38
Net Other Income	13,824.38
Net Income	**3,088.34**

Property Tax Statement

RECEIVABLE BALANCE 'R' REPORT — OVERALL COLL/DIST REPORT — FROM 10/01/2025 TO 08/31/2026 — YEAR FROM 0000 TO 2025

ALL OTHERS

U1K -- BELVEDERE MUD

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2014	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2015	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2016	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2017	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2018	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2019	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2020	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2021	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2022	.31	.00	.31	.00	.31	100.00 %	.00	.15	.00	.00	.00	.46
2023	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2024	1552.37	.00	1552.37	.00	1552.37	100.00 %	.00	413.63	.00	.00	.00	1966.00
TOTL	1552.68	.00	1552.68	.00	1552.68	100.00 %	.00	413.78	.00	.00	.00	1966.46
2025	784999.85	2090.83-	781703.76	1745.90	779957.86	99.62 %	2951.16	3898.61	.00	.00	.00	783856.47
ENTITY TOTL	786552.53	2090.83-	783256.44	1745.90	781510.54	99.62 %	2951.16	4312.39	.00	.00	.00	785822.93

Outstanding property tax receivable

Operating
2025 = 1172.50

Debt service
2025 = 1778.66

Current tax rate

Operating: .0725
Debt service: .1100
total: .1825

Current Invoices for Approval

Invoice

Montoya, Monzingo & Biggs, LLP

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

Date	Invoice #
9/1/2026	32242

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

Description	Amount
September 2026 accounting services.	1,400.00

Recd 9/1/26

Thank you for your business.	**Total** $1,400.00

Lloyd Gosselink
ATTORNEYS AT LAW

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

August 27, 2026

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

Invoice: 97571200
Client: 2364
Matter: 0
Billing Attorney: DNL

Tax ID # 74-2308445

INVOICE SUMMARY

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

RE: Belvedere Community

Professional Services	$ 1,827.00
Total Disbursements	$ 6.00
TOTAL THIS INVOICE	**$ 1,833.00**

Recd 9/6/26

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

Invoice Total: $3,481.25

Invoice #: ARIV1058986
Invoice date: 8/11/2026
Project Number: 16654-0900-26

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

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 11-Jul-2026 through 07-Aug-2026

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

16654-0900-26.001 - General Consultation

Role		Hours	Rate	Amount
Professional Engineer I		10.50	195.00	2,047.50
Professional Engineer V		4.75	295.00	1,401.25
Specialist I		0.25	130.00	32.50
	Subtotal	**15.50**		**3,481.25**

Invoice subtotal	3,481.25
Total	**3,481.25**

Services during this period include preparation and attendance at the August 5th Board of Directors meeting, coordination with Sunscape regarding trail maintenance services, annual budget coordination, and routine operational activities.

Outstanding invoices

Invoice	Date	Balance
ARIV1055279	5/26/2026	3,274.45
ARIV1056990	6/29/2026	935.00
ARIV1058075	7/29/2026	556.25

Rec'd 9/11/24

SUNSCAPE
LANDSCAPING

INVOICE

Invoice: 30856
Invoice Date: 09/01/2026

BILL TO	PROPERTY ADDRESS
Belvedere Municipal Utility District C/O Montoya & Monzingo, LLP P.O. Box 2029 Pflugerville, TX 78691 Phone:512-251-5668 x25	**Belvedere Municipal Utility District** 17400 Flagler Drive Austin, TX 78738

INVOICE	TERMS	ACCOUNT MANAGER
09/01/2026	Net 30	Tyler Lambourne

DESCRIPTION	PRICE
#35983 - Maintenance Contract MUD 2026 September 2026	$4,840.35

Trail Maintenance $1,413.21

HOA /MUD Contract $3,427.15

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 $3,427.15 per month for services performed at Belvedere HOA.

Subtotal:	$4,840.35
Sales Tax (.00%)	$0.00
INVOICE TOTAL:	**$4,840.35**
Credits/Payments	($0.00)
Balance Due	**$4,840.35**
Pay This Amount:	**$4,840.35**

STATE OF TEXAS
MARK A FISCHER
LI0018457
LICENSED IRRIGATOR

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

Recd 9/3/26

Remittance Information Update Effective Immediately

New Remittance Details:
Bank Name: Parkside Financial Bank & Trust
Account Name: Sunscape Landscaping Services LLC
Account Number: 8145526
Routing Number: 081019405
Bank Address: 8112 Maryland Ave #101, St. Louis, MO 63105

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

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

SUNSCAPE
LANDSCAPING

INVOICE

Invoice: 30807
Invoice Date: 08/28/2026

BILL TO	PROPERTY ADDRESS
Belvedere Municipal Utility District C/O Montoya & Monzingo, LLP P.O. Box 2029 Pflugerville, TX 78691 Phone:512-251-5668 x25	**Belvedere Municipal Utility District** 17400 Flagler Drive Austin, TX 78738

INVOICE	TERMS	ACCOUNT MANAGER
08/28/2026	Net 30	Tyler Lambourne

DESCRIPTION	PRICE
#39558 - Irrigation Walkthrough Repair T&M See August Irrigation Reports	$161.47
Fuel Surcharge	$4.84

Subtotal:	$166.31
Sales Tax (.00%)	$0.00
INVOICE TOTAL:	**$166.31**
Credits/Payments	($0.00)
Balance Due	**$166.31**
Pay This Amount:	**$166.31**

STATE OF TEXAS
MARK A FISCHER
LICENSED IRRIGATOR
LI0018457

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

Remittance Information Update Effective Immediately

New Remittance Details:
Bank Name: Parkside Financial Bank & Trust
Account Name: Sunscape Landscaping Services LLC
Account Number: 8145526
Routing Number: 081019405
Bank Address: 8112 Maryland Ave #101, St. Louis, MO 63105

Rec'd 8/31/26

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

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

TRAVIS CENTRAL APPRAISAL DISTRICT

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

	Invoice Date	Invoice Number
Invoice	9/1/2026	9975

Jurisdiction ID: 1K

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.

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

Invoice Date	Charge Code	Description	Amount
9/1/2026	Appraisal Revenue	Appraisal Fees	$1,048.27

Recd 9/9/26

Due Date: **10/1/2026** **Total:** **$1,048.27**

9975 9/1/2026

Invoice Date	Charge Code	Description	Amount
9/1/2026	Appraisal Revenue	Appraisal Fees	$1,048.27

1K Belvedere MUD

Total Due: **$1,048.27**

Due Date: **10/1/2026**

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.

QUIDDITY
ENGINEERING

Invoice Total: $3,100.00

Invoice #: ARIV1060194
Invoice date: 9/14/2026
Project Number: 16654-0900-26

PAYMENT INFORMATION

Remit Address	ACH Info
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.

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

For professional services from 08-Aug-2026 through 04-Sep-2026

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

16654-0900-26.001 - General Consultation

Role		Hours	Rate	Amount
Graduate Engineer I		3.00	135.00	405.00
Professional Engineer I		5.50	195.00	1,072.50
Professional Engineer V		5.50	295.00	1,622.50
	Subtotal	**14.00**		**3,100.00**

Invoice subtotal	3,100.00
Total	**3,100.00**

Services during this period included preparation for the September Board of Directors meeting; coordination with SunScape regarding completed work activities; coordination related ot proposed development near the district; update maintenance logs for district activities; and routine operational activities.

Outstanding invoices

Invoice	Date	Balance
ARIV1058986	8/11/2026	3,481.25

Invoices Paid Between Board Meetings

SUNSCAPE
LANDSCAPING

INVOICE

Invoice: 30305
Invoice Date: 07/21/2026

BILL TO	PROPERTY ADDRESS
Belvedere Municipal Utility District C/O Montoya & Monzingo, LLP P.O. Box 2029 Pflugerville, TX 78691 Phone:512-251-5668 x25	**Belvedere Municipal Utility District** 17400 Flagler Drive Austin, TX 78738

INVOICE	TERMS	ACCOUNT MANAGER
07/21/2026	Net 30	Tyler Lambourne

DESCRIPTION	PRICE
#38939 - Irrigation Walkthrough Repair T&M See July Irrigation Reports	$417.86
Fuel Surcharge	$12.54

Subtotal:	$430.40
Sales Tax (.00%)	$0.00
INVOICE TOTAL:	**$430.40**
Credits/Payments	($12.54)
Balance Due	**$417.86**
Pay This Amount:	**$417.86**

Paid CK#16660
8/6/26

STATE OF TEXAS
MARK A FISCHER
LID018457
LICENSED IRRIGATOR

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

Remittance Information Update Effective Immediately

New Remittance Details:
Bank Name: Parkside Financial Bank & Trust
Account Name: Sunscape Landscaping Services LLC
Account Number: 8145526
Routing Number: 081019405
Bank Address: 8112 Maryland Ave #101, St. Louis, MO 63105

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

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

AT&T

BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

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

Save time with the AT&T app. Now with more powerful features to manage your account, devices, and connections, all in one place. Visit att.com/atteasy12

Total due
$178.74
AutoPay is scheduled for:
Aug 12, 2026

Account summary

Your last bill	$176.93
Payment, Jul 14 - Thank you!	-$176.93
Remaining balance	$0.00

Service summary

Internet	*Page 2*	$108.53
Phone	*Page 2*	$70.21
Total services		$178.74

Paid EFT 8/12/24
Recd 8/4/26

Total due **$178.74**
AutoPay is scheduled to debit your bank account on Aug 12, 2026

Ways to pay and manage your account:

AT&T app
iPhone and Android

att.com/pay

800.321.2000
TTY: 800.651.5111

Scan to pay

NYYN

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

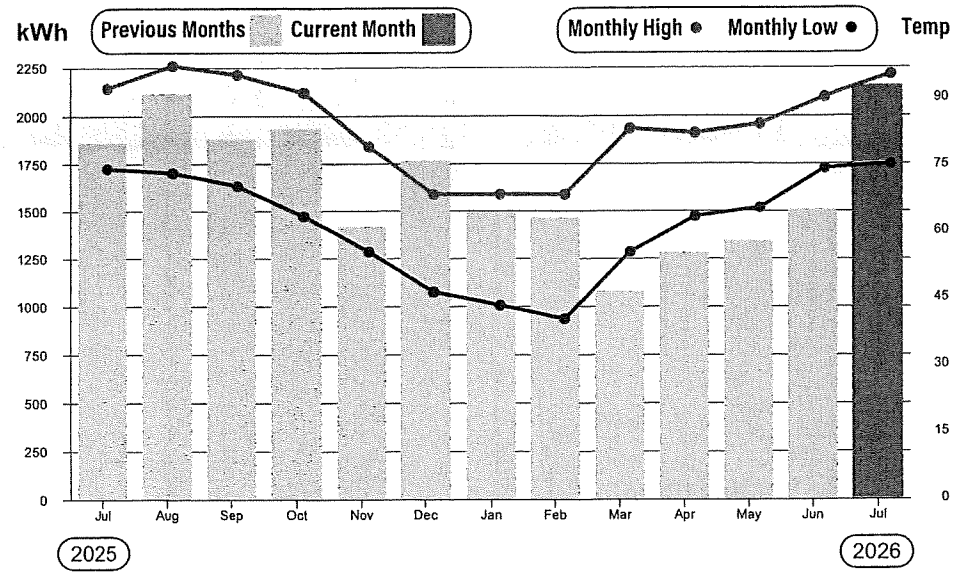
Account #: 3001549599
Member Name: Belvedere Mud
Director District: 5
Bill Date: 07/29/2026

AUTOPAY AMOUNT
$226.21
Paid By Bank Draft
08/18/2026

This bill does not reflect payments after 07/29/2026.
Charge detail found on the back of this page.

Service Address: 17400 FLAGLER DRIVE

Monthly energy use



Energy comparison

Total energy use this month	Total energy use last month
2,153 kWh	1,511 kWh
$226.21	$171.23

Total energy use this month last year	Average daily use and temp this month
1,866 kWh	69 kWh/Day
$193.60	85°

IMPORTANT MEMBER INFORMATION

Want to learn more about your bill and how to analyze your use? Knowledge is power. When you understand your bill, you can make adjustments and save on the next one. Learn more at myPEC.com/bill.

Your 2025 capital credit allocation is $160.22. Please refer to the enclosed bill insert or visit myPEC.com/capital-credits on allocation for more information.

Paid EFT 8/18/26
Recd 8/14/26

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	**07/29/2026**
Account #	**3001549599**
AutoPay Amount - DO NOT PAY	$226.21
Bank Draft on 08/18/2026	

PEC Secure Pay Station barcode

Mail payment to:

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

7179 1 AT 0.672
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7179
C-39

660069300154959900002262100002488307292026 8

AT&T

BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Issue Date: Aug 22, 2026
Account Number: 312935378

Save time with the AT&T app. Now with more powerful features to manage your account, devices, and connections, all in one place. Visit att.com/atteasy12

Total due
$178.74
AutoPay is scheduled for:
Sep 13, 2026

Account summary

Your last bill	$178.74
Payment, Aug 12 - Thank you!	-$178.74
Remaining balance	$0.00

Service summary

Internet		*Page 2*	$108.53
Phone		*Page 2*	$70.21
Total services			$178.74

Paid EFT 9/13/26
Recd 9/14/26

Total due **$178.74**
AutoPay is scheduled to debit your bank account on Sep 13, 2026

Ways to pay and manage your account:

AT&T app
iPhone and Android

att.com/pay

800.321.2000
TTY: 800.651.5111

Scan to pay

NYNN

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

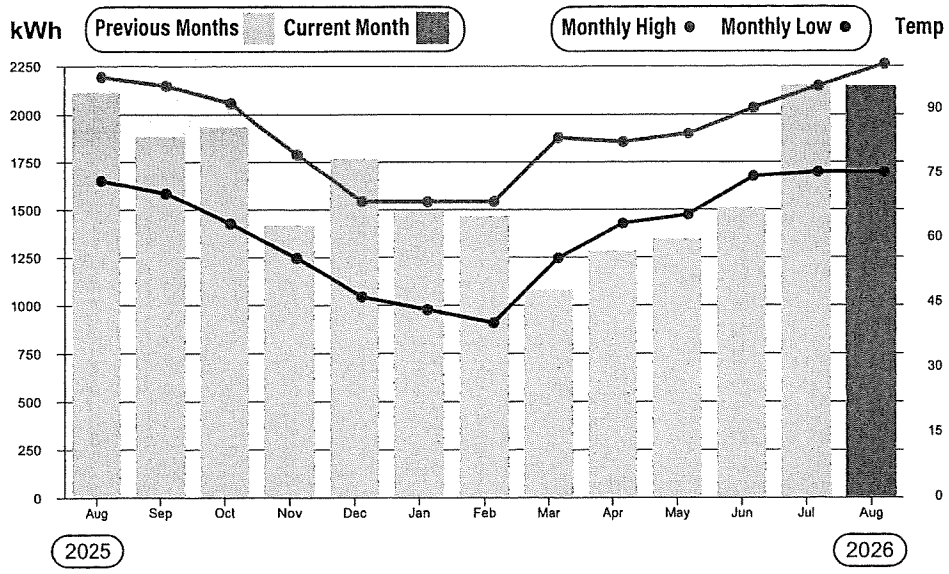
Account #: 3001549599
Member Name: Belvedere Mud
Director District: 5
Bill Date: 08/28/2026

AUTOPAY AMOUNT
$225.59
Paid By Bank Draft
09/18/2026

This bill does not reflect payments after 08/28/2026.
Charge detail found on the back of this page.

Service Address: 17400 FLAGLER DRIVE

Monthly energy use



Energy comparison

Total energy use this month
2,146 kWh
$225.59

Total energy use last month
2,153 kWh
$226.21

Total energy use this month last year
2,118 kWh
$214.70

Average daily use and temp this month
69 kWh/Day
88°

IMPORTANT MEMBER INFORMATION

Shut the door on scams! Some members have reported receiving calls or text messages from scammers claiming to represent PEC. Stay alert and know what PEC will and won't do. Learn more at myPEC.com/scams.

Paid EFT 9/18/26
Recd 9/16/26

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	**08/28/2026**
Account #	**3001549599**
AutoPay Amount - DO NOT PAY	$225.59
Bank Draft on 09/18/2026	

PEC Secure Pay Station barcode

Mail payment to:

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

7138 1 AT 0.672 5 7138
BELVEDERE MUD C-26
PO BOX 2029
PFLUGERVILLE TX 78691-2029

660069300154959900002255900002481508282026 9

ABC Bank Statements

TexPool Statements

ABC BANK
BANKING ▪ MORTGAGE ▪ INSURANCE
EQUAL HOUSING LENDER / MEMBER FDIC
NMLS# 460789

Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

Date 8/31/26 Page 1
Primary Account XXXXXXXXXXX[redacted]

4614200

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

* 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	9
Account Number	XXXXXXXXXXX[redacted]	Statement Dates	8/03/26 thru 8/31/26
Previous Balance	30,940.21	Days in the Statement Period	29
2 Deposits/Credits	25,498.65	Average Ledger Balance	30,730.98
10 Checks/Debits	31,888.53	Average Collected	30,730.98
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	24,550.33		

Deposits and Other Credits

Date	Description		Amount
8/07	Deposit		25,000.00
8/27	PPD	F746000192	498.65
	CONS PAY	PT CLEARING	

Debits

Date	Description		Amount
8/13	PPD	9864031004	178.74-
	PAYMENT	ATT	
8/19	CCD	2740828412	226.21-
	ELEC_BILL	Pedernales_Elec	
	3001549599		

00540008170303000

EQUAL HOUSING FDIC

ABC BANK
BANKING ■ MORTGAGE ■ INSURANCE
EQUAL HOUSING LENDER / MEMBER FDIC
NMLS# 460789

Date 8/31/26 Page 2
Primary Account XXXXXXXXXXXX[redacted]

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
8/07		1,935.27	8/13	1656	4,578.50
8/07		4,834.96	8/20	1657	4,765.70
8/07		5,910.93	8/18	1658	4,840.36
8/10	1655*	4,200.00	8/18	1660*	417.86

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/03	30,940.21	8/13	34,301.81	8/20	24,051.68
8/07	43,259.05	8/18	29,043.59	8/27	24,550.33
8/10	39,059.05	8/19	28,817.38		

End Of Statement

00540008170203000

Belvedere Municipal Utility District
Reconciliation Detail
Checking Account - ABC Bank, Period Ending 08/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						30,940.21
Cleared Transactions						
Checks and Payments - 10 items						
Check	08/05/2026	Transfer	Belvedere MUD Deb...	X	-5,910.93	-5,910.93
Check	08/05/2026	1658	Sunscape Landscap...	X	-4,840.36	-10,751.29
Check	08/05/2026	Transfer	Belvedere MUD Deb...	X	-4,834.96	-15,586.25
Check	08/05/2026	1657	Quiddity Engineerin...	X	-4,765.70	-20,351.95
Check	08/05/2026	1656	Lloyd Gosselink Atto...	X	-4,578.50	-24,930.45
Check	08/05/2026	1655	Montoya, Monzingo ...	X	-4,200.00	-29,130.45
Check	08/05/2026	Trasfer	Belvedere MUD Deb...	X	-1,935.27	-31,065.72
Check	08/07/2026	1660	Sunscape Landscap...	X	-417.86	-31,483.58
Check	08/12/2026	EFT	AT & T	X	-178.74	-31,662.32
Check	08/18/2026	EFT	Pedernales Electric ...	X	-226.21	-31,888.53
Total Checks and Payments					-31,888.53	-31,888.53
Deposits and Credits - 2 items						
Transfer	08/05/2026			X	25,000.00	25,000.00
Deposit	08/27/2026			X	498.65	25,498.65
Total Deposits and Credits					25,498.65	25,498.65
Total Cleared Transactions					-6,389.88	-6,389.88
Cleared Balance					-6,389.88	24,550.33
Uncleared Transactions						
Checks and Payments - 1 item						
Check	07/18/2025	1593	Belvedere HOA		-1,678.00	-1,678.00
Total Checks and Payments					-1,678.00	-1,678.00
Total Uncleared Transactions					-1,678.00	-1,678.00
Register Balance as of 08/31/2026					-8,067.88	22,872.33
New Transactions						
Checks and Payments - 2 items						
Check	09/13/2026	EFT	AT & T		-178.74	-178.74
Check	09/18/2026	EFT	Pedernales Electric ...		-225.59	-404.33
Total Checks and Payments					-404.33	-404.33
Total New Transactions					-404.33	-404.33
Ending Balance					**-8,472.21**	**22,468.00**

ABC BANK
BANKING ▪ MORTGAGE ▪ INSURANCE
EQUAL HOUSING LENDER / MEMBER FDIC
NMLS# 460789

Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

Date 8/31/26 Page 1
Primary Account XXXXXXXXXXXX[redacted]

4614203

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

* 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	1
Account Number	XXXXXXXXXXXX[redacted]	Statement Dates	8/03/26 thru 8/31/26
Previous Balance	252,187.48	Days in the Statement Period	29
Deposits/Credits	.00	Average Ledger Balance	230,635.75
1 Checks/Debits	25,000.00	Average Collected	230,635.75
Service Charge Amount	.00	Interest Earned	549.73
Interest Paid	549.73	Annual Percentage Yield Earned	3.04%
Current Balance	227,737.21	2026 Interest Paid	3,946.15

Deposits and Other Credits

Date	Description	Amount
8/31	Interest Deposit	549.73

Checks

Date	Check No.	Amount
8/07		25,000.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/03	252,187.48	8/07	227,187.48	8/31	227,737.21

0054000814030300

ABC BANK
BANKING ■ MORTGAGE ■ INSURANCE
EQUAL HOUSING LENDER / MEMBER FDIC
NMLS# 460739

Date 8/31/26 Page 2
Primary Account XXXXXXXXXXXX[redacted]

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

Money Market Public Fund XXXXXXXXXXXX[redacted] (Continued)

INTEREST RATE SUMMARY

Date	Rate
8/02	3.000000%

End Of Statement

Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 08/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						252,187.48
Cleared Transactions						
Checks and Payments - 1 item						
Transfer	08/05/2026			X	-25,000.00	-25,000.00
Total Checks and Payments					-25,000.00	-25,000.00
Deposits and Credits - 1 item						
Deposit	08/31/2026			X	549.73	549.73
Total Deposits and Credits					549.73	549.73
Total Cleared Transactions					-24,450.27	-24,450.27
Cleared Balance					-24,450.27	227,737.21
Register Balance as of 08/31/2026					-24,450.27	227,737.21
Ending Balance					**-24,450.27**	**227,737.21**

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

TEXPOOL
AN INVESTMENT SERVICE FOR PUBLIC FUNDS

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 08/01/2026 - 08/31/2026

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

TexPool Update

A redesigned, personalized, and dynamic participant experience is here! Log in to your TexConnect account to learn more!

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	$318,784.48	$0.00	$0.00	$995.67	$319,780.15	$318,816.60
Total Dollar Value	**$318,784.48**	**$0.00**	**$0.00**	**$995.67**	**$319,780.15**	

Portfolio Value

Pool Name	Pool/Account	Market Value (08/01/2026)	Share Price (08/31/2026)	Shares Owned (08/31/2026)	Market Value (08/31/2026)
Texas Local Government Investment Pool	[redacted]	$318,784.48	$1.00	319,780.150	$319,780.15
Total Dollar Value		**$318,784.48**			**$319,780.15**

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[redacted]	$995.67	$7,695.86
Total		**$995.67**	**$7,695.86**

00151791

TXP,,*69310*,0327900004,09030,09030,CNSTEX01,INVMTX.....TEX.....000079665

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

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
08/01/2026	08/01/2026	BEGINNING BALANCE	$318,784.48	$1.00		318,784.480
08/31/2026	08/31/2026	MONTHLY POSTING	$995.67	$1.00	995.670	319,780.150
Account Value as of 08/31/2026			**$319,780.15**	**$1.00**		**319,780.150**

Belvedere Municipal Utility District
Reconciliation Detail
TexPool, Period Ending 08/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						318,784.48
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	08/31/2026			X	995.67	995.67
Total Deposits and Credits					995.67	995.67
Total Cleared Transactions					995.67	995.67
Cleared Balance					995.67	319,780.15
Register Balance as of 08/31/2026					995.67	319,780.15
Ending Balance					**995.67**	**319,780.15**

ABC BANK
BANKING ▪ MORTGAGE ▪ INSURANCE
EQUAL HOUSING LENDER / MEMBER FDIC
NMLS# 460789

Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

Date 8/31/26 Page 1
Primary Account XXXXXXXXXXXX[redacted]

4614201

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

* 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	3
Account Number	XXXXXXXXXXXX[redacted]	Statement Dates	8/03/26 thru 8/31/26
Previous Balance	53,522.87	Days in the Statement Period	29
3 Deposits/Credits	12,681.16	Average Ledger Balance	64,454.90
Checks/Debits	.00	Average Collected	64,454.90
Service Charge Amount	.00	Interest Earned	153.63
Interest Paid	153.63	Annual Percentage Yield Earned	3.04%
Current Balance	66,357.66	2026 Interest Paid	6,290.16

Deposits and Other Credits

Date	Description	Amount
8/07	Deposit	1,935.27
8/07	Deposit	4,834.96
8/07	Deposit	5,910.93
8/31	Interest Deposit	153.63

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/03	53,522.87	8/07	66,204.03	8/31	66,357.66

INTEREST RATE SUMMARY

Date	Rate
8/02	3.000000%

00540008160303000

Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 08/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						53,522.87
Cleared Transactions						
Deposits and Credits - 4 items						
Deposit	08/05/2026			X	1,935.27	1,935.27
Deposit	08/05/2026			X	4,834.96	6,770.23
Deposit	08/05/2026			X	5,910.93	12,681.16
Deposit	08/31/2026			X	153.63	12,834.79
Total Deposits and Credits					12,834.79	12,834.79
Total Cleared Transactions					12,834.79	12,834.79
Cleared Balance					12,834.79	66,357.66
Register Balance as of 08/31/2026					12,834.79	66,357.66
Ending Balance					**12,834.79**	**66,357.66**

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

TEXPOOL
AN INVESTMENT SERVICE FOR PUBLIC FUNDS

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 08/01/2026 - 08/31/2026

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

TexPool Update

A redesigned, personalized, and dynamic participant experience is here! Log in to your TexConnect account to learn more!

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	$209,460.33	$0.00	$0.00	$654.20	$210,114.53	$209,481.43
Total Dollar Value	**$209,460.33**	**$0.00**	**$0.00**	**$654.20**	**$210,114.53**	

Portfolio Value

Pool Name	Pool/Account	Market Value (08/01/2026)	Share Price (08/31/2026)	Shares Owned (08/31/2026)	Market Value (08/31/2026)
Texas Local Government Investment Pool	[redacted]	$209,460.33	$1.00	210,114.530	$210,114.53
Total Dollar Value		**$209,460.33**			**$210,114.53**

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[redacted]	$654.20	$5,056.59
Total		**$654.20**	**$5,056.59**

00151791

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

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
08/01/2026	08/01/2026	BEGINNING BALANCE	$209,460.33	$1.00		209,460.330
08/31/2026	08/31/2026	MONTHLY POSTING	$654.20	$1.00	654.200	210,114.530
Account Value as of 08/31/2026			**$210,114.53**	**$1.00**		**210,114.530**

Belvedere MUD-Debt Service Fund
Reconciliation Detail
TexPool, Period Ending 08/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						209,460.33
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	08/31/2026			X	654.20	654.20
Total Deposits and Credits					654.20	654.20
Total Cleared Transactions					654.20	654.20
Cleared Balance					654.20	210,114.53
Register Balance as of 08/31/2026					654.20	210,114.53
Ending Balance					**654.20**	**210,114.53**

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 District's Engineer;
b. Drainage facilities; and
c. Trail maintenance.

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

September 16, 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 September 22, 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** – Sunscape Landscaping confirmed they inspected the district's trail culverts and applied additional decomposed granite to the eroded areas of the trails. Enclosed are the associated reports for this completed work.

3) **Tree Removal Proposal** – Sunscape Landscaping contacted Quiddity to report they observed a dead tree and provided a proposal to remove and dispose of the tree. The proposal and an exhibit showing the approximate location of the tree is enclosed.

   Board Action: Consider Sunscape Landscaping's proposal to remove and dispose of a tree near the trails in the amount of $2,459.34.

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

Sincerely,

Meagan Norris

Meagan Norris, P.E.

Enclosure
K:\16654\16654-0900-26 2026 General Consultation (Belvedere MUD)\Meeting Files\Status Reports\Status Report for Belvedere 20260922.docx

Tyler Lambourne
Sunscape

BELVEDERE CULVERT INSPECTION

Friday, September 11, 2026

36 Issues Identified



ISSUE 1



ISSUE 2



ISSUE 3



ISSUE 4



ISSUE 5



ISSUE 6



ISSUE 7



ISSUE 8



ISSUE 9



ISSUE 10



ISSUE 11



ISSUE 12



ISSUE 13



ISSUE 14



ISSUE 15



ISSUE 16



ISSUE 17



ISSUE 18



ISSUE 19



ISSUE 20



ISSUE 21



ISSUE 22



ISSUE 23



ISSUE 24



ISSUE 25



ISSUE 26



ISSUE 27



ISSUE 28



ISSUE 29



ISSUE 30



ISSUE 31



ISSUE 32



ISSUE 33



ISSUE 34



ISSUE 35



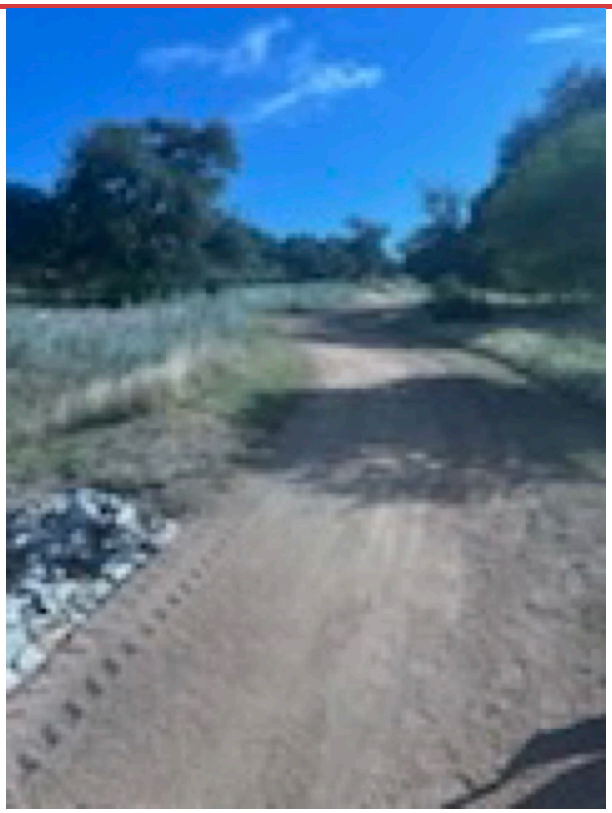
ISSUE 36

Tyler Lambourne
Sunscape

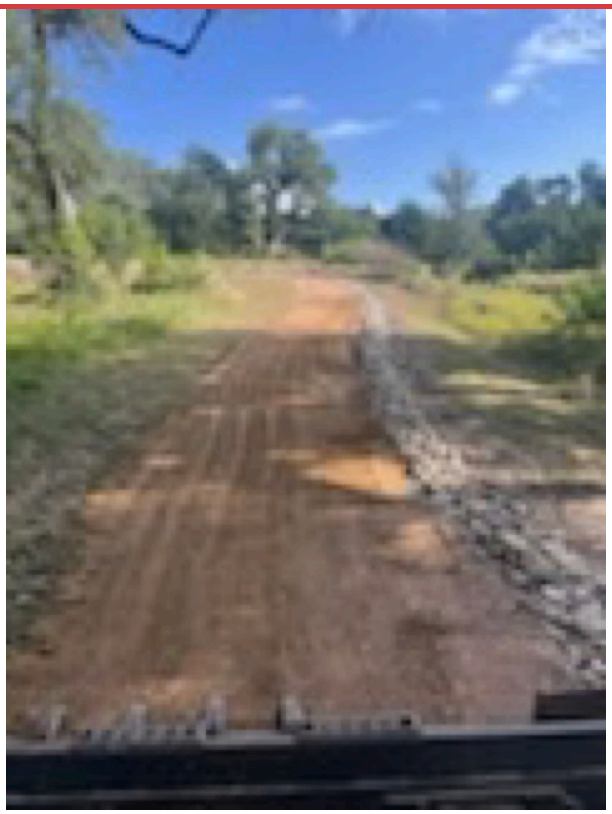
DG REFRESH BELVEDERE MUD

Tuesday, August 11, 2026

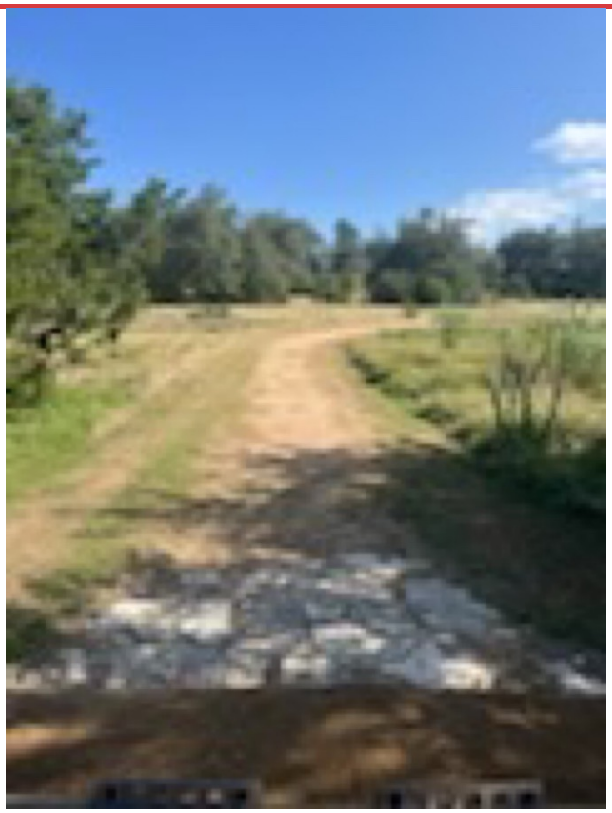
19 Issues Identified



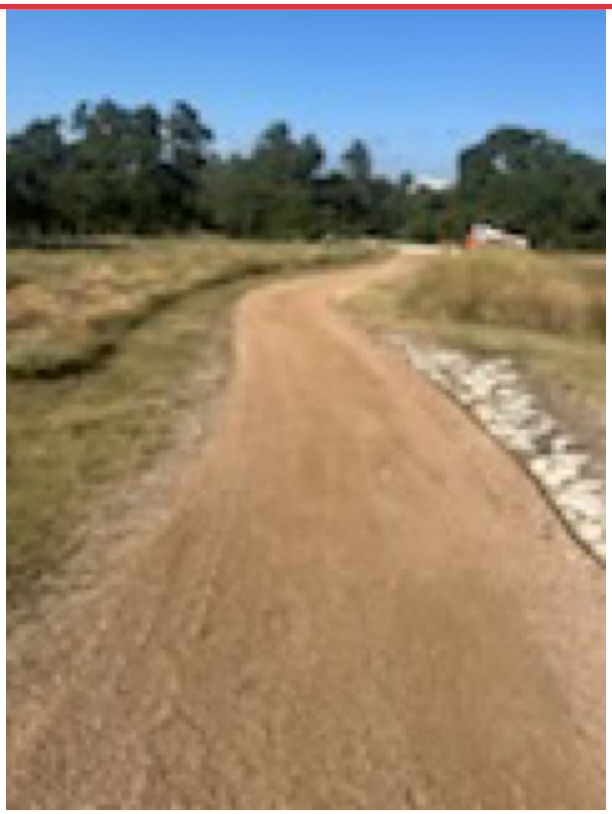
ISSUE 1



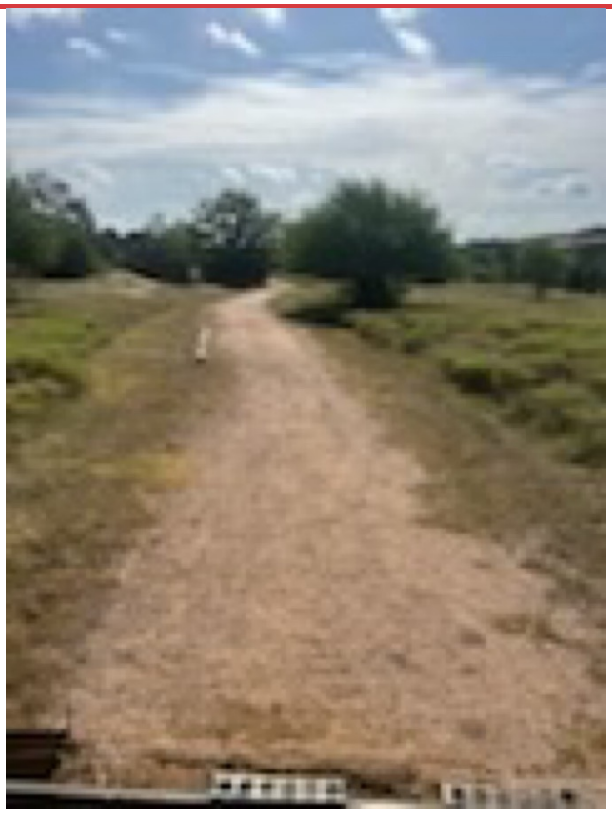
ISSUE 2



ISSUE 3



ISSUE 4



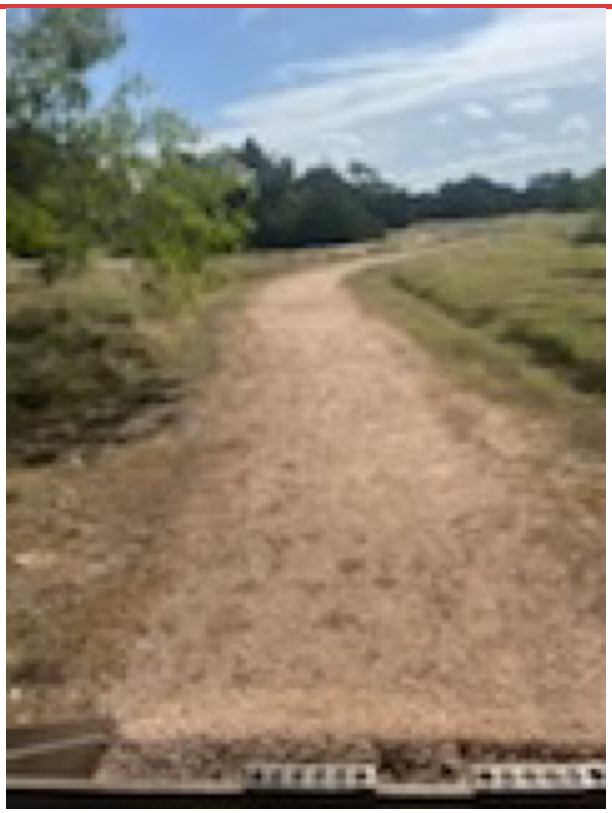
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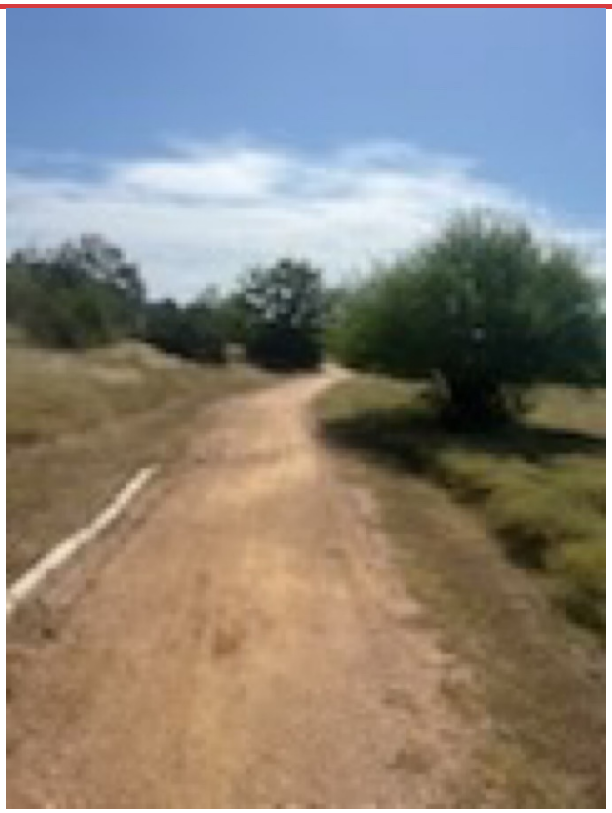
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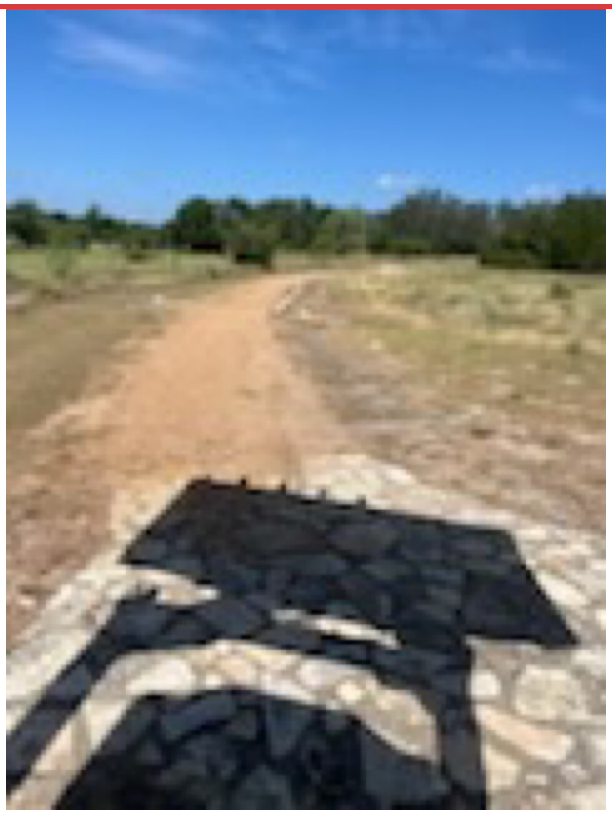
ISSUE 7



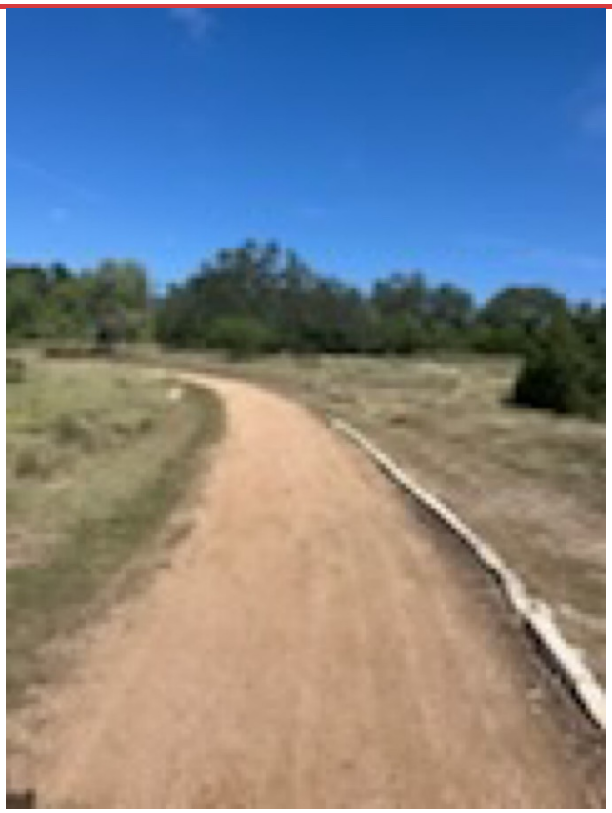
ISSUE 8



ISSUE 9



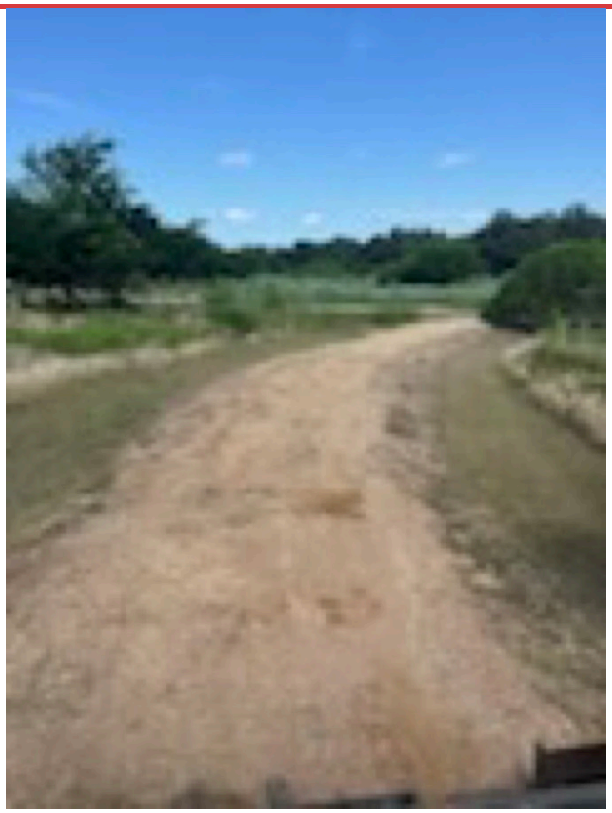
ISSUE 10



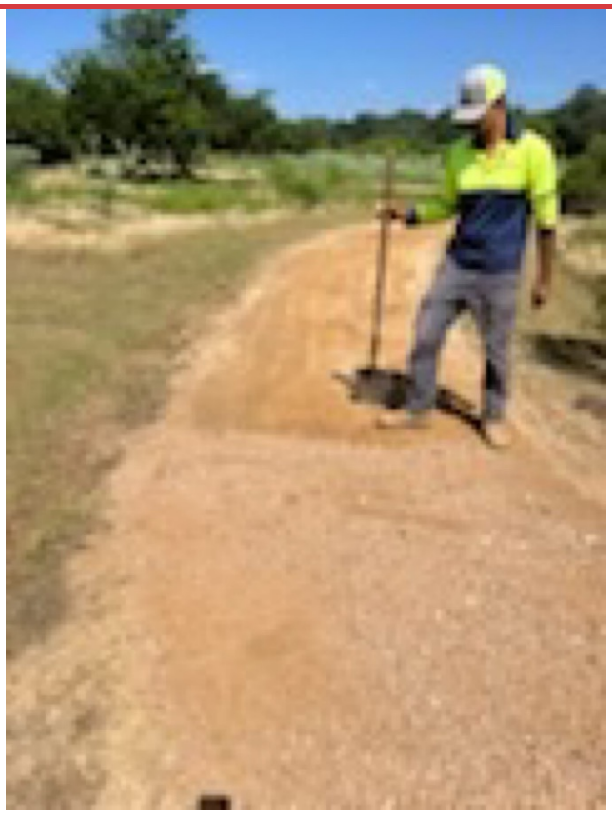
ISSUE 11



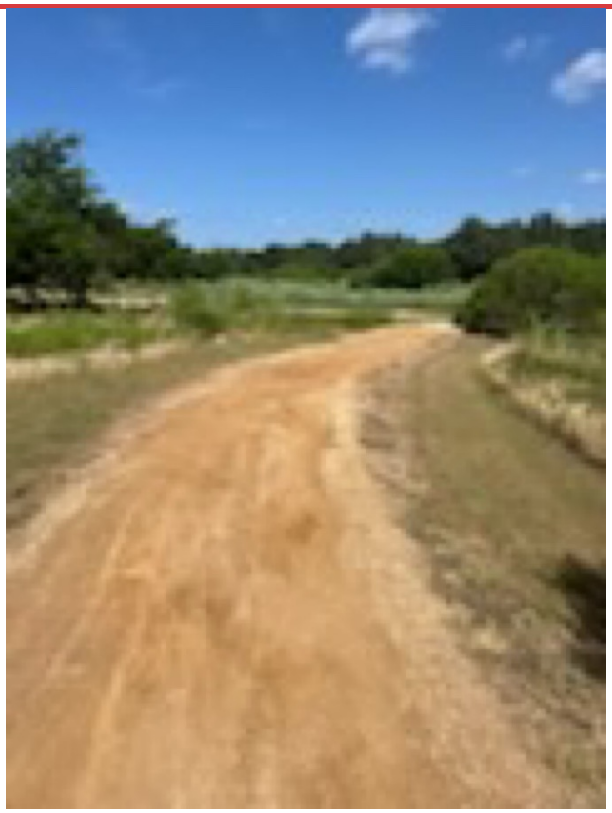
ISSUE 12



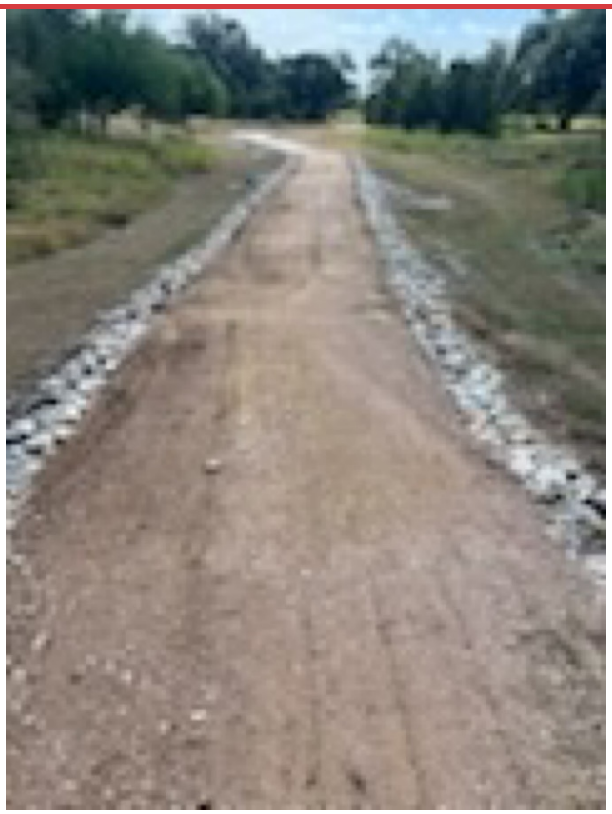
ISSUE 13



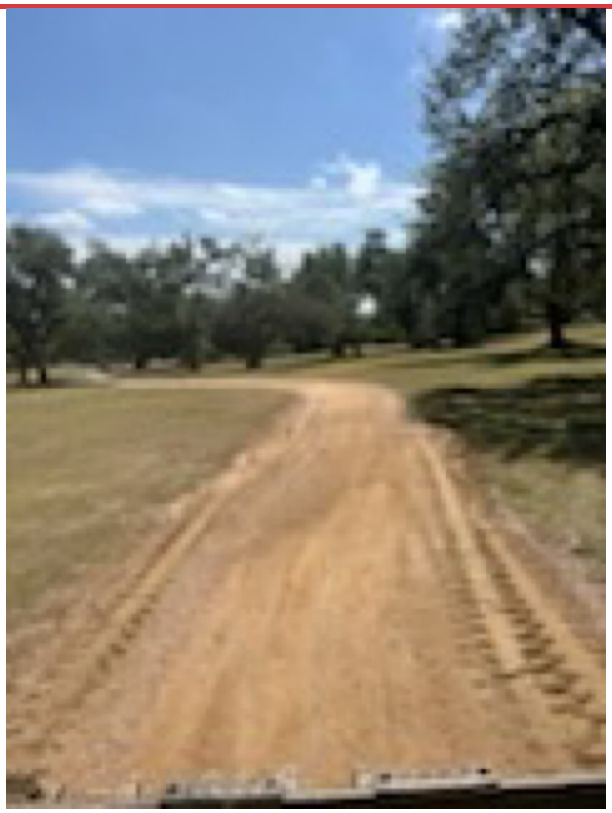
ISSUE 14



ISSUE 15



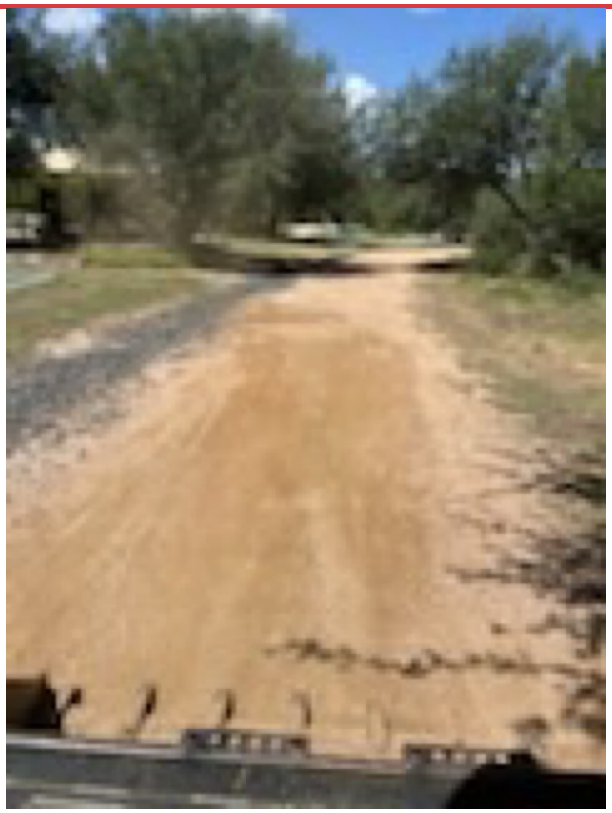
ISSUE 16



ISSUE 17



ISSUE 18



ISSUE 19

SUNSCAPE LANDSCAPING

Work Order

Proposal No.: 39057
Proposed Date: 07/29/26

PROPERTY:	ACCOUNT MANAGER:
Belvedere Municipal Utility District Meagan Norris 17400 Flagler Drive Austin, TX 78738	Tyler Lambourne tyler@sunscapetx.com

Labor and disposal to remove dead tree along MUD trail. Includes disposal



ITEM	UNITS	QTY	PRICE	TOTAL
Labor				**$2,459.34**
Labor and Disposal	CT	1.00	$2,459.34	$2,459.34

Customer Signature _____ **Date** _____

Signature _____ **Date** _____

Subtotal:	**$2,459.34**
Sales Tax:	**$0.00**
Total:	**$2,459.34**

Belvedere M.U.D. Approximate Tree Location Exhibit, September 2026

