

**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 16, 2025, 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. Cancel September 16, 2025 public hearing regarding a proposal to set a 2025 tax rate.
3. Discuss, consider, and take action as necessary concerning the proposed 2025 tax rate, including scheduling a public hearing on a proposed tax rate, and authorizing publication of notice of public hearing on such tax rate.
4. Discuss, consider, and take action to approve minutes for the August 26, 2025 regular meeting of the Board of Directors.
5. 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*).
6. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. TexPool investments; and
 - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
7. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District.
8. 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.
9. Discuss, consider, and take action regarding the solicitation of bids for landscaping services.

10. The Board will meet in executive session to receive advice from its attorney regarding the solicitation of bids for landscaping services, in accordance with Texas Government Code § 551.071.
11. Discuss, consider, and take action on future meeting schedule.
12. Adjournment.

EXECUTED this the 10th day of September 2025.


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

Agenda Item No. 3

Discuss, consider, and take action as necessary concerning the proposed 2025 tax rate, including scheduling a public hearing on a proposed tax rate, and authorizing publication of notice of public hearing on such tax rate.

2025 Developed Water District Tax Rate Calculations

Belvedere MUD

July 21, 2025

NOTE: This worksheet provides the numbers you will need for your Notice, but it is not in the format required for publication. An example of the notice is provided on the Comptroller's website at <https://comptroller.texas.gov/taxes/property-tax/truth-in-taxation/notices.php>.

Notice of Public Hearing Notice Calculations

1. 2024 average appraised value of residence homestead	\$	2,237,418
2. 2024 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	309,041
3. 2024 average taxable value of residence homestead (line 1 minus line 2)	= \$	1,928,377
4. 2024 adopted TOTAL tax rate (per \$100 of value)	x \$	0.1925 /\$100
5. 2024 Total tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	3,712.13
6. 2025 average appraised value of residence homestead	\$	2,163,304
7. 2025 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	141,199
8. 2025 average taxable value of residence homestead (line 6 minus line 7)	= \$	2,022,105
9. 2025 proposed TOTAL tax rate (per \$100 of value)	x \$	0.1900 /\$100
10. 2025 Total tax on average residence homestead (multiply line 8 by line 9, divide by \$100)	= \$	3,842.00
11. Difference in Rates per \$100 value	\$	(0.0025) /\$100
12. Percentage increase/decrease in rates (+/-)		-1.29%
13. Annual increase/decrease in taxes if proposed tax rate is adopted	\$	129.87
14. percentage of increase		3.49%

2025 Developed Water District Tax Rate Calculations

Belvedere MUD

July 21, 2025

Data Entry Page

1. The Districts PROPOSED 2025 Total Tax Rate	\$	0.1900	/\$100
2. 2025 average appraised value of residence homestead.	\$	2,163,304	
3. 2025 average taxable value of residence homestead.	\$	2,022,105	
4. 2024 average appraised value of residence homestead.	\$	2,237,418	
5. 2024 average taxable value of residence homestead.	\$	1,928,377	
6. The district's 2024 Total Tax Rate.	\$	0.1925	/\$100
7. The district's 2024 Maintenance & Operation Tax Rate.	\$	0.0775	/\$100

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

8. 2025 Net Taxable Value	\$	431,348,287	
9. 2025 Total Qualified Contract Service	\$	0.00	
10. 2025 Total Qualified Debt Service	\$	482,731.00	
11. SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2025 tax levy (e.g. from fund reserves).	\$	8,247.88	
12. Your Final Calculated Debt Rate is:	\$	0.1100	/\$100

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

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

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

13. 2025 Target Debt Rate	\$	0.1100	/\$100
14. Amount you need to enter into line 11	\$	8,247.88	
15. 2024 Voter-Approval Tax Rate	\$	0.1943	/\$100
2023 Voter-Approval Tax Rate	\$	0.1996	/\$100
2022 Voter-Approval Tax Rate	\$	0.2229	/\$100
16. 2024 Unused Increment Rate	\$	0.0018	/\$100
2023 Unused Increment Rate	\$	0.0000	/\$100
2022 Unused Increment Rate	\$	0.0004	/\$100
17. 2024 Adopted Tax Rate	\$	0.1925	/\$100
2023 Adopted Tax Rate	\$	0.2050	/\$100
2022 Adopted Tax Rate	\$	0.2225	/\$100
18. 2024 Total Taxable Value	\$	410,572,166	
2023 Total Taxable Value	\$	368,749,809	
2022 Total Taxable Value	\$	318,547,398	

FOR INFORMATION ONLY: ~~2025 Adopted Tax Rate~~

Belvedere MUD

Water District Name

Phone (area code and number)

Water District's Address, City, State, ZIP Code

Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Section 1: Voter-Approval Tax Rate

The voter-approval tax rate for developed water districts is the current year's debt service, contract, and unused increment tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.035 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon as thereafter as practicable.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* to calculate its voter-approval tax rate.

Line.	Worksheet	Amount/Rate
1.	2024 average appraised value of residence homestead.	\$ 2,237,418
2.	2024 general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$ 309,041
3.	2024 average taxable value of residence homestead. Line 1 minus Line 2.	\$ 1,928,377
4.	2024 adopted M&O tax rate (per \$100 of value).	\$ 0.0775 /\$100
5.	2024 M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$ 1,494.49
6.	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.035.	\$ 1,546.80
7.	2025 average appraised value of residence homestead.	\$ 2,163,304
8.	2025 general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$ 141,199
9.	2025 average taxable value of residence homestead. Line 7 minus Line 8.	\$ 2,022,105
10.	Highest 2025 M&O Tax Rate. Line 6 divided by Line 9, multiply by \$100.	\$ 0.0764 /\$100
11.	2025 Debt Tax Rate	\$ 0.1100 /\$100
12.	2025 Contract Tax Rate	\$ 0.0000 /\$100
13.	2024 Tax Rate Calculation: rate. Multiply the result by the 2024 current total value. A. Voter-approval tax rate..... B. Unused increment rate..... C. Subtract B from A..... D. Adopted Tax Rate..... E. Subtract D from C..... F. 2024 Total Taxable Value..... G. Multiply E by F and divide the results by \$100.....	 \$ 0.1943 /\$100 \$ 0.0018 /\$100 \$ 0.1925 /\$100 \$ 0.1925 /\$100 \$ 0.0000 /\$100 \$ 410,572,166 \$ 0
14.	2025 Tax Rate Calculation: rate. Multiply the results by the 2023 current total value. A. Voter-approval tax rate..... B. Unused increment rate..... C. Subtract B from A..... D. Adopted Tax Rate..... E. Subtract D from C..... F. 2023 Total Taxable Value..... G. Multiply E by F and divide the results by \$100.....	 \$ 0.1996 /\$100 \$ 0.0000 /\$100 \$ 0.1996 /\$100 \$ 0.2050 /\$100 \$ (0.0054) /\$100 \$ 368,749,809 \$ 0

15. tax rate. Multiply the result by the 2022 current total value.		
A. Voter-approval tax rate.....	\$	0.2229 /\$100
B. Unused increment rate.....	\$	0.0004 /\$100
C. Subtract B from A.....	\$	0.2225 /\$100
D. Adopted Tax Rate.....	\$	0.2225 /\$100
E. Subtract D from C.....	\$	0.0000 /\$100
F. 2022 Total Taxable Value.....	\$	318,547,398
G. Multiply E by F and divide the results by \$100.....	\$	0
16. Total Foregone Revenue Amount. Add Lines 13G, 14G, and 15G.	\$	0
17. 2025 Unused Increment Rate. Divide Line 16 by the current total value as defined in Tax Code Section 26.012(6). Multiply by 100.	\$	0.0000 /\$100
18. Total 2025 Voter-Approval Tax Rate, including the unused increment rate. Add Lines 10, 11, 12, and 17.	\$	0.1864 /\$100

Section 2: Election Tax Rate

The mandatory tax election rate is the highest tax rate a developed water district may adopt without holding an election. The mandatory tax election rate is the rate that would impose 1.035 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district plus the unused increment rate. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

Line.	Worksheet	Amount/Rate
19.	2024 average taxable value of residence homestead. Enter the amount from Line 3.	\$ 1,928,377
20.	2024 adopted total tax rate.	\$ 0.1925 /\$100
21.	2024 total tax on average residence homestead. Multiply Line 19 by Line 20, divide by \$100.	\$ 3,712.13
22.	2025 mandatory election amount of taxes per average residence homestead. Multiply Line 21 by 1.035.	\$ 3,842.05
23.	2025 mandatory election tax rate, before unused increment. Divide Line 22 by Line 9 and multiply by \$100.	\$ 0.1900 /\$100
24.	2025 mandatory tax election tax rate. Add Line 17 and Line 23.	\$ 0.1900 /\$100

Section 3: Taxing Unit Representative Name

Enter the name of the person preparing the voter-approval tax rate and mandatory tax election rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.



Name of Water District Representative.

7/21/25

Date

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS
TOM BUCKLE
DR. OSEZUA EHIYAMEN
BRUCE ELFANT
JETT HANNA
VIVEK KULKARNI
DICK LAVINE
JIE LI
ELIZABETH MONTOYA
SHENGHAO "DANIEL" WANG
BLANCA ZAMORA-GARCIA

July 19, 2025

BELVEDERE MUD

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

In accordance with Tax Code Section 26.01(a-1), enclosed is the **2025 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Therefore, it is a conservative estimate.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2025.

Approved Freeze Adjusted Taxable	\$419,298,820
Certification Percentage	97.17%
Section 26.01(c) Value Under Protest	\$12,049,467
Net Taxable Value	\$431,348,287

Sincerely,

Leana Mann, RPA, CCA, CGFO
Chief Appraiser
Lmann@tcadcentral.org
(512) 834-9317 Ext. 405

Line	Worksheet	Amount
1	Prior year average appraised value of residence homestead.	\$2,237,418
2	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$309,041
3	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$1,928,377
4	Prior year adopted M&O tax rate.	0.077500
5	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$1,494.49
6	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.035.	\$1,546.80
7	Current year average appraised value of residence homestead.	\$2,163,304
8	Current year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$141,199
9	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$2,022,105
10	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100.	0.076495

Notice of Public Hearing – Budget/Tax Rate Information

2024 Average appraised value of properties with a homestead exemption	\$2,237,418
2024 Total appraised value of all property	\$469,299,532
2024 Total appraised value of all new property	\$15,239,465
2024 Average taxable value of properties with a homestead exemption	\$1,928,377
2024 Total taxable value of all property	\$411,657,270
2024 Total taxable value of all new property	\$15,239,465
2025 Average appraised value of properties with a homestead exemption	\$2,163,304
2025 Total appraised value of all property	\$457,542,834
2025 Total appraised value of all new property	\$2,438,582
2025 Average taxable value of properties with a homestead exemption	\$2,022,105
2025 Total taxable value of all property	\$431,348,287
2025 Total taxable of all new property	\$2,438,582

Please join us for our annual Truth in Taxation Portal Training on Monday, July 28, 2025, at 10 a.m. Register for the webinar at Traviscad.org/TNT.

APPRAISAL TOTALS

7-19-2025

Run ID: 5607

Type: Adjusted Certified Totals

Year: 2025

As of Roll Correction: 1

Property Type List: All

Taxing Unit List: All

Taxing Unit Selection Type: All

Mineral Company:

Tag List:

Property List:

Custom Query:

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (227)	(Count) (8)	(Count) (235)
Land HS Value	158,927,525	3,827,780	162,755,305
Land NHS Value	6,719,252	1,319,450	8,038,702
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	165,646,777	5,147,230	170,794,007
Improvement HS Value	278,838,660	7,824,278	286,662,938
Improvement NHS Value	343,572	0	343,572
Total Improvement	279,182,232	7,824,278	287,006,510
Market Value	444,829,009	12,971,508	457,800,517
BUSINESS PERSONAL PROPERTY	(4)	(0)	(4)
Market Value	96,234	0	96,234
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (231)	(Total Count) (8)	(Total Count) (239)
TOTAL MARKET	444,925,243	12,971,508	457,896,751
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	444,925,243	12,971,508	457,896,751
	97.1%	2.9%	100.0%
HS CAP Limitation Value (-)	22,712,064	588,984	23,301,048
CB CAP Limitation Value (-)	567,814	0	567,814
NET APPRAISED VALUE	421,645,365	12,382,524	434,027,889
Total Exemption Amount	2,346,545	0	2,346,545
NET TAXABLE	419,298,820	12,382,524	431,681,344
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	419,298,820	12,382,524	431,681,344
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	419,298,820	12,382,524	431,681,344

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

\$830,986.59 = 431,681,344 * (0.192500 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	2,289,205	1	0	0	2,289,205	1
DVHS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	2,289,205	1	0	0	2,289,205	1
Special Exemptions						
SO	56,722	3	0	0	56,722	3
Subtotal for Special Exemptions	56,722	3	0	0	56,722	3
Absolute Exemptions						
EX366	618	1	0	0	618	1
Subtotal for Absolute Exemptions	618	1	0	0	618	1
Total:	2,346,545	5	0	0	2,346,545	5

New Value

Total New Market Value: \$2,438,582
Total New Taxable Value: \$2,438,582

JETI	Chapter 313
New Market Value: \$0	New Market Value: \$0
New Taxable Value: \$0	New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		0	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
Partial Exemption Value Loss:		0	0
Total NEW Exemption Value			0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			0

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	179	2,163,304	12,789	2,022,105
A & E	179	2,163,304	12,789	2,022,105

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
8	12,971,508	12,617,591	12,049,467

Not Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	203		2,438,582	435,157,892	410,099,901
C1	Vacant Lots and Tracts	27		0	9,671,117	9,103,303
L1	Commercial Personal Property	3		0	95,616	95,616
XB	Income Producing Tangible Personal	1		0	618	0
Totals:			0	2,438,582	444,925,243	419,298,820

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	6		0	11,652,058	11,063,074
C1	Vacant Lots and Tracts	2		0	1,319,450	1,319,450
Totals:			0	0	12,971,508	12,382,524

Grand Totals						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	209		2,438,582	446,809,950	421,162,975
C1	Vacant Lots and Tracts	29		0	10,990,567	10,422,753
L1	Commercial Personal Property	3		0	95,616	95,616
XB	Income Producing Tangible Personal	1		0	618	0
Totals:			0	2,438,582	457,896,751	431,681,344

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1592867		\$4,224,345	\$4,224,345
2	1962734		\$3,149,954	\$3,149,954
3	1757500		\$3,090,877	\$3,090,877
4	2010609		\$3,003,295	\$3,003,295
5	1991185		\$2,994,040	\$2,994,040
6	1464552		\$3,126,484	\$2,939,181
7	1876991		\$3,715,171	\$2,898,918
8	1985645		\$2,880,746	\$2,880,746
9	1854038		\$2,827,731	\$2,827,731
10	1906699		\$2,812,655	\$2,812,655
11	1875488		\$2,799,357	\$2,799,357
12	1899145		\$2,733,806	\$2,733,806
13	1818837		\$2,747,787	\$2,708,585
14	1566762		\$2,703,351	\$2,703,351
15	2035547		\$2,697,682	\$2,697,682
16	2005370		\$2,683,560	\$2,683,560
17	2019988		\$2,671,752	\$2,671,752
18	1906204		\$2,634,710	\$2,634,710
19	2041385		\$2,624,002	\$2,624,002
20	1867258		\$2,613,890	\$2,613,890
Total			\$58,735,195	\$57,692,437

Agenda Item No. 4

Discuss, consider, and take action to approve minutes of August 26, 2025 regular meeting.

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

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

On August 26, 2025, 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
Keri Parker	Assistant Secretary
Geoffrey Webster	Assistant Secretary

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 of Montoya & Monzingo, LLP; Meagan Norris, P.E., and McKenna Sanders, EIT with Quiddity Engineering; Danielle Lam, Attorney, and Fred Castro, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C. (“Lloyd Gosselink”).

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.
2. Discuss, consider, and take action to approve the minutes of the June 24, 2025 regular meeting. Director Koerner introduced this Item, and a copy of the minutes presented to the Board is attached hereto in **Exhibit “B”**. Director Webster moved to approve the minutes of the June 24, 2025, regular meeting, as presented. Director King seconded the Motion and the Motion passed unanimously, 3-0.
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). There were no public comments.
4. Discuss and consider the preliminary 2025-2026 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 2025 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 \$0.0775 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. 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 \$20,000.00 in total expenditures.

5. Discuss, consider, and take action as necessary concerning the 2025 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 2025, 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 \$0.0775 per \$100 of assessed valuation for maintenance and operations. 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 2025, to be held at the same date, time, and location as the District’s regular Board meeting on September 16, 2025, and to publish a proposed maintenance and operations tax rate of \$0.0775 per \$100 of assessed valuation and a proposed debt service tax rate of \$0.11 per \$100 of assessed valuation. Director Webster seconded the Motion and the Motion passed unanimously, 5-0.
6. Discuss, consider, and take action to adopt an order amending the District’s budget for fiscal year 2024-2025. Director Koerner introduced this Item. Mr. Monzingo presented a proposed amended District budget for the 2024-2025 fiscal year, and a copy of such amended budget is attached hereto as **Exhibit “F”**. He noted that budget amendments were proposed for increases in the following line items: Solid Waste Disposal, Engineering Fees, and Insurance expenses. Ms. Lam reported that the District would need to publish a notice of tax hearing with the *Austin American Statesman* this fiscal year, instead of the Lake Travis View, due to new publication deadlines. She noted that when the District published in the *Austin American Statesman* in 2023, the newspaper had quoted over \$2,000, though that notice was ultimately published at no cost. Discussion ensued regarding increasing the budget for newspaper notices to \$3,000. Director Webster moved to adopt a resolution amending the District’s fiscal year 2024-2025 budget, as revised with a newspaper notice budget of \$3,000. Director King seconded the Motion and the Motion passed unanimously, 5-0.
7. Discuss, consider, and take action as necessary concerning changes in rates charged by the following District consultants: Montoya & Monzingo LLP, and Lloyd Gosselink Rochelle & Townsend, P.C. Director Koerner introduced this Item Mr. Monzingo provided information regarding his proposed rate change of \$1,200 per month to \$1,400 per month for bookkeeping services. Ms. Lam provided information regarding her firm’s proposed rate change, a copy of which is attached hereto as **Exhibit “G”**. After discussion, Director Ubertini moved to approve the changes in rates charged by the above-referenced District consultants, as presented. Director Webster 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, 2025. Director Koerner introduced this Item. Mr. Monzingo presented the West, Davis & Company's engagement letter, a copy of which is attached hereto as **Exhibit "H"**. 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, 2025, as presented. Director Webster 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 June 24, 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 "I"**. After discussion, Director Koerner moved to (i) authorize the transfer of a total of \$2,198.36 from the District's Checking Account to the District's Debt Service Account, (ii) ratify the payment of the invoices paid since the Board's last regular meeting, and (iii) approve the payment of current invoices, as presented in the Bookkeeper's Report. Director King seconded the Motion and the Motion passed unanimously, 5-0.

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. Director Koerner stated that he was collaborating with the HOA to solicit bids for landscaping services.
11. Discuss, consider, and take action regarding the posting of information on the District's website. Director Koerner introduced this Item. Director Parker stated that the District's website was up-to-date and had no issues at this time. Director Koerner requested that the members of the Board access and review the District's website and provide Director Parker with any suggestions that might improve the website, including accessing District information.
12. 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 "J"**. Director Koerner stated that he would contact the homeowners regarding the blocked culvert shown in the

- engineer's report. No action was taken by the Board in connection with the engineer's report.
13. Discuss, consider, and take action regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC. Director Koerner tabled action in connection with this Item.
 14. The Board will meet in executive session to receive advice from its attorneys regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC, 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.
 15. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item. He stated that the Board had previously determined that the next Board meeting would be held at 6:00 p.m. at the Belvedere Amenity Center on September 16, 2025. He also suggested that the next Board meeting be held on November 17, 2025. There was a consensus of the Board to hold the Board's next regular Board meeting on November 17, 2025, and they directed the District's consultants to take the steps necessary to schedule such meeting.
 16. 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 6:36 p.m.

PASSED, APPROVED, AND ADOPTED this 16th day of September 2025.

[DISTRICT SEAL]

Fred King, Secretary

Agenda Item No. 6

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

- a. Payment and ratification of invoices;
- b. TexPool investments, and
- c. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement.

Belvedere MUD Board Meeting

September 16, 2025

Financial Information

Schedule of Cash Activity

BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: SEPTEMBER 16, 2025

GENERAL FUND CHECKING ACCOUNT BALANCE \$ 20,588.95

Revenue:

Deposit Date	Description	Amount
	Transfer from Money Market	\$ -
Total Deposits:		\$ -
Expenses paid since last meeting on 8/19/25		
EFT	AT & T	\$ 155.07
Total Expenditures:		\$ 155.07
Cash Balance Before Expenditures		\$ 20,433.88

Expenditures:

Check Number	Description	Amount
1602	Montoya & Monzingo LLP	\$ 1,200.00
1603	Lloyd Gosselink	\$ 1,692.00
1604	Quiddity Engineering	\$ 4,183.79
1605	ABC Commercial Services	\$ 90.00
1606	Sunscape Landscaping	\$ 1,784.29
1607	Travis Central Appraisal District	\$ 1,000.39
Total Expenditures:		\$ (9,950.47)

ENDING BALANCE - GENERAL FUND CHECKING AS OF SEPTEMBER 16, 2025 **\$ 10,483.41**

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 122,809.67**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 306,772.15**

TOTAL GENERAL FUND OPERATING CASH \$ 440,065.23

The operating reserves are one to two times operating budget.

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET **\$ 71,413.24**

CASH BALANCE - DEBT SERVICE - TEXPOOL **\$ 201,567.54**

TOTAL CASH BALANCE - DEBT SERVICE \$ 272,980.78

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended September 16, 2025
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	Amended 2025 Annual Budget	2025 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 320,297	\$ 288,739	\$ 31,558	\$ 315,011	\$ 5,286
Other Income - Drainage Ditch	750	-	-	-	-
Interest Income	12,469	9,166	3,303	10,000	2,469
Total Revenues	333,516	297,905	34,861	325,011	7,755
<u>Expenditures</u>					
Solid Waste Disposal	62,147	62,147	-	62,147	-
Legal Fees	28,724	45,000	16,276	45,000	16,276
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	14,400	14,400	-	14,400	-
Engineering Fees	50,131	56,000	5,869	56,000	5,869
Amenity Center Operations	44,832	70,000	25,168	70,000	25,168
Drainage and Trail Maintenance	12,263	27,500	15,237	27,500	15,237
Playscape Repairs and Maintenance	-	5,000	5,000	5,000	5,000
Insurance	5,588	6,000	412	6,000	412
Tax Appraisal and Collection Fees	4,575	6,000	1,425	6,000	1,425
Bank Charges	5	200	195	200	195
Other Fees	-	100	100	100	100
Newspaper notices	-	2,000	2,000	2,000	2,000
Website	227	500	273	500	273
Total Expenditures	230,392	302,347	71,955	302,347	71,682
Projected Excess Revenue Over Expenditures	\$ 103,124	\$ (4,442)	\$ 107,566	\$ 22,664	\$ 80,460

Financial Statements

Belvedere Municipal Utility District
Balance Sheet
As of September 16, 2025

	<u>Sep 16, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	10,483.41
Money Market - ABC Bank	122,809.67
TexPool	<u>306,772.15</u>
Total Checking/Savings	440,065.23
Accounts Receivable	
Taxes Receivable	<u>670.17</u>
Total Accounts Receivable	670.17
Other Current Assets	
Prepaid Insurance	<u>2,818.48</u>
Total Other Current Assets	<u>2,818.48</u>
Total Current Assets	<u>443,553.88</u>
TOTAL ASSETS	<u><u>443,553.88</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>670.17</u>
Total Other Current Liabilities	<u>670.17</u>
Total Current Liabilities	<u>670.17</u>
Total Liabilities	670.17
Equity	
Unassigned	339,759.37
Net Income	<u>103,124.34</u>
Total Equity	<u>442,883.71</u>
TOTAL LIABILITIES & EQUITY	<u><u>443,553.88</u></u>

Belvedere Municipal Utility District
Profit & Loss
October 1, 2024 through September 16, 2025

	<u>Oct 1, '24 - Sep 16, 25</u>
Ordinary Income/Expense	
Income	
Interest Income	12,469.16
Income	
Property Taxes	<u>320,296.85</u>
Total Income	<u>320,296.85</u>
Total Income	332,766.01
Expense	
Website Expenses	226.70
Amenity Center Operations	41,333.64
Trail Repairs	
Trail General Maintenance	<u>12,263.16</u>
Total Trail Repairs	12,263.16
Audit Fees	7,500.00
Bank Service Charges	5.00
Bookkeeping Fees	14,400.00
Engineering	
District Engineering	<u>50,131.14</u>
Total Engineering	50,131.14
Insurance	
Liability Insurance	<u>5,587.47</u>
Total Insurance	5,587.47
Legal Fees	28,724.22
Collection and Appraisal Fees	4,575.13
Telephone	1,691.00
Utilities	1,807.35
Waste Disposal	<u>62,146.86</u>
Total Expense	<u>230,391.67</u>
Net Ordinary Income	102,374.34
Other Income/Expense	
Other Income	
Other Income-Drainage Ditch	<u>750.00</u>
Total Other Income	<u>750.00</u>
Net Other Income	<u>750.00</u>
Net Income	<u><u>103,124.34</u></u>

Belvedere MUD-Debt Service Fund
Balance Sheet
As of September 16, 2025

	<u>Sep 16, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	71,413.24
TexPool	<u>201,567.54</u>
Total Checking/Savings	272,980.78
Accounts Receivable	
Taxes Receivable	<u>994.48</u>
Total Accounts Receivable	994.48
Total Current Assets	<u>273,975.26</u>
TOTAL ASSETS	<u>273,975.26</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>994.48</u>
Total Other Current Liabilities	994.48
Total Current Liabilities	<u>994.48</u>
Total Liabilities	994.48
Equity	
Restricted	268,933.39
Net Income	<u>4,047.39</u>
Total Equity	272,980.78
TOTAL LIABILITIES & EQUITY	<u>273,975.26</u>

Belvedere MUD-Debt Service Fund
Profit & Loss
October 1, 2024 through September 16, 2025

	<u>Oct 1, '24 - Sep 16, 25</u>
Ordinary Income/Expense	
Income	
Tax Revenue	474,450.44
Total Income	474,450.44
Expense	
Bank Service Charges	44.00
Bond Principal	340,000.00
Interest Expense	140,175.02
Paying Agent Fee	1,500.00
Total Expense	481,719.02
Net Ordinary Income	-7,268.58
Other Income/Expense	
Other Income	
Interest Income	11,315.97
Total Other Income	11,315.97
Net Other Income	11,315.97
Net Income	<u><u>4,047.39</u></u>

Property Tax Statement

-- 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	.60	.00	.60	.00	.60	100.00 %	.00	.65	.00	.00	.00	1.25
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	727.11-	.00	727.11	727.11-100.04 %	.00 %	.31	.00	50.90-	.00	.00	778.01-
2023	.00	330.26	1549.19	1218.93	330.26 100.00 %	.00 %	.00	.00	.00	.00	.00	330.26
TOTL	.91	396.85-	1549.79	1946.04	396.25-100.08 %	.00 %	.31	.65	50.90-	.00	.00	446.50-
2024	792142.90	297.35	790824.04	48.13	790775.91	99.79 %	1664.34	2710.80	.00	.00	.00	793486.71

Outstanding property tax receivable

Operating

Debt Service

2022 = .11

2022 = .20

2024 = 670.06

2024 = 994.28

670.17

994.48

Current tax rate

Operating: .0775

Debt Service: .1150

Total: .1925

Current Invoices for Approval

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
9/4/2025	31635

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

Description	Amount
September 2025 accounting services.	1,200.00
Thank you for your business.	Total \$1,200.00

August 25, 2025

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

Invoice: 97562377
Client: 2364
Matter: 0
Billing Attorney: DJK
Tax ID # 74-2308445

INVOICE SUMMARY

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

RE: Belvedere Community

Professional Services	\$ 1,689.00
Total Disbursements	<u>\$ 3.00</u>
TOTAL THIS INVOICE	\$ 1,692.00

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>



Invoice Total **\$4,183.79**

Invoice #: ARIV1043074
Invoice date: 9/12/2025
Project Number: 16654-0900-25

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

PAYMENT POLICY

Payments are due upon receipt. Our standard payment options are check or ACH. We also accept all major credit cards subject to a 2.5% convenience fee. Please send remittance advice to AccountsReceivable@quiddity.com

Remit Address

Quiddity Engineering
PO Box 991
Houston, TX 77001

ACH Info

Vantage Bank
Acct #: 108119104
ABA #: 114916272

For professional services from 09-Aug-2025 through 05-Sep-2025

16654-0900-25 2025 General Consultation (Belvedere MUD)

16654-0900-25.001 - 2025 General Consultation

Role	Hours	Rate	Amount
Admin II	0.25	100.00	25.00
Graduate Engineer II	5.25	155.00	813.75
Professional Engineer III	0.25	240.00	60.00
Professional Engineer V	11.25	290.00	3,262.50
Subtotal	17.00		4,161.25

Category	Vendor Id	Amount
Mileage		22.54
Subtotal		22.54

Invoice subtotal 4,183.79
Total **4,183.79**

Services during this period include Board Meeting preparation, travel, attendance and follow-up; updates to District documentation; correspondence related to landscape services; and routine district operational activities.



Account Number
10511046
Invoice Date
8/25/2025
Invoice Number
668789688-1
P.O.

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

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

Services Provided

Service	Price
Rodent/Wildlife Management - Every-Other	\$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
668789688-1

Amount Paid: _____ Check No.: _____

Credit Card No.: _____ CSV Code: _____

Expiration: _____

Signature: _____



VISA





SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 25984

Invoice Date: 09/01/2025

BILL TO

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

PROPERTY ADDRESS

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

Phone: 512-251-5668 x25

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

09/01/2025	Net 30	Tyler Lambourne
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DESCRIPTION	PRICE
-------------	-------

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

Trail Maintenance \$1,021.93

Subtotal: \$4,030.89

HOA /MUS Contract \$3,008.96

Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$4,030.89

Credits/Payments (\$2,246.60)

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.

Balance Due \$1,784.29

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

Pay This Amount: \$1,784.29

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

TRAVIS CENTRAL APPRAISAL DISTRICT

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

	Invoice Date	Invoice Number
Invoice	9/1/2025	9336

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
9/1/2025	Appraisal Revenue	Appraisal Fees - Q4-25 (10.01-12.31.25)	\$1,000.39

Due Date: 10/1/2025

Total: \$1,000.39

9336 9/1/2025

Invoice Date	Charge Code	Description	Amount
9/1/2025	Appraisal Revenue	Appraisal Fees - Q4-25 (10.01-12.31.25)	\$1,000.39

1K

Belvedere MUD

Total Due: \$1,000.39

Due Date: 10/1/2025

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.

Invoices Paid Between Board Meetings



BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 3
Issue Date: Aug 22, 2025
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


\$155.07

AutoPay is scheduled for:
Sep 13, 2025

Account summary

Your last bill	\$155.07
Payment, Aug 12 - Thank you!	-\$155.07
Remaining balance	\$0.00

Service summary

 Internet	Page 2	\$86.02
Phone	Page 2	\$69.05
Total services		\$155.07

*Paid EFT 9/13/25
Rec'd 8/29/25*

Total due **\$155.07**

AutoPay is scheduled to debit your bank account on Sep 13, 2025

Ways to pay and manage your account:



800.321.2000
TTY: 800.651.5111

Scan to pay



ABC Bank Statements

TexPool Statements

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



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

Participant Statement

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

Statement Period 07/01/2025 - 07/31/2025

Page 1 of 2

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

TexPool Update

TexPool Participant Services is excited to announce that beginning August 18, 2025, TexPool Prime's transaction cutoff time will be extended from 2:00 p.m. CT to 3:00 p.m. CT.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$305,652.80	\$0.00	\$0.00	\$1,119.35	\$306,772.15	\$305,688.91
Total Dollar Value	\$305,652.80	\$0.00	\$0.00	\$1,119.35	\$306,772.15	

Portfolio Value

Pool Name	Pool/Account	Market Value (07/01/2025)	Share Price (07/31/2025)	Shares Owned (07/31/2025)	Market Value (07/31/2025)
Texas Local Government Investment Pool	[REDACTED]	\$305,652.80	\$1.00	306,772.150	\$306,772.15
Total Dollar Value		\$305,652.80			\$306,772.15

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[REDACTED]	\$1,119.35	\$7,611.18
Total		\$1,119.35	\$7,611.18



Statement Period 07/01/2025 - 07/31/2025

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Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: [REDACTED]

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
07/01/2025	07/01/2025	BEGINNING BALANCE	\$305,652.80	\$1.00		305,652.800
07/31/2025	07/31/2025	MONTHLY POSTING	\$1,119.35	\$1.00	1,119.350	306,772.150
Account Value as of 07/31/2025			\$306,772.15	\$1.00		306,772.150

Belvedere Municipal Utility District
Reconciliation Detail
TexPool, Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						305,652.80
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	07/31/2025			X	1,119.35	1,119.35
Total Deposits and Credits					1,119.35	1,119.35
Total Cleared Transactions					1,119.35	1,119.35
Cleared Balance					1,119.35	306,772.15
Register Balance as of 07/31/2025					1,119.35	306,772.15
Ending Balance					1,119.35	306,772.15

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



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

Participant Statement

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

Statement Period 07/01/2025 - 07/31/2025

Page 1 of 2

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

TexPool Update

TexPool Participant Services is excited to announce that beginning August 18, 2025, TexPool Prime's transaction cutoff time will be extended from 2:00 p.m. CT to 3:00 p.m. CT.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$200,832.05	\$0.00	\$0.00	\$735.49	\$201,567.54	\$200,855.78
Total Dollar Value	\$200,832.05	\$0.00	\$0.00	\$735.49	\$201,567.54	

Portfolio Value

Pool Name	Pool/Account	Market Value (07/01/2025)	Share Price (07/31/2025)	Shares Owned (07/31/2025)	Market Value (07/31/2025)
Texas Local Government Investment Pool	[REDACTED]	\$200,832.05	\$1.00	201,567.540	\$201,567.54
Total Dollar Value		\$200,832.05			\$201,567.54

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[REDACTED]	\$735.49	\$5,001.01
Total		\$735.49	\$5,001.01



Statement Period 07/01/2025 - 07/31/2025

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Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: 201,567.540

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
07/01/2025	07/01/2025	BEGINNING BALANCE	\$200,832.05	\$1.00		200,832.050
07/31/2025	07/31/2025	MONTHLY POSTING	\$735.49	\$1.00	735.490	201,567.540
Account Value as of 07/31/2025			\$201,567.54	\$1.00		201,567.540

Belvedere MUD-Debt Service Fund
Reconciliation Detail
TexPool, Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						200,832.05
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	07/31/2025			X	735.49	735.49
Total Deposits and Credits					735.49	735.49
Total Cleared Transactions					735.49	735.49
Cleared Balance					735.49	201,567.54
Register Balance as of 07/31/2025					735.49	201,567.54
Ending Balance					735.49	201,567.54

Agenda Item No. 8

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; and
- c. Trail maintenance.



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

September 8, 2025

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 16, 2025

Dear Directors:

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

- 1) **Drainage Facilities** – As a follow up to discussion at the last board meeting, Quiddity visited the MUD's website to verify that the drainage rules are still visible and accessible.
- 2) **Trail Facilities Maintenance** – No updates this month.

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

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