

MINUTES OF MEETING  
OF  
BOARD OF DIRECTORS

THE STATE OF TEXAS

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COUNTY OF TRAVIS

BELVEDERE MUNICIPAL UTILITY DISTRICT

A regular meeting of the Board of Directors of Belvedere Municipal Utility District was held on September 21, 2021, in accordance with the duly posted notice of said meeting. The roll was called of the members of the Board of Directors, to-wit:

|                 |                     |
|-----------------|---------------------|
| Peter Golde     | President           |
| James Koerner   | Vice President      |
| Kim Clifford    | Secretary           |
| Ronald Ubertini | Assistant Secretary |
| Steven Bryson   | Assistant Secretary |

All the above-referenced members of the Board were present, thus constituting a quorum of the Board of Directors. All Directors in attendance voted on all matters that came before the Board. Also in attendance were Jeff Monzingo with Montoya & Monzingo, LLP; Cathy Mitchell with Jones Carter Engineering, Inc.; Stefanie Albright and Kathryn Thiel, Attorneys and Fred Castro, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C.; and Mark Greene with the Belvedere Homeowners Association (“HOA”).

Director Golde called the meeting to order at 6:00 p.m. and announced the Board would conduct a public hearing on a proposal to set a 2021 tax rate. Ms. Albright noted that her office had published the required notice of the District’s Public Hearing. There being no individuals desiring to speak, Ms. Albright stated that, to allow residents an opportunity to address the Board in connection with the proposed tax rate, she suggested that the public hearing remain open to allow residents an opportunity to arrive while the Board attended to regular business.

Director Golde stated that the Board would next receive public comment. No comments from the public were received by the Board.

The next item to come before the Board was to consider the adoption of a budget for the 2021-2021 fiscal year. Mr. Monzingo presented for the Board’s review a copy of the projected operating expenses for the District for the period of October 1, 2021 through September 30, 2022, provided as **Exhibit A**. Mr. Monzingo noted that his proposed budget was based upon the District Financial Advisor’s recommendation that the Board set its debt service tax rate at \$0.18 per \$100 of assessed valuation based upon the District’s Certification of 2021 Appraised Values from the Travis Central Appraisal District. The Board discussed several tax rates for maintenance and operations. **After discussion, upon motion by Director Koerner, seconded by Director Ubertini, and unanimously carried, the Board adopted the budget for the 2021-2022 fiscal**

year, provided as Exhibit B. Next, Ms. Albright announced that the public hearing on a proposal to set a tax rate for 2021 was now closed.

Director Golde stated that the Board would next discuss, consider, and take action as necessary to set a debt service tax rate, and to set an operations and maintenance tax rate for the year 2021. **After discussion, upon motion by Director Bryson, and seconded by Director Ubertini, and unanimously carried, the Board adopted (1) a debt service tax rate of eighteen cents (\$0.18) per one hundred dollars (\$100) of assessed valuation, and a maintenance and operations tax rate of eight and one-half cents (\$0.085) per one hundred dollars (\$100) of assessed valuation for a total 2021 tax rate of twenty-six and one-half cents (\$0.265) per one hundred dollars (\$100) of assessed valuation, and (2) the Order Setting 2021 Debt Service Tax Rate And Operations And Maintenance Tax Rate, provided as Exhibit C.** Director Koerner stated this year would be the seventh consecutive year that the Board had reduced the District's overall tax rate.

Director Golde stated the next item before the Board was to consider approval of an amendment to the District's Information Form. Ms. Albright noted that the form reflected the District's 2021 tax rate and was to be filed in the real property records of Travis County. **Upon motion by Director Clifford, seconded by Director Ubertini, and unanimously carried by the Directors present, the Board approved the amendment to the District's Information Form, provided as Exhibit D.**

Next, Director Golde announced the Board would take action concerning the approval of the minutes of the August 17, 2021 regular meeting. **After discussion, upon motion by Director Koerner, seconded by Director Clifford, and unanimously carried by the Directors present, the Board approved the minutes of the August 17, 2021 regular meeting as presented, provided as Exhibit E.**

The Board next considered the Bookkeeper's Report, including payment of invoices, coordination on bookkeeping matters, TexPool investments, and reimbursement of costs to the Belvedere HOA (the "HOA") under the Joint Use and Maintenance Agreement. Mr. Monzingo presented a Bookkeeper's Report, attached as Exhibit F. He requested that the Board authorize the transfer of \$50,000 from the District's Money Market Account to the District's Checking Account to pay bills. Mr. Monzingo proposed that the Board transfer \$31,367.76 in surplus bond funds from the District's Capital Project's Account to the Districts Checking Account to reimburse the District's Checking Account now that the final pay estimate to Fazzone Construction for Amenity Center Lot improvements had been issued. **After discussion, upon motion by Director Koerner, seconded by Director Clifford, and unanimously carried by the Directors present, the Board approved and authorized payments of all invoices, and money transfers, including the transfer of \$31,367.76 from the District's Capital Projects Account to the District's Checking Account, as outlined in Exhibit F.**

Director Golde stated that the Board would next consider action on amending the District's budget for the 2020-2021 fiscal year as presented by Mr. Monzingo. Mr. Monzingo proposed that the District's current budget be amended by increasing budgeted amounts for these categories: Other Income – Landscaping and Other Income – Insurance and increasing expenditures for Solid



Waste Disposal, Engineering Fees – Drainage and Trail Maintenance, Amenity Center Operations, Amenity Center Landscaping, and Bank Charges. **After discussion, upon motion by Director Bryson, seconded by Director Ubertini, and unanimously carried by the Directors present, the Board adopted a resolution amending the District's 2020-2021 budget, attached as Exhibit G.**

The next item to come before the Board was to consider action as necessary concerning a report from the District's liaison to the HOA and from the HOA liaison to the District. Director Koerner stated that discussions between the District's Finance Subcommittee and the HOA concerning adjustments to the Joint Use and Maintenance Agreement concerning landscape maintenance activities related to the Amenity Center Lot improvements were held and stated that the District's Finance Subcommittee proposed that costs for this expenditure category be split equally between the District and HOA as it pertains specifically to the landscaping services agreement with Sunscape and that the Board consider changing to landscape services directly with Sunscape, to take advantage of any sales tax cost savings afforded by doing so. After discussion, Director Koerner requested authorization to present such proposals to the HOA at their next meeting. After discussion, it was the consensus of the Board that Director Koerner is authorized, on behalf of the District, to present the subcommittee's proposal that landscape maintenance costs be split on an equal basis between the District and the HOA. Next, Director Koerner noted that it was his understanding in talking with Mark Greene that the HOA is currently undergoing a renewal of the HOA's insurance coverage and are dropping all insurance coverage associated with the Belvedere Amenity Center and District-owned amenities located within the boundaries of the Amenity Center lot. In response to an inquiry from Director Koerner, Ms. Albright confirmed that the District obtained insurance coverage on the Belvedere Amenity Center and District-owned amenities located within the Amenity Center lot upon the transfer of ownership from the HOA to the District.

Next, Mr. Greene stated that access to the restrooms from the swimming pool proved to be difficult as the existing door could not be retrofitted to accept an electronic access control system and the door will have to be replaced. He stated that several weeks lead time would be required to obtain a suitable replacement from the manufacturer of the door currently in place. Mr. Greene also stated that the HOA was looking at more cost-efficient options but wanted to make the Board aware that a replacement door will be required.

Mr. Greene informed the Board that several new rules were enacted during the 87<sup>th</sup> Regular Session of the Texas Legislature specific to HOA operations and the HOA Board is in the process of reviewing the newly enacted requirements. He stated that the HOA would make the Board aware of any changes that would need to be implemented by the HOA to comply with the law. He stated that the HOA Board had asked the HOA's Architectural Control Committee to come up with a set of rules to address the amount of total impervious cover that would be allowed per lot as there had been several casitas and outbuildings constructed throughout the neighborhood that were exceeding the impervious cover limits currently allowed. Mr. Greene stated that he would convey to the Board new restrictions concerning the size of outbuildings that would be allowed, the amount of impervious cover that would be allowed, including any rainwater harvesting offset permitted, and the sizing of any above-ground rainwater harvesting tanks that could be constructed.

Ms. Mitchell cautioned that the amount of total impervious cover allowable should be weighed against what the District's water quality facilities are designed to treat.

The next item to come before the Board was to consider the annual review of the District's Investment Policy. Ms. Albright noted that the Board was required to review and approve the District's Investment Policy on an annual basis. She added that upon review of the District's Investment Policy by her firm and Mr. Monzingo, the District's Investment Officer, no changes to the District's Investment Policy were recommended at this time. **Upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried, the Board adopted a resolution regarding its annual review of the District's Investment Policy, a copy attached as Exhibit H.**

Director Golde stated that the Board would next consider and take action regarding improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including:

- A. Report from the District's Engineer;
- B. Update on Amenity Center Lot project;
- C. Change orders related to the Amenity Center Lot project; and
- D. Repairs, maintenance, upgrades, and services related to the Amenity Center security system.

Ms. Mitchell reviewed the District Engineer's report, attached as Exhibit I. Ms. Mitchell presented a copy of Pay Estimate No. 9 and FINAL for \$39,497.17. She stated that Pay Estimate No. 9 included a copy of the Contractor's Affidavit of Bills Paid and Affidavit of Guarantee, the Concurrence Letter from Pharis Design, Inc., her firm's Certificate of Substantial Completion, and the Certificate of Acceptance by the Board accepting the improvements associated with the project.

Next, Ms. Mitchell stated that, in association with the District's Engineering Subcommittee, a proposed solution to the drainage issue in the open space north of the Amenity Center parking lot was being presented for the Board's consideration. She presented a proposal from DigDug Construction for \$6,730.00 that had been obtained to address this issue. **After discussion, upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried, the Board (i) approved Pay Estimate No. 9 and FINAL for \$39,497.17; (ii) authorized the Board President to execute a Certificate of Acceptance accepting the Amenity Center Lot Improvements; and (iii) approved a proposal from DigDug Construction for \$6,730.00 for drainage improvements, copies attached as Exhibit I.**

Director Golde stated that the Board would next consider and take action regarding the process for the District's payment of invoices between regular meetings of the District Board of Directors. Ms. Albright presented this item and provided a resolution regarding the authorization of the payment of recurring invoices by the District's Bookkeeper, attached as Exhibit J. **After discussion, upon motion by Director Koerner, seconded by Director Clifford, and unanimously carried, the Board adopted a resolution regarding the authorization of the payment of recurring invoices by the District's Bookkeeper, a copy attached as Exhibit J.**



The next item to come before the Board was to consider action on a future Board meeting schedule. Director Koerner proposed that the Board not meet in October and December of this year with the next meeting of the Board to be held on November 16, 2021. After discussion, it was a consensus of the Board that the next meeting of the Board will be held on November 16, 2021.

Next, Ms. Mitchell inquired whether the Board's adoption of the resolution regarding the authorization of the payment of recurring invoices by the District's Bookkeeper would include payments to DigDug Construction under their proposal for drainage improvements approved by the Board this evening. **After discussion, upon motion by Director Clifford, seconded by Director Koerner, and unanimously carried, the Board authorized the District's Bookkeeper and two Directors to review and approve progress payments, including final payment presented by DigDug Construction, under their proposal for drainage improvements approved by the Board.**

Director Golde stated that the Board would next discuss and consider action regarding the May 7, 2022 Director Election. Ms. Albright stated that this was a standing item that would appear on the Board's meeting agenda to address any issues related to the Board's May 7, 2022 Director's Election moving forward.

**After discussion, there being no further business, and upon motion made by Director Clifford, seconded by Director Koerner, and unanimously carried by the Board members present, the meeting was adjourned at 7:02 p.m.**

**PASSED, APPROVED, AND ADOPTED** this 16th day of November, 2021.



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Steven Bryson, Assistant Secretary

Belvedere Municipal Utility District  
 General Operating Fund  
 Statement of Projected Revenues and Expenditures  
 Budget for the Fiscal Year October 1, 2021 to September 30, 2022

| <u>Revenues</u>   |                           |
|---|---------------------------|
| Maintenance Taxes   | \$ 207,918                |
| Interest Income   | <u>1,000</u>              |
| Total Revenues  | <u>208,918</u>            |
| <u>Expenditures</u>   |                           |
| Solid Waste Disposal  | 50,000                    |
| Legal Fees  | 45,000                    |
| Audit Fees  | 7,500                     |
| Accounting Fees   | 14,400                    |
| Engineering Fees  | 11,000                    |
| Engineering Fees - Drainage and Trail Maintenance               | 20,000                    |
| Amenity Center Operations and Maintenance                       | 85,000                    |
| Drainage and Trail Maintenance                                  | 26,000                    |
| Insurance   | 4,000                     |
| Tax Appraisal and Collection Fees                               | 5,000                     |
| Bank Charges  | 200                       |
| Other fees  | 100                       |
| Newspaper notices   | 2,000                     |
| Website   | <u>500</u>                |
| Total Expenditures  | <u>270,700</u>            |
| Projected Excess (Deficit) Revenue<br>Over (Under) Expenditures | <u><u>\$ (61,782)</u></u> |



Belvedere Municipal Utility District  
Debt Service Fund  
Statement of Projected Revenues and Expenditures  
Budget for the Fiscal Year October 1, 2021 to September 30, 2022

| <u>Revenues</u>   |                    |
|---|--------------------|
| Property Taxes  | \$ 440,297         |
| Interest Income   | <u>1,000</u>       |
| Total Revenues  | <u>441,297</u>     |
| <u>Expenditures</u>   |                    |
| Principal   | 285,000            |
| Interest  | <u>168,644</u>     |
| Total Expenditures  | <u>453,644</u>     |
| Projected Excess (Deficit) Revenue<br>Over (Under) Expenditures | <u>\$ (12,347)</u> |

Belvedere Municipal Utility District  
 Property Taxes for the Fiscal Year October 1, 2021 to September 30, 2022

| Property Taxes |                | Debt       | M&O        |
|----------------|----------------|------------|------------|
| Taxable value  | \$ 249,601,426 |            |            |
| Tax rate       | \$ 0.2650      | \$ 0.1800  | \$ 0.0850  |
| Tax levy       |                | \$ 449,283 | \$ 212,161 |

98% collection rate

|                              | Debt       | M&O        |
|------------------------------|------------|------------|
|                              | \$ 449,283 | \$ 212,161 |
|                              | 0.98       | 0.98       |
| <b>Estimated Collections</b> | \$ 440,297 | \$ 207,918 |



**ORDER ADOPTING 2021-2022 DISTRICT BUDGET**

**THE STATE OF TEXAS**

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**COUNTY OF TRAVIS**

**BELVEDERE MUNICIPAL UTILITY DISTRICT**

The Board of Directors of Belvedere Municipal Utility District met in a regular session, open to the public, after due notice, at The Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, within the boundaries of the District, on the 21st day of September, 2021; whereupon the roll was called of the members of the Board of Directors, to wit:

|                 |                     |
|-----------------|---------------------|
| Peter Golde     | President           |
| James Koerner   | Vice President      |
| Kim Clifford    | Secretary           |
| Ronald Ubertini | Assistant Secretary |
| Steven Bryson   | Assistant Secretary |

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

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

"Aye" 5;                      "No" 0.

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 21, 2021; and

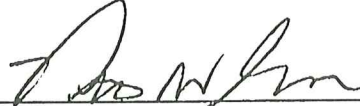
**WHEREAS**, the Board of Directors projected the operating expenses and revenues for the District for the period October 1, 2021 through September 30, 2022, and desires to adopt a budget consistent therewith.

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

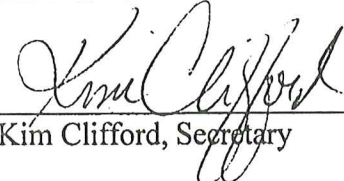
1. That the operating budget attached hereto as Exhibit "A" is hereby adopted.
2. The Secretary of the Board of Directors is hereby directed to file a copy of this Resolution Adopting the 2021-2022 District Budget in the official records of the District.

PASSED AND ADOPTED this 21st day of September, 2021.

**BELVEDERE MUNICIPAL UTILITY  
DISTRICT**

  
\_\_\_\_\_  
Peter Golde, President

**ATTEST:**

  
\_\_\_\_\_  
Kim Clifford, Secretary

(SEAL)



Belvedere Municipal Utility District  
General Operating Fund  
Statement of Projected Revenues and Expenditures  
Budget for the Fiscal Year October 1, 2021 to September 30, 2022

Revenues

|                   |            |
|-------------------|------------|
| Maintenance Taxes | \$ 207,918 |
| Interest Income   | 1,000      |
|                   | <hr/>      |
| Total Revenues    | 208,918    |

Expenditures

|   |         |
|---|---------|
| Solid Waste Disposal                              | 50,000  |
| Legal Fees  | 45,000  |
| Audit Fees  | 7,500   |
| Accounting Fees                                   | 14,400  |
| Engineering Fees                                  | 11,000  |
| Engineering Fees - Drainage and Trail Maintenance | 20,000  |
| Amenity Center Operations and Maintenance         | 85,000  |
| Drainage and Trail Maintenance                    | 26,000  |
| Insurance   | 4,000   |
| Tax Appraisal and Collection Fees                 | 5,000   |
| Bank Charges                                      | 200     |
| Other fees  | 100     |
| Newspaper notices                                 | 2,000   |
| Website   | 500     |
|   | <hr/>   |
| Total Expenditures                                | 270,700 |

|                                    |                    |
|------------------------------------|--------------------|
| Projected Excess (Deficit) Revenue |                    |
| Over (Under) Expenditures          | <u>\$ (61,782)</u> |

Belvedere Municipal Utility District  
Debt Service Fund  
Statement of Projected Revenues and Expenditures  
Budget for the Fiscal Year October 1, 2021 to September 30, 2022

| <u>Revenues</u>   |             |
|---|-------------|
| Property Taxes  | \$ 440,297  |
| Interest Income   | 1,000       |
|   | <hr/>       |
| Total Revenues  | 441,297     |
|   | <hr/>       |
| <u>Expenditures</u>   |             |
| Principal   | 285,000     |
| Interest  | 168,644     |
|   | <hr/>       |
| Total Expenditures  | 453,644     |
|   | <hr/>       |
| Projected Excess (Deficit) Revenue<br>Over (Under) Expenditures | \$ (12,347) |
|   | <hr/> <hr/> |

Belvedere Municipal Utility District  
 Property Taxes for the Fiscal Year October 1, 2021 to September 30, 2022

| Property Taxes |                | Debt       | M&O        |
|----------------|----------------|------------|------------|
| Taxable value  | \$ 249,601,426 |            |            |
| Tax rate       | \$ 0.2650      | \$ 0.1800  | \$ 0.0850  |
| Tax levy       |                | \$ 449,283 | \$ 212,161 |

98% collection rate

|                              | Debt       | M&O        |
|------------------------------|------------|------------|
|                              | \$ 449,283 | \$ 212,161 |
|                              | 0.98       | 0.98       |
| <b>Estimated Collections</b> | \$ 440,297 | \$ 207,918 |



**ORDER SETTING 2021 DEBT SERVICE TAX RATE AND  
OPERATIONS AND MAINTENANCE TAX RATE**

THE STATE OF TEXAS

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COUNTY OF TRAVIS

BELVEDERE MUNICIPAL UTILITY DISTRICT

The Board of Directors of Belvedere Municipal Utility District met in a regular session, open to the public, after due notice, at The Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, within the boundaries of the District, on the 21st day of September, 2021; whereupon the roll was called of the members of the Board of Directors, to wit:

|                 |                     |
|-----------------|---------------------|
| Peter Golde     | President           |
| James Koerner   | Vice President      |
| Kim Clifford    | Secretary           |
| Ronald Ubertini | Assistant Secretary |
| Steven Bryson   | Assistant Secretary |

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

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

"Aye" 5;                      "No" 0.

The Order thus adopted is as follows:

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, at an election held on May 13, 2006, the District's registered voters authorized an unlimited maintenance tax on all taxable property within 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 as set out in Section 54.601, Texas Water Code;

WHEREAS, the District on February 16, 2010 issued its \$2,350,000 Unlimited Tax Bonds, Series 2010;

WHEREAS, the District on October 20, 2011 issued its \$1,920,000 Unlimited Tax Bonds, Series 2011;

WHEREAS, the District on March 16, 2016 issued its \$1,000,000 Unlimited Tax Bonds, Series 2016;

WHEREAS, the District on February 27, 2018 issued its \$1,220,000 Unlimited Tax Park Bonds, Series 2018;

WHEREAS, the Board of Directors has reviewed and approved its operation budget for its fiscal year October 1, 2021 through September 30, 2022 and has determined what maintenance tax rate should be set to meet such budget requirements; and

WHEREAS, the appraisal roll of the District for 2021 has been prepared and certified by the Travis Central Appraisal District and submitted to the District's tax collector.

**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 2021 to pay interest on bonds and create a sinking fund for payment of principal on bonds shall be \$0.18 per one hundred dollars (\$100) of assessed valuation, and the maintenance tax rate for the year 2021 shall be \$0.0850 per one hundred dollars (\$100) of assessed valuation for a total tax rate of \$0.2650 per one hundred dollars (\$100) of assessed valuation. 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 rate of \$0.2650 per one hundred dollars (\$100) of assessed valuation for 2021 as provided for in Chapter 49, Texas Water Code, and all other applicable laws.

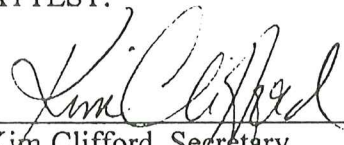
II.

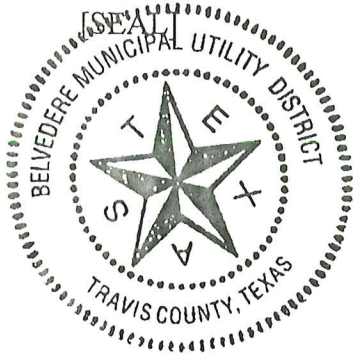
The President or Vice President are authorized to execute, and the Secretary or any Assistant Secretary to attest, this order on behalf of the Board of Directors.

PASSED, APPROVED, AND ADOPTED this the 21st day of September, 2021.

  
\_\_\_\_\_  
Peter Golde, President  
Board of Directors

ATTEST:

  
\_\_\_\_\_  
Kim Clifford, Secretary  
Board of Directors





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 map in the Belvedere Municipal Utility District Amended Information Form dated September 16, 2014, recorded as Document No. 2007177340, 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 \$0.0.850 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 \$0.18 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. 2020225249.

SIGNED this 21st day of September, 2021.

*Peter Golde*

Peter Golde, President  
Board of Directors

*James Koerner*

James Koerner, Vice President  
Board of Directors

*Kim Clifford*

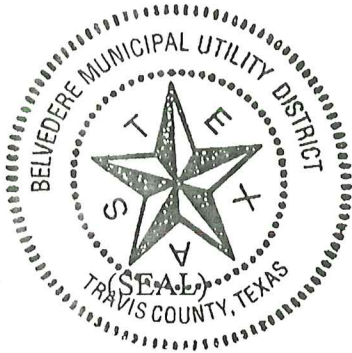
Kim Clifford, Secretary  
Board of Directors

*Ronald Ubertini*

Ronald Ubertini, Assistant Secretary  
Board of Directors

*Steven Bryson*

Steven Bryson, Assistant Secretary  
Board of Directors



ACKNOWLEDGMENT

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on September 21, 2021 by Peter Golde, James Koerner, Kim Clifford, Ronald Ubertini, and Steven Bryson, as Directors of Belvedere Municipal Utility District.

*Fred L. Castro*  
Notary Public, State of Texas

(SEAL)



Exhibit A

NOTICE TO PURCHASERS

The real property, described below, which you are about to purchase, is located in BELVEDERE MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.2650 on each \$100 of assessed valuation. The total amount of bonds approved by the voters and which have been or may, at this date, be issued is \$7,920,000 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$6,490,000.

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 ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. 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 prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Purchaser

(Note: Correct district name, tax rate, bond amounts and legal description are to be placed in the appropriate space.) Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, \_\_\_\_\_' for the words 'this date' and place the correct calendar year in the appropriate space.





confirmed that maintenance to native trees was the HOA's sole responsibility. Director Ubertini suggested that the Board proceed with reimbursement to the HOA as presented and requested that the HOA provide a credit to the District on the next reimbursement requests. A consensus of the Board agreed with Director Ubertini's suggestion. Finally, Director Koerner presented the District's Quarterly Investment Report. **After discussion, upon motion by Director Clifford, seconded by Director Ubertini, and unanimously carried by the Directors present, the Board approved and authorized payments of all invoices, money transfers, and Quarterly Investment Report, as outlined in Exhibit B.**

Director Golde stated that the Board would next consider the adoption of a resolution amending the 2020-2021 District Budget. Director Koerner stated that the District's Bookkeeper had requested that the Board postpone action in connection with this item until the Board's next regular meeting to provide him an opportunity to review the current budget and identify the expenditure categories needing adjustment. The Board tabled this item until the Board's next regular meeting.

The next item to come before the Board was to consider a preliminary budget for the 2021-2022 fiscal year. The Board proceeded to review the preliminary budget, attached as Exhibit C. After discussion concerning proposed maintenance projects slated for the interior and exterior of the Amenity Center, Director Ubertini suggested that the Amenity Center Operations and Maintenance Category of the proposed District Budget be increased from \$75,000 to \$85,000. In response to an inquiry from Director Clifford, Ms. Mitchell confirmed that the budget allotted for Drainage and Trail Maintenance included monies for future maintenance and repairs, including quarterly maintenance for the same. Mr. Greene also noted that additional funds related to improved access to the restrooms should be budgeted in the amount of an additional \$10,000.

The next item before the Board was to discuss, consider, and take action on the 2021 tax rate, set a date for a public hearing on the tax rate, and authorize publication of the notice of public hearing on the tax rate. Based upon (i) a 2021 Certified Estimate of Appraised Values by the Travis Central Appraisal District, attached as Exhibit D; and (ii) a preliminary tax rate analysis provided by the District's Financial Advisor, attached as Exhibit E, the Board considered a recommendation by the District's Financial Advisor that it set its 2021 debt service tax rate at \$0.1800 per \$100 of assessed valuation allowing for a 2021 operations and maintenance tax rate of \$0.0896 per \$100 of assessed valuation for an overall total District tax rate for 2021 of \$0.2696 per \$100 of assessed valuation. Director Ubertini presented his analysis regarding the trend exhibited by the District's estimated real estate values over the past 5 years and the resulting reserve fund balance depending on the operations and maintenance tax rate adopted by the Board, attached as Exhibit F. He stated that it was the consensus of the District's Finance Subcommittee that an operation and maintenance tax rate of \$0.0896 as recommended by the District's Financial Advisor was a reasonable target and would allow the Board to maintain revenues at a level where the Board could maintain its targeted reserve fund balance.

Next, Ms. Albright requested that the Board authorize publication of notice of the proposed tax rate and the September public hearing date. Ms. Albright reminded the Board that the tax rate approved at the September Board meeting could be lower, but not higher, than the published amount. **After discussion, upon motion by Director Koerner, seconded by Director Ubertini,**



and unanimously carried by the Board members present, the Board approved publication of the tax notice at a \$0.296/\$100 total tax rate, allocating \$.1800/\$100 for debt service and \$0.0896/\$100 for operations and maintenance, and authorized publication of the notice of a public hearing scheduled for Tuesday, September 21, 2021, at 6:00 p.m.

Director Golde stated that the Board would next consider the engagement of West, Davis & Company to conduct the audit of the District's financial records for the period ending September 30, 2020, attached as **Exhibit G**. Ms. Albright presented a copy of the West, Davis & Company engagement letter, noting that the terms, conditions, and fees associated with conducting the District's audit were unchanged from the previous year. **After discussion, upon motion by Director Clifford, seconded by Director Koerner, and unanimously carried by the Board members present, the Board approved the engagement letter, submitted by West, Davis & Company, for conducting the audit of the District's financial records for the period ending September 30, 2021.**

The next item to come before the Board was to consider action as necessary concerning a report from the District's liaison to the HOA and from the HOA liaison to the District. Director Koerner stated that he had nothing to report to the Board at this time. Next, Mr. Greene stated that the HOA has requested that Sunscape provide a proposal for the metal edging for the newly planted flowerbeds to prevent mulch from washing out. He stated that the cost came in at \$1,352, the cost of which the HOA would share with the District. Mr. Greene also reported on the refreshing of mulch and the replacement of a section of the playscape area border found during the annual inspection of the playground area, as well as, the status of routine operation and maintenance of the Amenity Center.

The next item to come before the Board was to discuss, consider, and take action regarding COVID-19 restrictions, including restrictions relating to the use of the Belvedere Amenity Center. Ms. Albright stated that she had no updates other than that the Texas Open Meetings Act (TOMA) suspensions allowing for remote meetings would continue through August 31, 2021, with all TOMA provisions being reinstated as of September 1, 2021.

Director Golde stated that the Board would next consider and take action regarding improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including:

- A. Report from the District's Engineer;
- B. Update on Amenity Center Lot project;
- C. Change orders related to the Amenity Center Lot project; and
- D. Repairs, maintenance, upgrades, and services related to the Amenity Center security system.

Ms. Mitchell reviewed the District Engineer's report, attached as **Exhibit H**. The report included a brief overview of the Amenity Center Lot improvement project. The report included a brief overview of the Amenity Center Lot improvement project. Ms. Mitchell reported that Fazzone Construction had worked through all of the punch list items for the project except for the open space drainage issue. Next, Ms. Mitchell presented a copy of Pay Estimate No. 8 for

\$1,717.20 for seeding of disturbed areas which was approved during the payment of invoices earlier in the meeting, attached as **Exhibit I**. She stated that she had obtained a proposal from Fazzone to install an area drain for the open space on the north side of the parking lot for \$952.00. After discussion concerning the conclusion of the project, it was the consensus of the Board that Ms. Mitchell, in association with the District's Engineering Subcommittee, (i) work to take all necessary steps to bring this project to a close so that action could be taken at the Board's September 2021 Board meeting to issue the release of retainage for the project and accept ownership for operation and maintenance and (ii) obtain a proposal from a different contractor to address the remaining drainage issue.

The next item to come before the Board was to consider and take action on the tracking of legislation impacting the District from the 87<sup>th</sup> Regular Session of the Texas Legislature. Ms. Albright stated that now that the Regular Session of the 87<sup>th</sup> Legislature had concluded, the District would need to make adjustments to comply with the new laws enacted during this Session. After discussion, she stated that her firm would work to ensure the District's compliance with all applicable legislation.

Director Golde stated that the Board would next consider and take action regarding the process for the District's payment of invoices between regular meetings of the District Board of Directors. Ms. Albright presented this item and provided a resolution regarding the authorization of the payment of recurring invoices by the District's Bookkeeper, attached as **Exhibit J**. After discussion, the Board requested several amendments to the resolution provided that included: (i) that the District's Finance Subcommittee approve payments made in-between meetings; (ii) revision to the name of the District Bookkeeper's firm; (iii) that all payments made in-between would be presented for ratification at the next Board meeting; (iv) the addition of a new section to clarify that the current resolution supersedes all others concerning this subject; (v) that authorization would include money transfers and approval of quarterly investment reports; and (vi) the addition of cleaning services, trail maintenance, and audit services to list of invoices to be paid between regular meetings.

**After discussion, there being no further business, and upon motion made by Director Clifford, seconded by Director Koerner, and unanimously carried by the Board members present, the meeting was adjourned at 7:24 p.m.**

**PASSED, APPROVED, AND ADOPTED** this 21st day of September, 2021.

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Kim Clifford, Secretary



BELVEDERE MUD  
 SCHEDULE OF CASH ACTIVITY  
 GENERAL FUND  
 MEETING DATE: SEPTEMBER 21, 2021

GENERAL FUND CHECKING ACCOUNT BALANCE AS OF 08/31/21 \$ 18,138.26

Revenue:

| Deposit Date           | Description                | Amount              |
|------------------------|----------------------------|---------------------|
|                        | Transfer from Money Market | \$ 50,000.00        |
| <b>Total Deposits:</b> |                            | <b>\$ 50,000.00</b> |

Expenses paid since last meeting on 8/17/21

|                            |                   |                           |    |                  |
|----------------------------|-------------------|---------------------------|----|------------------|
| 1293                       | AT & T            | Amenity Center Operations | \$ | 53.76            |
| 1294                       | Spectrum Business | Amenity Center Operations | \$ | 94.93            |
| 1295                       | AT & T            | Amenity Center Operations | \$ | 53.76            |
| <b>Total Expenditures:</b> |                   |                           |    | <b>\$ 202.45</b> |

Cash Balance Before Expenditures \$ 67,935.81

Expenditures:

| Check Number               | Description                       | Amount                |
|----------------------------|-----------------------------------|-----------------------|
| 1296                       | Montoya & Monzingo LLP            | \$ 1,200.00           |
| 1297                       | Jones-Carter Inc                  | \$ 3,217.50           |
| 1298                       | Jones-Carter Inc                  | \$ 767.50             |
| 1299                       | Manuela's Cleaning Services       | \$ 460.00             |
| 1300                       | Sunscape Landscaping              | \$ 894.86             |
| 1301                       | Travis Central Appraisal District | \$ 633.48             |
| 1302                       | Belvedere HOA                     | \$ 7,994.35           |
| 1303                       | Lloyd Gosselink                   | \$ 7,360.00           |
| 1304                       | Fazzone Construction Co., Inc.    | \$ 39,497.17          |
| <b>Total Expenditures:</b> |                                   | <b>\$ (62,024.86)</b> |

ENDING BALANCE - GENERAL FUND CHECKING AS OF SEPTEMBER 21, 2021 **\$ 5,910.95**

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 519,170.93**

|                         |                                   |           |                    |
|-------------------------|-----------------------------------|-----------|--------------------|
| Transfer                | Transfer to General Fund Checking | \$        | (50,000.00)        |
| <b>Total Transfers:</b> |                                   | <b>\$</b> | <b>(50,000.00)</b> |

ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 469,170.93**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 25,064.81**

**TOTAL GENERAL FUND OPERATING CASH **\$ 500,146.69****

BELVEDERE MUD  
SCHEDULE OF CASH ACTIVITY  
GENERAL FUND  
MEETING DATE: SEPTEMBER 21, 2021

|                                 |              |
|---------------------------------|--------------|
| CASH BALANCE - CAPITAL PROJECTS | \$ 31,367.76 |
|---------------------------------|--------------|

|   |               |
|---|---------------|
| CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET | \$ 205,980.04 |
|---|---------------|

|                                       |              |
|---------------------------------------|--------------|
| CASH BALANCE - DEBT SERVICE - TEXPOOL | \$ 25,104.96 |
|---------------------------------------|--------------|

|                                   |               |
|-----------------------------------|---------------|
| TOTAL CASH BALANCE - DEBT SERVICE | \$ 231,085.00 |
|-----------------------------------|---------------|



Belvedere Municipal Utility District  
Statement of Revenues and Expenditures Budget vs. Actual  
For the Year to Date Ended September 21, 2021  
Unaudited

|   | Year to Date<br>Actual | 2021<br>Annual<br>Budget | 2021<br>Annual<br>Variance<br>Favorable<br>(Unfavorable) |
|---|------------------------|--------------------------|--|
| <u>Revenues</u>   |                        |                          |  |
| Maintenance Taxes   | \$ 214,321             | \$ 196,819               | \$ 17,502  |
| Other Income-Landscaping  | 82,467                 | -                        | 82,467   |
| Other Income-Insurance  | 18,824                 | -                        | 18,824   |
| Interest Income   | 1,596                  | 2,000                    | (404)  |
|   | <u>317,208</u>         | <u>198,819</u>           | <u>118,389</u>   |
| <u>Expenditures</u>   |                        |                          |  |
| Solid Waste Disposal  | 47,335                 | 45,000                   | (2,335)  |
| Legal Fees  | 46,305                 | 55,000                   | 8,695  |
| Audit Fees  | 7,500                  | 7,500                    | -  |
| Accounting Fees   | 14,400                 | 14,400                   | -  |
| Engineering Fees  | 23,598                 | 38,000                   | 14,402   |
| Engineering Fees - Drainage & Trail Maint                       | 23,160                 | 20,000                   | (3,160)  |
| Amenity Center Operations                                       | 81,915                 | 55,000                   | (26,915)   |
| Amenity Center Maintenance                                      | 7,994                  | 20,000                   | 12,006   |
| Amenity Center Landscaping                                      | 298,147                | 97,000                   | (201,147)  |
| Drainage and Trail Maintenance                                  | 11,638                 | 71,000                   | 59,362   |
| Insurance   | 2,669                  | 4,000                    | 1,331  |
| Tax Appraisal and Collection Fees                               | 3,616                  | 5,000                    | 1,384  |
| Bank Charges  | 285                    | 200                      | (85)   |
| Other Fees  | -                      | 100                      | 100  |
| Newspaper notices   | -                      | 2,000                    | 2,000  |
| Website Expenses  | -                      | 500                      | 500  |
|   | <u>568,562</u>         | <u>434,700</u>           | <u>(133,862)</u>   |
| Total Expenditures  |                        |                          |  |
| Projected Excess (Deficit) Revenue<br>Over (Under) Expenditures | <u>\$ (251,354)</u>    | <u>\$ (235,881)</u>      | <u>\$ (15,473)</u>                                       |

Belvedere MUD  
Capital Projects Fund

| Check Number | Date       | Payee                 | Landscaping Project | Surplus Funds | Interest Earnings | Total         |
|--------------|------------|-----------------------|---------------------|---------------|-------------------|---------------|
| Cash Balance | 7/31/2020  |                       | \$ 160,310.44       | \$ 21,700.75  | \$ 9,376.77       | \$ 191,387.96 |
|              | 8/31/2020  | Interest earned       | -                   | -             | 51.25             | 51.25         |
|              | 9/31/2020  | Interest earned       | -                   | -             | 47.07             | 47.07         |
|              | 10/31/2020 | Interest earned       | -                   | -             | 46.46             | 46.46         |
| 342          | 11/17/2020 | Belvedere - Operating | (31,378.72)         | -             | -                 | (31,378.72)   |
| 343          | 11/17/2020 | Belvedere - Operating | (8,263.15)          | -             | -                 | (8,263.15)    |
|              | 11/30/2020 | Interest earned       | -                   | -             | 39.41             | 39.41         |
| 344          | 12/15/2020 | Void                  | -                   | -             | -                 | -             |
| 345          | 12/15/2020 | Void                  | -                   | -             | -                 | -             |
| Transfer     | 12/31/2020 | Belvedere - Operating | (26,145.10)         | -             | -                 | (26,145.10)   |
|              | 12/31/2020 | Interest earned       | -                   | -             | 32.71             | 32.71         |
| Transfer     | 1/19/2021  | Belvedere - Operating | (10,702.70)         | -             | -                 | (10,702.70)   |
|              | 1/31/2021  | Interest earned       | -                   | -             | 29.22             | 29.22         |
| Transfer     | 2/16/2021  | Belvedere - Operating | (83,820.77)         | -             | -                 | (83,820.77)   |
|              | 2/28/2021  | Interest earned       | -                   | -             | 16.95             | 16.95         |
|              | 3/31/2021  | Interest earned       | -                   | -             | 4.79              | 4.79          |
|              | 4/30/2021  | Interest earned       | -                   | -             | 4.71              | 4.71          |
|              | 5/31/2021  | Interest earned       | -                   | -             | 4.23              | 4.23          |
|              | 6/30/2021  | Interest earned       | -                   | -             | 4.39              | 4.39          |
|              | 7/31/2021  | Interest earned       | -                   | -             | 4.67              | 4.67          |
|              | 8/31/2021  | Interest earned       | -                   | -             | 4.38              | 4.38          |
|              |            |                       | \$ -                | \$ 21,700.75  | \$ 9,622.89       | \$ 31,367.76  |

**Belvedere Municipal Utility District**  
**Balance Sheet**  
As of September 21, 2021

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|                                       | <u>Sep 21, 21</u> |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| Checking Account - ABC Bank           | 5,910.95          |
| Money Market - ABC Bank               | 469,170.93        |
| TexPool                               | 25,064.81         |
|                                       | <hr/>             |
| Total Checking/Savings                | 500,146.69        |
| Accounts Receivable                   |                   |
| Taxes Receivable                      | 2,691.61          |
|                                       | <hr/>             |
| Total Accounts Receivable             | 2,691.61          |
| Other Current Assets                  |                   |
| Prepaid Insurance                     | 1,325.45          |
|                                       | <hr/>             |
| Total Other Current Assets            | 1,325.45          |
|                                       | <hr/>             |
| Total Current Assets                  | 504,163.75        |
|                                       | <hr/>             |
| <b>TOTAL ASSETS</b>                   | <b>504,163.75</b> |
|                                       | <hr/> <hr/>       |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Liabilities                           |                   |
| Current Liabilities                   |                   |
| Other Current Liabilities             |                   |
| Deferred Revenue                      | 2,691.61          |
|                                       | <hr/>             |
| Total Other Current Liabilities       | 2,691.61          |
|                                       | <hr/>             |
| Total Current Liabilities             | 2,691.61          |
|                                       | <hr/>             |
| Total Liabilities                     | 2,691.61          |
| Equity                                |                   |
| Unassigned                            | 752,826.60        |
| Net Income                            | -251,354.46       |
|                                       | <hr/>             |
| Total Equity                          | 501,472.14        |
|                                       | <hr/>             |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>504,163.75</b> |
|                                       | <hr/> <hr/>       |



**Belvedere Municipal Utility District**  
**Profit & Loss**  
October 1, 2020 through September 21, 2021

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|                                 | Oct 1, '20 - Sep 21, 21 |
|---------------------------------|-------------------------|
| Ordinary Income/Expense         |                         |
| Income                          |                         |
| Other Income - Insurance        | 18,824.00               |
| Other Income-Landscaping        | 82,466.82               |
| Interest Income                 | 1,596.00                |
| Income                          |                         |
| Property Taxes                  | 214,320.96              |
| Total Income                    | 214,320.96              |
| Total Income                    | 317,207.78              |
| Expense                         |                         |
| Amenity Maintenance-Landscaping | 298,147.24              |
| Amenity Center Operations       | 81,914.42               |
| Amenity Maintenance             | 7,994.35                |
| Trail Repairs                   |                         |
| Trail General Maintenance       | 11,638.22               |
| Total Trail Repairs             | 11,638.22               |
| Audit Fees                      | 7,500.00                |
| Bank Service Charges            | 285.24                  |
| Bookkeeping Fees                | 14,400.00               |
| Engineering                     |                         |
| Drainage & Trail Maintenance    | 23,160.00               |
| District Engineering            | 23,597.50               |
| Total Engineering               | 46,757.50               |
| Insurance                       |                         |
| Liability Insurance             | 2,668.78                |
| Total Insurance                 | 2,668.78                |
| Legal Fees                      | 46,304.82               |
| Collection and Appraisal Fees   | 3,616.20                |
| Waste Disposal                  | 47,335.47               |
| Total Expense                   | 568,562.24              |
| Net Ordinary Income             | -251,354.46             |
| Net Income                      | -251,354.46             |

**Belvedere MUD - Capital Projects Fund**  
**Balance Sheet**  
As of September 21, 2021

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|                                       | <u>Sep 21, 21</u>       |
|---------------------------------------|-------------------------|
| <b>ASSETS</b>                         |                         |
| Current Assets                        |                         |
| Checking/Savings                      |                         |
| Cash                                  | 31,367.76               |
| Total Checking/Savings                | <u>31,367.76</u>        |
| Total Current Assets                  | <u>31,367.76</u>        |
| <b>TOTAL ASSETS</b>                   | <u><u>31,367.76</u></u> |
| <b>LIABILITIES &amp; EQUITY</b>       |                         |
| Equity                                |                         |
| Restricted                            | 160,107.56              |
| Net Income                            | <u>-128,739.80</u>      |
| Total Equity                          | <u>31,367.76</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><u>31,367.76</u></u> |

**Belvedere MUD - Capital Projects Fund**  
**Profit & Loss**  
October 1, 2020 through September 21, 2021

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|                             | <u>Oct 1, '20 - Sep 21, ...</u> |
|-----------------------------|---------------------------------|
| Ordinary Income/Expense     |                                 |
| Expense                     |                                 |
| Amenity Center Improveme... | 128,931.72                      |
| Total Expense               | <u>128,931.72</u>               |
| Net Ordinary Income         | -128,931.72                     |
| Other Income/Expense        |                                 |
| Other Income                |                                 |
| Interest Income             | 191.92                          |
| Total Other Income          | <u>191.92</u>                   |
| Net Other Income            | <u>191.92</u>                   |
| Net Income                  | <u><u>-128,739.80</u></u>       |



**Belvedere MUD-Debt Service Fund**  
**Balance Sheet**  
As of September 21, 2021

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|                                       | <u>Sep 21, 21</u>        |
|---------------------------------------|--------------------------|
| <b>ASSETS</b>                         |                          |
| Current Assets                        |                          |
| Checking/Savings                      |                          |
| MUD Debt Service Fund                 | 205,980.04               |
| TexPool                               | <u>25,104.96</u>         |
| Total Checking/Savings                | 231,085.00               |
| Accounts Receivable                   |                          |
| Taxes Receivable                      | <u>5,067.40</u>          |
| Total Accounts Receivable             | <u>5,067.40</u>          |
| Total Current Assets                  | <u>236,152.40</u>        |
| <b>TOTAL ASSETS</b>                   | <u><u>236,152.40</u></u> |
| <b>LIABILITIES &amp; EQUITY</b>       |                          |
| Liabilities                           |                          |
| Current Liabilities                   |                          |
| Other Current Liabilities             |                          |
| Deferred Revenue                      | <u>5,067.40</u>          |
| Total Other Current Liabilities       | <u>5,067.40</u>          |
| Total Current Liabilities             | <u>5,067.40</u>          |
| Total Liabilities                     | 5,067.40                 |
| Equity                                |                          |
| Restricted                            | 239,153.37               |
| Net Income                            | <u>-8,068.37</u>         |
| Total Equity                          | <u>231,085.00</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><u>236,152.40</u></u> |

**Belvedere MUD-Debt Service Fund**  
**Profit & Loss**  
**October 1, 2020 through September 21, 2021**

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|                         | <u>Oct 1, '20 - Sep 21, 21</u> |
|-------------------------|--------------------------------|
| Ordinary Income/Expense |                                |
| Income                  |                                |
| Tax Revenue             | 443,633.12                     |
| Total Income            | <u>443,633.12</u>              |
| Expense                 |                                |
| Bank Service Charges    | 154.00                         |
| Bond Principal          | 275,000.00                     |
| Interest Expense        | 175,693.76                     |
| Paying Agent Fee        | 1,700.00                       |
| Total Expense           | <u>452,547.76</u>              |
| Net Ordinary Income     | -8,914.64                      |
| Other Income/Expense    |                                |
| Other Income            |                                |
| Interest Income         | 846.27                         |
| Total Other Income      | <u>846.27</u>                  |
| Net Other Income        | <u>846.27</u>                  |
| Net Income              | <u><u>-8,068.37</u></u>        |

Montoya & Monzingo, LLP

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

# Invoice

| Date     | Invoice # |
|----------|-----------|
| 9/3/2021 | 24380     |

| Bill To  |
|--|
| Belvedere MUD<br>P.O. Box 2029<br>Pflugerville, TX 78691 |

| Description                        | Amount                  |
|------------------------------------|-------------------------|
| September 2021 accounting services | 1,200.00                |
| Thank you for your business.       | <b>Total</b> \$1,200.00 |

*Rec'd 9/3/21*





# JONES CARTER

6330 West Loop South, Suite 150  
Bellaire, Texas 77401

**Invoice Total \$3,217.50**

September 15, 2021  
Project No: 16654-0900-21  
Invoice No: 00328195

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

**PLEASE NOTE OUR REMIT INFO**

|                          |                          |
|--------------------------|--------------------------|
| <b>REMIT ADDRESS:</b>    | <b>ACH INFORMATION:</b>  |
| Jones & Carter, Inc.     | BB&T (Trust)             |
| P.O. Box 95562           | Account #: 1440002564231 |
| Grapevine, TX 76099-9708 | Routing #: 111017694     |

Please send remittance advice to:  
AccountsReceivable@jonescarter.com

**Payment Terms: Due upon Receipt**

Project 16654-0900-21 2021 General Consult (Belvedere MUD)  
Services include preparation for and attendance at August MUD Board meeting; preparation of budget recommendations for next fiscal year; discussions with Engr. Subcommittee regarding drainage on Amenity Center site, site meeting with Pharis regarding same, and review of drainage products.

Professional Services from July 31, 2021 to August 27, 2021

Task 001 District Operations

|                           | Hours | Rate   | Amount          |
|---------------------------|-------|--------|-----------------|
| Professional Engineer III | 16.50 | 195.00 | 3,217.50        |
| Totals                    | 16.50 |        | 3,217.50        |
| <b>Total Labor</b>        |       |        | <b>3,217.50</b> |

**TOTAL THIS INVOICE \$3,217.50**



# JONES CARTER

6330 West Loop South, Suite 150  
Bellaire, Texas 77401

**Invoice Total \$767.50**

September 15, 2021

Project No: 16654-0004-00

Invoice No: 00328194

Belvedere Municipal Utility District  
c/o Montoya&Monzingo  
203 N. Railroad Avenue  
Pflugerville, TX 78660

**PLEASE NOTE OUR REMIT INFO**

|   |                          |
|---|--------------------------|
| <b>REMIT ADDRESS:</b>   | <b>ACH INFORMATION:</b>  |
| Jones & Carter, Inc.  | BB&T (Trust)             |
| P.O. Box 95562  | Account #: 1440002564231 |
| Grapevine, TX 76099-9708  | Routing #: 111017694     |
| Please send remittance advice to:<br>AccountsReceivable@jonescarter.com |                          |
| <b>Payment Terms: Due upon Receipt</b>                                  |                          |

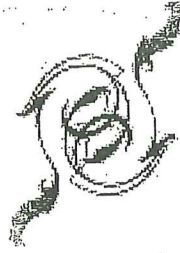
Project 16654-0004-00 Belvedere Landscaping Bid Services  
Services include preparation of pay estimate and project close out documents.

**Professional Services from July 31, 2021 to August 27, 2021**

Task 300 Construction Phase Services

|                           | Hours | Rate   | Amount        |
|---------------------------|-------|--------|---------------|
| Construction Manager IV   | .50   | 170.00 | 85.00         |
| Professional Engineer III | 3.50  | 195.00 | 682.50        |
| Totals                    | 4.00  |        | 767.50        |
| <b>Total Labor</b>        |       |        | <b>767.50</b> |

**TOTAL THIS INVOICE \$767.50**



*Manuela's Cleaning Services*

Residential/Commercial Cleaning

11122 West Cave Blvd  
Dripping Springs, Texas 78620  
Phone: 512-203-2228

Belvedere

Invoice 106

Send payment to:

For:

Manuela's Cleaning Services  
11122 West Cave Blvd  
Dripping Springs, TX 78620

Belvedere Amenity Center  
Payment is due upon receipt  
of this invoice

DESCRIPTION

The following cleaning services were performed at the Amenity Center ( MUD ) on the following dates:

Aug 7

Aug 14

Aug 21

Aug 28

Labor -4Days @ 115.00

Totals: \$ 460.00

Please make payments to Manuela's Cleaning Services and mail to the address above. If you have any questions concerning this invoice, contact Manuela Bigley @ 512-203-2228, or e-mail at mlbigley1@yahoo.com. Thank you for your prompt payment.





**SUNSCAPE**  
LANDSCAPING

**INVOICE**

Invoice: 11993  
Invoice Date: 09/01/2021

**BILL TO**

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

Phone: 512-251-5668

**PROPERTY ADDRESS**

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

**INVOICE**

09/01/2021

**TERMS**

Due on Receipt

**ACCOUNT MANAGER**

Jesse Trevino

**DESCRIPTION**

#8509 - Trail Maintenance Contract September 2021

**PRICE**

|                         |                 |
|-------------------------|-----------------|
| Subtotal:               | \$894.86        |
| Sales Tax (.00%)        | \$0.00          |
| <b>INVOICE TOTAL:</b>   | <b>\$894.86</b> |
| <b>Pay This Amount:</b> | <b>\$894.86</b> |

*Rec'd 9/10/21*



**TRAVIS CENTRAL APPRAISAL DISTRICT**

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

|                |              |                |
|----------------|--------------|----------------|
|                | Invoice Date | Invoice Number |
| <b>Invoice</b> | 9/1/2021     | 6758           |

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.

To remit via wire, please contact the Finance  
Department.

| Invoice Date               | Charge Code       | Description    | Amount          |
|----------------------------|-------------------|----------------|-----------------|
| 9/1/2021                   | Appraisal Revenue | Appraisal Fees | \$633.48        |
| <i>Rec'd 9/10/21</i>       |                   |                |                 |
| <b>Due Date: 10/1/2021</b> |                   | <b>Total:</b>  | <b>\$633.48</b> |

6758 9/1/2021

| Invoice Date | Charge Code       | Description    | Amount   |
|--------------|-------------------|----------------|----------|
| 9/1/2021     | Appraisal Revenue | Appraisal Fees | \$633.48 |

1K Belvedere MUD

**Total Due:** \$633.48

**Due Date:** 10/1/2021

**Amount Remitted:** \_\_\_\_\_

Please remit payment at your earliest convenience. Should you have any questions, please contact Leana H. Mann at (512)834-9317 Ext. 405 or by e-mail at Lmann@tcadcentral.org.

| Vendor               | Service Performed             | Cost            |
|----------------------|-------------------------------|-----------------|
| Sunscape             | Trail Cleanup                 | 2552.43         |
| Sunscape             | Wax Myrtle Removal            | 528.41          |
| Sunscape             | Winter Storm Clean up (1 day) | 1502.94         |
| Legacy Arborist      | Tree Limb Cleanup             | 12178.13        |
| Lakeway Tree Experts | Branchremoval, cleanup        | 2278.66         |
| Sunscape             | Stump Grinding                | 945.3           |
|                      |                               | <b>19985.87</b> |

Winter Storm-Repairs / maint  
 district portion = 7994.35  
 per Megan



**SUNSCAPE**  
LANDSCAPING

**INVOICE**

Invoice: 11205  
Invoice Date: 05/31/2021

**BILL TO** **PROPERTY ADDRESS**

Belvedere HOA AAM-372  
C/O First Service Residential  
7 Lakeway Centre Court  
Austin, TX 78734

Belvedere HOA AAM-372  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512.620.7092

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

05/31/2021 Due on Receipt Jesse Trevino

**PRICE**

|                             |                         |                 |
|-----------------------------|-------------------------|-----------------|
|                             | Subtotal:               | \$488.14        |
| #20507 - Wax Myrtle Removal | Sales Tax (8.25%)       | \$40.27         |
| Amenity Center              | <b>INVOICE TOTAL:</b>   | <b>\$528.41</b> |
|                             | <b>Pay This Amount:</b> | <b>\$528.41</b> |





**SUNSCAPE**  
LANDSCAPING

**INVOICE**

Invoice: 10713  
Invoice Date: 02/28/2021

**BILL TO** **PROPERTY ADDRESS**

Belvedere HOA AAM-372  
C/O First Service Residential  
7 Lakeway Centre Court  
Austin, TX 78734

Belvedere HOA AAM-372  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512.620.7092

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

02/28/2021 Due on Receipt Jesse Trevino

**DESCRIPTION** **PRICE**

#19874 - Winter Storm Clean-up

**TIME**

Labor - 02/25/21 (21.36 x \$65,000)

TIME TOTAL \$1,388.40



Subtotal \$1,388.40  
Sales Tax (8.25%) \$114.54  
**INVOICE TOTAL: \$1,502.94**

Sunscape Landscaping, P.O. Box 342228 • Austin, TX 78734

Thank you for your business!!





ARBOR CARE

PO Box 998  
Cedar Park, TX 78630

NBELZ- BELVEDERE HOA

# INVOICE

**BILL TO**

Megan Maedgen  
FirstService Residential  
14951 N Dallas Pkwy Suite  
600  
Dallas, Texas 75240

**INVOICE #** 10632

**DATE** 03/19/2021

**DUE DATE** 04/18/2021

**TERMS** Net 30

---

**PROPERTY NAME**

Belvedere

| DATE | ACTIVITY  | AMOUNT     |
|------|---|------------|
|      | <b>Tree prune</b><br>3 man crew, truck, and chipper for chipping work on site. Daily rate of \$1,500 per day. | 11,250.00T |

---

|             |                    |
|-------------|--------------------|
| SUBTOTAL    | 11,250.00          |
| TAX         | 928.13             |
| TOTAL       | 12,178.13          |
| BALANCE DUE | <b>\$12,178.13</b> |

Office: 512 971-5070 ~ Email: office@legacyarbor.com

We accept Visa, Mastercard, American Express and Discover

Lakeway Tree Experts LLC  
 PO Box 342254  
 Austin, TX 78734  
 512-516-1733  
 lakewaytree@gmail.com



# INVOICE

**BILL TO**

Belvedere/Megan Maedgen  
 Flagler

**INVOICE #** 26418

**DATE** 02/26/2021

**TERMS** Due on receipt

| CATEGORY | DESCRIPTION   | QTY | RATE     | AMOUNT    |
|----------|---|-----|----------|-----------|
| Removal  | removal select limbs, clean up for storm damage, full day   | 1   | 1,120.00 | 1,120.00T |
| Removal  | add climber 2 hours   | 2   | 212.50   | 425.00T   |
| Removal  | removal select limbs, clean up for storm damage, half day   | 1   | 560.00   | 560.00T   |
|          | Thank you for asking us to provide a bid for the trails, but at this time we will not be able to help you with that as our equipment needed isn't accessible on the trails. |     |          |           |

Please call the office at 512-790-8733 to pay by credit card. A 2% fee is added will be added to any charge over \$2500.

|                    |                   |
|--------------------|-------------------|
| SUBTOTAL           | 2,105.00          |
| TAX (8.25%)        | 173.66            |
| TOTAL              | 2,278.66          |
| <b>BALANCE DUE</b> | <b>\$2,278.66</b> |

Thank you for your business!



**Work Order**

Proposal No.: 20720  
 Proposed Date: 06/15/21

| PROPERTY:   | ACCOUNT MANAGER:  |
|---|---|
| Belvedere HOAAM-372<br>Megan Maedgen<br>17400 Flagler Drive<br>Austin, TX 78738 | Jesse Trevino<br>512.326.1126<br>Jesse@sunscapeaustin.com |

Sunscape Landscaping will grind all stumps around the Amenity Center that were left behind from clearing trees that had died in the Winter freeze event.

| ITEM                          | TOTAL    |
|-------------------------------|----------|
| Amenity Center Stump Grinding | \$873.26 |
|                               |          |

Customer Signature Megan Maedgen, General Manager Date 6.23.21

Signature \_\_\_\_\_ Date \_\_\_\_\_

|            |          |
|------------|----------|
| Subtotal:  | \$873.26 |
| Sales Tax: | \$72.04  |
| Total:     | \$945.30 |



3100 Alvin Devane Boulevard, Suite 150  
Austin, Texas 78741-7425  
Tel: 512.441.9493  
Fax: 512.445.2286  
www.jonescarter.com

September 15, 2021

Belvedere Municipal Utility District  
c/o Lloyd Gosselink Rochelle & Townsend, P.C.  
816 Congress Avenue, Suite 1900  
Austin, Texas 78701

Re: Construction of Amenity Center Improvements  
Belvedere Municipal Utility District  
Travis County, Texas

Dear Directors:

Enclosed is Progress Payment Request No. 9 & FINAL from Fazzone Construction Co., Inc. for the referenced project. The estimate is in order and we recommend payment in the amount of \$39,497.17 to Fazzone Construction Co., Inc.

Also enclosed is Construction Progress Report No. 9 & FINAL, which is submitted in accordance with Texas Commission on Environmental Quality Rule No. 293.62. This report covers construction activities for the referenced project during the period August 1, 2021 to August 30, 2021.

You will also find copies of the Contractor's Affidavit of Bills Paid and Affidavit of Guarantee, the Concurrence Letter from Pharis Design, Inc., and our Certificate of Substantial Completion. Copies of the Certificate of Acceptance will be forwarded to you under separate cover, and we will distribute copies for your records after approval and execution.

Sincerely,

A handwritten signature in cursive script that reads 'Catherine B. Mitchell'.

Catherine Garza Mitchell, PE

CGM/jmr

K:\16654\16654-0004-00 Belvedere Landscaping Bid Services\3 Construction Phase\5. Pay Estimates & Change Orders\16654-0004-00  
ESTIMATE LETTER.docx

Enclosure

cc: Fazzone Construction Co., Inc.  
Ms. Stefanie Albright – Lloyd Gosselink Rochelle & Townsend, P.C.



September 15, 2021

Construction Progress Report No. 9 & FINAL  
Period August 1, 2021 to August 30, 2021

Construction of Amenity Center Improvements  
Belvedere Municipal Utility District  
Travis County, Texas

Contract:

- A. Contractor: Fazzone Construction Co., Inc.
- B. Contract Date: November 12, 2020
- C. Authorization to Proceed: November 16, 2020 (70 Calendar Days)
- D. Completion Date: January 25, 2021
- E. Contract Time Used: 287 Calendar Days (410%)

I. General

The project is complete.

II. Change Orders

No Change Orders Issued this Report.

III. Completion Report

A. Estimated Cost as of this Report Period

|   |    |            |
|---|----|------------|
| 1. Contract Bid Price                               | \$ | 363,946.18 |
| 2. Change Orders and Adjustment to Final Quantities | \$ | 31,025.54  |
| 3. Total Estimated Contract Price                   | \$ | 394,971.72 |

B. Actual cost as of this Report \$ 394,971.72

C. Amount Retained (0% of B) \$ 0.00

D. Total Paid Contractor \$ 394,971.72

E. Estimated Cost Remaining (A.3 - B) \$ 0.00

F. Construction Complete (B/A.3) 100%

IV. Frequency of Observation – Periodically

V. Problems – No problems this report.



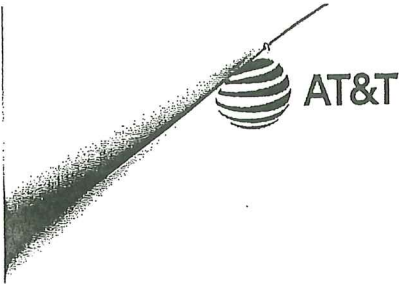
JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439 | Texas Board of Professional Land Surveying Registration No. 10046101



| OWNER: Belvedere Municipal Utility District          |             |      | PROGRESS PAYMENT # 9 |            |                        |        | CONTRACT DATES    |                   |               | REMARKS      |         |
|--|-------------|------|----------------------|------------|------------------------|--------|-------------------|-------------------|---------------|--------------|---------|
| PROJECT: Construction of Amenity Center Improvements |             |      |                      |            |                        |        | ORIGINAL          | FROM              | TO            |              |         |
| JOB NO. : 16654-0004-00                              |             |      |                      |            |                        |        | REVISIED          | 16-Nov-20         | 15-Jan-21     |              |         |
| CONTRACTOR: Fazzone Construction Co., Inc.           |             |      |                      |            |                        |        | THIS EST.         | 01-Aug-21         | 30-Aug-21     |              |         |
| ITEM NO.   | DESCRIPTION | UNIT | ESTIMATED QUANTITY   | UNIT PRICE | THIS ESTIMATE          |        | PREVIOUS ESTIMATE |                   | TOTAL TO DATE |              | REMARKS |
|  |             |      |                      |            | QUANTITY               | AMOUNT | QUANTITY          | AMOUNT            | QUANTITY      | AMOUNT       |         |
| MATERIALS ON HAND                                    |             |      |                      |            |                        | \$0.00 |                   | \$0.00            |               | \$0.00       |         |
| TOTAL MATERIALS ON HAND                              |             |      |                      |            |                        | \$0.00 |                   | \$0.00            |               | \$0.00       |         |
| CHANGE ORDER PLUS/MINUS                              |             |      |                      |            | VALUE                  | DAYS   |                   |                   |               |              |         |
| Change Order No. 001                                 |             |      |                      |            | \$977.55               |        |                   |                   |               | \$977.55     |         |
| Change Order No. 002                                 |             |      |                      |            | \$5,037.40             |        |                   |                   |               | \$5,037.40   |         |
| Change Order No. 003                                 |             |      |                      |            | \$7,032.00             | 10     |                   |                   |               | \$7,032.00   |         |
| Change Order No. 004                                 |             |      |                      |            | \$20,096.00            |        |                   |                   |               | \$20,096.00  |         |
| Adjustment to Final Quantities                       |             |      |                      |            | (\$2,117.41)           |        |                   |                   |               | (\$2,117.41) |         |
| TOTAL CONTRACT MODIFICATIONS                         |             |      |                      |            |                        |        |                   |                   |               | \$31,025.54  |         |
| Subtotal (Line Items)                                |             |      |                      |            |                        |        | \$0.00            | \$394,971.72      |               | \$394,971.72 |         |
| Materials on Hand                                    |             |      |                      |            |                        |        | \$0.00            | \$0.00            |               | \$0.00       |         |
| Subtotal (Materials on Hand/Line Items)              |             |      |                      |            |                        |        | \$0.00            | \$394,971.72      |               | \$394,971.72 |         |
| 0 Impact Days Requested this Pay Period              |             |      |                      |            |                        |        |                   |                   |               |              |         |
| Less Retainage                                       |             |      |                      |            |                        |        | \$0.00            | \$39,497.17 (10%) |               | \$0.00       |         |
| 0 Impact Days Approved this Pay Period               |             |      |                      |            |                        |        |                   |                   |               |              |         |
| Total  |             |      |                      |            |                        |        | \$0.00            | \$355,474.55      |               | \$394,971.72 |         |
| 0 Impact Days Approved to Date                       |             |      |                      |            |                        |        |                   |                   |               | \$355,474.55 |         |
| Less Previous Estimates                              |             |      |                      |            |                        |        |                   |                   |               |              |         |
| 10 Change Order Days                                 |             |      |                      |            |                        |        |                   |                   |               | \$39,497.17  |         |
| (217) Days Remaining                                 |             |      |                      |            |                        |        |                   |                   |               |              |         |
| 410% Complete by Time                                |             |      |                      |            | Orig. Contract Amount  |        | \$363,946.18      |                   |               |              |         |
| 100% Complete by Value                               |             |      |                      |            | Contract Modifications |        | \$31,025.54       |                   |               |              |         |
| Total Contract Amount                                |             |      |                      |            |                        |        | \$394,971.72      |                   |               |              |         |
| Construction Remaining                               |             |      |                      |            |                        |        | \$0.00            |                   |               |              |         |
| Amount Approved                                      |             |      |                      |            |                        |        | \$39,497.17       |                   |               |              |         |

APPROVED BY JONES|CARTER  
*Catherine B. Mitchell*  
 BY: Catherine Garza Mitchell, PE



BELVEDERE MUD  
PO BOX 2029  
PFLUGERVILLE TX 78691-2029

Page: 1 of 2  
Issue Date: Aug 22, 2021  
Account Number: 312935378

Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at [att.com/paperless](http://att.com/paperless)

AutoPay: Set up automatic payments that you can update whenever you want. Go to [att.com/autopay](http://att.com/autopay) today.

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to [att.com/myatt](http://att.com/myatt) to sign in or sign up.

Total due  
**\$53.76**  
Please pay by:  
Sep 13, 2021

**Account summary**

|                              |          |
|------------------------------|----------|
| Your last bill               | \$63.80  |
| Payment, Aug 07 - Thank you! | -\$63.80 |
| Remaining balance            | \$0.00   |

**Service summary**

|                |        |         |
|----------------|--------|---------|
| Internet       | Page 2 | \$53.76 |
| Total services |        | \$53.76 |

**Total due \$53.76**  
Please pay by Sep 13, 2021

*Paid ck # 1293 9/2/21  
Rec'd 8/31/21*

**Ways to pay and manage your account:**

myAT&T app  
iPhone and Android

[att.com/pay](http://att.com/pay)

Ordering, billing or support  
800.321.2000  
TTY: 800.651.5111



Return this portion with your check in the enclosed envelope. Payments may take 7 days to post.

BELVEDERE MUD  
PO BOX 2029  
PFLUGERVILLE TX 78691-2029

Please pay \$53.76 by Sep 13, 2021

Account number: 312935378  
Please include account number on your check

Make check payable to:

AT&T  
PO BOX 5014  
CAROL STREAM, IL 60197-5014

CHECK FOR AUTOPAY  
(SEE REVERSE)

41.00403300031293537800000000006380000000005376000007



August 19, 2021  
 Invoice Number: 0023313081921  
 Account Number: 8260 16 101 0023313  
 Security Code: 4931  
 Service At: 17400 FLAGLER DR  
 AUSTIN TX 78738-7663

**NEWS AND INFORMATION**

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

Get Spectrum Business Internet for fast speeds and over 99.9% network reliability! 200 Mbps Internet for only \$49.99 or upgrade to faster 600 Mbps Internet or Gig! Call 1-866-751-1493 today!

**Summary** *Service from 08/19/21 through 09/18/21 details on following pages*

|                               |                |
|-------------------------------|----------------|
| Previous Balance              | 94.93          |
| Payments Received -Thank You! | -94.93         |
| <b>Remaining Balance</b>      | <b>\$0.00</b>  |
| Spectrum Business™ TV         | 77.98          |
| Other Charges                 | 16.45          |
| Taxes, Fees and Charges       | 0.50           |
| Current Charges               | \$94.93        |
| <b>Total Due by 09/05/21</b>  | <b>\$94.93</b> |

Save money with Spectrum Mobile when you switch to the fastest mobile provider in the nation. Call 1-855-207-5643 to see how much you can save!

**Thank you for choosing Spectrum Business.**  
 We appreciate your prompt payment and value you as a customer.

*Paid acct #1294 9/2/21  
 Rec'd 8/31/21*



Over 99.9% network reliability\*



\$500 contract buyout†



30-day money-back guarantee‡



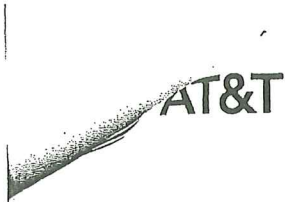
Need more speed? Ultra and Gig speeds available\*

**Call 1-866-543-2558**

Visit [business.spectrum.com](http://business.spectrum.com)

Limited-time offer, subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. \*\$49.99 Internet offer is for 12 mos. when bundled w/ TV or Voice & Incl. Spectrum Business Internet starting speeds. Internet speed may not be avail. in all areas. Actual speeds may vary. Advertised speed based on download speed on wired connection. Wireless Internet speeds may vary. Spectrum Internet modem is req'd & included in price; Internet taxes are included in price except where req'd by law (Texas). 99.9% network reliability based on average HFC Availability. Jan 2019 - Feb 2021. Visit [business.spectrum.com/network-reliability](http://business.spectrum.com/network-reliability) for details. †View [Business.Spectrum.com/guarantee](http://Business.Spectrum.com/guarantee) for details about the 30-Day Customer Satisfaction Guarantee. ‡Contract Buyout offer is valid up to \$500. Visit [Business.Spectrum.com/contractbuyout](http://Business.Spectrum.com/contractbuyout) for details. ‡Value based on retail price for comparable services. □Spectrum Business Internet Gig requires Spectrum Gig capable modem. Additional installation fees apply. Speed based on download speed on wired connection. Wireless speed may vary. Available speeds may vary by address. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit [Business.Spectrum.com/optout](http://Business.Spectrum.com/optout). © 2021 Charter Communications, Inc.





BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

Page: 1 of 2  
 Issue Date: Aug 22, 2021  
 Account Number: 312935378

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Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to [att.com/myatt](http://att.com/myatt) to sign in or sign up.

Total due  
**\$53.76**  
 Please pay by:  
 Sep 13, 2021

**Account summary**

|                              |          |
|------------------------------|----------|
| Your last bill               | \$63.80  |
| Payment, Aug 07 - Thank you! | -\$63.80 |
| <hr/>                        |          |
| Remaining balance            | \$0.00   |

**Service summary**

|  |         |
|--|---------|
|  Internet | \$53.76 |
| <hr/>  |         |
| Total services   | \$53.76 |

**Total due**

**\$53.76**

Please pay by Sep 13, 2021

*Rec'd 9/8/21  
 Paid ck# 1295  
 9/8/21*

**Ways to pay and manage your account:**

 [att.com/pay](http://att.com/pay)  Ordering, billing or support



Drawer 9  
Wolfforth, Texas 79382-0009

[www.theabcbank.com](http://www.theabcbank.com)

Date 8/31/21 Page 1  
Primary Account XXXXXXXXXX

3078670  
Belvedere Municipal Utility District  
General Funds  
PO Box 2029  
Pflugerville TX 78691

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

Checking Account

Account Title: Belvedere Municipal Utility District  
General Funds

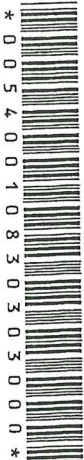
|                                |                              |                      |
|--------------------------------|------------------------------|----------------------|
| Business Checking Public Funds | Enclosures/Images            | 11                   |
| Account Number XXXXXXXXXXXX    | Statement Dates              | 8/02/21 thru 8/31/21 |
| Previous Balance 37,988.85     | Days in the Statement Period | 30                   |
| 1 Deposits/Credits 30,000.00   | Average Ledger Balance       | 29,268.91            |
| 11 Checks/Debits 30,863.46     | Average Collected            | 29,268.91            |
| Service Charge Amount .00      |                              |                      |
| Interest Paid .00              |                              |                      |
| Current Balance 37,125.39      |                              |                      |

Deposits and Other Credits

| Date | Description | Amount    |
|------|-------------|-----------|
| 8/18 | Deposit     | 30,000.00 |

| Date | Description  | Debits              | Amount |
|------|--------------|---------------------|--------|
| 8/05 | TEL SPECTRUM | 0000358635 SPECTRUM | 94.93- |

|      |           | Checks    |      |           |          |
|------|-----------|-----------|------|-----------|----------|
| Date | Check No. | Amount    | Date | Check No. | Amount   |
| 8/18 |           | 831.47    | 8/19 | 1285      | 1,200.00 |
| 8/02 | 1281*     | 19,173.96 | 8/24 | 1286      | 3,373.50 |
| 8/10 | 1284*     | 63.80     | 8/24 | 1287      | 575.00   |





**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
**Checking Account - ABC Bank, Period Ending 08/31/2021**

| Type                                  | Date       | Num     | Name                | Clr | Amount     | Balance     |
|---------------------------------------|------------|---------|---------------------|-----|------------|-------------|
| <b>Beginning Balance</b>              |            |         |                     |     |            | 37,988.85   |
| <b>Cleared Transactions</b>           |            |         |                     |     |            |             |
| <b>Checks and Payments - 11 items</b> |            |         |                     |     |            |             |
| Check                                 | 07/16/2021 | 1281    | Fazzone Constru...  | X   | -19,173.96 | -19,173.96  |
| Check                                 | 08/04/2021 | EFT     | Spectrum Business   | X   | -94.93     | -19,268.89  |
| Check                                 | 08/04/2021 | 1284    | AT & T              | X   | -63.80     | -19,332.69  |
| Check                                 | 08/17/2021 | 1286    | Lloyd Gosselink     | X   | -3,373.50  | -22,706.19  |
| Check                                 | 08/17/2021 | 1291    | Jones & Carter Inc. | X   | -2,207.50  | -24,913.69  |
| Check                                 | 08/17/2021 | 1292    | Fazzone Constru...  | X   | -1,717.20  | -26,630.89  |
| Check                                 | 08/17/2021 | 1285    | Montoya & Monzi...  | X   | -1,200.00  | -27,830.89  |
| Check                                 | 08/17/2021 | 1289    | Sunscape Lands...   | X   | -894.85    | -28,725.74  |
| Check                                 | 08/17/2021 | Tran... | Belvedere MUD ...   | X   | -831.47    | -29,557.21  |
| Check                                 | 08/17/2021 | 1290    | Jones & Carter Inc. | X   | -731.25    | -30,288.46  |
| Check                                 | 08/17/2021 | 1287    | Manuela's Cleani... | X   | -575.00    | -30,863.46  |
| Total Checks and Payments             |            |         |                     |     | -30,863.46 | -30,863.46  |
| <b>Deposits and Credits - 1 item</b>  |            |         |                     |     |            |             |
| Transfer                              | 08/17/2021 |         |                     | X   | 30,000.00  | 30,000.00   |
| Total Deposits and Credits            |            |         |                     |     | 30,000.00  | 30,000.00   |
| Total Cleared Transactions            |            |         |                     |     | -863.46    | -863.46     |
| Cleared Balance                       |            |         |                     |     | -863.46    | 37,125.39 ✓ |
| <b>Uncleared Transactions</b>         |            |         |                     |     |            |             |
| <b>Checks and Payments - 2 items</b>  |            |         |                     |     |            |             |
| Check                                 | 07/20/2021 | 1282    | Manuela's Cleani... |     | -460.00    | -460.00     |
| Check                                 | 08/17/2021 | 1288    | Belvedere HOA       |     | -18,527.13 | -18,987.13  |
| Total Checks and Payments             |            |         |                     |     | -18,987.13 | -18,987.13  |
| Total Uncleared Transactions          |            |         |                     |     | -18,987.13 | -18,987.13  |
| Register Balance as of 08/31/2021     |            |         |                     |     | -19,850.59 | 18,138.26   |
| <b>New Transactions</b>               |            |         |                     |     |            |             |
| <b>Checks and Payments - 3 items</b>  |            |         |                     |     |            |             |
| Check                                 | 09/02/2021 | 1294    | Spectrum Business   |     | -94.93     | -94.93      |
| Check                                 | 09/02/2021 | 1293    | AT & T              |     | -53.76     | -148.69     |
| Check                                 | 09/08/2021 | 1295    | AT & T              |     | -53.76     | -202.45     |
| Total Checks and Payments             |            |         |                     |     | -202.45    | -202.45     |
| Total New Transactions                |            |         |                     |     | -202.45    | -202.45     |
| Ending Balance                        |            |         |                     |     | -20,053.04 | 17,935.81   |





Drawer 9  
Wolfforth, Texas 79382-0009

[www.theabcbank.com](http://www.theabcbank.com)

3078673

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

Date 8/31/21 Page 1  
Primary Account XXXXXXXXXXXX

*ch*

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

Checking Account

Account Title: Belvedere Municipal Utility District  
Operating Money Market

|                          |              |                                |                      |
|--------------------------|--------------|--------------------------------|----------------------|
| Money Market Public Fund |              | Enclosures/Images              | 1                    |
| Account Number           | XXXXXXXXXXXX | Statement Dates                | 8/02/21 thru 8/31/21 |
| Previous Balance         | 549,056.59   | Days in the Statement Period   | 30                   |
| Deposits/Credits         | .00          | Average Ledger Balance         | 535,056.59           |
| 1 Checks/Debits          | 30,000.00    | Average Collected              | 535,056.59           |
| Service Charge Amount    | .00          | Interest Earned                | 114.34               |
| Interest Paid            | 114.34       | Annual Percentage Yield Earned | 0.26%                |
| Current Balance          | 519,170.93   | 2021 Interest Paid             | 1,129.20             |

Deposits and Other Credits

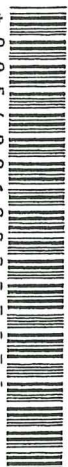
| Date | Description      | Amount |
|------|------------------|--------|
| 8/31 | Interest Deposit | 114.34 |

Checks

| Date | Check No. | Amount    |
|------|-----------|-----------|
| 8/18 |           | 30,000.00 |

Daily Balance Information

| Date | Balance    | Date | Balance    | Date | Balance    |
|------|------------|------|------------|------|------------|
| 8/02 | 549,056.59 | 8/18 | 519,056.59 | 8/31 | 519,170.93 |





Date 8/31/21 Page 2  
Primary Account XXXXXXXXX

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

Money Market Public Fund

XXXXXXXXXX

(Continued)

INTEREST RATE SUMMARY

| Date | Rate      |
|------|-----------|
| 8/01 | 0.260000% |

End of Statement



**Belvedere Municipal Utility District  
Reconciliation Detail  
Money Market - ABC Bank, Period Ending 08/31/2021**

| Type                                 | Date       | Num | Name | Clr | Amount            | Balance           |
|--------------------------------------|------------|-----|------|-----|-------------------|-------------------|
| Beginning Balance                    |            |     |      |     |                   | 549,056.59        |
| <b>Cleared Transactions</b>          |            |     |      |     |                   |                   |
| <b>Checks and Payments - 1 Item</b>  |            |     |      |     |                   |                   |
| Transfer                             | 08/17/2021 |     |      | X   | -30,000.00        | -30,000.00        |
| Total Checks and Payments            |            |     |      |     | -30,000.00        | -30,000.00        |
| <b>Deposits and Credits - 1 Item</b> |            |     |      |     |                   |                   |
| Deposit                              | 08/31/2021 |     |      | X   | 114.34            | 114.34            |
| Total Deposits and Credits           |            |     |      |     | 114.34            | 114.34            |
| Total Cleared Transactions           |            |     |      |     | -29,885.66        | -29,885.66        |
| Cleared Balance                      |            |     |      |     | -29,885.66        | 519,170.93        |
| Register Balance as of 08/31/2021    |            |     |      |     | -29,885.66        | 519,170.93        |
| <b>Ending Balance</b>                |            |     |      |     | <b>-29,885.66</b> | <b>519,170.93</b> |