

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF MEETING**

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

**A: *EL CONSEJO DE ADMINISTRACIÓN DEL DISTRITO DE SERVICIOS PÚBLICOS
MUNICIPALES DE BELVEDERE Y A TODAS LAS OTRAS PERSONAS INTERESADAS:***

Notice is hereby given pursuant to V.T.C.A., Government Code Chapter 551, that the Board of Directors of Belvedere Municipal Utility District (District) will hold a regular meeting, open to the public, on Tuesday, January 16, 2024 at 6:00 p.m., within the boundaries of the District, at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, for the following purposes:

Por la presente se notifica de conformidad con V.T.C.A., Código de Gobierno Capítulo 551, que el Consejo de Administración del Distrito de Servicios Públicos Municipales de Belvedere celebrará una reunión regular, abierta al público, el martes 16 de enero de 2024, a las 6:00 p.m., dentro de los límites del Distrito, en The Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, para los siguientes propósitos;

Meeting materials are available at www.belvederemud.org.

1. Call meeting to order and establish a quorum.
2. Discuss, consider, and take action as necessary regarding Preservation Ranch Development, including but not limited to, construction activities within the District.
3. Receive public comments.
4. Discuss, consider, and take action to approve minutes for the January 7, 2024 special meeting of the Board of Directors.
5. Discuss, consider, and take action as necessary concerning report from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. Coordination on bookkeeping matters;
 - c. TexPool investments; and
 - d. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
6. Discuss, consider, and take action to approve the audit for the period ending September 30, 2023.
7. Discuss, consider, and take action regarding report from the District liaison to the HOA and from the HOA liaison to the District.
8. Discuss, consider, and take action to adopt Order Calling Directors Election and authorize publication of notice (*Discutir, considerar y tomar medidas para adoptar la Orden que Llama la Elección de Directores y autorizar la publicación del aviso*).

9. Authorize execution of election agreement with Travis County (*Autorizar la ejecución del acuerdo electoral con el Condado de Travis*).
10. Discuss, consider, and take action regarding adoption of District Drainage System Issue Resolution Guidelines.
11. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - a. Report from the District’s Engineer;
 - b. Vegetated filter strip inspections;
 - c. Notice of Violation concerning culvert/ditch work on property at 8316 Verde Mesa;
 - d. Update on culvert/ditch work along Springdale Ridge;
 - e. Playground maintenance work update; and
 - f. Trail maintenance.
12. Discuss, consider, and take action on future meeting schedule.
13. Adjournment.

EXECUTED this the 12th day of January, 2024.



 Attorney for the District



 Belvedere Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call David Klein at Lloyd Gosselink, Attorney for the District, at (512) 322-5818, for information.

Agenda Item No. 4

Discuss, consider, and take action to approve minutes for the January 7, 2024 special meeting of the Board of Directors.

MINUTES OF SPECIAL MEETING
OF
BOARD OF DIRECTORS

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

On January 7, 2024, the Board of Directors (“Board”) of Belvedere Municipal Utility District (the “District”) held a special meeting within the boundaries of the District at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas. A copy of the notice of meeting along with associated certificates of posting are attached hereto as **Exhibit “A”**.

The roll was called of the members of the Board, to-wit:

James Koerner	President
Ronald Ubertini	Vice President
Kim Clifford	Secretary
Keri Parker	Assistant Secretary
Vito Sciaraffia	Assistant Secretary

All of the Directors were present except for Director Sciaraffia, thus constituting a quorum of the Board. All Directors who attended voted on all Items that came before the Board. Other attendees included Breck Harrison of Jackson Walker, L.L.P. (on the phone) and Lynn Shermans as well as a members of the public who signed in as Randy Adams, Nieves Alfaro, Ed Lueckenhoff, Kris Simson and Rowan Scrawage (sp?) as was one other attendee whose signature was completely illegible.

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:00 p.m. He announced that all Directors were present except for Director Sciaraffia, and therefore a quorum of the Board was in attendance.
2. Discuss, consider, and take action to approve minutes for the December 7, 2023 special meeting. Director Koerner introduced this item, and a copy of the draft meting minutes are attached hereto as **Exhibit “B”**. Ron Ubertini moved to accept the December 7, 2023 special meeting minutes, as presented. Jim Koerner seconded the Motion and it was passed unanimously, 4-0. The Board then moved to Item 3 on the Agenda.
3. Discuss, consider, and take action as necessary regarding Preservation Ranch Development, including, but not limited to, construction activities within the District and pending litigation. Director Koerner introduced this item. He advised that at an appropriate time a community meeting would be held to answer any questions regarding the construction activity and the attendant litigation. He then called upon the members of the public in attendance for questions or comments.
 - Mr. Lueckenhoff inquired whether the installation of the 16” line alternative identified

by the Preservation Ranch Developer would involve digging up the street or drainage ditches along Flager Drive. Director Koerner advised that the Public Utility Easement is in the street. Director Clifford added that the Public Utility Easement could be slightly wider than the paved portion of the street.

- Mr. Adams expressed his opinion that the Preservation Ranch Developer should be responsible for the costs of repairing the streets and should make Belvedere whole.
- Mr. Alfaro expressed a concern about pressure losses from a connection into the Belvedere water system. He inquired whether the study used to approve the project originally had been updated due to the passage of time. He also commented that the 16" water line connection alternative would be more costly than what was originally proposed.
- Mr. Simpson inquired whether an engineering report was available. Director Koerner advised that the MUD and the HOA had engaged an engineering firm to assess the impacts of the Preservation Ranch connection and that any documents that can be shared will be shared at an appropriate time.
- Mr. Scrawage (sp?) called for recourse against the Preservation Ranch Developer and/or the West Travis County Public Utility Authority if water was not available.

Director Koerner thanked everyone for their attendance and then the Board moved to Item 4 on the Agenda.

4. The Board will meet in executive session to receive advice from its attorneys regarding Preservation Ranch Development, including but not limited to, construction activities within the District and pending, in accordance with Texas Government Code § 551.071. Director Koerner introduced this Item, along with Item 3, and recommended that the Board go into executive session to discuss Item 3 under the consultation with attorney exception in Texas Government Code § 551.071. Director Clifford moved that the Board go into executive session at 6:08 P.M. to discuss Item 3. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0. At 7:25 P.M. Director Clifford moved to come out of executive session. Director Koerner seconded the Motion and the Motion passed unanimously, 4-0. Director Koerner announced that no action was taken in executive session. The Board then discussed the settlement terms that the Litigation Committee and the HOA President (with the assistance of outside counsel and the engineering consultant) had negotiated with the Preservation Ranch Developer and the West Travis County Public Utility Authority. Director Clifford moved that the Board authorize (i) settlement of the pending litigation styled Belvedere Homeowners Association, Inc. and Belvedere Municipal Utility District v. PRLT Partners, LLC and West Travis County Public Utility Agency, No. D-1-GN-23-008500 filed in the District Bountly of Travis County, Texas, 95th Judicial District, on the terms set forth on **Exhibit "C"**, which terms include (a) authorizing connection of the Preservation Ranch 12' waterline to the District's 8" water line under Flagler Road adjacent to Belvedere Lot 61 and (b) the conveyance of the District's interest in the 16" water line located in Belvedere for a nominal amount (i.e. \$10); (ii) the Litigation Subcommittee to take any and all actions necessary to finalize the settlement; and (iii) President and /or the Secretary to execute any and all documents necessary to affect such settlement. Director Parker seconded the Motion and it was passed unanimously 4-0.

The Board then took up item 5.

5. Adjournment. Director Clifford moved to adjourn the meeting. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0. The meeting was adjourned at 7:12 P.M.

PASSED, APPROVED, AND ADOPTED this _____.

[DISTRICT SEAL]

Kim Clifford, Secretary

Agenda Item No. 5

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

- a. Payment and ratification of invoices;
- b. Coordination on bookkeeping matters;
- c. TexPool investments; and
- d. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.

Belvedere MUD Board Meeting

January 16, 2024

Financial Information

Schedule of Cash Activity

**BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: JANUARY 16, 2024**

GENERAL FUND CHECKING ACCOUNT BALANCE **\$ 271,923.89**

Revenue:

Deposit Date	Description	Amount
	Transfer from Money Market	\$ -
Total Deposits:		\$ -

Expenses paid since last meeting on 8/15/23

1478	The Storm Law Firm	Legal Fees	\$ 1,912.50
1479	Quiddity	Engineering Fees	\$ 2,863.75
1480	Jackson Walker	Legal Fees	\$ 15,905.31
EFT	AT & T	Amenity Center Operations	\$ 154.58
EFT	Pedernales Electric Cooperative	Amenity Center Operations	\$ 231.30
1481	Sunscape Landscaping	Trail Maintenance	\$ 4,030.89
1482	Travis Central Appraisal District	Appraisal Fees	\$ 989.78
1483	Manuela's Cleaning	Amenity Center Operations	\$ 920.00
1484	Lynn Sherman	Legal Fees	\$ 10,042.81
EFT	AT & T	Amenity Center Operations	\$ 154.58
Total Expenditures:			\$ 37,205.50

Cash Balance Before Expenditures **\$ 234,718.39**

Expenditures:

Check Number	Description	Amount	
1485	Montoya & Monzingo LLP	Accounting Fees \$ 1,200.00	
1486	Lloyd Gosselink	Legal Fees \$ 16,856.00	
1487	Quiddity Engineering, LLC	Engineering Fees \$ 8,241.09	
1488	Texas Disposal Systems	Trash Removal \$ 14,917.02	
1489	Sunscape Landscaping	Trail Maintenance \$ 4,030.90	
1490	West Davis & Company	Audit Fees \$ 7,500.00	
1491	Belvedere HOA	Amenity Center Operations \$ 2,043.71	
1492	Montoya & Monzingo LLP	Accounting Fees \$ 1,200.00	
Transfer	Belvedere - Debt Service	Property Taxes \$ 4,966.37	
Transfer	Belvedere - Debt Service	Property Taxes \$ 146,588.10	
Total Expenditures:			\$ (207,543.19)

ENDING BALANCE - GENERAL FUND CHECKING AS OF JANUARY 16, 2024 **\$ 27,175.20**

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 5,830.63**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 329,021.54**

TOTAL GENERAL FUND OPERATING CASH **\$ 362,027.37**

The operating reserves are one to two times operating budget.

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET \$ 53,063.94

Transfer Operating Checking Property Taxes \$ 4,966.37

Transfer Operating Checking Property Taxes \$ 146,588.10

Total Deposits: \$ 151,554.47

Expenditures

Wire BOK Financial BELV316UT \$ 12,143.75

Wire BOK Financial BELV916UTR \$ 49,700.00

Wire BOK Financial BELV218UTP \$ 14,665.63

\$ 76,509.38

ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET **\$ 128,109.03**

CASH BALANCE - DEBT SERVICE - TEXPOOL **\$ 185,013.15**

TOTAL CASH BALANCE - DEBT SERVICE **\$ 313,122.18**

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended January 16, 2024
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	2024 Annual Budget	2024 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 92,688	\$ 94,298	\$ (1,610)	\$ 282,923	\$ (190,235)
Interest Income	1,752	3,333	(1,581)	10,000	(8,248)
Total Revenues	94,440	97,631	(3,191)	292,923	(198,483)
<u>Expenditures</u>					
Solid Waste Disposal	29,500	28,500	(1,000)	57,000	27,500
Legal Fees	44,716	13,332	(31,384)	40,000	(4,716)
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	4,800	4,800	-	14,400	9,600
Engineering Fees	11,105	9,999	(1,106)	30,000	18,895
Amenity Center Operations	16,163	28,331	12,168	85,000	68,837
Drainage and Trail Maintenance	4,088	13,332	9,244	40,000	35,912
Playscape Repairs and Maintenance	-	3,333	3,333	10,000	10,000
Insurance	1,700	1,667	(34)	5,000	3,300
Tax Appraisal and Collection Fees	1,535	2,000	465	6,000	4,465
Bank Charges	-	67	67	200	200
Other Fees	-	33	33	100	100
Newspaper notices	-	667	667	2,000	2,000
Website	-	167	167	500	500
Total Expenditures	121,107	113,726	(7,381)	297,700	176,093
Projected Excess Revenue Over Expenditures	\$ (26,667)	\$ (16,095)	\$ (10,572)	\$ (4,777)	\$ (21,890)

Financial Statements

Belvedere Municipal Utility District
Balance Sheet
As of January 16, 2024

	<u>Jan 16, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	27,175.20
Money Market - ABC Bank	5,830.63
TexPool	<u>329,021.54</u>
Total Checking/Savings	362,027.37
Accounts Receivable	
Taxes Receivable	<u>179,526.25</u>
Total Accounts Receivable	<u>179,526.25</u>
Total Current Assets	<u>541,553.62</u>
TOTAL ASSETS	<u><u>541,553.62</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>179,526.25</u>
Total Other Current Liabilities	<u>179,526.25</u>
Total Current Liabilities	<u>179,526.25</u>
Total Liabilities	179,526.25
Equity	
Unassigned	388,693.87
Net Income	<u>-26,666.50</u>
Total Equity	<u>362,027.37</u>
TOTAL LIABILITIES & EQUITY	<u><u>541,553.62</u></u>

Belvedere Municipal Utility District
Profit & Loss
October 1, 2023 through January 16, 2024

	Oct 1, '23 - Jan 16, 24
Ordinary Income/Expense	
Income	
Interest Income	1,751.84
Income	
Property Taxes	92,688.26
Total Income	92,688.26
Total Income	94,440.10
Expense	
Amenity Center Operations	16,162.09
Trail Repairs	
Trail General Maintenance	4,087.73
Total Trail Repairs	4,087.73
Audit Fees	7,500.00
Bookkeeping Fees	4,800.00
Engineering	
District Engineering	11,104.84
Total Engineering	11,104.84
Insurance	
Liability Insurance	1,700.79
Total Insurance	1,700.79
Legal Fees	44,716.62
Collection and Appraisal Fees	1,534.58
Waste Disposal	29,499.95
Total Expense	121,106.60
Net Ordinary Income	-26,666.50
Net Income	-26,666.50

Belvedere MUD-Debt Service Fund
Balance Sheet
As of January 16, 2024

	<u>Jan 16, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	128,109.03
TexPool	<u>185,013.15</u>
Total Checking/Savings	<u>313,122.18</u>
Accounts Receivable	
Taxes Receivable	<u>295,859.50</u>
Total Accounts Receivable	<u>295,859.50</u>
Total Current Assets	<u>608,981.68</u>
TOTAL ASSETS	<u><u>608,981.68</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>295,859.50</u>
Total Other Current Liabilities	<u>295,859.50</u>
Total Current Liabilities	<u>295,859.50</u>
Total Liabilities	<u>295,859.50</u>
Equity	
Restricted	237,130.00
Net Income	<u>75,992.18</u>
Total Equity	<u>313,122.18</u>
TOTAL LIABILITIES & EQUITY	<u><u>608,981.68</u></u>

Belvedere MUD-Debt Service Fund
Profit & Loss
October 1, 2023 through January 16, 2024

	<u>Oct 1, '23 - Jan 16, 24</u>
Ordinary Income/Expense	
Income	
Tax Revenue	151,554.47
Total Income	151,554.47
Expense	
Bond Principal	0.00
Interest Expense	75,909.38
Paying Agent Fee	600.00
Total Expense	76,509.38
Net Ordinary Income	75,045.09
Other Income/Expense	
Other Income	
Interest Income	947.09
Total Other Income	947.09
Net Other Income	947.09
Net Income	<u>75,992.18</u>

Property Tax Statement

TRAVIS COUNTY TAX OFFICE
OVERALL COLL/DIST REPORT
FROM 10/01/2023 TO 12/31/2023 YEAR FROM 0000 TO 2023

TYDIST1A RECEIVABLE BALANCE 'R' REPORT

ALL OTHERS

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	NET BASE TAX COLLECTED	PERCENT COLLECTED	TAX BALANCE ENDING	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2014	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2015	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2016	.60	.00	.00	.00	.00 %	.60	.00	.00	.00	.00	.00
2017	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2018	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2019	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2020	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2021	.00	4.06-	.00	4.06	4.06-100.00 %	.00	.00	.00	.00	.00	4.06-
2022	7516.23	1864.58-	1804.84	1864.58	59.74- 1.06-%	5711.39	364.42	.00	.00	.00	304.68
TOTL	7516.83	1868.64-	1804.84	1868.64	63.80- 1.13-%	5711.99	364.42	.00	.00	.00	300.62
2023	777670.61	.00	307996.85	.00	307996.85 39.61 %	469673.76	.00	.00	.00	.00	307996.85
ENTITY	785187.44	1868.64-	309801.69	1868.64	307933.05 39.31 %	475385.75	364.42	.00	.00	.00	308297.47

Outstanding property tax receivable

Debt Service

Operating

2016 = .31
2022 = 3722.11
2023 = 292,137.08
\$295,859.50

2016 = .29
2022 = 1989.28
2023 = 171,536.68
\$179,526.25

Current tax rate
Operating: .0775
Debt Service: .1275
TOTAL: .2050

Current Invoices for Approval

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
12/4/2023	30634

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

Description	Amount
December 2023 accounting services.	1,200.00
Thank you for your business.	Total \$1,200.00

November 29, 2023

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

Invoice: 97546417
Client: 2364
Matter: 0
Billing Attorney: DJK

Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through October 31, 2023:

RE: Belvedere Community

Professional Services	\$ 3,546.00
Total Disbursements	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 3,546.00

Lloyd Gosselink Rochelle & Townsend PC
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816 Congress Avenue, Suite 1900
Austin, Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532

www.lglawfirm.com

December 19, 2023

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

Invoice: 97546891
Client: 2364
Matter: 0
Billing Attorney: DJK

Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through November 30, 2023:

RE: Belvedere Community

Professional Services	\$ 13,310.00
Total Disbursements	<u>\$ 87.54</u>
TOTAL THIS INVOICE	\$ 13,397.54
Less Payments Applied	<u>\$ -87.54</u>
BALANCE DUE THIS INVOICE	\$ 13,310.00
Unapplied Overpayment Balance	\$ 2,288.46

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Lloyd Gosselink Rochelle & Townsend, P.C.



QUIDDITY

Invoice Total **\$8,241.09**

Invoice #: ARIV1010476
Invoice date: 12/14/2023
Project Number: 16654-0900-23

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

PLEASE NOTE OUR REMIT INFO	
REMIT ADDRESS:	ACH INFORMATION:
Quiddity Engineering, LLC	Truist Bank
P.O. Box 664080	Account #: 76722129
Dallas, TX 75266-4080	Routing #: 021052053
Please send remittance advice to: AccountsReceivable@Quiddity.com	
Payment Terms: Due upon Receipt	

For professional services from 28-Oct-2023 through 24-Nov-2023

16654-0900-23 2023 General Consultation (Belvedere MUD)

16654-0900-23.001 - District Operations

Role	Hours	Rate	Amount
Design Engineer I	2.00	125.00	250.00
Design Engineer II	1.25	145.00	181.25
Professional Engineer III	12.75	225.00	2,868.75
Professional Engineer IV	18.75	255.00	4,781.25
Subtotal	34.75		8,081.25

Category	Vendor Id	Amount
Mileage		159.84
Subtotal		159.84

Invoice subtotal	8,241.09
Total	8,241.09

Services include monthly board meeting preparation and attendance; coordination of drainage complaint at 8305 Verde Mesa; site visit to observe ditch work at 8316 Verde Mesa; PFA documentation; coordination related to activity at Lot 61; research of district water line infrastructure, nearby water facilities, and the proposed Preservation Ranch development; and tasks supporting routine district operations.



TEXAS DISPOSAL SYSTEMS, INC.

PO BOX 674090 • Dallas, TX 75267-4090
1 (800) 375-8375 PHONE • (512) 421-1344 FAX
www.texasdisposal.com

INVOICE

ACCOUNT #:	1 -0114386 3
ACCOUNT NAME:	BELVEDERE MUD
INVOICE DATE:	01/01/2024
INVOICE #:	7654192
PAY THIS AMOUNT:	14,917.02
SERVICE LOCATION:	VARIOUS RESIDENTIAL

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
1/01/24	** Sub Acct: 1 - 6836 BARNES 8509 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			
	** Sub Acct: 1 - 7595 HARGROVE 8100 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			
	** Sub Acct: 1 - 8065 ATCHLEY 8817 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			
	** Sub Acct: 1 - 9881 NUGENT 8401 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
Total	74.13			
** Sub Acct: 1 - 13827 COLEY, JAMIE 8324 VERDE MESA CV 96G-RES TRASH+3 CURB	1.00		74.13	
Total				74.13
** Sub Acct: 1 - 14993 SCHICKEL/SARKODI 8508 ROLLINS DR 96G-RES TRASH+3 CURB	1.00		74.13	
Total				74.13
** Sub Acct: 1 - 15794 GOFORTH				

IMPORTANT MESSAGE:

PAYMENT DUE UPON RECEIPT

PLEASE REMIT BOTTOM PORTION WITH YOUR PAYMENT

INVOICE DATE	INVOICE #	DUE DATE
01/01/2024	7654192	UPON RECEIPT
ACCT. #		AMOUNT DUE
1 -0114386 3		14,917.02



TEXAS DISPOSAL SYSTEMS, INC.

PO BOX 17126
AUSTIN, TX 78760-7126

41599-4FDK

PAGE: 1 of 15

RETURN SERVICE REQUESTED



Please check if address is incorrect and indicate change on reverse side.

Pay bill online @ texasdisposal.com.
41599-4FDK*TSI13ZJPR00023

655898E (PC2)

0101143863765419200014917025



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BELVEDERE MUD
JEFF MONZINGO
P.O. BOX 2029
PFLUGERVILLE, TX 78691-2029

TEXAS DISPOSAL SYSTEMS, INC.
PO BOX 674090
DALLAS, TX 75267-4090



SERVICE LOCATION BELVEDERE MUD VARIOUS RESIDENTIAL
AUSTIN TX 78738

JEFF MONZINGO

TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	2 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	8325 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 16317 EVANS			
	18309 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114414 MENAKOFF			
	7900 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114415 KOERNER			
	7824 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114416 SCHNEEBERGER			
	7816 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114417 CRISTINA STIEVAN			
	7808 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114418 SIMPSON			
	7732 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114419 MARSHALL			
	7709 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114420 FOSSUM			
	18032 GLENVILLE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114421 BRANDT			
	18000 GLENVILLE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114422 DATTA			
	18033 GLENVILLE CV			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114423 ROTH			
	17929 FLAGLER DR			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114424 TOSCHIK			
	18128 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114425 TRICKETT			
	8017 MAGNOLIA RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 114646 BELVEDERE AMENIT			
	17400 FLAGLER DR			
	96G-RES TRASH+3 CURB	2.00		74.13
	96G-RES TRASH XTRA CART	1.00		16.89



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TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	3 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	Total			91.02
	** Sub Acct: 1 - 114849 HOLM 7716 LYNCHBURG DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 115034 MILLER 7901 LYNCHBURG DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 117497 DINGER 18041 GLENVILLE CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 117762 BRADSHAW 7825 LYNCHBURG DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 117860 KOESTER 17945 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 118368 KUCHLER 7817 LYNCHBURG DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 120319 RIEGER 8000 CARLTON RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 121009 FALDYN 18025 GLENVILLE CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 121996 KAPOOR 7800 LYNCHBURG DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 122287 POLON 8133 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 123909 SHULTZ 8016 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 124090 UBERTINI 8401 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 124149 COCAVESSIS 18109 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 124668 CROCKETT 8001 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 124718 WILES 18432 FLAGLER DR			

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TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	4 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 125352 ROBERTS 8025 CARLTON RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 125687 BECKER 7717 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 125826 KELLY 8041 CARLTON RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 126478 PALMER 17937 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 126666 RUNKLE 7708 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 127961 GUZIEJKA 18016 GLENVILLE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 128525 WEST 18200 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 128597 HARRIMAN 17736 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 128625 O'BRIEN 18308 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 135928 WALDRIP 8416 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 136483 LINDEN 17813 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 136802 DAVIS 8408 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 138176 RENNELL 18425 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 139416 JARVIS 17737 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 140184 PERRY			



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TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	5 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	7809 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 140185 MILLSAP, PAUL			
	8305 VERDE MESA CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 141679 RACHAL			
	18317 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 142850 WILSON			
	18417 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 143066 HAMMOND			
	17901 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 144327 RUSSELL			
	18441 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 145046 SMITH			
	18301 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 145047 HUNTOON			
	18449 FLAGLER DR			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 145098 BAHIER			
	17701 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 145134 KELLY			
	18029 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 145712 SKUTTA			
	18201 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 145784 LUECHENOFF			
	17725 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 146541 WHITE			
	18208 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 146898 CRANE			
	8317 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 148421 LILLY			
	8200 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	

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ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	6 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	** Sub Acct: 1 - 148645 BILBERY 18209 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 148734 HOOVER 8809 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 149206 BAKSI 17217 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 150155 SCHWAMB 8601 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 152178 GOLDE 8301 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 152188 DUCHALA 7724 LYNCHBURG DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 152605 SARTAIN 8300 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 152967 DOLCH 18416 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 152990 VILLAREAL 8301 VERDE MESA CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 153797 KEIPER 17113 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 154017 NIEVES 18225 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 154025 BRUNNER 8617 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 154422 CANDICE MANIN 8701 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 154825 BIRDWELL 17201 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 154883 VOLESKO.JUSTYN 8109 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13



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TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	7 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	Total			74.13
	** Sub Acct: 1 - 155125 PRESTI			
	17600 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 155644 ODOM			
	17801 FLAGLER DR			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 156612 AUGUSTINE			
	8724 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 157108 ABDALLAH			
	8201 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 157135 DAVEY			
	8808 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 157312 JONES			
	8524 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 157647 SNODGRASS			
	18045 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 157803 GREENE			
	17100 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 157903 RUDY			
	7619 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 158456 DUNCAN			
	17117 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 158457 GLASSMAN			
	8517 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 159588 WARREN			
	17212 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 160500 VEDROS			
	8101 MAGNOLIA RIDGE CV			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 161437 ZIMMERMAN			
	8716 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 161438 WILLIAMS			
	8125 MAGNOLIA RIDGE CV			

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TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	8 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 161439 DE ROSA 8300 VERDE MESA CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 162027 DONOVAN 8616 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 164736 POTTS 8024 CARLTON RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 164738 ATKINS 8308 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 164739 FREZON 8324 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 165327 YOUNG 18325 FLAGLER DR			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 166651 TRAWICK 8000 MAGNOLIA RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 167567 GUERRERO 18216 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 172769 DECARDENAS 8117 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 174625 LAOSA 8317 VERDE MESA CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 175287 GOLDE 8217 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 175927 BLACK 8321 VERDE MESA CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 175934 NEALON 18217 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 175961 CASSARA 8312 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 177001 BRYSON			



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TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	9 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	17108 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 177431 KATHY			
	8313 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 177433 RODRIGUEZ			
	8717 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 177783 CHRISTIAN			
	17612 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 179123 BALDWIN			
	8101 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 179509 SHVETZ			
	8100 MAGNOLIA RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 180872 LOEPER			
	8501 ROLLINS DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 182870 HUMPHRIES			
	8800 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 182871 BELISLE			
	8517 ROLLINS DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 182872 FORD			
	8404 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 183091 GLASS			
	8304 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 184705 DULTON, JAMES			
	17837 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 184707 SALVAGGIO			
	17800 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 184709 GREENBERG			
	17713 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 184711 MILLER			
	8400 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	

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ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	10 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	** Sub Acct: 1 - 184712 CARMEN 8600 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 184713 SCIARAFFIA 8312 VERDE MESA CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 184785 KING 17700 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 184786 CHRISTIAN 17724 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 185163 POULIN 8700 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 185754 SORRENTINO 8509 ROLLINS DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 186369 LEONARD 17204 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 187509 BLANTON CLIFFORD 8309 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 188883 SCRANAGE 8609 ROLLINS DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 188889 SETH 8516 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 189075 HUFF 7700 LYNCHBURG DR 96G-RES TRASH+3 CURB	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 189077 MICKLE 8116 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 195982 DANIEL 8317 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 195983 OBRIEN 17500 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 196521 ALAGNA 18401 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13



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0309



TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	11 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	Total			74.13
	** Sub Acct: 1 - 196989 LAWSON 8320 VERDE MESA CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 197499 HARWELL 8309 VERDE MESA CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 198517 SANDERS 8316 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 198654 ZERBY 8801 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 198783 TURLINGTON 17525 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 198785 BENNETT 18009 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 199798 MCNIVEN 8508 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 202639 RIVERS, DAVID 17912 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 207424 VOGT 8609 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 207834 SOUTH 8500 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 209764 ALANIZ 8400 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 210006 CRANE 8040 CARLTON RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 212414 LOERCH 8508 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 216417 MORELAND 17112 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 217885 RITCHER 8600 ROLLINS DR			

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TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	12 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	96G-RES TRASH+3 CURB	2.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 221576 MCLAUGHLIN 17513 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 222200 ALTMAN 8309 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 224902 HUDLER 8608 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 228357 SILVERS 8413 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 228358 PETRO 17613 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 228771 LUNDERSTEDT 18001 GLENVILLE CV			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 229947 AUGUSTINE 17824 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 232343 FRIED 17601 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 237748 MAJOR 8709 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 237989 COZART 18024 GLENVILLE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 240979 EICHLER 18008 GLENVILLE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 243661 LEE 8313 VERDE MESA CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 243973 CUNNINGHAM 18409 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 244163 POLK 8516 ROLLINS DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 245981 GRAFT			



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0209



TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	13 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	18017 GLENVILLE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 246735 ALLISON			
	8321 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 252761 JAMESON			
	7909 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 253598 BERGER			
	7908 LYNCHBURG DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 257247 JEFFERS			
	18224 FLAGLER DR			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 257664 HILTON			
	8308 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 258469 ROGERS			
	8601 ROLLINS DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 261884 KREISEL			
	18333 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 268254 DALL			
	8117 MAGNOLIA RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 270369 HARVEY			
	8816 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 270370 FABRE			
	8609 SPRINGDALE RIDGE DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 272354 GARDNER			
	17913 FLAGLER DR			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 273994 LUCAS			
	8617 SPRINGDALE RIDGE DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 275808 JONES			
	8516 SPRINGDALE RIDGE DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 280598 BEARD			
	8616 SPRINGDALE RIDGE DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13

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TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	14 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	** Sub Acct: 1 - 288630 MILKIEWICZ 8601 SPRINGDALE RIDGE DR			
9/30/23	96G TRASH@CURB+3 BAGS	1.00		24.71
10/31/23	96G TRASH@CURB+3 BAGS	1.00		24.71
11/30/23	96G TRASH@CURB+3 BAGS	1.00		24.71
	Total			74.13
	** Sub Acct: 1 - 290021 STARR 17208 FLAGLER DR			
1/01/24	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 292099 HALL 8608 SPRINGDALE RIDGE DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 292118 SMITH 18433 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 293380 SAUNDERS 8124 MAGNOLIA RIDGE CV			
	96G-RES TRASH+3 CURB	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 293382 CANAHUATE 8308 VERDE MESA CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 293775 KAUACHI 17104 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 297356 CARRELL 8325 VERDE MESA CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 297359 MAXEY 8216 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 299503 WALTERS 8301 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 300579 SAMPSON 8316 VERDE MESA CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 303970 MUSSILLO 8304 VERDE MESA CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 306212 MOLLO 8209 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 308249 KATHLYN 8701 SPRINGDALE RIDGE DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 308561 HITZ			



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0109



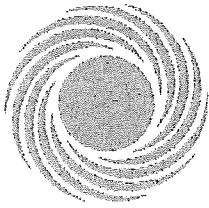
TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	01/01/2024	7654192	15 of 15

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	8517 SPRINGDALE RIDGE			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 308627 PATEL			
	8708 SPRINGDALE RIDGE DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 309183 HURWITZ			
	8300 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	** Sub Acct: 1 - 309464 MONCRIEF			
	8408 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Total		74.13	
	Total Invoice:		14,917.02	
	Total Invoice:		14,917.02	14,917.02

000001193-B





SUNSCAPE
LANDSCAPING

INVOICE

Invoice: 19946
Invoice Date: 01/01/2024

BILL TO **PROPERTY ADDRESS**

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

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

Phone: 512-251-5668 x25

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

01/01/2024 Net 30 Chris Madden

DESCRIPTION **PRICE**

#27510 - Trail Maintenance Contract + HOA / 2024 January 2024 \$4,030.90

Trail Maintenance \$1,021.93 Subtotal: \$4,030.90
HOA /MUS Contract \$3,008.96 Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$4,030.90
Pay This Amount: \$4,030.90

As of 11/1/2022, per the request of Belvedere MUD and Belvedere HOA, the full amount invoiced to MUD and HOA was split 50/50 between MUD and HOA.

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

We now offer ACH payment options. Please visit our portal at <https://sunscape.propertyserviceportal.com/> or contact us at AP@Sunscapeaustin.com for more information.

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

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

WEST, DAVIS & COMPANY

A LIMITED LIABILITY PARTNERSHIP

Belvedere Municipal Utility District
c/o Jeff Monzingo
PO Box 2029
Pflugerville, TX 78691

December 31, 2023

Professional services involved with
preparation of Audited Financial Statements
for the year ended September 30, 2023

\$ 7,500.00

Thank you!

Belvedere - Due to HOA Aug - Dec 2023

Vendor	Date	Amount Paid	Invoice
1 ABC HOME and COMMERCIAL SERVICES - Quarterly pest control	8/7/2023	\$ 231.66	667987690-1
2 ABC HOME and COMMERCIAL SERVICES - Rodent Mgmt	8/28/2023	\$ 97.43	667987669-1
3 ABC HOME and COMMERCIAL SERVICES - Rodent services	11/1/2023	\$ 97.43	667987669-2 Part 1
4 ABC HOME and COMMERCIAL SERVICES - Rodent services	10/21/2023	\$ 97.43	667987669-2 Part 2
5 ABC HOME and COMMERCIAL SERVICES - Quarterly Pest Control	11/6/2023	\$ 231.66	667987690-2 Part 1
6 Stephens Enterprises -6.4 - 6. 17	9/1/2023	\$ 240.60	410
7 Stephen's Enterprise 7.2 - 7.15	7/17/2023	\$ 196.00	413
8 Stephen's Enterprise 7.16 - 7.29	7/30/2023	\$ 196.00	414
9 Stephen's Enterprise 11.19 - 12.2	12/2/2023	\$ 359.95	423-B
10 Sunscape - Irrigation Repair	7/31/2023	\$ 295.55	18317
		\$ 2,043.71	

Michele Louis

From: Scarlett Sobera <Scarlette.Sobera@fsresidential.com>
Sent: Thursday, January 11, 2024 3:40 PM
To: Michele Louis
Subject: UPDATED REQUEST: Belvedere - Q3 & Q4 Mud expenses due to HOA
Attachments: Stephens Enterprises 7.16.23 - 7.29.23.pdf; Stephens Enterprises 7.2.23 - 7.15.23.pdf; Stephens Enterprises 6.4.23 - 6.17.23.pdf; ABC Home & Commercial Services 11.6.23.pdf; ABC Home & Commercial Services 10.21.23.pdf; ABC Home & Commercial Services 11.1.23.pdf; ABC Home & Commercial Services 8.28.23.pdf; ABC Home & Commercial Services 8.7.23.pdf; Sunscape Aug 2023 Inv 18317.pdf; Stephen's Enterprises Inv. 423-B - Inv. with CORRECTIONS.pdf; Stephen's Enterprises hoa and mud receipt for invoice 423 3.pdf; MUD expenses due to Hoa for Q3 & Q4 2023.pdf

Dear Michele,

This is the updated list due to hoa and attached invoices/receipts.

I have Stephen's invoice 423-B, which is for the mail kiosk repair. There was an error on the calculation. I emailed him and asked for a corrected one. In the meantime, I attached the current one with the corrections made by hand for you. I will forward the corrected one once I receive it.

Thank you in advance.

Belvedere - Due to HOA Aug - Dec 2023

Vendor	Date	Amount Paid	Invoice	
ABC HOME and COMMERCIAL SERVICES - Quarterly pest control	8/7/2023	\$ 231.66	667987690-1	
ABC HOME and COMMERCIAL SERVICES - Rodent Mgmt	8/28/2023	\$ 97.43	667987669-1	
ABC HOME and COMMERCIAL SERVICES - Rodent services	11/1/2023	\$ 97.43	667987669-2	Pa 1
ABC HOME and COMMERCIAL SERVICES - Rodent services	10/21/2023	\$ 97.43	667987669-2	Pa 2
ABC HOME and COMMERCIAL SERVICES - Quarterly Pest Control	11/6/2023	\$ 231.66	667987690-2	Pa 1
Stephens Enterprises -6.4 - 6. 17	9/1/2023	\$ 240.60	410	
Stephen's Enterprise 7.2 - 7.15	7/17/2023	\$ 196.00	413	
Stephen's Enterprise 7.16 - 7.29	7/30/2023	\$ 196.00	414	
Stephen's Enterprise 11.19 - 12.2	12/2/2023	\$ 359.95	423-B	
Sunscape - Irrigation Repair	7/31/2023	\$ 295.55	18317	
		\$ 2,043.71		



FirstService
RESIDENTIAL

SCARLETTE SOBERA

Belvedere General Manager

17400 Flagler Drive | Austin, TX 78738
Direct 512.264.0560
Email scarlette.sobera@fsresidential.com
belvedereaustin.com

24/7 Customer Care Center: 833.710.6867

[Website](#) | [Facebook](#) | [LinkedIn](#) | [YouTube](#)



From: Scarlett Sobera
Sent: Wednesday, December 27, 2023 5:14 PM
To: Michele Louis <michele@jeffmcpa.com>
Subject: Belvedere - Q3 & Q4 Mud expenses due to HOA

Dear Michele,

Merry Christmas to you and your family...

Kindly see attached expense spreadsheet and invoices for reimbursement to the Belvedere HOA from August to December 2023.

Stephens Enterprises will be sending the invoice for the Mail Kiosk repairs directly to you for payment. It is around \$500. If he sends it to me instead, I will forward it to you.

Thank you in advance.

Regards,

SCARLETTE SOBERA

Belvedere Community Manager

17400 Flagler Drive | Austin, TX 78738
Direct 512.264.0560
Email scarlette.sobera@fsresidential.com
belvedereaustin.com

24/7 Customer Care Center: 833.710.6867

[Website](#) | [Facebook](#) | [LinkedIn](#) | [YouTube](#)



FirstService
RESIDENTIAL

STEPHEN'S ENTERPRISES

11122 West Cave Blvd
Dripping Springs, Texas 78620
Phone: 512-203-2227

Belvedere
July 17, 2023

INVOICE 413

Send payment to:
Stephen's Enterprises
11122 West Cave Blvd
Dripping Springs, TX 78620

For:
Belvedere Homeowner Association
Maintenance
Payment is due upon receipt of this
invoice

DESCRIPTION

The following services were completed from July 2 – July 15

Periodic trash pick-up on Hamilton pool Rd, Streets (HOA)	2hrs
Community, Trails (MUD)	4hrs
Trash (MUD)	3hrs
Wipe down bollards in parking lot (HOA)	1hr

(MUD)Labor – 7@ \$28.00 (Trash ,Trails)	<u>\$196.00</u>
Total (MUD)	\$196.00
 (HOA) labor – 3 @ \$28.00	 <u>\$84.00</u>
Total (HOA)	\$84.00
 GRAND TOTAL	 \$280.00

Please make checks payable to Stephen's Enterprises and mail to the address above. If you have any questions concerning this invoice, contact Stephen Bigley at 512-203-2227, or e-mail at stephen.bigley@rocketmail.com. Thank you for your prompt payment.

STEPHEN'S ENTERPRISES

11122 West Cave Blvd
Dripping Springs, Texas 78620
Phone: 512-203-2227

Belvedere
Oct 10, 2023

INVOICE 419

Send payment to:
Stephen's Enterprises
11122 West Cave Blvd
Dripping Springs, TX 78620

For:
Belvedere Homeowner Association
Maintenance
Payment is due upon receipt of this
invoice

DESCRIPTION

The following services were completed from Sept 24 – Oct 7

Periodic trash pick-up on Hamilton pool Rd, Streets (HOA)	2hrs
Community, Trails (MUD)	4hrs
Trash (MUD)	3hrs
Wipe down bollards in parking lot (HOA)	1hr

(MUD)Labor – 7@ \$28.00 (Trash ,Trails)	<u>\$196.00</u>
Total (MUD)	\$196.00
 (HOA) labor – 3 @ \$28.00	 <u>\$84.00</u>
Total (HOA)	\$84.00
 GRAND TOTAL	 \$280.00

Please make checks payable to Stephen's Enterprises and mail to the address above. If you have any questions concerning this invoice, contact Stephen Bigley at 512-203-2227, or e-mail at stephen.bigley@rocketmail.com. Thank you for your prompt payment.



Account Number
10511046
Invoice Date
11/6/2023
Invoice Number
667987690-2
P.O.

Bill To:
BELVEDERE HOA
17400 FLAGLER DR
AUSTIN, TX 78738-7663

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

Services Provided

Service	Price
Commercial Pest Control - Quarterly	\$214.00
Tax	\$17.66
Balance	\$231.66

Quarterly General Pest Control INCLUDES 8 RBS

Please return this portion with your payment

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

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

Account Number
10511046

Invoice Number
667987690-2

Amount Paid: _____ Check No.: _____

Credit Card No.: _____ CSV Code: _____

Expiration: _____

Signature: _____





Account Number
10511046
Invoice Date
10/21/2023
Invoice Number
667987669-2
P.O.

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

Bill To:
BELVEDERE HOA
17400 FLAGLER DR
AUSTIN, TX 78738-7663

Services Provided

Service	Price
Rodent/Wildlife Management - Every-Other	\$90.00
Tax	\$7.43
Balance	\$97.43

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

Please return this portion with your payment

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

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

Account Number
10511046

Invoice Number
667987669-2

Amount Paid: _____ Check No.: _____

Credit Card No.: _____ CSV Code: _____

Expiration: _____

Signature: _____





HOME & COMMERCIAL SERVICES
Specialists for your environment

Account Number
10511046
Statement Date
11/01/2023
Last Payment
09/18/2023

Bill To:
Belvedere HOA
17400 Flagler Dr
Austin, TX 78738-7663

Date	Invoice #	Service Address	Description	Amount	Balance
10/21/2023	667987669-2	BELVEDERE HOA 17400 Flagler Dr Austin, TX 78738-7663	Rodent/Wildlife Management - Every-Other	\$97.43	\$97.43
Total					\$97.43

Please return this portion with your payment



Account Number: 10511046
Amount Due: \$97.43

Cardholder Name: _____

Credit Card No.: _____

Expiration: _____ **CSV Code:** _____

Signature: _____

Check #: _____

Remit To

ABC HOME & COMMERCIAL SERVICES
ATTN: AUSTIN
9475 E HWY 290
AUSTIN, TX 78724



Account Number
10511046
Invoice Date
8/28/2023
Invoice Number
667987669-1
P.O.

Bill To:
BELVEDERE HOA
17400 FLAGLER DR
AUSTIN, TX 78738-7663

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

Services Provided

Service	Price
Rodent/Wildlife Management - Every-Other	\$90.00
Tax	\$7.43
Balance	\$97.43

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

Please return this portion with your payment

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

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

Account Number
10511046

Invoice Number
667987669-1

Amount Paid: _____

Check No.: _____

Credit Card No.: _____

CSV Code: _____

Expiration: _____

Signature: _____



VISA





Account Number
10511046
Invoice Date
8/7/2023
Invoice Number
667987690-1
P.O.

Bill To:
BELVEDERE HOA
17400 FLAGLER DR
AUSTIN, TX 78738-7663

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

Services Provided

Service	Price
Commercial Pest Control - Quarterly	\$214.00
Tax	\$17.66
Balance	\$231.66

Quarterly General Pest Control INCLUDES 8 RBS

Please return this portion with your payment

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

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

Account Number
10511046

Invoice Number
667987690-1

Amount Paid: _____

Check No.: _____

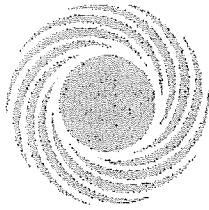
Credit Card No.: _____

CSV Code: _____

Expiration: _____

Signature: _____





SUNSCAPE
LANDSCAPING

INVOICE

Invoice: 18317
Invoice Date: 07/31/2023

BILL TO

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

PROPERTY ADDRESS

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

Phone: 512.620.7092

INVOICE

TERMS

ACCOUNT MANAGER

07/31/2023

Net 30

Jesse Trevino

DESCRIPTION

PRICE

#26541 - Irrigation Repair T&M. Mainline repair at Amenity center. Mega called in service call

Subtotal: \$292.14
Sales Tax (8.25%) \$3.41
INVOICE TOTAL: \$295.55
Pay This Amount: \$295.55

TIME

Labor - 07/13/23 (2.64 x \$95.000)
TIME TOTAL \$250.80

MATERIAL

1" Fitting (Material) (1.00 x \$3.998)
Irrigation Nozzle (Material) (1.00 x \$3.070)
MP Rotator Nozzle (Material) (1.00 x \$13.399)
Drip Fitting (Material) (2.00 x \$2.451)
1" Slip Fix (Material) (1.00 x \$15.970)
MATERIAL TOTAL \$41.34



We now offer ACH payment options.
Contact us at AP@Sunscapeaustin.com for more information.

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

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

STEPHEN'S ENTERPRISES

11122 West Cave Blvd
Dripping Springs, Texas 78620
Phone: 512-203-2227

Belvedere
Dec 2, 2023

INVOICE 423-B

Send payment to:
Stephen's Enterprises
11122 West Cave Blvd
Dripping Springs, TX 78620

For:
Belvedere Homeowner Association
Maintenance
Payment is due upon receipt of this
invoice

DESCRIPTION

The following services were completed from Nov19 – Dec 2

Install gravel @ mail center (MUD)	4hrs
Install pavers at mail center (MUD)	4hrs

(MUD) Receipts + 10% trip fee	\$135.95
(MUD)Labor – 8@ \$28.00 (Trash ,Trails)	<u>\$244.00</u> 224
Total (MUD)	<u>\$379.95</u> 359.95

Total (HOA)

GRAND TOTAL \$379.95 \$359.95

Please make checks payable to Stephen's Enterprises and mail to the address above.
If you have any questions concerning this invoice, contact Stephen Bigley at 512-203-2227, or e-mail at stephen.bigley@rocketmail.com. Thank you for your prompt payment.

MCD



LOWE'S HOME CENTERS, LLC
12611 SUITE 100 SHOPS PKWY
BEE CAVE, TX 78738 (512) 634-4432

- MILITARY - PERSONAL USE SALE -
- SALE -

SALES#: S1948NCW 4835709 TRANS#: 330428889 11-18-23

65301 40-LB DECOMPOSED GRANITE	50.20
5.58 DISCOUNT EACH	-0.56
10 @ 5.02	
460673 20.7-IN BRITT PRISM STONE	22.24
6.18 DISCOUNT EACH	-0.62
4 @ 5.56	
107204 LCC SYSTEM USE ONLY	0.00

SUBTOTAL:	72.44
TOTAL TAX:	5.98
INVOICE 81014 TOTAL:	78.42
LAC:	78.42

TOTAL DISCOUNT: 8.08

THANK YOU FOR YOUR
MILITARY SERVICE

MY LOWE'S CARD NUMBER: 489001048430852

MCD



How doers
get more done.

APPLY @ CAREERS.HOMEDEPOT.COM
HIRING MANAGER (512-263-0785) EXT 077

6531 00020 78640 08/06/23 02:33 PM
SALE CASHIER YAEL

4715409150008 8IN BLK TI <A> 10.98
CE 8" BLACKUV RESIST CABLE TIE 100PK

SUBTOTAL	10.98
SALES TAX	0.91
TOTAL	\$11.89
XXXXXXXXXXXX1604 HOME DEPOT	11.89
AUTH CODE 006665/4203002	TA

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2227 SUMMARY

2023 PRO XTRA SPEND 08/05:	\$472.92
INCLUDES:	
2023 PROXTRA SAVINGS 08/05:	\$56.71

As of 08/06/2023 your Paint Rewards

MCD



LOWE'S HOME CENTERS, LLC
12611 SUITE 100 SHOPS PKWY
BEE CAVE, TX 78738 (512) 634-4432

- MILITARY - PERSONAL USE SALE -
- SALE -

SALES#: S1948NCW 4835709 TRANS#: 277950746 11-18-23

65301 40-LB DECOMPOSED GRANITE	20.08
5.58 DISCOUNT EACH	-0.56
4 @ 5.02	
460673 20.7-IN BRITT PRISM STONE	22.24
6.18 DISCOUNT EACH	-0.62
4 @ 5.56	
107204 LCC SYSTEM USE ONLY	0.00

SUBTOTAL:	42.32
TOTAL TAX:	3.49
INVOICE 80501 TOTAL:	45.81
LAC:	45.81

TOTAL DISCOUNT: 4.72

THANK YOU FOR YOUR
MILITARY SERVICE

MY LOWE'S CARD NUMBER: 489001048430852

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
1/12/2024	30655

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

Description	Amount
January 2024 accounting services.	1,200.00
Thank you for your business.	Total \$1,200.00



Corporate Trust Account Invoice Summary

Name of Issue:

Belvedere Municipal Utility District Unlimited Tax Bonds,
Series 2016 \$1,000,000

Belvedere MUD
c/o Montoya & Monzingo, LLP
P.O. Box 2029
Pflugerville TX 78691

Ref. Number : BELV316UT

For questions contact: Anthony Orozco 972-892-9973

DUE DATE 2/1/2024

	Principal Outstanding	\$825,000.00
Debt Service		
	Principal Due	\$0.00
	Interest Due	\$11,943.75
	Total Debt Service Due :	\$11,943.75 ✓
	Semi Annual Paying Agent Fee :	\$200.00
	TOTAL AMOUNT DUE:	\$12,143.75

**Wire payments must be received 1 business day prior to Due Date
Check & ACH Payments must be received 5 business days prior to the Due Date**

IF REMITTING CHECK PAYMENT, PLEASE RETURN THE BOTTOM SECTION AND RETAIN TOP PORTION FOR YOUR RECORDS.

Name of Issue:

Belvedere Municipal Utility District Unlimited Tax
Bonds, Series 2016 \$1,000,000

Remit Check To:

(Must be received 5 business days prior to Due Date)
BOKF, NA
Department 41113
PO Box 650020
Dallas, TX 75265

DUE DATE 2/1/2024

Reference Number:	BELV316UT
Net Amount Due:	\$12,143.75
Current Debt Service:	\$11,943.75
Paying Agent Fee:	\$200.00
Amount Enclosed:	

Wire/ACH Instructions:

(Wires must be received 1 business day prior to Due Date)
(ACHs must be received 5 business days prior to Due Date)
BOKF, NA
ABA 103900036
A/C Name: Wealth Management
A/C #: 600024642
REF: Texas Agency CT - BELV316UT



Corporate Trust Account Invoice Summary

Name of Issue:

Belvedere Municipal Utility District Unlimited Tax
Refunding Bonds, Series 2016 \$3,570,000

Belvedere MUD
c/o Montoya & Monzingo, LLP
P.O. Box 2029
Pflugerville TX 78691

Ref. Number : BELV916UTR

For questions contact: Anthony Orozco 972-892-9973

DUE DATE 2/1/2024

Principal Outstanding	\$2,645,000.00
Debt Service	
Principal Due	\$0.00
Interest Due	\$49,500.00
Total Debt Service Due :	\$49,500.00 ✓
Semi Annual Paying Agent Fee :	\$200.00
TOTAL AMOUNT DUE:	\$49,700.00

**Wire payments must be received 1 business day prior to Due Date
Check & ACH Payments must be received 5 business days prior to the Due Date**

IF REMITTING CHECK PAYMENT, PLEASE RETURN THE BOTTOM SECTION AND RETAIN TOP PORTION FOR YOUR RECORDS.

Name of Issue:

Belvedere Municipal Utility District Unlimited Tax
Refunding Bonds, Series 2016 \$3,570,000

<i>DUE DATE 2/1/2024</i>	
Reference Number:	BELV916UTR
Net Amount Due:	\$49,700.00
Current Debt Service:	\$49,500.00
Paying Agent Fee:	\$200.00
Amount Enclosed:	

Remit Check To:
(Must be received 5 business days prior to Due Date)
BOKF, NA
Department 41113
PO Box 650020
Dallas, TX 75265

Wire/ACH Instructions:
(Wires must be received 1 business day prior to Due Date)
(ACHs must be received 5 business days prior to Due Date)
BOKF, NA
ABA 103900036
A/C Name: Wealth Management
A/C #: 600024642
REF: Texas Agency CT - BELV916UTR



BOK FINANCIAL®

Services provided by BOKF, NA

Corporate Trust Account Invoice Summary

Name of Issue:

Belvedere Municipal Utility District Unlimited Tax Park
Bonds, Series 2018

Belvedere MUD
c/o Montoya & Monzingo, LLP
P.O. Box 2029
Pflugerville TX 78691

Ref. Number : BELV218UTP

For questions contact: Anthony Orozco 972-892-9973

DUE DATE 2/1/2024

	Principal Outstanding	\$945,000.00
Debt Service		
	Principal Due	\$0.00
	Interest Due	\$14,465.63
	Total Debt Service Due :	\$14,465.63 ✓
	Semi Annual Paying Agent Fee :	\$200.00
	TOTAL AMOUNT DUE:	\$14,665.63

**Wire payments must be received 1 business day prior to Due Date
Check & ACH Payments must be received 5 business days prior to the Due Date**

IF REMITTING CHECK PAYMENT, PLEASE RETURN THE BOTTOM SECTION AND RETAIN TOP PORTION FOR YOUR RECORDS.

Name of Issue:

Belvedere Municipal Utility District Unlimited Tax
Park Bonds, Series 2018

DUE DATE 2/1/2024

Reference Number:	BELV218UTP
Net Amount Due:	\$14,665.63
Current Debt Service:	\$14,465.63
Paying Agent Fee:	\$200.00
Amount Enclosed:	

Remit Check To:

(Must be received 5 business days prior to Due Date)
BOKF, NA
Department 41113
PO Box 650020
Dallas, TX 75265

Wire/ACH Instructions:

(Wires must be received 1 business day prior to Due Date)
(ACHs must be received 5 business days prior to Due Date)
BOKF, NA
ABA 103900036
A/C Name: Wealth Management
A/C #: 600024642
REF: Texas Agency CT - BELV218UTP

Invoices Paid Between Board Meetings

STORM

THE STORM LAW FIRM PLLC

The Storm Law Firm PLLC

15511 Hwy 71 W, Suite 110-400
Austin, TX 78738
United States

Jim Koerner

1121

Belvedere Municipal Utility District claims against WTCPUA seeking Temporary Restraining Order and Application for TRO for Trespass and Breach of Amended and Restated Water facilities Lease and Services Agreement

Date	Attorney	Description	Quantity	Rate	Total
11/16/2023	EBS	Telephone call with Jim Koerner from Belvedere MUD and Kim Clifford of Belvedere HOA regarding matter facts and need for Temporary Restraining Order and/or Temporary and Permanent Injunction.	0.30	\$375.00	\$112.50
11/17/2023	EBS	Legal research regarding injunctive relief under Tort Claims Act and common law Trespass. Telephone calls with Jim Koerner, Kim Klifford, and Counsel for the Belvedere HOA. Begin drafting Plaintiffs' Original Petition, Application for Temporary Restraining Order, and Application for Injunctive relief.	4.80	\$375.00	\$1,800.00
				Subtotal	\$1,912.50
				Total	\$1,912.50

Detailed Statement of Account

*Paid ck# 1478
11/28/23*

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
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QUIDDITY

Invoice Total **\$2,863.75**

Invoice #: ARIV1009003
Invoice date: 11/16/2023
Project Number: 16654-0900-23

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

PLEASE NOTE OUR REMIT INFO	
REMIT ADDRESS:	ACH INFORMATION:
Quiddity Engineering, LLC	Truist Bank
P.O. Box 664080	Account #: 76722129
Dallas, TX 75266-4080	Routing #: 021052053
Please send remittance advice to: AccountsReceivable@Quiddity.com	
Payment Terms: Due upon Receipt	

For professional services from 30-Sep-2023 through 27-Oct-2023

16654-0900-23 2023 General Consultation (Belvedere MUD)

16654-0900-23.001 - District Operations

Role	Hours	Rate	Amount
Admin II	0.25	95.00	23.75
Design Engineer II	1.25	145.00	181.25
Professional Engineer III	2.75	225.00	618.75
Professional Engineer IV	8.00	255.00	2,040.00
Subtotal	12.25		2,863.75
		Invoice subtotal	2,863.75
		Total	2,863.75

Services Include: Storm Water Quality research and letter preparation; coordination with engineering subcommittee and district's attorney regarding storm water quality letter; review of easement for service request; and coordination with engineering subcommittee members regarding the draft drainage guidelines document.

Outstanding invoices

Invoice	Date	Balance
ARIV1007123	10/19/2023	10,388.75

*Paid ck# 1479
11/28/23*



Remit by mail to:
P. O. Box 130989
Dallas, TX 75313-0989

Remit by wire or ACH to:
Bank of America, N.A. Acct # 0180472852
Wire Routing # 026009593
ACH Routing # 111000025
Int'l use only: Swift Code: BOFAUS3N

Federal Tax ID: 75-0764921

**Payment due upon receipt. Please
include Invoice No. with remittance.**

Ref No.: 166267-00001-RBH2
(512)236-2093/sbedinghaus@jw.com

Page 1

Invoice No: 1950300
Invoice Date: 12/08/2023

Belvedere Municipal Utility District
Attention: Jim Koerner
jimkoerner@ymail.com
Austin, TX

Re: Easement Dispute

FOR LEGAL SERVICES RENDERED and expenses incurred in connection with the above-referenced matter for the period ending November 28, 2023:

INVOICE SUMMARY

Total Fees	\$36,976.00
Less 15.00% Discount	<u>-5,546.40</u>
Net Fees	31,429.60
Total Expenses	381.02
Total Due This Invoice:	\$31,810.62
AMOUNT DUE FROM Belvedere Municipal Utility District, paying 50.00%	\$15,905.31

*Paid acct # 1480 12/11/23
Rec'd 12/11/23*

TIME DETAIL:

<u>Date</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Description</u>
11/19/23	R. Harrison	3.3	Examine lease, plats, permits, correspondence and background information and assess claims and strategies for TRO and causes of action against Preservation Ranch and WTCPUA; confer with L. Sherman regarding documents and information needed; assess potential defensive arguments from Preservation Ranch and WTCPUA and responses to same.
11/20/23	R. Harrison	4.2	Analysis of immunity grounds and arguments for suing WTCPUA, and potential claims against developer; close review of lease agreement provisions; conference calls with L. Sherman, J. Koerner and K. Milkiewski regarding immunity issues, potential claims and remedies, and timing for TRO relief; outline petition and confer with D. Milios and L. Killeen regarding immunity exceptions and claims and causes of action.
11/20/23	L. Killeen	3.4	Review case file and key documents for use in drafting petition; discuss potential causes of actions; review immunity law in light of same.
11/20/23	M. Coronado	1.6	Research Texas Secretary of State corporate documents of Preservation Ranch and PRLT Partners and any potentially related entities and analysis of same in advance of filing petition.
11/21/23	R. Harrison	1.4	Analyze strategies for causes of action and remedies against developer and PUA; confer with L. Killeen regarding claims, remedies and strategies; confer with L. Sherman, J. Koerner and K. Milkiewicz regarding ongoing work and TRO strategies.
11/21/23	L. Killeen	5.3	Draft petition for temporary restraining order; temporary injunction and permanent injunction; review and draft causes of action for trespass, tortious interference with contract and related causes of action.
11/22/23	R. Harrison	4.9	Edit draft petition and application for injunctive relief; examine lease agreement, plats, CC&Rs, PUA agreement with PRLT and PRLT plans; extensive correspondence with L. Sherman, J. Koerner, K. Milkiewicz and C. Heyer regarding draft complaint, ongoing work on-site, and demand to developer; confer with D. Milios and L. Killeen regarding causes of action and immunity issues.
11/22/23	L. Killeen	1.6	Update draft petition and TRO request in line with B. Harrison comments; draft verifications for use with same.
11/26/23	R. Harrison	3.2	Analysis of causes of action and immunity arguments, client comments and proposed edits, and lease agreement language and potential remedies; confer with D. Milios regarding immunity issues; confer with L. Sherman regarding regulatory and statutory authority for WTCPUA actions; confer with L. Killeen regarding CC&Rs and application against third parties.
11/26/23	D. Milios	3.7	Review draft petition; review and analyze authorities concerning potential claims and immunity issues.
11/26/23	L. Killeen	1.8	Update draft petition and causes of actions; update draft exhibits and prepare same for filing.

<u>Date</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Description</u>
11/27/23	N. Galton	0.7	Strategic conference with Breck Harrison regarding potential inverse condemnation claim; Analysis of related legal precedent.
11/27/23	R. Harrison	3.6	Examine PUA maps and CIP and confer with L. Sherman regarding open questions; analysis of potential claims against PUA and strategies and risks; conference call with K. Milkiewicz, J. Koerner, K. Crawford and L. Sherman regarding claims, supporting documents and strategies; confer with C. Heier regarding HOA issues, special warranty deed and trophy trees; revise draft petition to capture comments and edits from clients and C. Heier; confer with D. Milios regarding ultra vires, inverse condemnation and takings claims against PUA.
11/27/23	D. Milios	2.1	Review authorities concerning availability of declaratory judgment action in addition to trespass claim; advise Breck Harrison regarding same.
11/27/23	L. Killeen	1.3	Review updated petition and review real property records regarding ownership of adjacent development.
11/27/23	M. Coronado	0.2	Review special warranty deed and communications with court to obtain clean copy of same in advance of filing of petition.
11/28/23	R. Harrison	2.2	Final revisions to petition and TRO application and proposed TRO; confer with court clerk for Judge Eiserloh regarding requested emergency setting; update to client team; conference call and correspondence with PRLT counsel M. Baumgartner regarding lawsuit and TRO setting; correspondence and conference call with WTCPUA counsel C. Dobson regarding medical conflict with TRO hearing setting and accommodations for same.
11/28/23	R. Harrison	1.9	Conference call with J. Koerner regarding public and executive sessions at tonight's board meeting and preparations for same; confer with L. Sherman regarding board meeting; attend special board meeting and brief board in executive session.
11/28/23	D. Milios	2.3	Continue work on potential claims and immunity issues related to PUA's potential taking of HOA property.
11/28/23	L. Killeen	0.9	Review updated exhibit package and provide final review before finalizing and filing petition.
Total Hours		49.6	

Total Fees	\$36,976.00
Less 15.00% Discount	<u>-5,546.40</u>
Net Fees	\$31,429.60

Expenses:

Filing Fee -FileTime Invoice: 381.02
Submission #81991968, Travis
County - District Clerk Civil/Family

Total Expenses 381.02

Total Due This Invoice \$31,810.62

AMOUNT DUE FROM Belvedere Municipal Utility District, paying 50.00% \$15,905.31



BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 3
Issue Date: Nov 22, 2023
Account Number: 312935378

Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at att.com/paperless

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

Total due



\$154.58

AutoPay is scheduled for:
Dec 15, 2023

Account summary

Your last bill	\$154.58
Payment, Nov 14 - Thank you!	-\$154.58
Remaining balance	\$0.00

Service summary

 Internet	<i>Page 2</i> \$86.02
 Phone	<i>Page 2</i> \$68.56
Total services	\$154.58

Total due **\$154.58**


AutoPay is scheduled to debit your bank account on Dec 15, 2023

*Paid EFT 12/15/23
Rec'd 11/23/23*

Ways to pay and manage your account:

 **myAT&T app**
iPhone and Android

 **att.com/pay**

 **Ordering, billing or support**
800.321.2000
TTY: 800.651.5111



Questions? Call 888-554-4732
Monday through Friday, 8 a.m. – 5:30 p.m.
Report an outage: 888-883-3379
pec.coop Se habla Español

Member-owned since 1938
nonprofit

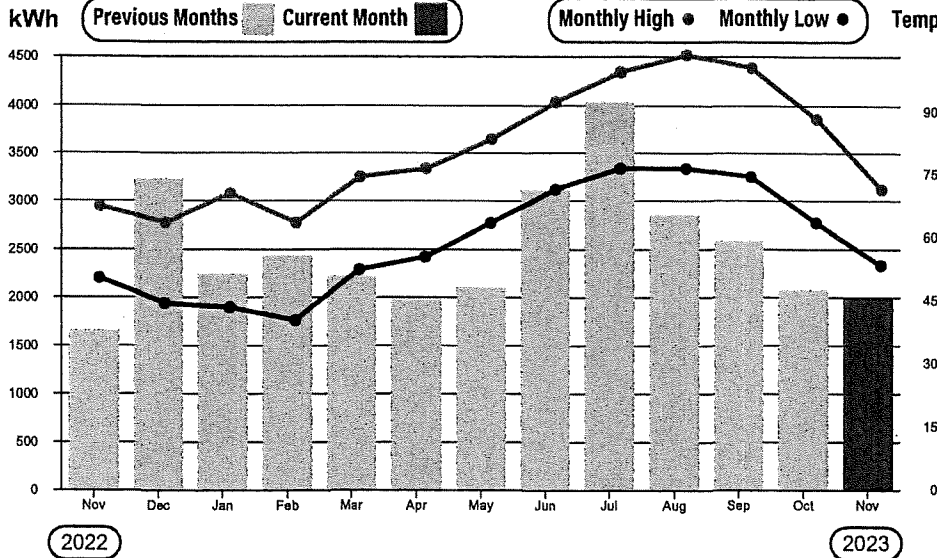
Account #: 3001549599
Member Name: BELVEDERE MUD
Director District: 5
Bill Date: 11/29/2023

AUTOPAY AMOUNT
\$231.30
Paid By Bank Draft
12/18/2023

Service Address: 17400 FLAGLER DRIVE

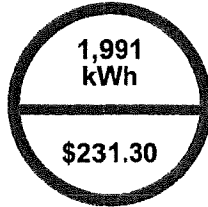
This bill does not reflect payments after 11/29/2023.
Charge detail found on the back of this page.

Monthly energy use

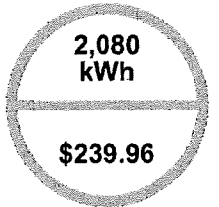


Energy comparison

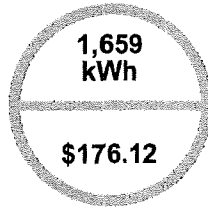
Total energy use this month



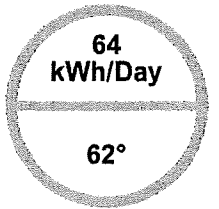
Total energy use last month



Total energy use this month last year



Average daily use and temp this month



IMPORTANT MEMBER INFORMATION

Winter is coming. Prepare your home for cold weather, and be sure to have your phone number and email on file with PEC for emergency notifications. PEC has worked hard preparing for the arrival of winter, and we want to help you do the same. Learn more at pec.coop/winter.

KEEP THIS STATEMENT FOR YOUR RECORDS
PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT

*Paid EFT 12/18/23
Rec'd 12/2/23*



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

Bill Date 11/29/2023
Account # 3001549599
AutoPay Amount - DO NOT PAY \$231.30
Bank Draft on 12/18/2023

PEC Secure Pay Station barcode



Mail payment to:

Pedernales Electric Cooperative, Inc.
PO Box 1 18
Johnson City, TX 78636-0001

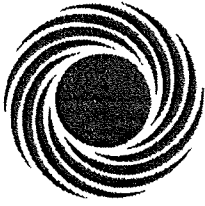


7674 1 AB 0.537
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7674
C-29



460763001549599000023130000025443112920236



SUNSCAPE
LANDSCAPING

INVOICE

Invoice: 19620
Invoice Date: 12/01/2023

BILL TO **PROPERTY ADDRESS**

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

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

Phone: 512-251-5668 x25

INVOICE	TERMS	ACCOUNT MANAGER
12/01/2023	Net 30	Chris Madden

DESCRIPTION	PRICE
#27510 - Trail Maintenance Contract + HOA / 2024 December 2023	\$4,030.89

Trail Maintenance \$1,021.93	Subtotal:	\$4,030.89
HOA /MUS Contract \$3,008.96	Sales Tax (.00%)	\$0.00
	INVOICE TOTAL:	\$4,030.89
	Pay This Amount:	\$4,030.89

As of 11/1/2022, per the request of Belvedere MUD and Belvedere HOA, the full amount invoiced to MUD and HOA was split 50/50 between MUD and HOA.

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

*Paid at #1181
12/18/23*

We now offer ACH payment options. Please visit our portal at <https://sunscape.propertyserviceportal.com/> or contact us at AP@Sunscapeaustin.com for more information.

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

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

TRAVIS CENTRAL APPRAISAL DISTRICT

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

	Invoice Date	Invoice Number
Invoice	12/1/2023	8653

Jurisdiction ID: 1K

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

You may remit via ACH to Wells Fargo Bank, N.A.,
 account #7556188477, ABA #111900659. Please send
 ACH remittance information to Lmann@tcadcentral.org.

To submit via wire, please contact the Finance
 Department.

Invoice Date	Charge Code	Description	Amount
12/1/2023	Appraisal Revenue	Appraisal Fees	\$989.78
Due Date: 12/31/2023			Total: \$989.78

*Paid check #1482
12/18/23*

8653 12/1/2023

Invoice Date	Charge Code	Description	Amount
12/1/2023	Appraisal Revenue	Appraisal Fees	\$989.78

1K Belvedere MUD

Total Due: \$989.78

Due Date: 12/31/2023

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.



Manuela's Cleaning Services

Residential/Commercial Cleaning

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

Belvedere

Invoice 132

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:

Oct 7

Oct 14

Oct 21

Oct 28

*Paid ck# 1483
12/18/23*

Labor -4 Days @ 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.



Manuela's Cleaning Services

Residential/Commercial Cleaning

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

Belvedere

Invoice 133

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:

Nov 4

Nov 11

Nov 18

Nov 35

*Paid check #1483
12/18/23*

Labor -4 Days @ 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.

LYNN SHERMAN

P.O. Box 5605 Austin, TX 78763 • Phone: 512.431.6515 • LSHERMAN@H2OTX.COM

INVOICE

BILL TO:
Belvedere Homeowners Association, Inc.
c/o Mr. Keith Milkiewicz
1122 Colorado Street
Austin, Texas 78701

INVOICE 0001
DATE 12/15/2023

Belvedere Municipal Utility District
c/o Mr. Jim Koerner
816 Congress Avenue, Suite 1900
Austin, Texas 78701

MATTER: PRLT Partners LLC water infrastructure extension

DATE	DESCRIPTION	HRS/QTY	RATE	AMOUNT
11/17/2023	correspondence and call with Connie Heyer; review case information forwarded by Connie Heyer; follow-up call with Connie Heyer; continue review of case information forwarded by Connie Heyer; correspondence and forwarding of case information to Breck Harrison; follow-up correspondence re: same; correspondence and call with Keith Milkiewicz; multiple correspondence and calls with Breck Harrison; multiple calls with Jim Koerner; continue review of case materials; conference call with clients and Breck Harrison to discuss Preservation Ranch's utility construction within clients' subdivision; calls and correspondence with Jim Koerner, Kim Clifford, Keith Milkiewicz, Connie Heyer and Breck Harrison	5:12	425.00	2,210.00
11/19/2023	continue review of materials forwarded by Connie Heyer and clients; forward same to Breck Harrison; multiple correspondence with Breck Harrison re: same	1:00	425.00	425.00
11/20/2023	extended call with Breck Harrison re: case issues; review immunity cases re: WTCPUA forwarded by Breck Harrison; continue review of materials forwarded by Connie Heyer and clients; review additional information forwarded by Connie Heyer; correspondence with Breck Harrison and Connie Heyer; conference call with clients re: strategy for responding to Preservation Ranch's utility construction within clients' subdivision without authority; follow-up call with Breck Harrison; continue case review and correspondence with Breck Harrison; calls to and with Connie Heyer; correspondence with Connie Heyer re: case matters, including open excavation, tree removal and fence removal; continue case review; further with correspondence with Breck Harrison and Connie Heyer	4:48	425.00	2,040.00
11/21/2023	call with Jim Koerner; call with US Fish & Wildlife Service field office; correspondence re: gate codes used by Preservation Ranch and security camera footage of entries; review correspondence to Connie Heyer from Bill McLean; correspondence with Breck Harrison re: TRO petition; correspondence from Keith Milkiewicz re: photos of Lot 61 clearing	0:18	425.00	127.50
11/22/2023	correspondence with Breck Harrison; correspondence from Kim Clifford re: Belvedere's Covenants, Conditions and Restrictions;	0:30	425.00	212.50

	call and correspondence with Connie Heyer; review materials forwarded by Connie Heyer; review draft TRO petition forwarded by Breck Harrison			
11/24/2023	correspondence from Kim Clifford re: case issues; correspondence from Jim Koerner re: WTCPUA special board meeting called on 11/28	0:06	425.00	42.50
11/26/2023	correspondence with Breck Harrison and clients; call with Breck Harrison; review WTPUA's statutory authority and possible entity specific legislation; review WTPUA's infrastructure/system maps and Capital Improvement Project information; call to Breck Harrison re: same; search for other agreements	1:48	425.00	765.00
11/27/2023	review current version of TRO and status of comments from legal counsel and clients; correspondence and call with Breck Harrison re: TRO; review WTCPUA system and CIP maps; correspondence with Breck Harrison and client re: status of infrastructure depicted on the foregoing maps; create "to do" list for calls and actions following filing of TRO; correspondence with clients; conference call with Breck Harrison; correspondence from Jim Koerner re: WTCPUA maps and review forwarded attachment; further correspondence with client's re: WTCPUA CIP program and the HPR 1280 pump station; prepare for and participate in conference call with clients; review final draft of TRO pleading; correspondence with Breck Harrison re: same	2:42	425.00	1,147.50
11/28/2023	team correspondence re: filing of TRO petition; calls with Breck Harrison re: same; forward same to Travis County attorneys office following call and voicemail to Julie Joe (Assistant County Attorney); call to Jim Koerner; correspondence from Breck Harrison re: scheduling of TRO hearing; call from Travis County Attorney's office re: TRO petition forwarded earlier; prepare for and attend Belvedere MUD board meeting (on location)	4:06	425.00	1,742.50
11/28/2023	travel to Belvedere MUD/HOA meeting (mileage)	52	0.655	34.06
11/29/2023	call to US Fish and Wildlife Service field office; call from Breck Harrison re: option of a "stand down" until temporary injunction hearing; correspondence with Breck Harrison	0:12	425.00	85.00
11/30/2023	correspondence with Amy Ybarra (Travis County Attorney's office) re: its approval of matters pertaining to Preservation Ranch; forward same to Breck Harrison and clients; call with Jim Koerner re: identifying and quantifying options for settlement; correspondence re: Rule 11 agreement; review same; correspondence with clients re: amount of outstanding utility bonds; call USFWS field office; call Solicitor General that represents the Austin USFWS field office in Austin; call Breck Harrison re: same; continued correspondence re: outstanding bonds; review last draft of Rule 11 agreement; call and correspondence with Ben Vaccaro (Solicitor General's office) re: USFWS buffer/property; correspondence with Ben Vaccaro forwarding TRO petition; assemble addition information and forward same to Ben Vaccaro; additional case correspondence; correspondence with Connie Heyer re: USFWS	1:54	425.00	807.50
12/05/2023	extended conference call with clients; begin review of contracts forwarded by clients; calls re: possible engineers to provide expert witness services; call from Breck Harrison re: scheduling	1:36	425.00	680.00

12/06/2023	correspondence from clients; correspondence and call from Breck Harrison re: updates; correspondence from Solicitor General's office; call Keith Milkiewicz; forward Solicitor General email to Connie Heyer requesting documents; brief review of documents forwarded by Connie Heyer; review all contracts forwarded by client	2:42	425.00	1,147.50
12/07/2023	team conference call with Breck Harrison; call to former LCRA personnel; correspondence and call with Breck Harrison re: case issues; extended call with Ben Vaccaro, U.S. Solicitor General's office re: interest(s) of USFWS, if any; conference call with Breck Harrison and call with Jim Koerner re: upcoming Belvedere MUD board meeting; attend Belvedere MUD board meeting (on location)	5:06	425.00	2,167.50
12/07/2023	travel to Belvedere MUD meeting (mileage)	52	0.655	34.06
12/08/2023	email from Jim Koerner re: Dennis Lozano; email from Kim Clifford re: recovery of attorneys fees; email from Breck Harrison explaining governmental immunity and ultra vires acts; call from Jim Koerner; calls to engineering firms re: possible service as expert witness; call with Breck Harrison; calls with Dennis Lozano; call Jim Koerner; call with Breck Harrison re: updates; call Jim Koerner	1:48	425.00	765.00
12/11/2023	email from Breck Harrison re: meeting with PRLT, WTCPUA and their engineers to discuss possible solutions; call Dennis Lozano; call Don Rauschuber; calls with Breck Harrison; extended video conference call with Don Rauschuber to discuss existing infrastructure, infrastructure proposed by Preservation Ranch, related issues and possible solutions	1:48	425.00	765.00
12/12/2023	conference call with Jim Koerner; conference call with Breck Harrison; call with Don Rauschuber; call from Jim Koerner; call from Dennis Lozano; call Jim Koerner; call Dennis Lozano; conference call with Breck Harrison; calls with Don Rauschuber re: case issues; research WTCPUA's non-standard service agreement with PRLT Partners, LLC and/or Preservation Ranch and WTCPUA board actions related thereto	2:24	425.00	1,020.00
12/13/2023	forward information to Don Rauschuber re: WTCPUA approval of non-standard water services agreement for PRLT Partners; forward same to Breck Harrison noting that PRLT's service is contingent upon additional facilities have to be constructed on Hamilton Pool Road and other notable conditions; conference call with Don Rauschuber; call with Breck Harrison; work with Don Rauschuber re: preparation for video conference with engineers for PRLT and WTCPUA; video conference with PRLT, WTCPUA and their engineers; follow-up conference calls with Don Rauschuber; call with with Breck Harrison to update him on video conference with PRLT and WTCPUA; another conference call with Don Rauschuber re: preparation for upcoming meeting of attorneys; call with Jim Koerner; meeting with attorneys for PRLT and WTCPUA; call with Don Rauschuber to update him on results of same; report results of same to clients; correspondence with Kim Clifford and Jim Koerner re: payments for and ownership of 16-inch water line in Belvedere; correspondence with Breck Harrison re: information forwarded by Connie Heyer and the 16-inch water line in Belvedere	7:48	425.00	3,315.00

1/14/2023

update email from Breck Harrison that he received from PRLT's legal counsel; conference calls and correspondence with Breck Harrison and Don Rauschuber re: next steps; correspondence with Breck Harrison re: dates for temporary injunction hearing; email from Breck Harrison re: feedback he is getting from PRLT's legal counsel; correspondence with clients

1:18 425.00

552.50

BALANCE DUE \$20,085.62

50% HDA = \$10,042.81
50% district = \$10,042.81

Paid CK#1484
1/4/24



BELVEDERE MUD
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

Page: 1 of 3
 Issue Date: Dec 22, 2023
 Account Number: 312935378

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

Total due

\$154.58

AutoPay is scheduled for:
 Jan 13, 2024

Account summary

Your last bill	\$154.58
Payment, Dec 15 - Thank you!	-\$154.58
Remaining balance	\$0.00

Service summary

Internet	Page 2	\$86.02
Phone	Page 2	\$68.56
Total services		\$154.58

Total due **\$154.58**

AutoPay is scheduled to debit your bank account on Jan 13, 2024

*Paid EFT 1/13/24
 Rec'd 1/1/24*

Ways to pay and manage your account:



Ordering, billing or support
800.321.2000
 TTY: 800.651.5111

ABC Bank Statements

TexPool Statements



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3691403
Belvedere Municipal Utility District
General Funds
PO Box 2029
Pflugerville TX 78691

Date 12/29/23 Page 1
Primary Account XXXXXXXXXXXX [REDACTED]

* 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	5
Account Number	XXXXXXXXXX [REDACTED]	Statement Dates	12/01/23 thru 12/31/23
Previous Balance	30,089.77	Days in the Statement Period	31
17 Deposits/Credits	242,867.89	Average Ledger Balance	110,618.01
7 Checks/Debits	22,101.21	Average Collected	110,160.22
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	250,856.45		

	Total For This Period	Total Year-to-Date
Overdraft Fees	\$.00	\$.00
Returned Item Fees	\$.00	\$ 30.00

Deposits and Other Credits

Date	Description	Amount
12/01	PPD F746000192	4,504.39
	CONS PAY PT CLEARING	
12/04	PPD F746000192	4,124.03
	CONS PAY PT CLEARING	
12/05	PPD F746000192	6,638.62
	CONS PAY PT CLEARING	

* 005400090903030000*



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

Business Checking Public Funds XXXXXXXXXXXXX [REDACTED] (Continued)

Deposits and Other Credits

Date	Description	Amount
12/07	PPD F746000192	3,115.02
	CONS PAY PT CLEARING	
12/08	PPD F746000192	45.89
	CONS PAY PT CLEARING	
12/12	PPD F746000192	10,102.34
	CONS PAY PT CLEARING	
12/13	PPD F746000192	2,248.35
	CONS PAY PT CLEARING	
12/13	Deposit	7,195.70
12/14	PPD F746000192	4,701.67
	CONS PAY PT CLEARING	
12/15	PPD F746000192	9,912.34
	CONS PAY PT CLEARING	
12/19	PPD F746000192	14,424.76
	CONS PAY PT CLEARING	
12/20	PPD F746000192	4,641.92
	CONS PAY PT CLEARING	
12/21	PPD F746000192	103,606.99
	CONS PAY PT CLEARING	
12/22	PPD F746000192	7,367.76
	CONS PAY PT CLEARING	
12/27	PPD F746000192	23,571.31
	CONS PAY PT CLEARING	
12/28	PPD F746000192	22,795.35
	CONS PAY PT CLEARING	
12/29	PPD F746000192	13,871.45
	CONS PAY PT CLEARING	

* 005400006090927000*

Debits

Date	Description	Amount
12/08	PPD 0000358635	113.77-
	SPECTRUM SPECTRUM	
12/18	PPD 9864031004	154.58-
	Payment ATT	
12/19	CCD 2740828412	231.30-
	ELEC_BILL Pedernales_Elec	

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

Business Checking Public Funds XXXXXXXXXXXXX (Continued)

Date Description Debits Amount
 3001549599

		Checks			
Date	Check No.	Amount	Date	Check No.	Amount
12/11	1473	920.00	12/12	1479	2,863.75
12/05	1478*	1,912.50	12/18	1480	15,905.31

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/01	34,594.16	12/12	52,810.04	12/20	79,643.59
12/04	38,718.19	12/13	62,254.09	12/21	183,250.58
12/05	43,444.31	12/14	66,955.76	12/22	190,618.34
12/07	46,559.33	12/15	76,868.10	12/27	214,189.65
12/08	46,491.45	12/18	60,808.21	12/28	236,985.00
12/11	45,571.45	12/19	75,001.67	12/29	250,856.45

End of Statement



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3675297

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

Date 11/30/23 Page 1
Primary Account XXXXXXXXXXXXX [REDACTED]

* 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 [REDACTED]	Statement Dates	11/01/23 thru 11/30/23
Previous Balance	5,830.63	Days in the Statement Period	30
1 Deposits/Credits	55,000.00	Average Ledger Balance	16,827.13
2 Checks/Debits	55,005.00	Average Collected	16,827.13
Service Charge Amount	.00	Interest Earned	34.58
Interest Paid	34.58	Annual Percentage Yield Earned	2.53%
Current Balance	5,860.21	2023 Interest Paid	587.83

Deposits and Other Credits

Date	Description	Amount
11/10	Wire Transfer Credit	55,000.00
11/30	Interest Deposit	34.58

		Debits	Amount
Date	Description		
11/10	Wire Transfer Fee		5.00-

		Checks	Amount
Date	Check No.		
11/16			55,000.00





Date 11/30/23 Page 2
Primary Account XXXXXXXXXXXX [REDACTED]

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

Money Market Public Fund XXXXXXXXXXXX [REDACTED] (Continued)

Daily Balance Information

Date	Balance	Date	Balance
11/01	5,830.63	11/16	5,825.63
11/10	60,825.63	11/30	5,860.21

INTEREST RATE SUMMARY

Date	Rate
10/31	2.500000%

End Of Statement





Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3690538
Belvedere Municipal Utility District
Operating Money Market
PO Box 2029
Pflugerville TX 78691

Date 12/29/23 Page 1
Primary Account XXXXXXXXXXXX [REDACTED]

* 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	0
Account Number	XXXXXXXXXXXX [REDACTED]	Statement Dates	12/01/23 thru 12/31/23
Previous Balance	5,860.21	Days in the Statement Period	31
Deposits/Credits	.00	Average Ledger Balance	5,860.21
Checks/Debits	.00	Average Collected	5,860.21
Service Charge Amount	.00	Interest Earned	12.44
Interest Paid	12.44	Annual Percentage Yield Earned	2.53%
Current Balance	5,872.65	2023 Interest Paid	600.27

Deposits and Other Credits

Date	Description	Amount
12/31	Interest Deposit	12.44

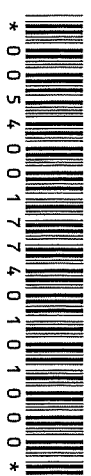
Daily Balance Information

Date	Balance	Date	Balance
12/01	5,860.21	12/31	5,872.65

INTEREST RATE SUMMARY

Date	Rate
11/30	2.500000%

End Of Statement





Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3674418
Belvedere Municipal Utility District
Debt Services
PO Box 2029
Pflugerville TX 78691

Date 11/30/23 Page 1
Primary Account XXXXXXXXXXXXXXX

* 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
Debt Services

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXXXX	Statement Dates	11/01/23 thru 11/30/23
Previous Balance	53,063.94	Days in the Statement Period	30
Deposits/Credits	.00	Average Ledger Balance	53,063.94
Checks/Debits	.00	Average Collected	53,063.94
Service Charge Amount	.00	Interest Earned	109.04
Interest Paid	109.04	Annual Percentage Yield Earned	2.53%
Current Balance	53,172.98	2023 Interest Paid	4,502.61

Deposits and Other Credits

Date	Description	Amount
11/30	Interest Deposit	109.04

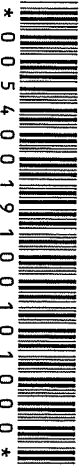
Daily Balance Information

Date	Balance	Date	Balance
11/01	53,063.94	11/30	53,172.98

INTEREST RATE SUMMARY

Date	Rate
10/31	2.500000%

End of statement



Agenda Item No. 6

Discuss, consider, and take action to approve the audit for the period ending September 30, 2023.

WEST, DAVIS & COMPANY

A LIMITED LIABILITY PARTNERSHIP

December 31, 2023

To the Board of Directors of the
Belvedere Municipal Utility District

We have audited the September 30, 2023, financial statements of the Belvedere Municipal Utility District (the "District") and have issued our report thereon dated December 31, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We will be pleased to discuss the contents of this letter or any related questions of the District Board members at your convenience.

RESPONSIBILITY OF INDEPENDENT ACCOUNTANTS

Our responsibility under auditing standards generally accepted in the United States of America is to express an opinion on the financial statements of the District based on our audit. In carrying out this responsibility, we assessed the risk that the financial statements may contain a material misstatement, either intentional or unintentional, and designed and conducted an audit to provide reasonable, but not absolute, assurance of detecting misstatements that are material to the financial statements. We have completed the audit of the District's financial statements in accordance with government auditing standards generally accepted in the United States of America.

REPORT ISSUED ON 2023 AUDIT

We have issued our report, dated December 31, 2023, on the September 30, 2023, financial statements of the District. Our report is unqualified as to scope and accounting.

INTERNAL ACCOUNTING CONTROL

We considered the internal control structure in order to gain a basic understanding of the internal control policies and procedures in order to design an effective and efficient audit approach, not for the purpose of providing assurance on the internal control structure.

ACCOUNTING PRINCIPLES

Management employed appropriate accounting principles as described in Note A to the financial statements and made all required disclosures in the financial statements. We noted no transactions entered into by the District during the year that were both significant and unusual, and of which, under professional standards, we are required to inform you, or transactions for which there is a lack of authoritative guidance or consensus.

MANAGEMENT COOPERATION

We were given full access to accounting records, supporting documents and other information that we requested.

MANAGEMENT JUDGMENTS AND ACCOUNTING ESTIMATES

Significant judgments or estimates included in the financial statements are estimates of asset useful lives, depreciation expense, and certain liabilities including accrued expenses.

SIGNIFICANT AUDIT ADJUSTMENTS

We made no significant adjustments. No significant unadjusted differences existed at the end of the year.

MAJOR ISSUES DISCUSSED WITH MANAGEMENT PRIOR TO RETENTION

There were no major issues discussed with management prior to our retention regarding the application of accounting principles and auditing standards.

DISAGREEMENTS WITH MANAGEMENT

We had no disagreements with management of the District regarding the application of accounting principles, the scope of our audit, disclosures to be included in the financial statements or the wording of our report on the financial statements.

CONSULTATION WITH OTHER ACCOUNTANTS

Management informed us that there were no consultations with other independent accountants regarding the application of accounting or auditing matters during the year.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

None.

This information is intended solely for the use of the District Board and should not be used for any other purpose. This restriction is not intended to limit the distribution of this report, which is a matter of public record.

Very truly yours,

West, Davis & Company

BELVEDERE MUNICIPAL UTILITY DISTRICT

**FINANCIAL STATEMENTS,
SUPPLEMENTAL INFORMATION
AND
INDEPENDENT AUDITOR'S REPORT**

**FOR THE YEAR ENDED
SEPTEMBER 30, 2023**

DRAFT
12.29.23

WEST, DAVIS & COMPANY, LLP
Certified Public Accountants
Austin, Texas

BELVEDERE MUNICIPAL UTILITY DISTRICT
Annual Financial Report
For the Year Ended September 30, 2023

ANNUAL FILING AFFIDAVIT

THE STATE OF TEXAS }

COUNTY OF TRAVIS }

I, James Koerner, President of the Belvedere Municipal Utility District hereby swear, or affirm, that the district named above has reviewed and approved at a meeting of the Board of Directors of the District on the 16th day of January 2024, its annual audit report for the fiscal year ended September 30, 2023, and that copies of the annual report have been filed in the district office, located at 816 Congress, Suite 1900, Austin, Texas.

The annual filing affidavit and the attached copy of the annual audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of all annual filing requirements within Section 49.194 of the Texas Water Code.

Date: January 16, 2024

By: _____

Sworn to and subscribed to before me this 16th day of January 2024.

Notary: _____

(Seal)

My Commission expires on: _____, _____, Notary Public in and for the State of Texas.

BELVEDERE MUNICIPAL UTILITY DISTRICT
Annual Financial Report
For the Year Ended September 30, 2023

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FINANCIAL SECTION

DRAFT
12.29.23

WEST, DAVIS & COMPANY

A LIMITED LIABILITY PARTNERSHIP

Independent Auditor's Report

Board of Directors
Belvedere Municipal Utility District
Austin, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Belvedere Municipal Utility District (the District) as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Opinions

In our opinion the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management

and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Commission on Environmental Quality required supplemental schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Texas Commission on Environmental Quality required supplemental schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the property tax assessed value information but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Austin, Texas
December 31, 2023

BELVEDERE MUNICIPAL UTILITY DISTRICT

Management Discussion and Analysis For the Year Ended September 30, 2023

In accordance with Governmental Accounting Standards Board Statement 34 (“GASB 34”), the management of Belvedere Municipal Utility District (the “District”) offers the following discussion and analysis to provide an overview of the District’s financial activities for the year ended September 30, 2023. Since this information is designed to focus on current year’s activities, resulting changes, and currently known facts, it should be read in conjunction with the District’s financial statements that follow.

FINANCIAL HIGHLIGHTS

- **General Fund:** The unassigned fund balance at the end of the year was \$380 thousand, which was a decrease of \$82 thousand from the end of the previous year end. Revenue increased from \$224 thousand in the previous fiscal year to \$268 thousand in the current fiscal year primarily due to higher property tax valuation rates.
- **Debt Service Fund:** The fund balance restricted for debt service increased from \$236 thousand at the end of the previous fiscal year to \$237 thousand at the end of the current fiscal year which was consistent with designated debt service property tax collections necessary to cover principal and interest payments due on bonds payable. Tax revenue decreased from \$458 thousand to \$455 thousand over the previous fiscal year and debt service payments increased from the prior year. The District made bond principal payments of \$305 thousand and bond interest payments of \$161 thousand during the fiscal year.
- **Governmental Activities:** On a Government-wide basis for governmental activities, the District had revenues in excess of expenses of approximately \$126 thousand. Net position increased from \$500 thousand to \$626 thousand. This increase is primarily due to bond principal payments not being expensed on the full accrual basis of accounting used in the statement of activities presentation.

OVERVIEW OF THE DISTRICT

Belvedere Municipal Utility District (the District), a political subdivision of the State of Texas, was created by an order of the Texas Commission on Environmental Quality (TCEQ) on November 30, 2005 under Article XVI Section 59 of the Texas Constitution and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District was created and organized for the purpose of constructing water and drainage facilities and providing water services to residential and commercial establishments within the District and solid waste collection services. The District is also authorized to provide recreational facilities. The District is located entirely within Travis County.

BELVEDERE MUNICIPAL UTILITY DISTRICT

Management Discussion and Analysis For the Year Ended September 30, 2023

USING THIS ANNUAL REPORT

The District's reporting is comprised of five parts:

- Management's Discussion and Analysis (this section)
- Basic Financial Statements
 - Statement of Net Position and Reconciliation to Governmental Funds Balance Sheet
 - Statement of Activities and Reconciliation to Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds
- Notes to the Financial Statements
- Required Supplementary Information
- Texas Supplementary Information (required by the Texas Commission on Environmental Quality)

The Government-wide statements are reported using the flow of economic resources measurement focus and the full accrual basis of accounting. The Governmental Fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting.

For purposes of GASB 34, the District is considered a special purpose government. This allows the District to present the newly required fund and government-wide statements in a single schedule. The requirement for fund financial statements that are prepared on the modified accrual basis of accounting is met with the "Governmental Funds Total" column. An adjustment column includes those entries needed to convert to the full accrual basis government-wide statements. Government-wide statements are comprised of the Statement of Net Position and the Statement of Activities.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

The Statement of Net Position and Governmental Funds Balance Sheet includes a column (titled "Governmental Funds Total") that represents a balance sheet prepared using the modified accrual basis of accounting. The adjustments column converts those balances to a balance sheet that more closely reflects a private-sector business. Over time, increases or decreases in the District's net assets will indicate financial health.

The Statement of Activities and Governmental Funds Revenues, Expenditures, and Changes in Fund Balances includes a column (titled "Governmental Funds Total") that derives the change in fund balances resulting from current year revenues, expenditures, and other financing sources or uses. These amounts are prepared using the modified accrual basis of accounting. The adjustments column converts those activities to full accrual, a basis that more closely represents the income statement of a private-sector business.

BELVEDERE MUNICIPAL UTILITY DISTRICT

Management Discussion and Analysis For the Year Ended September 30, 2023

The Notes to the Financial Statements provide additional information that is essential to a full understanding of the information presented in the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Revenues, Expenditures, and Changes in Fund Balances*.

The Required Supplementary Information presents a comparison statement between the District's adopted budget and its actual results.

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Summary Statement of Net Position

	Governmental Activities (in thousands)		Increase (Decrease)
	September 2023	September 2022	
Current and Other Assets	\$ 657	\$ 760	\$ (103)
Capital and Non-Current Assets	4,440	4,547	(107)
Total Assets	5,097	5,307	(210)
Current Liabilities	376	392	(16)
Long-Term Liabilities	4,095	4,415	(320)
Total Liabilities	4,471	4,807	(336)
Net Investment in Capital Assets	-	(200)	200
Restricted	242	236	6
Unrestricted	384	464	(80)
Total Net Position	\$ 626	\$ 500	\$ 126

The District's total assets were approximately \$5.1 million as of September 30, 2023. Of this amount, approximately \$647 thousand is accounted for by cash and short-term investments. The District had outstanding liabilities of approximately \$4.5 million. The District's unrestricted net assets, which can be used to finance day to day operations, totaled \$384 thousand.

BELVEDERE MUNICIPAL UTILITY DISTRICT

Management Discussion and Analysis For the Year Ended September 30, 2023

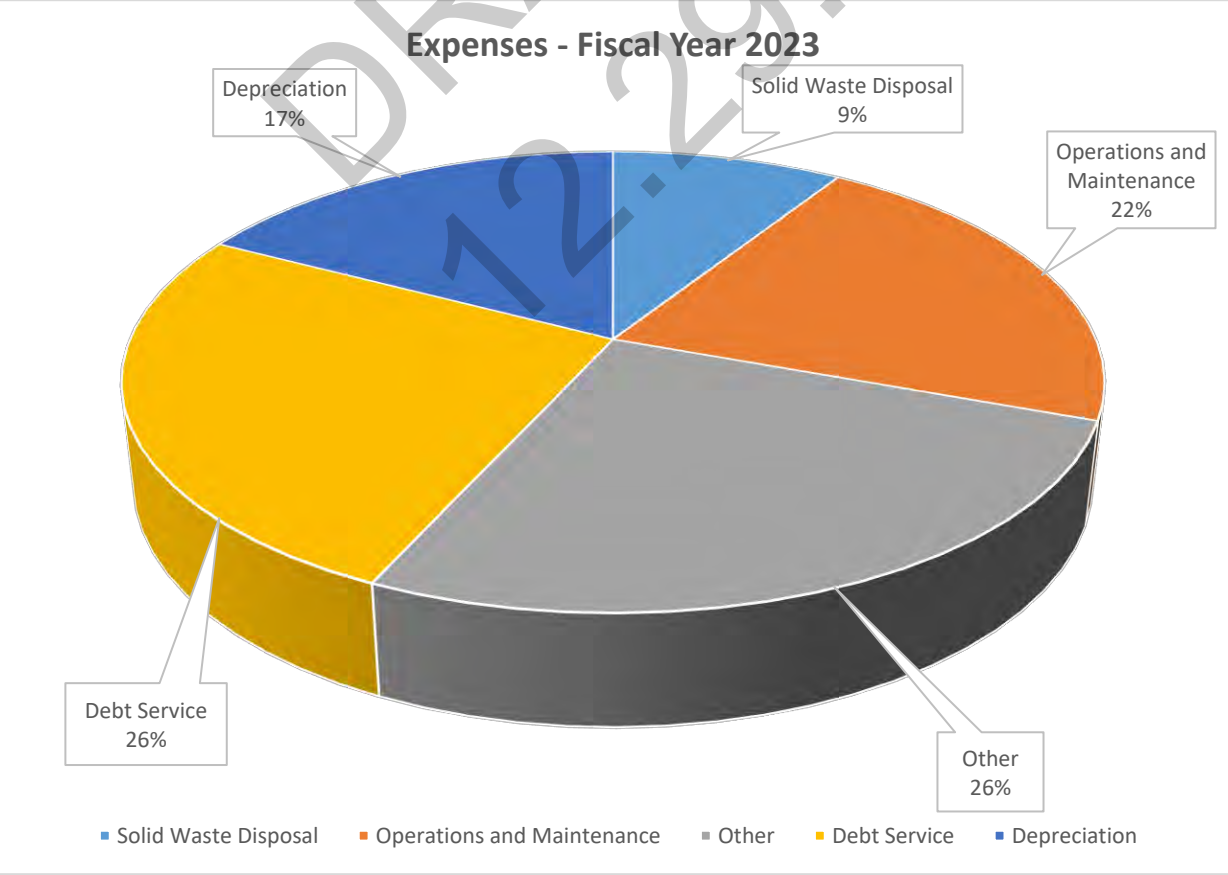
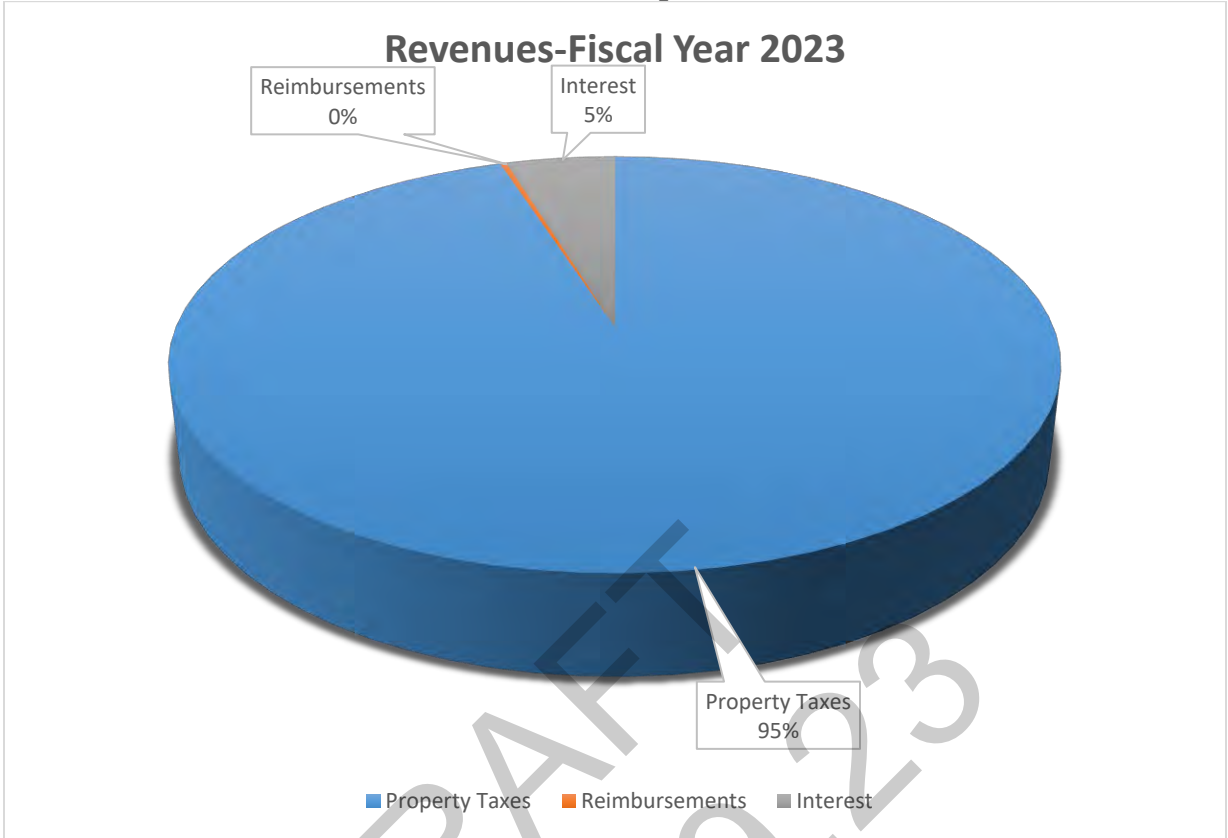
Summary Statement of Activities

	Governmental Activities (in thousands)		Increase (Decrease)
	2023	2022	
Property Taxes	\$ 707	\$ 669	\$ 38
Reimbursements	2	2	-
Interest	35	5	30
Total Revenues	744	676	68
Solid Waste Disposal	56	51	5
Operations and Maintenance	133	109	24
Other	162	112	50
Debt Service	160	169	(9)
Depreciation	107	107	-
Total Expenses	618	548	70
Other Financing Sources (Uses)	-	-	-
Change in Net Assets	126	128	(2)
Beginning Net Assets	500	372	128
Ending Net Assets	\$ 626	\$ 500	\$ 126

Revenue was approximately \$744 thousand for the year ended September 30, 2023. Expenses and Other Financing Uses were approximately \$618 thousand for the year ended September 30, 2023. Net position increased about \$126 thousand primarily due to bond principal payments not being expensed on the full accrual basis of accounting used in the statement of activities presentation. The following charts summarize the sources of revenue and areas of expenses.

BELVEDERE MUNICIPAL UTILITY DISTRICT

**Management Discussion and Analysis
For the Year Ended September 30, 2023**



BELVEDERE MUNICIPAL UTILITY DISTRICT

**Management Discussion and Analysis
For the Year Ended September 30, 2023**

FINANCIAL ANALYSIS OF THE DISTRICT'S FUND LEVEL STATEMENTS

In comparison to the Government-wide statements, the Fund-level statements focus on the key funds of the District. The District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The District reports the following types of Governmental funds: General Fund, Debt Service Fund and Capital Projects Fund. The focus of the District's Governmental funds is to provide information on near-term inflows, outflows, and available resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available at the end of the fiscal year.

Summary Balance Sheet

	Governmental Funds (in thousands)		Increase (Decrease)
	September 2023	September 2022	
Cash and Investments	\$ 647	\$ 758	\$ (111)
Accounts Receivable	8	-	8
Prepaid Expenses	2	2	-
Total Assets	657	760	(103)
Accounts Payable	30	60	(30)
Deferred Inflow-Property Taxes	8	-	8
Total Liabilities	38	60	(22)
Nonspendable	2	2	-
Restricted for Debt Service	237	236	1
Assigned for Reserve	-	-	-
Unassigned	380	462	(82)
Total Fund Balances	619	700	(81)
Total Liabilities and Fund Balances	\$ 657	\$ 760	\$ (103)

BELVEDERE MUNICIPAL UTILITY DISTRICT

Management Discussion and Analysis For the Year Ended September 30, 2023

The General Operating Fund, which pays for daily operating expenses, has an unassigned balance of \$380 thousand at the end of the current fiscal year. This is a decrease of \$82 thousand from the prior fiscal year.

The Debt Service Fund increased by \$1 thousand during the current fiscal year. This fund collected \$455 thousand in property taxes and remitted bond principal of \$305 thousand and bond interest of \$161 thousand during the year.

BUDGETARY HIGHLIGHTS

The Board of Directors adopted the fiscal year 2023 annual budget for the General Fund on September 20, 2022. The budget included revenues of \$250 thousand and expenditures of \$268 thousand. Actual revenue amounted to \$268 thousand and actual expenditures amounted to \$351 thousand. More detailed information about the District's budgetary comparison is presented in the Required Supplementary Information section.

CAPITAL ASSETS

The District has invested \$5.3 million in infrastructure. A summary of these assets is listed below:

Summary of Capital Assets

	Governmental Activities (in thousands)		Increase (Decrease)
	September 2023	September 2022	
Drainage System	\$ 2,274	\$ 2,274	\$ -
Water System	2,150	2,150	-
Amenity Center	914	914	-
Accumulated Depreciation	(898)	(791)	(107)
Total Capital Assets (Net)	\$ 4,440	\$ 4,547	\$ (107)

BELVEDERE MUNICIPAL UTILITY DISTRICT

Management Discussion and Analysis For the Year Ended September 30, 2023

LONG TERM DEBT

The District has issued \$6.490 million in unlimited tax bonds and used the proceeds to acquire water, drainage and amenity facilities. Bonded indebtedness of the District at year end was \$4.42 million. More detailed information about the District's long-term debt is presented in the Notes to the Basic Financial Statements.

ECONOMIC FACTORS

The taxable assessed value of property within the District as of January 1, 2023 has been fixed by the Travis County Appraisal District at \$382 million. The tax rates adopted by the District on September 27, 2023 for the coming fiscal year are \$0.0775 for maintenance and operations and \$0.1275 for debt service. The District expects this to produce \$756 thousand in total property tax revenue for next year. The adopted budget for fiscal year 2024 projects a decrease of approximately \$11 thousand to the operating fund balance.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the funds it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District in care of Lloyd Gosselink Rochelle and Townsend, PC, 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

BASIC FINANCIAL STATEMENTS

DRAFT
12.29.23

BELVEDERE MUNICIPAL UTILITY DISTRICT

**STATEMENT OF NET POSITION
AND GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2023**

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>TOTAL</u>	<u>ADJUST- MENTS</u>	<u>STATEMENT OF NET POSITION</u>
ASSETS					
Cash	\$ 27,914	\$ 52,955	\$ 80,869	\$ -	\$ 80,869
Investments	382,282	184,175	566,457	-	566,457
Taxes Receivable	2,618	4,899	7,517	-	7,517
Due from Other Fund	-	-	-	-	-
Prepaid Expenses	1,700	-	1,700	-	1,700
Drainage System (net of depreciation)	-	-	-	1,804,980	1,804,980
Water System (net of depreciation)	-	-	-	1,806,395	1,806,395
Amenity Center (net of depreciation)	-	-	-	828,889	828,889
Total Assets	\$ 414,514	\$ 242,029	\$ 656,543	\$ 4,440,264	\$ 5,096,807
LIABILITIES					
Accounts Payable	\$ 30,398	\$ -	\$ 30,398	\$ 25,303	\$ 55,701
Due to Other Fund	-	-	-	-	-
Bonds Payable in less than one year	-	-	-	320,000	320,000
Bonds Payable in more than one year	-	-	-	4,095,000	4,095,000
Total Liabilities	30,398	-	30,398	4,440,303	4,470,701
DEFERRED INFLOWS OF RESOURCES					
Property Taxes	2,618	4,899	7,517	(7,517)	-
Total Deferred Inflows	2,618	4,899	7,517	(7,517)	-
FUND EQUITY					
Nonspendable	1,700	-	1,700	(1,700)	-
Restricted for Debt Service	-	237,130	237,130	(237,130)	-
Investment in General Fixed Assets	-	-	-	-	-
Assigned for Reserve	-	-	-	-	-
Unassigned	379,798	-	379,798	(379,798)	-
Total Fund Equity	381,498	237,130	618,628	(618,628)	-
Total Liabilities, Fund Equity & Deferred Inflows of Resources	\$ 414,514	\$ 242,029	\$ 656,543		
NET POSITION					
Net Investment in Capital Assets				(39)	(39)
Restricted for Debt Service				242,029	242,029
Unrestricted				384,116	384,116
Total Net Position				\$ 626,106	\$ 626,106

The notes to financial statements are an integral part of this statement.

BELVEDERE MUNICIPAL UTILITY DISTRICT

**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

	DEBT			ADJUST-	STATEMENT
<u>REVENUES</u>	<u>GENERAL</u>	<u>SERVICE</u>	<u>TOTAL</u>	<u>MENTS</u>	<u>OF</u>
					<u>ACTIVITIES</u>
Property Taxes	\$ 243,955	\$ 455,484	\$ 699,439	\$ 7,517	\$ 706,956
Reimbursements	2,250	-	2,250	-	2,250
Interest	21,993	12,577	34,570	-	34,570
TOTAL REVENUES	268,198	468,061	736,259	7,517	743,776
 <u>EXPENDITURES</u>					
Current:					
Solid Waste Disposal	56,019	-	56,019	-	56,019
Repairs and Maintenance	20,033	-	20,033	-	20,033
Amenity Center Operations	112,464	-	112,464	-	112,464
Accounting Fees	14,400	-	14,400	-	14,400
Audit Fees	7,500	-	7,500	-	7,500
Engineering Fees	75,776	-	75,776	-	75,776
Legal Fees	54,219	-	54,219	-	54,219
Tax Assessor/Collector	3,514	-	3,514	-	3,514
Director Salaries and Payroll Taxes	-	-	-	-	-
Insurance	4,045	-	4,045	-	4,045
Legal Notices	2,832	-	2,832	-	2,832
Miscellaneous	-	-	-	-	-
Depreciation & Amortization	-	-	-	106,764	106,764
Debt Service:					
Fiscal Agent's Fees	-	1,307	1,307	-	1,307
Interest	-	160,619	160,619	(1,467)	159,152
Principal	-	305,000	305,000	(305,000)	-
Capital Expenditures	-	-	-	-	-
TOTAL EXPENDITURES	350,802	466,926	817,728	(199,703)	618,025
 <u>OTHER FINANCING SOURCES (USES)</u>					
Transfer (to) from Other Funds	-	-	-	-	-
NET OTHER SOURCES (USES)	-	-	-	-	-
 Excess (Deficit) of Revenues and Other Financing Sources over Expenditures					
	(82,604)	1,135	(81,469)	81,469	-
 Change in Net Position					
				125,751	125,751
 Fund Balance/Net Position - Beginning					
	464,102	235,995	700,097	(199,742)	500,355
Fund Balance/Net Position - Ending	\$ 381,498	\$ 237,130	\$ 618,628	\$ 7,478	\$ 626,106

The notes to financial statements are an integral part of this statement.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. Summary of Significant Accounting Policies

The basic financial statements of Belvedere Municipal Utility District (the District) have been prepared in conformity with accounting principles applicable to governmental units which are generally accepted in the United States of America. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the accounting policies are described below.

Belvedere Municipal Utility District (the District), a political subdivision of the State of Texas, was created by an order of the Texas Commission on Environmental Quality (TCEQ) on November 30, 2005 under Article XVI Section 59 of the Texas Constitution and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District is subject to the continuing supervisory jurisdiction of the TCEQ.

The District is empowered, among other things, to finance, purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water and the control and diversion of storm water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. The District may also provide solid waste collection and disposal services. The District is also empowered to establish, operate and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts, after approval by the TCEQ and the voters of the District. Additionally, the District may, subject to certain limitations, develop and finance recreational facilities.

The District is located approximately 23 miles west of downtown Austin on Hamilton Pool Road, just west of State Highway 71. The District lies wholly outside the extraterritorial jurisdiction of any city, town, or village of the State of Texas. Development of land within the District began in October 2005. The District has been developed for single family residential use. Hamilton Bee Cave, L.P. (Developer) has financed the design and construction of water and drainage facilities on land within the District. The District and Developer entered into an agreement whereby the District agreed to reimburse the Developer for its costs for the construction of facilities to the extent allowed by TCEQ. As of March 15, 2016, the District has reimbursed the Developer for all facilities constructed by the Developer and the Developer has transferred and conveyed the facilities to the District. On May 13, 2006, the District held a bond election whereby voters authorized the Board of Directors of the District to issue up to \$6,700,000 in unlimited tax bonds for water and drainage facilities and up to \$1,220,000 in unlimited tax bonds for recreational facilities.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. Summary of Significant Accounting Policies (continued)

These financial statements report the financial activity of Belvedere Municipal Utility District. The reporting entity of the District encompasses those activities and functions over which the District's elected officials exercise significant oversight or control. The District is governed by a five member Board of Directors (the Board) that has been elected by District residents. The funds and account groups presented in this report are within the oversight responsibility of the Board, in accordance with Governmental Accounting Standards Board (GASB) Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting. There are no component units of the District, nor is the District a component unit of any other entity.

A. Basis of Presentation, Basis of Accounting

In accordance with GASB Statement No. 34, the District has elected to combine their Government-wide and Governmental Fund Financial Statements into one set of financial statements with a reconciliation of the individual line items in a separate column on the financial statements.

Government-wide Financial Statements:

The **Statement of Net Position** and the **Statement of Activities** include the financial activities of the overall government. Governmental activities are generally financed through property taxes.

The **Statement of Activities** presents a comparison between direct expenses and program revenues for each function of the District's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.

Fund Financial Statements:

The governmental fund financial statement columns are labeled **Government Funds Balance Sheet** and **Governmental Funds Revenue, Expenditures and Changes in Fund Balance**. In the fund financial statements, the accounts of the District are organized on the basis of funds, each of which is considered a separate accounting entity. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. The District reports the following major governmental funds:

General Fund: This is the District's primary operating fund. It accounts for all financial resources of the District except those required to be accounted for in another fund.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. Summary of Significant Accounting Policies (continued)

Debt Service Fund: The Debt Service Fund is used to account for the accumulation of financial resources for, and the payment of, general long term debt principal and interest.

Capital Projects Fund: The Capital Projects Fund is used to account for the acquisition or construction of major capital facilities. Principal sources of revenue are municipal long-term debt proceeds and interest income.

B. Measurement Focus, Basis of Accounting

The Government-wide financial statements are reported using the flow of economic resources measurement focus and the accrual basis of accounting. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied.

Governmental Fund Financial Statements: Governmental funds are reported using the current financial resources management focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The District does not consider revenues collected after its year end to be available in the current period. Revenues from local sources consist primarily of property taxes. Miscellaneous revenues are recorded as revenues when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned, since they are both measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on long term debt, which is recognized as an expenditure to the extent that it has matured. General capital asset acquisitions are reported as expenditures in major governmental funds. Proceeds of general long term debt are reported as other financing sources.

C. Fund Balances

The District has adopted GASB Statement No. 54 Fund Balance Reporting and Governmental Fund Type Definitions which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds.

Those fund balance classifications are described below.

Nonspendable – Amounts that cannot be spent because they are either not in a spendable form or are legally or contractually required to be maintained intact.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. Summary of Significant Accounting Policies (continued)

Restricted – Amounts that can be spent only for specific purposes because of constraints imposed by external providers, or imposed by constitutional provisions or enabling legislation.

Committed – Amounts that can only be used for specific purposes pursuant to approval by formal action by the Board.

Assigned – For the General Fund, amounts that are appropriated by the Board or Board designee, if any, that are to be used for specific purposes. For all other governmental funds, any remaining positive amounts not previously classified as nonspendable, restricted or committed.

Unassigned – Amounts that are available for any purpose; these amounts can be reported only in the District’s General Fund.

Fund balance of the District may be committed for a specific purpose by formal action of the Board, the District’s highest level of decision-making authority. Commitments may be established, modified, or rescinded only through a resolution approved by the Board. The Board has not delegated the authority to assign fund balance.

D. Budget

The Board adopted an annual budget for the General Fund on the basis consistent with generally accepted accounting principles. The District’s Board of Directors utilizes the budget as a management tool for planning and cost control purposes. All annual appropriations lapse at fiscal year end.

E. Pensions

The District has not established a pension plan.

F. Cash and Cash Equivalents

These include cash on deposit as well as investments with maturities of three months or less at the time of purchase.

G. Prepaid Items

Certain payments to vendors reflect costs applicable to future periods and are recorded as prepaid assets in both the government-wide and fund financial statements. Prepaid assets are charged to expenditures when consumed.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. Summary of Significant Accounting Policies (continued)

H. Capital Assets

Capital assets, which include Easements, Water Distribution System, Water Quality Ponds and Organizational Costs are reported in the Government-wide column in the Statement of Net Assets. Capital assets are defined by the District as assets with an initial, individual cost of at least \$1,000. Public domain (“infrastructure”) capital assets including water, and drainage systems, are capitalized as acquired. Items purchased or acquired are reported at historical cost or estimated historical cost. Contributed fixed assets are recorded as capital assets at estimated fair value at the time received. Capital assets are depreciated using the straight line method over their estimated useful lives of 50 years.

I. Interfund Transactions

Transfers from one fund to another fund are reported as interfund receivable and payables if there is intent to repay that amount and if the debtor fund has the ability to repay the advance on a timely basis. Operating transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

J. Long-Term Debt

Unlimited tax bonds, which have been issued to acquire capital assets, are to be repaid from tax revenues of the District. In the Government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the fund financial statement, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums and discounts on debt issuances are reported as other financing sources and uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

K. Deferred Outflows and Inflows of Resources

GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, provides guidance for reporting the financial statement elements of deferred outflows of resources, which represent the consumption of the District’s net position that is applicable to a future reporting period, and deferred inflows of resources, which represent the District’s acquisition of net position applicable to a future reporting period. GASB Statement No. 63 became effective for fiscal

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. Summary of Significant Accounting Policies (continued)

years beginning after December 15, 2011 and has been implemented in the financial statements.

GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities. GASB Statement No. 65 is effective for fiscal years beginning after December 15, 2012 and has been implemented in these financial statements.

2. Cash and Investments

The investment policies of the District are governed by State statute and an adopted District Investment Policy that includes depository contract provisions and custodial contract provisions. Major provisions of the District's Investment Policy include: depositories must be FDIC-insured Texas banking institutions; depositories must fully insure or collateralize all demand and time deposits; securities collateralizing time deposits are held by independent third party trustees.

Cash – At year end, deposits were held by the District's depository bank in accounts that were secured at the balance sheet date by Federal Deposit Insurance Corporation (FDIC) coverage or by pledged collateral held by the District's agent bank in the District's name.

Investments - The District is required by Government Code Chapter 2256, The Public Funds Investment Act, to adopt, implement, and publicize an investment policy. That policy must be written; primarily emphasize safety of principal and liquidity; address investment diversification, yield, and maturity and the quality and capability of investment management; and include a list of the types of authorized investments in which the investing entity's funds may be invested; and the maximum allowable stated maturity of any individual investment owned by the entity.

The Public Funds Investment Act ("Act") requires an annual audit of investment practices. Audit procedures in this area conducted as part of the audit of the general purpose financial statements disclosed that in the areas of investment practices, management reports and establishment of appropriate policies, the District adhered to the requirement of the Act. Additionally, investment practices of the District were in accordance with local policies.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

2. Cash and Investments (continued)

The Act determines the types of investments which are allowable for the District. These include, with certain restriction, (1) obligations of the US Treasury, certain US Agencies, and the State of Texas, (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) banker’s acceptances, (7) mutual funds, (8) investment pools, (9) guaranteed investment contracts, and (10) commercial paper.

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District’s investments at year end are shown below.

<u>Investment</u>	<u>Fair Value</u>			<u>Fair Value</u>
	<u>Level</u>	<u>Rating</u>	<u>Maturity</u>	
TexPool	N/A	AAAm	1 day average	\$566,457

Analysis of Specific Cash and Investment Risks – GASB Statement No. 40 requires a determination as to whether the District was exposed to the following specific investment risks at year end and, if so, the reporting of certain related disclosures.

Credit Risk – Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The ratings of securities by nationally recognized rating agencies are designed to give an indication of credit risk. At year end, the District was not significantly exposed to credit risk.

Custodial Credit Risk – Deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution’s trust department or agent but not in the District’s name.

Investment securities are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the government, and are held by either the counterpart or the counterpart’s trust department or agent but not in the District’s name. At year end, the District was not exposed to custodial credit risk.

Concentration of Credit Risk – This risk is the risk of loss attributed to the magnitude of a government’s investment in a single issuer. At year end, the District was not exposed to concentration of credit risk.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

2. Cash and Investments (continued)

Interest Rate Risk – This is the risk that changes in interest rates will adversely affect the fair value of an investment. At year end, the District was not exposed to interest rate risk.

Foreign Currency Risk – This is the risk that exchange rates will adversely affect the fair value of an investment. At year end, the District was not exposed to foreign currency risk.

Investment Accounting Policy – The District’s general policy is to report money market investments and short-term participating interest-earning investment contracts at amortized cost and to report nonparticipating interest-earning investment contracts using a cost-based measure. However, if the fair value of an investment is significantly affected by the impairment of the credit standing of the issuer or by other factors, it is reported at fair value. All other investments are reported at fair value unless a legal contract exists which guarantees a higher value. The term “short-term” refers to investments which have a remaining term of one year or less at time of purchase. The term “nonparticipating” means that the investment’s value does not vary with market interest rate changes. Nonnegotiable certificates of deposit are examples of nonparticipating interest-earning investment contracts.

Public Funds Investment Pools – Public funds investment pools in Texas (“Pools”) are established under the authority of the Interlocal Cooperation Act, Chapter 79 of the Texas Government Code, and are subject to the provisions of the Public Funds Investment Act (the “Act”), Chapter 2256 of the Texas Government Code. In addition to other provisions of the Act designed to promote liquidity and safety of principal, the Act requires Pools to: 1) have an advisory board composed of participants in the Pool and other person who do not have a business relationship with the Pool and are qualified to advise the Pool; 2) maintain a continuous rating of no lower than AAA or AAA-m or an equivalent rating by at least on nationally recognized rating service; and 3) maintain the market value of its underlying investment portfolio with one half of one percent of the value of its shares.

The District’s investments in Pools are reported at an amount determined by the fair value per share of the Pool’s underling portfolio, unless the Pool is 2a7-like, in which case they are reported at share value. A 2a7-like Pool is one which is not registered with the Securities and Exchange Commission (“SEC”) as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC’s Rule 2a7 of the Investment Company Act of 1940.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

2. Cash and Investments (continued)

TexPool – The District invests in the Texas Local Government Investment Pool (TexPool), which is a local government investment pool that was established in conformity with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and operates under the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. The State Comptroller of Public Accounts oversees TexPool. Federated Investors, Inc. is the administrator and investment manager of TexPool under a contract with the State Comptroller. In accordance with the Public Funds Investment Act, the State Comptroller has appointed the TexPool Investment Advisory Board to advise with respect to TexPool. The board is composed equally of participants in TexPool Portfolios and other persons who do not have a business relationship with TexPool Portfolios and are qualified to advise in respect to TexPool Portfolios. The Advisory Board members review the investment policy and management fee structure. TexPool is rated AAAM by Standard & Poor's and operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. All investments are stated at amortized cost, which usually approximates the market value of the securities. The stated objective of TexPool is to maintain a stable average \$1.00 per unit net asset value; however, the \$1.00 net asset value is not guaranteed or insured. The financial statements can be obtained from the Texas Trust Safekeeping Trust Company website at www.ttstc.org.

3. Property Taxes

Property taxes are considered available when collected within the current period or expected to be collected soon enough thereafter to be used to pay liabilities of the current period. The District levies its taxes on October 1 in conformity with Subtitle E, Texas Property Tax Code. Taxes are due upon receipt of the tax bill and are past due and subject to interest if not paid by February 1 of the year following the October 1 levy date. The assessed value of the property tax roll on January 1, 2022, upon which the levy for the 2022-23 fiscal year was based, was \$321,371,942. Taxes are delinquent if not paid by June 30. Delinquent taxes are subject to both penalty and interest charges plus delinquent collection fees for attorney costs.

The tax rates assessed for the year ended September 30, 2023, to finance General Fund operations and the payment of principal and interest on general obligation long-term debt were \$0.0775 and \$0.1450 per \$100 valuation, respectively, for a total of \$0.2225 per \$100 valuation.

Current tax collections for the year ended September 30, 2023 were 98.93% of the year end adjusted tax levy. Delinquent taxes are prorated between maintenance and debt service based on rates adopted for the year of the levy. The District is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature. As of September 30, 2023, property taxes receivable, totaled \$2,618 and \$4,899 for the General and Debt Service Funds, respectively.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

4. Capital Assets

In February, 2010, October, 2011, and March, 2016, the District acquired \$4,009,347 of Water Distribution Facilities and Drainage Facilities serving the District’s residents. Under an Amended and Restated Water Facilities Lease and Services Agreement between the District and the West Travis County Public Utility Agency (the PUA), all of the District’s internal Water Distribution Facilities are leased to the PUA in exchange for the PUA’s agreement to provide retail water service to the District’s residents. The PUA is responsible for their operation and maintenance.

During previous years, the District acquired an amenity center that serves the District’s residents. During the current fiscal year, the District had no capitalized additions.

These facilities are being depreciated over 50 years using the straight-line method. Depreciation and amortization in the amount of \$106,764 has been charged to system operations for the year for these assets. A summary of changes in capital assets follows:

	Balance			Balance
<u>Capital Assets:</u>	<u>9/30/2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>9/30/2023</u>
Drainage System	\$ 2,274,396	\$ -	\$ -	\$ 2,274,396
Water System	2,150,469	-	-	2,150,469
Amenity Center	913,306	-	-	913,306
Total	<u>5,338,171</u>	<u>-</u>	<u>-</u>	<u>5,338,171</u>
<u>Accumulated Depreciation:</u>				
Drainage System	(423,929)	(45,488)	-	(469,417)
Water System	(301,063)	(43,010)	-	(344,073)
Amenity Center	(66,151)	(18,266)	-	(84,417)
Total	<u>(791,143)</u>	<u>(106,764)</u>	<u>-</u>	<u>(897,907)</u>
Total Capital Assets (Net)	<u>\$ 4,547,028</u>	<u>\$(106,764)</u>	<u>\$ -</u>	<u>\$ 4,440,264</u>

5. Bonds

At an election held within the District on May 13, 2006, voters authorized a total of \$7,920,000 unlimited tax bonds for the purpose of purchasing, constructing, acquiring, owning, improving, extending, maintaining, repairing, or operating a waterworks system, a drainage and storm water system and recreational facilities for the District. The District’s bonds are collateralized by the levy of an annual ad valorem tax against all taxable property within the District. The District has no direct borrowings or direct placement debt.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

5. Bonds (continued)

In February 2010, the District issued \$2,350,000 of these bonds dated January 15, 2010. The bonds mature serially on August 1, in each year 2013 through 2030, in principal amounts set forth on the following page. Bonds maturing on or after August 1, 2021, are subject to redemption, in whole or in part, on August 1, 2019, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. Bonds maturing in the years 2023, 2024, 2026 and 2030 are also subject to mandatory sinking fund redemption.

In October 2011, the District issued \$1,920,000 of these bonds dated October 1, 2011. The bonds mature serially on August 1, in each year 2014 through 2036, in principal amounts set forth on the following page. Bonds maturing on or after August 1, 2021, are subject to redemption, in whole or in part, on August 1, 2021, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. Bonds maturing in the years 2021, 2023, 2024, 2026, 2028, 2031 and 2036 are also subject to mandatory sinking fund redemption.

In March 2016, the District issued \$1,000,000 of these bonds dated February 15, 2016. The bonds mature serially on August 1, in each year 2019 through 2039, in principal amounts set forth on the following page. Bonds maturing on or after August 1, 2024, are subject to redemption, in whole or in part, on August 1, 2023, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. Bonds maturing in the years 2026, 2029, 2033, 2035, 2037, and 2039 are also subject to mandatory sinking fund redemption.

In August 2016, the District issued \$3,570,000 of Unlimited Tax Refunding Bonds dated August 15, 2016. The bonds mature serially on August 1, in each year 2017 through 2036, in principal amounts set forth on the following page. Bonds maturing on or after August 1, 2027, are subject to redemption, in whole or in part, on August 1, 2026, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. Bonds maturing in the years 2033, and 2036 are also subject to mandatory sinking fund redemption.

In February 2019, the District issued \$1,220,000 of these bonds dated February 27, 2019. The bonds mature serially on August 1, in each year 2019 through 2039, in principal amounts set forth on the following page. Bonds maturing on or after August 1, 2026, are subject to redemption, in whole or in part, on August 1, 2025, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. Bonds maturing in the years 2028, 2030, 2032, 2034, 2036, and 2038 are also subject to mandatory sinking fund redemption.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

5. Bonds (continued)

These bonds are described as follows:

<u>Issue</u>	<u>Original Issue Amount</u>	<u>Installments (In Thousands)</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Outstanding</u>
Series 2010	\$2,350,000	\$65 to 225	2030	4.00–5.70%	\$ -0-
Series 2011	\$1,920,000	\$40 to 145	2036	4.25–5.00%	\$ -0-
Series 2016	\$1,000,000	\$25 to 145	2039	2.00–3.50%	\$ 825,000
Series 2016R	\$3,570,000	\$45 to 360	2036	2.00–4.00%	\$2,645,000
Series 2019	\$1,220,000	\$40 to 160	2038	2.00–3.25%	\$ 945,000

The change in bonds is as follows:

<u>Bonds:</u>	<u>Balance</u>			<u>Balance</u>
	<u>9/30/2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>9/30/2023</u>
Unlimited Tax Bonds, Series 2016	\$ 860,000	\$ -	\$ (35,000)	\$ 825,000
Unlimited Tax Bonds, Series 2016R	2,870,000	-	(225,000)	2,645,000
Unlimited Tax Bonds, Series 2018	990,000	-	(45,000)	945,000
Total Bond Indebtedness	\$ 4,720,000	\$ -	\$(305,000)	\$ 4,415,000

Redemption

Series 2010 Bonds maturing on or after August 1, 2021, are subject to redemption, in whole or in part, on August 1, 2019, or on any date thereafter at a price equal to the principal amount thereof plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, term bonds maturing on in the years 2023, 2024, 2026 and 2030 are subject to mandatory sinking fund redemption.

Series 2011 Bonds maturing on or after August 1, 2021, are subject to redemption, in whole or in part, on August 1, 2021, or on any date thereafter at a price equal to the principal amount thereof plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, term bonds maturing on in the years 2021, 2023, 2024, 2026, 2028, 2031 and 2036 are subject to mandatory sinking fund redemption.

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

5. Bonds (continued)

Series 2016 Bonds maturing on or after August 1, 2024, are subject to redemption, in whole or in part, on August 1, 2023, or on any date thereafter, at a price equal to the principal amount thereof plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, term bonds maturing in the years 2026, 2029, 2033, 2035, 2037 and 2039 are also subject to mandatory sinking fund redemption.

Series 2016R Bonds maturing on or after August 1, 2027, are subject to redemption, in whole or in part, on August 1, 2026, or on any date thereafter, at a price equal to the principal amount thereof plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, term bonds maturing in the years 2033 and 2036 are also subject to mandatory sinking fund redemption.

Series 2019 Bonds maturing on or after August 1, 2026, are subject to redemption, in whole or in part, on August 1, 2025, or on any date thereafter, at a price equal to the principal amount thereof plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, term bonds maturing in the years 2028, 2030, 2032, 2034, 2036 and 2038 are also subject to mandatory sinking fund redemption.

Debt Service Requirements

Debt service requirements on long-term debt as of the end of the year are as follows:

<u>Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2024	\$ 320,000	\$ 151,819	\$ 471,819
2025	340,000	140,175	480,175
2026	355,000	127,731	482,731
2027	370,000	114,781	484,781
2028	385,000	101,131	486,131
2029-2033	1,520,000	303,764	1,823,764
2034-2038	1,050,000	103,081	1,153,081
2039-2043	75,000	2,625	77,625
Totals	\$ 4,415,000	\$ 1,045,107	\$ 5,460,107

BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

5. Bonds (continued)

Advance Refunding of Debt

GASB Statement No. 7, *Advance Refundings Resulting in Defeasance of Debt*, provides that refunded Debt and assets placed in escrow for the payment of related debt service be excluded from the financial statements. As of September 30, 2023, outstanding balances of bond issues that have been refunded and defeased in-substance by placing existing assets and the proceeds of new bonds in an irrevocable trust to provide for all future debt service payments are as follows:

<u>Bond Issue</u>	<u>Amount</u>
Series 2010	\$1,285,000
Series 2011	\$1,375,000

6. Risk Management

The District is exposed to various risks of loss related to torts, theft, damage or destruction of assets, errors and omissions, and natural disasters. During the year, the District obtained liability coverage.

7. Contingencies

In the opinion of the District, no significant contingencies or reportable litigation exist as of the end of the current fiscal year.

8. Estimates

The preparation of financial statements in accordance with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

9. Subsequent Events

The District has evaluated subsequent events as of December 31, 2023, the date the financial statements were available to be issued.

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

10. Reconciliation of Government-wide and Fund Financial Statements

Adjustments to convert the Governmental Funds Balance Sheet to the Statement of Net Assets are as follows:

Governmental Funds Total Fund Balances	\$ 618,628
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds	4,440,264
Long-term liabilities (bonds payable) are not due and payable in the current period and, therefore, are not reported in the funds	(4,415,000)
Interest is accrued on outstanding debt in the government-wide statements, whereas in the governmental funds, an interest expenditure is reported when made and not accrued in the funds	(25,303)
Deferred tax revenue is not available to pay for current period expenditures and, therefore, is deferred in the funds	<u>7,517</u>
Total Net Assets	<u><u>\$ 626,106</u></u>

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BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

10. Reconciliation of Government-wide and Fund Financial Statements (continued)

Amounts reported for governmental activities in the Statement of Activities are different from the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance as follows:

Governmental Funds Excess of Revenues over Expenditures	\$ (81,469)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds	
Change in Deferred Tax Revenue	7,517
Governmental funds report capital outlays as expenditures however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense	
Capital Outlay	-
Depreciation Expense	(106,764)
Governmental funds report principal payments as expenditures however, in the Statement of Activities, these payments are not reported as operating expenses	
Bond Principal	305,000
Governmental funds do not report the change in accrued interest as an expenditure, however, in the Statement of Activities, this change in the amount accrued is reported as an expense	
Accrued Interest	1,467
Bond Proceeds are reported as other financing sources in the governmental funds and thus contribute to the change in fund balance. In the Statement of Net Position, however, issuing debt increases long-term liabilities and does not affect the Statement of Net Position	
Bond Proceeds	-
Change in Net Assets	\$ 125,751

REQUIRED SUPPLEMENTARY INFORMATION

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BELVEDERE MUNICIPAL UTILITY DISTRICT

**COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - GENERAL FUND
BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

	<u>ORIGINAL BUDGET</u>	<u>AMENDED BUDGET</u>	<u>ACTUAL</u>	<u>FAVORABLE (UNFAVORABLE)</u>
<u>REVENUES</u>				
Property Taxes	\$ 244,405	\$ 244,405	\$ 243,955	\$ (450)
Reimbursements	-	-	2,250	2,250
Interest	6,000	19,000	21,993	2,993
TOTAL REVENUES	<u>250,405</u>	<u>263,405</u>	<u>268,198</u>	<u>4,793</u>
<u>EXPENDITURES</u>				
Current:				
Solid Waste Disposal	55,000	56,019	56,019	-
Landscaping	-	-	-	-
Maintenance	23,000	23,000	20,033	2,967
Amenity Center	85,000	120,000	112,464	7,536
Accounting Fees	14,400	14,400	14,400	-
Audit Fees	7,500	7,500	7,500	-
Engineering Fees	30,000	70,000	75,776	(5,776)
Legal Fees	40,000	45,000	54,219	(9,219)
Tax Assessor/Collector	6,000	6,000	3,514	2,486
Director Salaries and Payroll Taxes	-	-	-	-
Insurance	4,000	4,132	4,045	87
Legal Notices	2,000	2,000	2,832	(832)
Bank Charges and Other	800	800	-	800
Debt Service:				
Fiscal Agent's Fees	-	-	-	-
Interest	-	-	-	-
Principal	-	-	-	-
Capital Expenditures	-	-	-	-
TOTAL EXPENDITURES	<u>267,700</u>	<u>348,851</u>	<u>350,802</u>	<u>(1,951)</u>
Excess (Deficit) of Revenues Over Expenditures	(17,295)	(85,446)	(82,604)	2,842
Transfers (to) from Other Funds	-	-	-	-
Fund Balance - Beginning of Year	464,102	464,102	464,102	-
Fund Balance - End of Year	<u>\$ 446,807</u>	<u>\$ 378,656</u>	<u>\$ 381,498</u>	<u>\$ 2,842</u>

See accompanying independent auditor's report

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
SUPPLEMENTARY INFORMATION

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**BELVEDERE MUNICIPAL UTILITY DISTRICT
INDEX OF SUPPLEMENTAL SCHEDULES REQUIRED
BY THE TEXAS WATER COMMISSION
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

(Schedules included are checked; explanatory notes are provided for omitted schedules).

- [√] Schedule of Services and Rates
- [√] Schedule of General Fund Expenditures
- [√] Temporary Investments
- [√] Analysis of Taxes Levied and Receivable
- [√] General Long Term Debt Service Requirements by Years
- [√] Analysis of Changes in General Long Term Debt
- [√] Comparative Schedule of Revenues and Expenditures - General Fund
- [√] Comparative Schedule of Revenues and Expenditures – Debt Service Fund
- [√] Board Members, Key Personnel, and Consultants

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT
SERVICES AND RATES
SEPTEMBER 30, 2023

1. Services Provided by the District:

Drainage
Solid Waste Disposal

2. Retail Rates Based on 5/8" Meter

			Flat	Rate per first	Rate per add'l
	Minimum	Minimum	Rate	1000 Gallons	1000 Gallons
	Charge	Usage	Y/N	Over Minimum	Over Minimum
Water:	\$ N/A	N/A	N/A	\$ N/A	\$ N/A
Wastewater:	\$ N/A	N/A	N/A	\$ N/A	\$ N/A
Surcharge:	-0-				

Total water and wastewater charges per 10,000 gallons usage: \$ N/A

3. Retail Service Provided: Number of retail water and/or wastewater connections.

			Inactive
	Active	Active	Connections
	Connections	EFSC	(EFSC)
Single Family & Total	N/A	N/A	N/A

4. Total Water Consumption During the Fiscal Year:

Gallons pumped into system: N/A
Gallons billed to customers: N/A

5. Standby Fees: The District does not assess standby fees.

6. Anticipated sources of funds to be used for debt service payments: Ad Valorem taxes

7. Location of District:

The District is located entirely within Travis County.
The District is not located within any city.
The District is not located within any city ETJ.
The general membership of the Board is not appointed by an office outside the District.

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT
SCHEDULE OF GENERAL FUND EXPENDITURES
YEAR ENDED SEPTEMBER 30, 2023

Current:

Purchased Services for Resale

Water	\$	-
Wastewater		-
Connection Fees		-
		-

Professional Fees

Audit		7,500
Engineering		75,776
Legal		54,219
		137,495

Contracted Services

Accounting		14,400
Tax Appraisal/Collection		3,514
		17,914

Utilities

Solid Waste Disposal		56,019
		56,019

Administrative

Insurance		4,045
Legal Notices		2,832
Miscellaneous		-
		6,877

Maintenance

Amenity Center Maintenance		20,033
Amenity Center Operations		112,464
		132,497

Capital Expenditures

		-
		-

TOTAL EXPENDITURES

	\$	350,802
		350,802

Number of persons employed by the District: -0-

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**TEMPORARY INVESTMENTS
SEPTEMBER 30, 2023**

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
<u>GENERAL FUND</u>					
State Investment Pool	***0002	5.36%	N/A	382,282	-
Total				<u>382,282</u>	<u>-</u>
<u>DEBT SERVICE FUND</u>					
State Investment Pool	***0001	5.36%	N/A	\$ 184,175	\$ -
Total				<u>184,175</u>	<u>-</u>
TOTALS - ALL FUNDS				<u>\$ 566,457</u>	<u>\$ -</u>

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See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**ANALYSIS OF TAXES LEVIED AND RECEIVABLE
YEAR ENDED SEPTEMBER 30, 2023**

	<u>MAINTENANCE TAXES</u>	<u>DEBT SERVICE TAXES</u>
Taxes Receivable, Beginning of Year	\$ -	\$ -
2022 Original Levy	249,063	465,989
Adjustments	(3,530)	(7,553)
Add: Penalty & Interest	<u>1,040</u>	<u>1,946</u>
Total to be accounted for	<u>246,573</u>	<u>460,382</u>
Tax collections:		
Current year	244,147	455,891
Prior years	<u>(192)</u>	<u>(407)</u>
Total Collections	<u>243,955</u>	<u>455,484</u>
Taxes Receivable, End of Year	<u>\$ 2,618</u>	<u>\$ 4,898</u>

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Property Valuations:					
Land & Improvements	<u>321,371,942</u>	<u>252,706,306</u>	<u>217,593,475</u>	<u>207,053,470</u>	<u>203,075,961</u>
Tax Rates Per \$100 Valuation:					
Debt Service tax rates	\$ 0.1450	\$ 0.1800	\$ 0.2000	\$ 0.2000	\$ 0.2000
Maintenance tax rates	0.0775	0.0850	0.0950	0.1200	0.1500
Totals	<u>\$ 0.2225</u>	<u>\$ 0.3200</u>	<u>\$ 0.3500</u>	<u>\$ 0.3700</u>	<u>\$ 0.3895</u>
Original Tax Levy	<u>\$ 715,053</u>	<u>\$ 669,672</u>	<u>\$ 641,901</u>	<u>\$ 662,571</u>	<u>\$ 710,766</u>

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**GENERAL LONG TERM DEBT SERVICE REQUIREMENTS-BY YEARS
YEAR ENDED SEPTEMBER 30, 2023**

DUE DURING FISCAL YEARS ENDING	ANNUAL REQUIREMENTS FOR SERIES 2016		
	TOTAL PRINCIPAL DUE	TOTAL INTEREST DUE	TOTAL PRINCIPAL AND INTEREST DUE
2024	\$ 35,000	\$ 23,888	\$ 58,888
2025	35,000	23,144	58,144
2026	40,000	22,400	62,400
2027	40,000	21,550	61,550
2028	40,000	20,550	60,550
2029	45,000	19,550	64,550
2030	45,000	18,425	63,425
2031	50,000	17,075	67,075
2032	50,000	15,575	65,575
2033	55,000	14,075	69,075
2034	55,000	12,425	67,425
2035	60,000	10,775	70,775
2036	65,000	8,975	73,975
2037	65,000	7,025	72,025
2038	70,000	5,075	75,075
2039	75,000	2,625	77,625
2040	-	-	-
	<u>\$ 825,000</u>	<u>\$ 243,132</u>	<u>\$ 1,068,132</u>

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**GENERAL LONG TERM DEBT SERVICE REQUIREMENTS-BY YEARS
YEAR ENDED SEPTEMBER 30, 2023**

DUE DURING FISCAL YEARS ENDING	ANNUAL REQUIREMENTS FOR SERIES 2016R		
	TOTAL PRINCIPAL DUE	TOTAL INTEREST DUE	TOTAL PRINCIPAL AND INTEREST DUE
2024	\$ 235,000	\$ 99,000	\$ 334,000
2025	255,000	89,600	344,600
2026	265,000	79,400	344,400
2027	275,000	68,800	343,800
2028	290,000	57,800	347,800
2029	315,000	46,200	361,200
2030	330,000	33,600	363,600
2031	105,000	20,400	125,400
2032	105,000	17,250	122,250
2033	110,000	14,109	124,109
2034	115,000	10,800	125,800
2035	120,000	7,350	127,350
2036	125,000	3,750	128,750
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
	<u>\$ 2,645,000</u>	<u>\$ 548,059</u>	<u>\$ 3,193,059</u>

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**GENERAL LONG TERM DEBT SERVICE REQUIREMENTS-BY YEARS
YEAR ENDED SEPTEMBER 30, 2023**

DUE DURING FISCAL YEARS ENDING	ANNUAL REQUIREMENTS FOR SERIES 2018		
	TOTAL PRINCIPAL DUE	TOTAL INTEREST DUE	TOTAL PRINCIPAL AND INTEREST DUE
2024	\$ 50,000	\$ 28,931	\$ 78,931
2025	50,000	27,431	77,431
2026	50,000	25,931	75,931
2027	55,000	24,431	79,431
2028	55,000	22,781	77,781
2029	60,000	21,131	81,131
2030	60,000	19,331	79,331
2031	60,000	17,531	77,531
2032	65,000	15,731	80,731
2033	65,000	13,781	78,781
2034	70,000	11,831	81,831
2035	70,000	9,731	79,731
2036	75,000	7,544	82,544
2037	80,000	5,200	85,200
2038	80,000	2,600	82,600
2039	-	-	-
2040	-	-	-
	<u>\$ 945,000</u>	<u>\$ 253,916</u>	<u>\$ 1,198,916</u>

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**GENERAL LONG TERM DEBT SERVICE REQUIREMENTS-BY YEARS
YEAR ENDED SEPTEMBER 30, 2023**

DUE DURING FISCAL YEARS ENDING	ANNUAL REQUIREMENTS FOR ALL SERIES		
	TOTAL PRINCIPAL DUE	TOTAL INTEREST DUE	TOTAL PRINCIPAL AND INTEREST DUE
2024	\$ 320,000	\$ 151,819	\$ 471,819
2025	340,000	140,175	480,175
2026	355,000	127,731	482,731
2027	370,000	114,781	484,781
2028	385,000	101,131	486,131
2029	420,000	86,881	506,881
2030	435,000	71,356	506,356
2031	215,000	55,006	270,006
2032	220,000	48,556	268,556
2033	230,000	41,965	271,965
2034	240,000	35,056	275,056
2035	250,000	27,856	277,856
2036	265,000	20,269	285,269
2037	145,000	12,225	157,225
2038	150,000	7,675	157,675
2039	75,000	2,625	77,625
2040	-	-	-
	<u>\$ 4,415,000</u>	<u>\$ 1,045,107</u>	<u>\$ 5,460,107</u>

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**ANALYSIS OF CHANGES IN GENERAL LONG TERM DEBT
YEAR ENDED SEPTEMBER 30, 2023**

	<u>SERIES 2016</u>	<u>SERIES 2016R</u>	<u>SERIES 2018</u>	<u>TOTALS</u>
Interest Rate	2.00 - 3.50%	2.00 - 3.00%	2.00 - 3.25%	
Dates Interest Payable	2/1 : 8/1	2/1 : 8/1	2/1 : 8/1	
Maturity Dates	8/1/18 to 8/1/39	8/1/17 to 8/1/36	8/1/17 to 8/1/38	
Bonds Outstanding-Beginning	\$ 860,000	\$ 2,870,000	\$ 990,000	\$ 4,720,000
Bonds Sold During the Year	-	-	-	-
Bonds Defeased During the Year	-	-	-	-
Retirements During the Year	<u>(35,000)</u>	<u>(225,000)</u>	<u>(45,000)</u>	<u>(305,000)</u>
Bonds Outstanding-Ending	<u>\$ 825,000</u>	<u>\$ 2,645,000</u>	<u>\$ 945,000</u>	<u>\$ 4,415,000</u>
Interest Paid During the Year	\$ 24,588	\$ 105,750	\$ 30,281	\$ 160,619
Accrued Interest Purchased	-	-	-	-
Change in Accrued Interest Payable	<u>(117)</u>	<u>(1,125)</u>	<u>(225)</u>	<u>(1,467)</u>
Interest on Financial Statements	<u>\$ 24,471</u>	<u>\$ 104,625</u>	<u>\$ 30,056</u>	<u>\$ 159,152</u>
Paying Agent	BOKF	BOKF	BOKF	
	<u>Tax Bonds</u>	<u>Other Bonds</u>	<u>Other Bonds</u>	<u>Refunding Bonds</u>
Bond Authority:				
Amount Authorized By Voters	\$ 7,920,000	\$ -	\$ -	\$ -
Amount Issued	\$ 6,490,000	\$ -	\$ -	\$ 3,570,000
Remaining To Be Issued	\$ 1,430,000	\$ -	\$ -	\$ -
Debt Service Fund Cash and Temporary Investments balances as of September 30, 2023				<u>\$ 237,130</u>
Average annual debt service payment (principal & interest) for remaining term of all debt				<u>\$ 341,257</u>

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - GENERAL FUND
FOR THE FIVE YEARS ENDED SEPTEMBER 30, 2023**

	AMOUNTS				
	2023	2022	2021	2020	2019
<u>REVENUES</u>					
Property Taxes	\$ 243,955	\$ 218,489	\$ 214,743	\$ 247,567	\$ 303,226
Reimbursements	2,250	1,961	18,824	-	-
Interest	21,993	3,433	1,700	6,942	11,335
TOTAL REVENUES	268,198	223,883	235,267	254,509	314,561
<u>EXPENDITURES</u>					
Current:					
Solid Waste Disposal	56,019	50,794	47,335	44,760	43,384
Repairs and Maintenance	20,033	22,613	19,633	22,777	-
Amenity Center Operations	112,464	86,859	95,996	61,693	33,277
Accounting Fees	14,400	14,400	14,400	14,400	14,400
Audit Fees	7,500	7,500	7,500	7,500	7,500
Engineering Fees	75,776	35,787	26,133	61,606	17,018
Legal Fees	54,219	46,103	50,990	74,983	62,880
Tax Assessor/Collector	3,514	4,395	2,983	3,313	3,537
Director Salaries and Tax	-	-	-	-	-
Insurance	4,045	2,708	2,669	3,022	2,566
Legal Notices	2,832	897	285	985	628
Bank Charges and Other	-	-	-	-	18
Fiscal Agent Fees	-	-	-	-	-
Capital Expenditures	-	-	238,840	-	-
TOTAL EXPENDITURES	350,802	272,056	506,764	295,039	185,208
<u>OTHER FINANCING SOURCES (USES)</u>					
Other	-	-	31,368	-	-
Excess (Deficit) of					
Revenues over Expenditures	<u>\$ (82,604)</u>	<u>\$ (48,173)</u>	<u>\$ (240,129)</u>	<u>\$ (40,530)</u>	<u>\$ 129,353</u>

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - GENERAL FUND
FOR THE FIVE YEARS ENDED SEPTEMBER 30, 2023**

PERCENT OF REVENUES

	2023	2022	2021	2020	2019
REVENUES					
Property Taxes	91%	98%	91%	97%	96%
Reimbursements	1%	1%	8%	0%	0%
Interest	8%	2%	1%	3%	4%
TOTAL REVENUES	100%	100%	100%	100%	100%
EXPENDITURES					
Current:					
Solid Waste Disposal	21%	23%	20%	18%	14%
Repairs and Maintenance	7%	10%	8%	9%	0%
Amenity Center Operations	42%	39%	41%	24%	11%
Accounting Fees	5%	6%	6%	6%	5%
Audit Fees	3%	3%	3%	3%	2%
Engineering Fees	28%	16%	11%	24%	5%
Legal Fees	20%	21%	22%	29%	20%
Tax Assessor/Collector	1%	2%	1%	1%	1%
Director Salaries and Tax	0%	0%	0%	0%	0%
Insurance	2%	1%	1%	1%	1%
Legal Notices	1%	0%	0%	0%	0%
Bank Charges and Other	0%	0%	0%	0%	0%
Fiscal Agent Fees	0%	0%	0%	0%	0%
Capital Expenditures	0%	0%	102%	0%	0%
TOTAL EXPENDITURES	131%	122%	215%	116%	59%
OTHER FINANCING SOURCES (USES)					
Other	0%	0%	13%	0%	0%
Excess (Deficit) of					
Revenues over Expenditures	<u>-31%</u>	<u>-22%</u>	<u>-102%</u>	<u>-16%</u>	<u>41%</u>

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - DEBT SERVICE FUND
FOR THE FIVE YEARS ENDED SEPTEMBER 30, 2023**

	AMOUNTS				
	2023	2022	2021	2020	2019
REVENUES					
Property Taxes	\$ 455,484	\$ 458,163	\$ 443,633	\$ 414,456	\$ 403,748
Interest	12,577	1,679	884	3,540	5,742
TOTAL REVENUES	468,061	459,842	444,517	417,996	409,490
EXPENDITURES					
Debt Service					
Fiscal Agent Fees	1,307	1,326	1,854	1,749	2,267
Interest	160,619	168,644	175,694	182,444	188,681
Principal	305,000	285,000	275,000	270,000	250,000
TOTAL EXPENDITURES	466,926	454,970	452,548	454,193	440,948
OTHER FINANCING SOURCES					
Bond Proceeds	-	-	-	-	-
Excess (Deficit) of Revenues over Expenditures	<u>\$ 1,135</u>	<u>\$ 4,872</u>	<u>\$ (8,031)</u>	<u>\$ (36,197)</u>	<u>\$ (31,458)</u>

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - DEBT SERVICE FUND
FOR THE FIVE YEARS ENDED SEPTEMBER 30, 2023**

	PERCENT OF REVENUES				
	2023	2022	2021	2020	2019
REVENUES					
Property Taxes	97%	100%	100%	99%	99%
Interest	3%	0%	0%	1%	1%
TOTAL REVENUES	100%	100%	100%	100%	100%
EXPENDITURES					
Debt Service					
Fiscal Agent Fees	0%	0%	0%	0%	1%
Interest	34%	37%	40%	44%	46%
Principal	65%	62%	62%	65%	61%
TOTAL EXPENDITURES	100%	99%	102%	109%	108%
OTHER FINANCING SOURCES					
Bond Proceeds	0%	0%	0%	0%	0%
Excess (Deficit) of Revenues over Expenditures	0%	1%	-2%	-9%	-8%

See accompanying independent auditor's report

BELVEDERE MUNICIPAL UTILITY DISTRICT

**BOARD MEMBERS, KEY PERSONNEL, AND CONSULTANTS
YEAR ENDED SEPTEMBER 30, 2023**

DISTRICT MAILING ADDRESS: c/o Lloyd Gosselink Rochelle & Townsend 816 Congress Av #1900 Austin TX 78701

DISTRICT BUSINESS TELEPHONE NUMBER: (512) 322-5800

LIMITS ON FEES OF OFFICE THAT A DIRECTOR MAY RECEIVE DURING A FISCAL YEAR: \$7,200

<u>NAMES</u>	<u>TERM OF OFFICE</u>	<u>SALARY FYE 9/30/23</u>	<u>REIMBURSEMENTS FYE 9/30/23</u>	<u>TITLE AT YEAR END</u>
<u>DIRECTORS</u>				
James Koerner	Elected 5/22-5/26	\$ -	\$ -	President
Ronald Ubertini	Elected 5/20-5/24	-	-	Vice-President
Kim Clifford	Elected 5/20-5/24	-	-	Secretary
Vito Sciaraffia	Appointed 1/23-5/26	-	-	Asst Sec
Keri Parker	Appointed 5/22-5/26	-	-	Asst Sec
Payments to Retiring Directors		-	-	
		<u>\$ -</u>	<u>\$ -</u>	
<u>CONSULTANTS</u>				
Lloyd Gosselink Rochelle & Townsend, PC		\$ 54,219	\$ -	Attorney
Quiddity		\$ 75,776	\$ -	Engineer
West Davis and Company, LLP		\$ 7,500	\$ -	Auditor
Montoya & Monzingo		\$ 14,400	\$ -	Accountant
Travis County Tax Collector		\$ 3,514	\$ -	Tax Collector

See accompanying independent auditor's report

OTHER INFORMATION

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BELVEDERE MUNICIPAL UTILITY DISTRICT

**PRINCIPAL TAXPAYERS
SEPTEMBER 30, 2023**

Taxpayer	Taxable Assessed Value	% of 2023 Certified Taxable Assessed Value
Individual	\$ 3,818,175	1.00%
Individual	3,172,283	0.83%
Individual	3,132,537	0.82%
Individual	2,994,697	0.78%
Individual	2,872,385	0.75%
Individual	2,871,054	0.75%
Individual	2,850,000	0.75%
Individual	2,765,718	0.72%
Individual	2,750,000	0.72%
Individual	2,723,948	0.71%
Total	\$ 29,950,797	7.83%

**ASSESSED VALUE BY CLASSIFICATION
SEPTEMBER 30, 2023**

Type of Property	2023 Taxable Assessed Value
Land	\$ 169,736,873
Improvements	319,886,014
Personal Property	87,693
Less: Homestead Cap	(105,454,484)
Total Assessed Valuation	384,256,096
Exemptions	1,916,020
Total Taxable Appraised Valuation	\$ 382,340,076

See accompanying independent auditor's report

Agenda Item No. 8

Discuss, consider, and take action to adopt Order Calling Directors Election and authorize publication of notice (*Discutir, considerar y tomar medidas para adoptar la Orden que Llama la Elección de Directores y autorizar la publicación del aviso*).

BELVEDERE MUNICIPAL UTILITY DISTRICT
ORDER CALLING 2024 DIRECTORS ELECTION

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

The Board of Directors of Belvedere Municipal Utility District (the "District") met in regular session, open to the public, after due notice, at The Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, an official meeting place within the boundaries of the District, on January 16, 2024; whereupon the roll was called of the members of the Board of Directors, to wit:

James Koerner	President
Ronald Ubertini	Vice President
Kim Clifford	Secretary
Keri Parker	Assistant Secretary
Vito Sciaraffia	Assistant Secretary

All members of the Board were present, except Director _____.

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

"Aye" __; "No" __.

The Order thus adopted is as follows:

WHEREAS, Section 49.103 of the Texas Water Code requires that elections for members of the board of a district shall be held on the uniform election date established by the Texas Election Code in May of even-numbered years; and

WHEREAS, Sections 2.051-2.053 of the Texas Election Code establish a procedure for declaring unopposed candidates elected to office without holding the election; and

WHEREAS, in the interest of increasing the efficiency and effectiveness of local governments, local governments may contract or agree with each other to perform governmental functions and services in accordance with Chapter 791 of the Texas Government Code; and

WHEREAS, Section 31.092 of the Texas Election Code authorizes the county elections officer to contract with the governing body of a political subdivision situated wholly or partly in

the county served by the officer to perform election services in any one or more elections ordered by the political subdivision; and

WHEREAS, the Board of Directors of the District contracts with Travis County for the provision of election services and is contracting with those entities with overlapping jurisdictions for joint elections; and

WHEREAS, the Board of Directors wishes to proceed with the ordering of the directors' election to be held on May 4, 2024; and

WHEREAS, in the event the directors' election is uncontested, the Board of Directors will follow the procedures for election of unopposed candidate established by Section 2.051-2.053 of the Texas Election Code.

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

Section 1: The matters and facts set out in the preamble of this order are hereby found and declared to be true and complete.

Section 2: An election shall be held by the District on the 4th of May, 2024, between the hours of 7:00 a.m. and 7:00 p.m., at the polling place locations on **Exhibit A**, places which the Board of Directors of the District, after duly considering the requirements of the Texas Election Code, finds to be proper places for conducting said election, pursuant to an agreement under Section 31.092, Texas Election Code, at which there shall be submitted the question of the election of two (2) directors, each of whom will serve four (4) year terms.

Section 3: Voting in said election on Election Day and during early voting by personal appearance shall be by the use of the Election Systems & Software Express Vote System, which shall have available both English and Spanish and shall conform to the requirements of the Texas Election Code. Oral bilingual assistance shall be available during the election and may be obtained by contacting the Presiding Judge.

The electronic voting equipment used in the election shall include the names of all candidates for the office of director who filed applications to have their names printed on the ballot by 5:00 p.m. seventy-eight (78) days prior to the election and blank spaces for write-in votes. Any person interested in applying to be a candidate for the office of director may obtain an application to have his/her name printed on the ballot at the offices of the District's General Counsel, Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701, during the hours of 8:30 a.m. to 5:30 p.m.; or by sending an email to elections@lglawfirm.com. The deadline for candidates to file applications to have their name on the ballot is 5:00 p.m. on February 16, 2024, and the deadline for write-in candidates to file a declaration of write-in candidacy is 5:00 p.m. on February 20, 2024.

Each voter may vote for up to two (2) candidates on the ballot for director by placing an "X" in the square beside the person's name or by writing the name or names of a person or persons who file a valid declaration of write-in candidacy in the blank spaces provided.

Section 4: The boundaries of the District are hereby designated as and shall constitute one (1) election precinct. The District will contract with Travis County to conduct the election in accordance with an Election Agreement. Pursuant to the Election Agreement, Travis County will designate the Presiding Judge. The Presiding Judge may appoint, as he or she deems necessary, clerks to assist in the conduct of the election.

The Travis County Election Officers shall serve as the Early Voting Clerks to conduct early voting. Early voting in the election by personal appearance shall begin on April 22, 2024 and shall continue through April 30, 2024, except for Sundays and official state holidays. The places as designated by Travis County and at which early voting shall be conducted are listed on the attached **Exhibit B.**

The early voting clerk's mailing address to which ballot applications and ballots to be voted by mail may be sent is:

Belvedere Municipal Utility District
c/o Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701.
ATTN: David J. Klein
elections@lglawfirm.com
District website: www.belvederemud.org

The last day to submit to the District a request for ballot by mail is April 23, 2024.

Pursuant to the Election Agreement, Travis County will designate the Presiding Judge of the Early Ballot Board, the members of which shall be the precinct election officers serving the election precinct as provided in Section 87.004 of the Texas Election Code.

Section 5: The election shall be held and conducted and returns made to this Board of Directors in accordance with the Texas Election Code, as amended.

Section 6: All qualified resident electors of the District shall be entitled to vote in the election.

Section 7: The Secretary of the Board of Directors is hereby directed to determine if the candidates are unopposed for election based on the following conditions:

(1) Only one candidate's name is to be placed on the ballot for each director position available, and

(2) No candidate's name is to be placed on a list of write-in candidates for the office of director.

If such circumstances exist, the Secretary of the Board of Directors shall certify in writing which, if any, candidates are unopposed for election to the office of director. The certification shall be delivered to the Board of Directors as soon as possible after the filing deadlines for placement on the ballot and list of write-in candidates. On receipt of the certification, the Board of Directors may declare each unopposed candidate elected to office, the election for that position will not be held, and a copy of the order declaring the candidate elected shall be posted at the polling place on Election Day.

Section 8: Pursuant to Section 31.123, Texas Election Code, the Secretary of the Board hereby appoints David J. Klein, Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 as the District's agent for this election.

Section 9: To the extent the results of the election are not declared in accordance with Section 7 of this Order, the Secretary of the Board is hereby directed to provide notice of this election, in English and Spanish, by any one or more of the following methods in accordance with Section 4.003, Texas Election Code:

- (1) By publishing the notice at least once, not earlier than the 30th day or later than the 10th day before Election Day in a newspaper of general circulation in the territory if none is published in the jurisdiction of the authority responsible for giving the notice; or
- (2) By posting, not later than the 21st day before Election Day, a copy of the notice at a public place in each election precinct that is in the jurisdiction of the authority responsible for giving the notice; or
- (3) By mailing, not later than the 10th day before Election Day, a copy of the notice to each registered voter of the territory that is covered by the election and is in the jurisdiction of the authority responsible for giving the notice.

Section 10: The President and Secretary are authorized and directed to take any action necessary to carry out the provisions of this order.

PASSED AND APPROVED THE 16th day of January, 2024.

James Koerner
President, Board of Directors

ATTEST:

Kim Clifford
Secretary, Board of Directors

(DISTRICT SEAL)

EXHIBIT A

Travis County Election Day Locations

EXHIBIT B

Travis County Early Voting Locations

Agenda Item No. 11

Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:

- a. Report from the District's Engineer;
- b. Vegetated filter strip inspections;
- c. Notice of Violation concerning culvert/ditch work on property at 8316 Verde Mesa;
- d. Update on culvert/ditch work along Springdale Ridge;
- e. Playground maintenance work update; and
- f. Trail maintenance.

January 12, 2024

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

Re: Monthly Status Report
Belvedere MUD Regular Board Meeting of January 16, 2024

Dear Directors:

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

1. Drainage Facilities

- a. Verde Mesa Cove– The district issued a violation at 8313 Verde Mesa regarding drainage ditch modifications. The engineering subcommittee agreed to work with the homeowner and builder to ensure the ditch grading is acceptable.
- b. Lakewood Ridge Cove- We coordinated with the engineering subcommittee to review a proposed response to a resident related to proposed ditch grading.
- c. Ditch lining evaluations – No report at this time.
- d. Drainage System Issue Resolution Guidelines – We collaborated with the engineering subcommittee to review Quiddity’s suggested edits to the guidelines dated 09/12/23. After review and discussion with the subcommittee, the subcommittee agreed to move forward with the version of the guidelines dated 9/12/23. A copy of the guidelines is attached.

Board Action: Consider approval of the drainage guidelines.

2. Water Quality Facilities – No report at this time

3. Trail Facilities

- a. Maintenance – No report at this time.
- 4. Preservation Ranch** – We have coordinated with the subcommittee for the Preservation Ranch development items and have researched existing Belvedere waterlines as requested. Copies of Belvedere plans have been provided to the subcommittee.



Board of Directors
Belvedere MUD
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January 12, 2024

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

Sincerely,

A handwritten signature in black ink that reads "Meagan Norris".

Meagan Norris, P.E.

MNN/mnn

K:\16654\16654-0900-23 2023 General Consultation (Belvedere MUD)\Meeting Files\Status Reports\Status Report for Belvedere 20240112.docx

DRAFT (9/12/23)

Belvedere Municipal Utility District Drainage System Issue Resolution Guidelines

The Belvedere Municipal Utility District (District) owns and operates the drainage facilities serving the District. Design Criteria and Requirements for the District's Drainage System (DDC&R) are as established by the District's Engineer. The District Engineer shall monitor the proper operation and maintenance of the District's drainage facilities. The Board shall from time to time approve updates to the DDC&R including, but not limited to additions or alterations to the District's Drainage System due to erosion, flooding, variation in expected water flows or changes in water pathways, as recommended by the District Engineer.

Lot drainage shall follow the natural drainage to the street, utility easement or natural grade elevations. Each Owner is responsible for managing lot surface drainage. All requirements of the District or other governmental agencies also must be met. It is the Owner's responsibility to determine compliance with all District or other governmental requirements. Consistent therewith, a lot owner shall direct rainwater and/or irrigation runoff from his or her lot to appropriate drainage areas or easements so as to minimize the impact of the runoff on neighboring lots. If an issue regarding runoff is brought to the attention of the Board, the Board (with guidance from the District Engineer) may, in its sole discretion, seek to help facilitate identification of the source of any problem and/or recommend a resolution thereof. However, resolution of any such matter shall remain the responsibility of the relevant lot owners.

A lot owner is also responsible for ensuring that all Improvements on his or her lot are in compliance with the DDC&R. If changes are made to the DDC&R, the lot owner shall be responsible for bringing any lot Improvements into compliance. The Board (with guidance from the District Engineer) shall provide guidance to the lot owner with regards to what is required to come into compliance. However, any additional costs incurred by the Board (including legal and engineering fees) to bring an Improvement into compliance will be the responsibility of the lot owner. Notwithstanding the foregoing, if a change to the DDC&R for a given lot is caused by (i) Improvements on or topography changes to one or more lots and/or common areas other than the lot where the change is required or (ii) increases in expected water flows or changes in water pathways, the Board (with guidance from the District Engineer) shall assist in determining the party (or parties) responsible for implementing the required changes and the extent to which each party shall bear the costs thereof.

If changes to the DDC&R are located on common areas within the District or caused by alterations to the topography directly attributable to acts undertaken by the District, the District shall bear (i) the responsibility for implementing the changes to the DDC&R and (ii) all of the cost thereof.