

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF MEETING**

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

Notice is hereby given pursuant to V.T.C.A., Government Code Chapter 551, that the Board of Directors of Belvedere Municipal Utility District (District) will hold a regular meeting, open to the public, on Tuesday, August 20, 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:

Meeting materials are available at www.belvederemud.org.

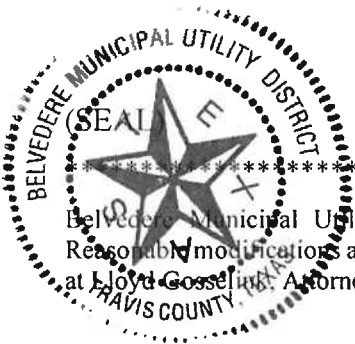
1. Call meeting to order and establish a quorum.
2. Receive public comments.
3. Discuss, consider, and take action to approve minutes for the May 20, 2024 regular meeting of the Board of Directors.
4. Discuss, consider, and take action to adopt a resolution amending the District's budget for fiscal year 2023-2024.
5. Discuss, consider, and take action as necessary regarding 2024 tax rate, including but not limited to, setting a date for a public hearing on the tax rate, and authorizing publication of notice of public hearing on such tax rate.
6. 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. TexPool investments; and
 - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
7. Discuss, consider, and take action regarding report from the District liaison to the HOA and from the HOA liaison to the District.
8. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - a. Report from the District's Engineer;
 - b. Drainage facilities, including, but not limited to:
 - (i) review of landscaping improvements within the ditch in front of the property at 8700 Springdale Ridge Drive;
 - (ii) review of landscaping improvements within the ditch in front of the property at 8708 Springdale Ridge Drive;
 - (iii) gabion berm located at 8408 Lakewood Ridge Cove; and


(iv) temporary culvert removal at 18201 Flagler Drive; and

c. Trail maintenance.

9. Discuss, consider, and take action as necessary concerning demand letter from the landowners at 8305 Verde Mesa Cove, Austin, TX 78737.
10. The Board will meet in executive session to receive legal advice from its attorney regarding the demand letter from landowners at 8305 Verde Mesa Cove, Austin, TX 78737, in accordance with Texas Government Code § 551.071.
11. Adjournment.

EXECUTED this the 16th day of August, 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. 3

Discuss, consider, and take action to approve minutes for the May 20, 2024 regular meeting of the Board of Directors.

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

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

On May 20, 2024, the Board of Directors (“Board”) of Belvedere Municipal Utility District (the “District”) held a regular 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
Keri Parker	Assistant Secretary
Vito Sciaraffia	Assistant Secretary
Geoffrey Webster	Director-Elect

At the beginning of the meeting, all of the Directors were present, thus constituting a quorum of the Board. All Directors who attended voted on all Items that came before the Board. Other attendees included Meagan Norris, P.E., and McKenna Sanders, EIT with Quiddity Engineering; David Klein, Attorney, and Fred Castro, Paralegal, with Lloyd Gosselink Rochelle & Townsend, P.C. (“Lloyd Gosselink”); Steve Smets with Paradigm Custom Homes; and Brannon Moncrief, Kim Clifford, M. L. Blanton, Pratik Patel and Paul Millsap, property owners.

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, and therefore a quorum of the Board was in attendance.
2. Discuss, consider, and take action concerning qualifying newly elected directors. Director Koerner introduced this Item. Ronald Ubertini and Geoffrey Webster recited their Statements of Officer and Oaths of Office, administered by Mr. Castro, a Notary Public.

Next, Director Koerner requested that the Board take up Agenda Item 9.b.i. and iii out of order for the convenience of the members of the public present at the meeting for these Items. Such portion of the minutes is provided immediately below to follow the chronological order in which the Board:

9. Discuss, consider, and take action regarding the improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - b. Drainage facilities, including but not limited to,

- (i) review of landscaping improvements within the ditch in front of the property at 8708 Springdale Ridge Drive;
- (iii) gabion berm located at 8408 Lakewood Ridge Cove;

The Board first took up Item 9.b.(iii). Ms. Norris stated that Mr. Moncrief, the property owner at 8408 Lakewood Ridge Cove, had reached out to the District requesting maintenance of the gabion berm extending from the Belvedere Amenity Center to his property. She stated that her firm had coordinated with DigDug Construction to evaluate the condition of the berm and submit a proposal to rebuild or repair the berm. A copy of DigDug Construction's proposal is attached hereto as **Exhibit "B"**. After discussion, Director Sciaraffia moved to refer this item to the District's Engineering Subcommittee for review, with the authority to spend an amount not exceeding \$2,000.00 to rebuild or repair the berm. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. Mr. Moncrief requested that the Board keep him apprised of the District Engineering Subcommittee's decision.

Next, as to Item 9.b.(i), Mr. Smets provided the Board with a brief history of the status of the landscaping improvements, including culvert installation, within the ditch in front of Mr. Patel's home. He noted that the area in front of Mr. Patel's home was flat with no ditch- just a flat grade that is even with the street. Mr. Smets added that he made an inquiry to the HOA concerning the need for the installation of an 18-inch culvert; and that the HOA informed him that as a part of the lot's grading plan, a berm, ditch, and culvert, would have to be installed. Mr. Smets stated that he was then informed that approval would have to be obtained from the District with regard to any landscaping improvements made. He stated that river rock was installed to help impede erosion, which ultimately raised the slope of the drainageway. Mr. Smets stated that the District Engineer's review of the landscape improvements revealed that certain modifications would be required. Director Sciaraffia stated that according to the District's Engineer, the slope, depth, and length of the ditch are incorrect, noting that the installation of river rock has no bearing on the District's analysis up to this point. After discussion, Director Sciaraffia stated that he wanted to clarify that the District never received a request or granted its approval of the construction plans for the drainage improvements made to the front of the property at 8708 Springdale Ridge Drive. In response to an inquiry from the Board, Mr. Smets stated that he would propose removing all the river rocks in exchange for the Board's approval of the drainage improvements as currently installed. Director Sciaraffia proposed that the District's Engineering Subcommittee, in association with the District's Engineer, determine a path forward that would bring the drainage way in front of Mr. Patel's property as close to meeting the District's requirements as economically possible. Director Ubertini suggested that the District obtain a release of liability from Mr. Patel in the event his property sustains damage as a result of the drainage improvements not being constructed to the District's requirements. Mr. Smets proposed that he and Mr. Patel be given an opportunity to come up with a proposal to address this issue that meets their satisfaction. Director Koerner stated that the Board, in association with the District's Engineer, would review the property owner's proposal and take it into consideration. After discussion, Director Koerner moved to establish a subcommittee comprised of Directors Koerner and Sciaraffia, in association with the District's Engineer, to review the property owner's proposal and make recommendations to the Board concerning a course of action to address the drainage issues

at 8708 Springdale Ridge Drive. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. The Board then took up Item 3.

3. Discuss, consider, and take action regarding election of officers. Director Koerner introduced this Item. After discussion, Director Sciaraffia moved to elect Director Koerner as President. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. Director Koerner moved to elect Director Ubertini as Vice-President. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 5-0. Director Ubertini moved to elect Director Sciaraffia as Secretary/Treasurer. Director Koerner seconded the Motion and the Motion passed unanimously, 5-0. Director Koerner moved to elect Director Parker as Assistant Secretary. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. Director Ubertini moved to elect Director Webster as Assistant Secretary. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 5-0.

Next, Director Koerner requested that the Board take up Item 10 and discuss, consider, and take action as necessary concerning a demand letter from the landowners at 8305 Verde Mesa Cove, Austin, TX 78737.

10. Discuss, consider, and take action as necessary concerning demand letter from the landowners at 8305 Verde Mesa Cove, Austin, Texas 78737. Mr. Klein stated that the District was in receipt of a demand letter relating to alleged damage to real property at 8305 Verde Mesa Drive. Director Parker commented that she was willing to recuse herself from taking action in connection with this Item. Mr. Klein stated that he had prepared a Conflict of Interest Disclosure Affidavit which discloses that she is the owner of 8305 Verde Mesa Cove, which is the subject of this Agenda Item. After discussion, and in response to an inquiry from Director Sciaraffia, Mr. Klein advised the Board that Director Parker has a conflict of interest as she has a pecuniary interest in the litigation contemplated by the demand letter. Next, Mr. Klein stated that he had alerted Director Koerner of the demand letter and that it was determined that no action be undertaken until the full Board was made aware of this matter. Director Koerner confirmed that Mr. Klein's comments were accurate and that it was decided by the two of them to place this matter on today's meeting agenda. Director Koerner stated that he had directed Mr. Klein to include a copy of the demand letter in the Director's meeting materials. Mr. Klein noted that the demand letter states that if there was not a payment within 14 days of the letter's receipt certain steps would be taken. He inquired if there was anyone present who could provide comment on whether or not any additional steps in connection with this matter had been undertaken. Director Parker stated that the demand letter states that if the parties do not enter into a settlement agreement with a resolution within 14 days of its receipt the property owners will file suit. Mr. Klein next inquired if there was anyone present with knowledge that a settlement or resolution had been reached in this matter. Mr. Millsap responded no. After discussion, Director Koerner announced that the Board would take up the rest of the Items on the agenda and convene in executive session at the end of this meeting to discuss this matter further.
4. Receive public comments. Director Koerner introduced this item. No comments from the public were received.
5. Discuss, consider, and take action to approve the minutes of the March 19, 2024 regular meeting. Director Koerner introduced this Item, and a copy of the minutes is attached hereto

in **Exhibit “C”**. Director Sciaraffia moved to approve the minutes of the March 19, 2024, regular meeting, as presented. Director Webster seconded the Motion and the Motion passed unanimously, 5-0.

6. Discuss, consider, and take action as necessary concerning reports from the District’s Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. Coordination on bookkeeping matters, including, but not limited to, removal of director Kim Clifford as a signatory from all district bank accounts and the addition of director Geoffrey Webster as a signatory on all district bank accounts open;
 - c. TexPool investments; and
 - d. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item. First, Director Koerner presented the Bookkeeper’s Report and cash sheet, consisting of the list of invoices and additional documentation concerning other bookkeeping matters, all of which are attached hereto as **Exhibit “D”**. After discussion, Director Koerner requested that the Board (i) ratify the payment of the prior invoices, (ii) approve the payment of new invoices, (iii) authorize the transfers of \$40,000.00 from the District’s Money Market Account to the District’s Checking Account to pay bills, and \$15,593.54 from the District’s Checking Account to the District’s Debt Service Account, per the Bookkeeper’s Report, and (iv) approve the District’s Quarterly Investment Report. Director Ubertini moved to ratify the payment of the invoices paid since the Board’s last regular meeting, approve the payment of current invoices, authorize the bank transfers, as presented in the Bookkeeper’s Report, and approve the District’s Quarterly Investment Report. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 5-0.

Then, for subitem b., the Board noted that with Kim Clifford having rolled-off the Board, the District needs to remove her as a signatory to its bank accounts. Director Koerner moved to remove Kim Clifford as a signatory to the District’s bank accounts. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.

7. Discuss, consider, and take action to amend Joint Use and Maintenance Agreement between the District and the HOA. Director Koerner introduced this Item. Mr. Klein presented a third amended Joint Use and Maintenance Agreement, a copy of which is attached hereto as **Exhibit “E”**. After discussion, Director Sciaraffia moved to approve the amended Joint Use and Maintenance Agreement, as presented. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.
8. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District. Director Koerner introduced this Item. Director Koerner stated that he had attended the most recent HOA meeting. He reported that there was a discussion at that meeting of a proposal to increase fees for the rental of the Amenity Center facility. The HOA liaison to the District was not in attendance at this District meeting and, therefore, there was no HOA report. Next, there was discussion concerning the reconstitution of the various District subcommittees and the appointment of Board members to each, including the District’s liaison to the HOA. After discussion, it was the consensus of the Board that the District’s Engineering Subcommittee would be comprised

of Director Sciaraffia, the District's Finance Subcommittee would be comprised of Directors Ubertini and Parker, the District's Legal/Litigation Subcommittee would be comprised of Directors Koerner and Webster, and the District's Liaison to the HOA would be Director Koerner.

9. Discuss, consider, and take action regarding the improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - a. Report from the District's Engineer;
 - b. Drainage facilities, including but not limited to,
 - (i) review of landscaping improvements within the ditch in front of the property at 8708 Springdale Ridge Drive;
 - (ii) temporary culvert removal at 18201 Flagler Drive; and
 - (iii) gabion berm located at 8408 Lakewood Ridge Cove;
 - c. Playground maintenance work update; and
 - d. Trail maintenance.

Director Koerner introduced this Item, and the Board took up the remainder of this Item. A copy of the Engineer's Report is attached hereto as **Exhibit "F"**. Ms. Norris stated that her office had received no new ditch-lining evaluations. She stated that in addition to the discussion earlier in the meeting related to her firm's review of the submittal for 8708 Springdale Ridge Drive regarding drainage ditch modifications, she wanted to point out that this location is the most downstream home on Springdale Ridge Drive and the front of this house will receive the brunt of the largest quantity of rainwater runoff within the ditch. She stated that the depth and bottom width of the drainage channel had not been constructed to the District's Culvert Table specifications and noted that the upstream property's ditch had been constructed at an elevation that is higher than the next upstream home's ditch which could cause an obstruction and impede the flow of water. Ms. Norris added that the homes in question have been constructed at a lower elevation than the roadway and drainage ditches. After discussion, Director Koerner requested that Ms. Norris identify all remaining undeveloped lots within the District with no culvert or drainage ditch at the front of the properties. Lastly, Ms. Norris reported that no trail-related maintenance or activities have been undertaken.

The Board noted that the next meeting be held at 6:00 PM at the Belvedere Amenity Center on August 20, 2024.

11. The Board will meet in executive session to receive advice from its attorneys regarding the demand letter from landowners at 8305 Verde Mesa Cove, Austin, Texas 78737, in accordance with Texas Government Code § 551.071. Director Koerner introduced this Item. At 7:39 p.m., Director Webster moved to enter into an executive session under Texas Government Code § 551.071 to receive legal advice from its attorney on this matter. Director Ubertini seconded the Motion and the Motion was approved unanimously, 4-0, as Director Parker excused herself and left the meeting. At 7:50 p.m., Director Ubertini moved to conclude the executive session and reenter open session. Director Webster seconded the Motion and the Motion passed unanimously, 4-0. Director Koerner then announced that no

action was taken by the Board during Executive Session.

Next, Director Ubertini directed Mr. Klein to respond to the demand letter from landowners at 8305 Verde Mesa Cove, Austin, Texas 78737, as discussed during the executive session. Director Koerner seconded the Motion and the Motion passed unanimously, 4-0.

12. Adjournment. Director Webster moved to adjourn the meeting. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 4-0. The meeting was adjourned at 8:00 p.m.

PASSED, APPROVED, AND ADOPTED this 20th day of August 2024.

[DISTRICT SEAL]

Vito Scaraffia, Secretary

Agenda Item No. 4

Discuss, consider, and take action to adopt a resolution amending the District's budget for fiscal year 2023-2024.

ORDER AMENDING THE 2023-2024 DISTRICT BUDGET

STATE OF TEXAS

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COUNTY OF TRAVIS

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BELVEDERE MUNICIPAL UTILITY DISTRICT

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The Board of Directors of Belvedere Municipal Utility District met in regular session, open to the public, after due notice, at The Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, within the boundaries of the District, on the 20th day of August, 2024; whereupon the roll was called of the members of the Board of Directors, to wit:

James Koerner	President
Ronald Ubertini	Vice President
Vito Sciaraffia	Secretary/Treasurer
Keri Parker	Assistant Secretary
Geoffrey Webster	Assistant Secretary

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

WHEREUPON, among other business conducted by the Board, Director _____ introduced the Order set out below 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, a regular meeting of the Board of Directors of Belvedere Municipal Utility District (the "District") was held on August 20, 2024; and

WHEREAS, the Board of Directors previously projected the operating expenses and revenues for the District for the period October 1, 2023 through September 30, 2024, and adopted an operating budget consistent therewith; and

WHEREAS, the Board of Directors is of the opinion that the District's budget should be amended to reflect adjustments made to the operating expenses and revenues of the District.

NOW THEREFORE BE IT ORDERED THAT:

1. The revised operating budget attached hereto as **Exhibit "A"** is hereby adopted.

2. The Secretary of the Board of Directors is hereby directed to file a copy of this Order Amending the 2023-2024 District Budget in the official records of the District.

PASSED AND APPROVED this 20th day of August 2024.

James Koerner, President
Board of Directors

ATTEST:

Vito Scaraffia, Secretary
Board of Directors

Agenda Item No. 5

Discuss, consider, and take action as necessary regarding 2024 tax rate, including but not limited to, setting a date for a public hearing on the tax rate, and authorizing publication of notice of public hearing on such tax rate.

2024 Developed Water District Tax Rate Calculations

Belvedere MUD

July 22, 2024

Instructions

These worksheets will calculate the information water districts will need prior to adopting their tax rate. It will be necessary first to enter the required data on the "Data Entry" sheet. To access that sheet, click on the Data tab located at the bottom of this window. Some data may already have been entered for you.

NOTE: All worksheets are "locked" to protect accidental changes. You may only enter items on the data entry page and only in the blue colored cells. If for some reason you need to otherwise edit any of the worksheets, the password to unlock them is "TAX". It is case sensitive.

If you have debt, when you enter the debt information, your debt rate will be calculated for you on line 12 of the data entry page. It has a provision for you to "back into" a specific debt rate if you wish.

After you have entered the required data, click on the "Notice" tab. This sheet has all the information you need to complete the "Water District Notice of Public Hearing on Tax Rate". This is a notice all water districts must publish prior to adopting their tax rate (Water Code, Section 49.236). The Tax Office cannot publish this for you.

If line 14 on the Notice tab is equal to or less than 3.5%, this paragraph does not apply and you may ignore the "Voter-Approval" tab. If line 14 on the Notice tab is more than 3.5% and you are a Developed Water District, an election must be held to determine whether to approve the maintenance and operation tax rate under Section 49.23602 of the Water Code. You are advised to seek legal counsel in this event. The VOTER-APPROVAL RATE is calculated for you on the "Voter-Approval" tab.

NOTE: Due to an anomaly in the law, it is possible that the calculated voter-approval rate will be higher than the proposed rate which generated the voter-approval rate. Although not likely, if this occurs, you should seek legal counsel. If you are a new jurisdiction or had no levy last year, line 14 of the Notice tab will display "INFINITE %" because you are dividing by zero. Again, this is a problem with the wording in the Code and you may wish to seek legal counsel as to what you need to show in your notice.

2024 Developed Water District Tax Rate Calculations

Belvedere MUD

July 22, 2024

Data Entry Page

1. The Districts PROPOSED 2024 Total Tax Rate	\$	0.1965	/\$100
2. 2024 average appraised value of residence homestead.	\$	2,233,283	
3. 2024 average taxable value of residence homestead.	\$	1,902,842	
4. 2023 average appraised value of residence homestead.	\$	2,381,260	
5. 2023 average taxable value of residence homestead.	\$	1,762,849	
6. The district's 2023 Total Tax Rate.	\$	0.2050	/\$100
7. The district's 2023 Maintenance & Operation Tax Rate.	\$	0.0775	/\$100

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

8. 2024 Net Taxable Value	\$	410,572,166	
9. 2024 Total Qualified Contract Service	\$	0.00	
10. 2024 Total Qualified Debt Service	\$	481,375.00	
11. SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2024 tax levy (e.g. from fund reserves).	\$	9,217.00	
12. Your Final Calculated Debt Rate is:	\$	0.1150	/\$100

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

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

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

13. 2024 Target Debt Rate	\$	0.1150	/\$100
14. Amount you need to enter into line 11	\$	9,217.00	
15. 2023 Voter-Approval Tax Rate	\$	0.1996	/\$100
2022 Voter-Approval Tax Rate	\$	0.2229	/\$100
2021 Voter-Approval Tax Rate	\$	0.2696	/\$100
16. 2023 Unused Increment Rate	\$	0.0000	/\$100

2024 Developed Water District Tax Rate Calculations

Belvedere MUD

July 22, 2024

the format required for publication. An example of the notice is provided on the Comptroller's website at <https://comptroller.texas.gov/taxes/property-tax/truth-in-taxation/notices.php>.

Notice of Public Hearing Notice Calculations

1. 2023 average appraised value of residence homestead	\$	2,381,260
2. 2023 general exemptions available for the average homestead (excluding senior citizen's or disabled person's	- \$	0
3. 2023 average taxable value of residence homestead (line 1 minus line 2)	= \$	1,762,849
4. 2023 adopted TOTAL tax rate (per \$100 of value)	x \$	0.2050 /\$100
5. 2023 Total tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	3,613.84
6. 2024 average appraised value of residence homestead	\$	2,233,283
7. 2024 general exemptions available for the average homestead (excluding senior citizen's or disabled person's	- \$	0
8. 2024 average taxable value of residence homestead (line 8 minus line 9)	= \$	1,902,842
9. 2024 proposed TOTAL tax rate (per \$100 of value)	x \$	0.1965 /\$100
10. 2024 Total tax on average residence homestead (multiply line 8 by line 9, divide by \$100)	= \$	3,739.08
11. Difference in Rates per \$100 value	\$	(0.0085) /\$100
12. Percentage increase/decrease in rates (+/-)		-4.14%
13. Annual increase/decrease in taxes if proposed tax rate is adopted	\$	125.24
14. percentage of increase		3.46%

2024 Developed Water District Tax Rate Calculations

Belvedere MUD

July 22, 2024

Section 1: Voter-Approval Tax Rate Worksheet			
1.	2023 average appraised value of residence homestead	\$	2,381,260
2.	2023 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	0
3.	2023 average taxable value of residence homestead (Line 1 minus Line 2)	= \$	1,762,849
4.	2023 adopted M&O tax rate (per \$100 of value)	x \$	0.0775 /\$100
5.	2023 M&O tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	1,366.21
6.	Highest M&O tax on average residence homestead with increase (multiply line 5 by 1.035)	= \$	1,414.03
7.	2024 average appraised value of residence homestead	\$	2,233,283
8.	2024 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	0
9.	2024 average taxable value of residence homestead (Line 7 minus Line 8)	= \$	1,902,842
10.	Highest 2024 M&O Tax Rate (Line 6 divided by Line 9, multiply by \$100)	\$	0.0743 /\$100
11.	2024 Debt Tax Rate	+ \$	0.1150 /\$100
12.	2024 Contract Tax Rate	+ \$	0.0000 /\$100
13.	Year 3 Forgone Revenue Amount. Subtract the 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value.		
	A. Voter-approval tax rate	\$	0.1996 /\$100
	B. Unused increment rate	\$	0.0000 /\$100
	C. Subtract B from A	\$	0.1996 /\$100
	D. Adopted Tax Rate	\$	0.2050 /\$100
	E. Subtract D from C	\$	(0.0054) /\$100
	F. 2023 Total Taxable Value	\$	368,749,809
	G. Multiply B by F and divide the results by \$100	\$	0
14.	Year 2 Forgone Revenue Amount. Subtract the 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value.		
	A. Voter-approval tax rate	\$	0.2229 /\$100
	B. Unused increment rate	\$	0.0004 /\$100
	C. Subtract B from A	\$	0.2225 /\$100
	D. Adopted Tax Rate	\$	0.2225 /\$100
	E. Subtract D from C	\$	0.0000 /\$100
	F. 2022 Total Taxable Value	\$	318,547,398
	G. Multiply B by F and divide the results by \$100	\$	1,274
15.	Year 1 Forgone Revenue Amount. Subtract the 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value.		
	A. Voter-approval tax rate	\$	0.2696 /\$100
	B. Unused increment rate	\$	0.0046 /\$100
	C. Subtract B from A	\$	0.2650 /\$100
	D. Adopted Tax Rate	\$	0.2650 /\$100
	E. Subtract D from C	\$	0.0000 /\$100
	F. 2021 Total Taxable Value	\$	249,601,426
	G. Multiply B by F and divide the results by \$100	\$	11,482
16.	Total Foregone Revenue Amount (add lines 13G, 14G, and 15G)	= \$	12,756
17.	2024 Unused Increment Rate. Add lines 13(B), 14(B) and 15(B)	= \$	0.0050 /\$100
18.	Total 2024 Voter-Approval Tax Rate, including the unused increment rate. (add lines 10, 11, 12, and 17)	= \$	0.1943 /\$100

Section 2: Mandatory Election Tax Rate			
19.	2023 average taxable value of residence homestead (enter the amount from Line 3)	= \$	1,762,849
20.	2023 adopted total tax rate	x \$	0.2050 /\$100
21.	2023 total tax on average residence homestead (multiply Line 19 by Line 20, divide by \$100)	= \$	3,613.84
22.	2024 mandatory election amount of taxes per average residence homestead (multiply Line 21 by 1.035)	= \$	3,740.32
23.	2024 mandatory election tax rate, before unused increment (Line 22 divided by Line 9, multiply by \$100)	= \$	0.1965 /\$100
24.	2024 mandatory tax election tax rate (add Line 17 and Line 23)	= \$	0.2015 /\$100

Belvedere Municipal Utility District
General Operating Fund
Statement of Projected Revenues and Expenditures
Budget for the Fiscal Year October 1, 2024 to September 30, 2025

Revenues

Property Taxes	\$ 315,011
Interest Income	<u>10,000</u>
Total Revenues	<u>325,011</u>

Expenditures

Solid Waste Disposal	60,000
Legal Fees	45,000
Audit Fees	7,500
Accounting Fees	14,400
Engineering Fees	36,000
Amenity Center Operations and Maintenance	70,000
Drainage and Trail Maintenance	27,500
Playscape Repairs and Maintenance	5,000
Insurance	5,000
Tax Appraisal and Collection Fees	6,000
Bank Charges	200
Other fees	100
Newspaper notices	2,000
Website	<u>500</u>
Total Expenditures	<u>279,200</u>
Projected Excess Revenue Over Expenditures	<u><u>\$ 45,811</u></u>

Belvedere Municipal Utility District
Debt Service Fund
Statement of Projected Revenues and Expenditures
Budget for the Fiscal Year October 1, 2024 to September 30, 2025

Revenues

Property Taxes	\$ 467,436
Interest Income	<u>10,000</u>
Total Revenues	<u>477,436</u>

Expenditures

Principal	340,000
Interest	<u>140,175</u>
Total Expenditures	<u>480,175</u>

Projected Excess (Deficit) Revenue Over (Under) Expenditures	<u><u>\$ (2,739)</u></u>
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Belvedere Municipal Utility District
Property Taxes for the Fiscal Year October 1, 2024 to September 30, 2025

<u>Property Taxes</u>		<u>Debt</u>	<u>M&O</u>	<u>M&O</u>	
Taxable value	\$ 410,572,166				
Tax rate	<u>\$ 0.1965</u>	<u>\$ 0.1150</u>	<u>\$ 0.0815</u>	<u>\$ 0.0775</u>	\$ 0.1925
Tax levy		<u><u>\$ 472,158</u></u>	<u><u>\$ 334,616</u></u>	<u><u>\$ 318,193</u></u>	

99% collection rate

	<u>Debt</u>	<u>M&O</u>	<u>M&O</u>
	<u>\$ 472,158</u>	<u>\$ 334,616</u>	<u>\$ 318,193</u>
	<u>0.99</u>	<u>0.99</u>	<u>0.99</u>
Estimated Collections	<u><u>\$ 467,436</u></u>	<u><u>\$ 331,270</u></u>	<u><u>\$ 315,011</u></u>

	<u>Total</u>	<u>Debt</u>	<u>M&O</u>
Tax rate year ended 9/30/24	\$ 0.2050	\$ 0.1275	\$ 0.0775
Tax rate year ended 9/30/23	\$ 0.2225	\$ 0.1450	\$ 0.0775

Water District

Notice of Public Hearing on Tax Rate

The _____ will hold a public hearing on a proposed tax rate
 for the tax year _____ on _____ at _____
 _____. Your individual

taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and
 on the change in the taxable value of your property in relation to the change in taxable value of all other property.
 The change in the taxable value of your property in relation to the change in the taxable value of all other property
 determines the distribution of the tax burden among all property owners.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access
 information regarding your property taxes, including information about proposed tax rates and scheduled public
 hearings of each entity that taxes your property.

FOR the proposal: _____

AGAINST the proposal: _____

PRESENT and not voting: _____

ABSENT: _____

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes
 proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	_____/ \$100 Adopted	_____/ \$100 Proposed
Difference in rates per \$100 of value	\$ _____	\$ _____
Percentage increase/decrease in rates(+/-)	_____ %	_____ %
Average appraised residence homestead value	\$ _____	\$ _____
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$ _____	\$ _____
Average residence homestead taxable value	\$ _____	\$ _____
Tax on average residence homestead	\$ _____	\$ _____
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	\$ _____	
and percentage of increase (+/-)	_____ %	

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an
 election to approve or reduce the tax rate the _____ proposes to use
 the tax increase for the purpose of _____.

If the district is a district described by Section 49.23601:

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23601, Water Code.

If the district is a district described by Section 49.23602:

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code. An election is not required if the adopted tax rate is less than or equal to the voter-approval tax rate.

If the district is a district described in by Section 49.23603

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

TRAVIS CENTRAL APPRAISAL DISTRICT

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



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

July 19, 2024

BELVEDERE MUD

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

In accordance with Tax Code Section 26.01(a-1) enclosed is the **2024 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Therefore, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2024). It provides the information to assist you in completing the Truth in Taxation calculations and postings. The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2024. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$403,454,924
Certification Percentage	98.16%
Section 26.01(c) Value Under Protest	\$7,117,242
Net Taxable Value	\$410,572,166

Sincerely,

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

Line	Worksheet	Amount
1	Prior year average appraised value of residence homestead.	\$2,381,260
2	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$618,411
3	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$1,762,849
4	Prior year adopted M&O tax rate.	0.077500
5	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$1,366.21
6	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.035.	\$1,414.03
7	Current year average appraised value of residence homestead.	\$2,233,283
8	Current year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$330,441
9	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$1,902,842
10	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100.	0.074311

Notice of Public Hearing – Budget/Tax Rate Information

2023 Average appraised value of properties with a homestead exemption	\$2,381,260
2023 Total appraised value of all property	\$486,637,809
2023 Total appraised value of all new property	\$13,214,293
2023 Average taxable value of properties with a homestead exemption	\$1,762,849
2023 Total taxable value of all property	\$379,299,053
2023 Total taxable value of all new property	\$13,214,293
2024 Average appraised value of properties with a homestead exemption	\$2,233,283
2024 Total appraised value of all property	\$468,371,701
2024 Total appraised value of all new property	\$15,239,465
2024 Average taxable value of properties with a homestead exemption	\$1,902,842
2024 Total taxable value of all property	\$410,572,166
2024 Total taxable of all new property	\$15,239,465

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (231)	(Count) (4)	(Count) (235)
Land HS Value	157,176,570	2,634,775	159,811,345
Land NHS Value	10,599,939	0	10,599,939
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	167,776,509	2,634,775	170,411,284
Improvement HS Value	292,799,842	6,007,941	298,807,783
Improvement NHS Value	223,083	0	223,083
Total Improvement	293,022,925	6,007,941	299,030,866
Market Value	460,799,434	8,642,716	469,442,150
BUSINESS PERSONAL PROPERTY	(5)	(0)	(5)
Market Value	136,586	0	136,586
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (236)	(Total Count) (4)	(Total Count) (240)
TOTAL MARKET	460,936,020	8,642,716	469,578,736
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	460,936,020	8,642,716	469,578,736
	98.2%	1.9%	100.0%
HS CAP Limitation Value (-)	54,651,681	594,841	55,246,522
CB CAP Limitation Value (-)	690,442	0	690,442
NET APPRAISED VALUE	405,593,897	8,047,875	413,641,772
Total Exemption Amount	2,138,973	0	2,138,973
NET TAXABLE	403,454,924	8,047,875	411,502,799
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	403,454,924	8,047,875	411,502,799
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	403,454,924	8,047,875	411,502,799

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
\$843,580.74 = 411,502,799 * 0.205000 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	2,081,095	1	0	0	2,081,095	1
DVHS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	2,081,095	1	0	0	2,081,095	1
Special Exemptions						
SO	57,237	3	0	0	57,237	3
Subtotal for Special Exemptions	57,237	3	0	0	57,237	3
Absolute Exemptions						
EX366	641	1	0	0	641	1
Subtotal for Absolute Exemptions	641	1	0	0	641	1
Total:	2,138,973	5	0	0	2,138,973	5

New Value

Total New Market Value:	\$15,239,465
Total New Taxable Value:	\$15,239,465

Exemption Loss

New Absolute Exemptions

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

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
SO	Solar (Special Exemption)	2	42,156
Partial Exemption Value Loss:		2	42,156
Total NEW Exemption Value			42,156

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			42,156

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	180	2,233,283	11,562	1,902,842
A & E	180	2,233,283	11,562	1,902,842

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
4	8,642,716	7,435,681	7,117,242

Not Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	204		15,239,465	449,431,490	392,641,477
C1	Vacant Lots and Tracts	30		0	11,367,944	10,677,502
L1	Commercial Personal Property	4		0	135,945	135,945
XB	Income Producing Tangible Personal	1		0	641	0
Totals:			0	15,239,465	460,936,020	403,454,924

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	4		0	8,642,716	8,047,875
		Totals:	0	0	8,642,716	8,047,875

Grand Totals						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	208		15,239,465	458,074,206	400,689,352
C1	Vacant Lots and Tracts	30		0	11,367,944	10,677,502
L1	Commercial Personal Property	4		0	135,945	135,945
XB	Income Producing Tangible Personal	1		0	641	0
Totals:			0	15,239,465	469,578,736	411,502,799

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1592867	HUFF MICHAEL W II	\$4,314,020	\$4,090,213
2	1991185	ROSE FAMILY REVOCABLE TRUST	\$3,202,271	\$3,202,271
3	1962734	VILAGO FAMILY TRUST	\$3,049,762	\$3,049,762
4	1985645	KING FREDERICK GORDON &	\$3,001,561	\$3,001,561
5	1906699	ONYX DEVELOPMENT PARTNERS LLC &	\$2,939,429	\$2,939,429
6	1854038	SAMPSON VICTOR DALE & KRISTA	\$2,938,042	\$2,938,042
7	1757500	MAPLE-OAK TRUST	\$2,830,384	\$2,824,260
8	1899145	WVRIFLEACADEMY 188822 TRUST	\$2,770,497	\$2,770,497
9	1933821	MOLLO CHRISTOPHER F & JENNIFER	\$2,753,335	\$2,753,335
10	1906204	AUTX RESIDENT TRUST	\$2,736,227	\$2,736,227
11	1875488	SANDERS REVOCABLE LIVING TRUST	\$2,984,253	\$2,707,544
12	1621475	CRANE LOUIS FARRELL JR &	\$2,704,785	\$2,704,785
13	1464552	GOLDE ELIZABETH C & PETER W	\$3,563,000	\$2,671,983
14	1905461	DEROSA JOSEPH ROCCO	\$2,655,000	\$2,655,000
15	1950107	KAPOOR RAVINDER & MAMTA	\$2,644,516	\$2,644,516
16	1876991	WALDRIP MANAGEMENT TRUST	\$3,591,327	\$2,635,380
17	1830237	DALL ERIK & KEELY DALL	\$2,594,945	\$2,594,945
18	1682679	ALESSANDRA JENNIFER TRACY	\$2,563,275	\$2,563,275
19	1868763	WALTERS ROBERT LEONARD &	\$2,554,175	\$2,554,175
20	1984271	STIEVANO CRISTINA & GABRIELE	\$2,524,939	\$2,524,939
Total			\$58,915,743	\$56,562,139

Agenda Item No. 6

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. TexPool investments; and
- c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.

Belvedere MUD Board Meeting

June 20, 2024

Financial Information

Schedule of Cash Activity

BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: AUGUST 20, 2024

GENERAL FUND CHECKING ACCOUNT BALANCE **\$ 44,535.77**

Revenue:

<u>Deposit Date</u>	<u>Description</u>	<u>Amount</u>
8/20/2024	Transfer from Money Market	\$ 30,000.00
Total Deposits:		\$ 30,000.00

Expenses paid since last meeting on 3/19/24

EFT	Spectrum Business	Amenity Center Operations	\$ 118.86
EFT	AT & T	Amenity Center Operations	\$ 154.02
EFT	Pedernales Electric Cooperative	Amenity Center Operations	\$ 157.13
1524	Travis Central Appraisal District	Appraisal Fees	\$ 989.78
1525	ABC Home & Commercial Services	Amenity Center Operations	\$ 90.00
1526	Manuela's Cleaning	Amenity Center Operations	\$ 460.00
EFT	Spectrum Business	Amenity Center Operations	\$ 118.86
EFT	AT & T	Amenity Center Operations	\$ 154.02
EFT	Pedernales Electric Cooperative	Amenity Center Operations	\$ 178.43
1527	Texas Disposal Systems	Waste Disposal	\$ 14,991.15
1528	Sunscap Landscaping	Trail Repairs	\$ 4,030.90
1529	Jackson Walker	Legal Fees	\$ 36.66
EFT	AT & T	Amenity Center Operations	\$ 154.56
EFT	Pedernales Electric Cooperative	Amenity Center Operations	\$ 186.49
Total Expenditures:			\$ 21,820.86

Cash Balance Before Expenditures **\$ 52,714.91**

Expenditures:

Check Number	Description		Amount
1530	Montoya & Monzingo LLP	Accounting Fees	\$ 3,600.00
1531	Lloyd Gosselink	Legal Fees	\$ 7,662.00
1532	Quiddity Engineering, LLC	Engineering Fees	\$ 10,122.74
1533	DigDug Construction LLC	Amenity Center Operations	\$ 1,991.37
1534	Sunscap Landscaping	Amenity Center Operations	\$ 6,277.50
Transfer	Belvedere - Debt Service	Property Taxes	\$ 5,365.09
Transfer	Belvedere - Debt Service	Property Taxes	\$ 1,307.54
Total Expenditures:			\$ (36,326.24)

ENDING BALANCE - GENERAL FUND CHECKING AS OF AUGUST 20, 2024 **\$ 16,388.67**

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 46,504.01**

Transfer	Transfer to Checking	\$ (30,000.00)
Total Deposits:		\$ (30,000.00)

ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 16,504.01**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 340,963.46**

TOTAL GENERAL FUND OPERATING CASH **\$ 373,856.14**

The operating reserves are one to two times operating budget.

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET				\$ 453,714.47
Transfer	Operating Checking	Property Taxes	\$ 5,365.09	
Transfer	Operating Checking	Property Taxes	\$ 1,307.54	
Total Deposits:				\$ 6,672.63
Expenditures				
Wire	BOK Financial	BELV316UT	\$ 47,443.75	
Wire	BOK Financial	BELV916UTR	\$ 284,700.00	
Wire	BOK Financial	BELV218UTP	\$ 64,665.63	
				\$ 396,809.38
ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET				\$ 63,577.72
CASH BALANCE - DEBT SERVICE - TEXPOOL				\$ 191,686.13
TOTAL CASH BALANCE - DEBT SERVICE				\$ 255,263.85

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended August 20, 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	\$ 291,547	\$ 259,356	\$ 32,191	\$ 282,923	\$ 8,624
Other Income - Ditch	750	-	-	-	-
Interest Income	14,372	9,167	5,205	10,000	4,372
Total Revenues	306,669	268,523	37,396	292,923	12,996
<u>Expenditures</u>					
Solid Waste Disposal	59,408	57,000	(2,408)	57,000	(2,408)
Legal Fees	119,059	36,668	(82,391)	40,000	(79,059)
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	13,200	13,200	0	14,400	1,200
Engineering Fees	47,639	27,501	(20,138)	30,000	(17,639)
Amenity Center Operations	43,359	77,920	34,561	85,000	41,641
Drainage and Trail Maintenance	8,175	36,668	28,493	40,000	31,825
Playscape Repairs and Maintenance	11,974	9,167	(2,807)	10,000	(1,974)
Insurance	4,470	4,584	114	5,000	530
Tax Appraisal and Collection Fees	3,514	5,500	1,986	6,000	2,486
Bank Charges	5	183	178	200	195
Other Fees	-	92	92	100	100
Newspaper notices	-	1,833	1,833	2,000	2,000
Website	435	458	23	500	65
Total Expenditures	318,738	278,274	(40,464)	297,700	(21,103)
Projected Excess Revenue Over Expenditures	\$ (12,069)	\$ (9,752)	\$ (2,317)	\$ (4,777)	\$ (7,292)

Financial Statements

Belvedere Municipal Utility District
Balance Sheet
As of August 20, 2024

	<u>Aug 20, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	16,388.67
Money Market - ABC Bank	16,504.01
TexPool	<u>340,963.46</u>
Total Checking/Savings	373,856.14
Accounts Receivable	
Taxes Receivable	<u>4,882.82</u>
Total Accounts Receivable	4,882.82
Other Current Assets	
Prepaid Insurance	<u>2,768.99</u>
Total Other Current Assets	<u>2,768.99</u>
Total Current Assets	<u>381,507.95</u>
TOTAL ASSETS	<u>381,507.95</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>4,882.82</u>
Total Other Current Liabilities	<u>4,882.82</u>
Total Current Liabilities	<u>4,882.82</u>
Total Liabilities	4,882.82
Equity	
Unassigned	388,693.87
Net Income	<u>-12,068.74</u>
Total Equity	<u>376,625.13</u>
TOTAL LIABILITIES & EQUITY	<u>381,507.95</u>

Belvedere Municipal Utility District**Profit & Loss****October 1, 2023 through August 20, 2024**

	<u>Oct 1, '23 - Aug 20,...</u>
Ordinary Income/Expense	
Income	
Interest Income	14,372.14
Income	
Property Taxes	<u>291,546.58</u>
Total Income	<u>291,546.58</u>
Total Income	305,918.72
Expense	
Playscape Repairs & Maintena...	11,973.82
Website Expenses	434.67
Amenity Center Operations	43,358.84
Trail Repairs	
Trail General Maintenance	<u>8,175.45</u>
Total Trail Repairs	8,175.45
Audit Fees	7,500.00
Bank Service Charges	5.00
Bookkeeping Fees	13,200.00
Engineering	
District Engineering	<u>47,638.80</u>
Total Engineering	47,638.80
Insurance	
Liability Insurance	<u>4,469.78</u>
Total Insurance	4,469.78
Legal Fees	119,058.84
Collection and Appraisal Fees	3,514.14
Waste Disposal	<u>59,408.12</u>
Total Expense	<u>318,737.46</u>
Net Ordinary Income	-12,818.74
Other Income/Expense	
Other Income	
Other Income-Drainage Ditch	<u>750.00</u>
Total Other Income	<u>750.00</u>
Net Other Income	<u>750.00</u>
Net Income	<u><u>-12,068.74</u></u>

Belvedere MUD-Debt Service Fund
Balance Sheet
As of August 20, 2024

	<u>Aug 20, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	63,577.72
TexPool	<u>191,686.13</u>
Total Checking/Savings	255,263.85
Accounts Receivable	
Taxes Receivable	<u>8,483.27</u>
Total Accounts Receivable	<u>8,483.27</u>
Total Current Assets	<u>263,747.12</u>
TOTAL ASSETS	<u><u>263,747.12</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>8,483.27</u>
Total Other Current Liabilities	<u>8,483.27</u>
Total Current Liabilities	<u>8,483.27</u>
Total Liabilities	8,483.27
Equity	
Restricted	237,130.00
Net Income	<u>18,133.85</u>
Total Equity	<u>255,263.85</u>
TOTAL LIABILITIES & EQUITY	<u><u>263,747.12</u></u>

Belvedere MUD-Debt Service Fund**Profit & Loss****October 1, 2023 through August 20, 2024**

	<u>Oct 1, '23 - Aug 20, 24</u>
Ordinary Income/Expense	
Income	
Tax Revenue	<u>478,776.33</u>
Total Income	478,776.33
Expense	
Bank Service Charges	108.00
Bond Principal	320,000.00
Interest Expense	151,818.76
Paying Agent Fee	<u>1,500.00</u>
Total Expense	<u>473,426.76</u>
Net Ordinary Income	5,349.57
Other Income/Expense	
Other Income	
Interest Income	<u>12,784.28</u>
Total Other Income	<u>12,784.28</u>
Net Other Income	<u>12,784.28</u>
Net Income	<u><u>18,133.85</u></u>

Investment Report

Belvedere Municipal Utility District
Investments as of June 30, 2024

Fund	Financial Institution	Investment	Account Number	Book Value Ending 5/31/24	Market Value Ending 5/31/24	Book Value Ending 6/30/24	Market Value Ending 6/30/24	Yield	Income for Month	Purchase Date	Purchase Price	Maturity date
Operating	ABC Bank	Money Market Deposit Account	XXXX5091	\$ 46,317.16	\$ 46,317.16	\$ 46,405.75	\$ 46,405.75	2.52%	\$ 88.59	N/A	N/A	N/A
Operating	TexPool	Local Government Investment Pool	XXXXXX0002	\$ 339,481.29	\$ 339,481.29	\$ 340,963.46	\$ 340,963.46	5.31%	\$ 1,482.17	N/A	N/A	N/A
Operating	ABC Bank	Public Funds Checking	XXXX4251	\$ 43,211.84	\$ 43,211.84	\$ 42,217.60	\$ 42,217.60	N/A		N/A	N/A	N/A
Debt Service	ABC Bank	Money Market Deposit Account	XXXX4278	\$ 442,650.45	\$ 442,650.45	\$ 452,774.25	\$ 452,774.25	2.78%	\$ 934.02	N/A	N/A	N/A
Debt Service	TexPool	Local Government Investment Pool	XXXXXX0001	\$ 190,852.87	\$ 190,852.87	\$ 191,686.13	\$ 191,686.13	5.31%	\$ 833.26	N/A	N/A	N/A

Total investment return for the quarter ending June 30, 2024 was \$10,430.56 and is in line with budgetary expectations.
There are no changes to market, economic, and investment conditions that would require any changes to investment strategy.

This report is submitted in accordance with the Public Funds Investment Act and the District's investment policy.

Jeff Monzingo, CPA
District Investment Officer

Property Tax Statement

TXDIST1A

TRAVIS COUNTY TAX OFFICE

OVERALL COLL/DIST REPORT

DATE 08/01/2024 PAGE 103

RECEIVABLE BALANCE 'R' REPORT

FROM 10/01/2023 TO 07/31/2024

YEAR FROM 0000 TO 2023

ALL OTHERS

U1K -- BELVEDERE MUD												
YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	NET BASE TAX REVERSALS	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED	
2006	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2014	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2015	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2016	.60	.00	.00	.00	.00 %	.60	.00	.00	.00	.00	.00	.00
2017	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2018	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2019	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2020	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00	.00
2021	.00	4.06-	.00	4.06	4.06-100.00 %	.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	.00	304.68
TOTL	7516.83	1868.64-	1804.84	1868.64	63.80- 1.13-%	5711.99	364.42	.00	.00	.00	.00	300.62
2023	777670.61	107.50-	770380.36	471.35	769909.01 99.02 %	7654.10	3630.40	.00	.00	.00	.00	773539.41
ENTITY												
TOTL	785187.44	1976.14-	772185.20	2339.99	769845.21 98.29 %	13366.09	3994.82	.00	.00	.00	.00	773840.03

Outstanding property tax receivable

Debt Service

2016 = .31

2022 = 3722.11

2023 = 4760.85

* 8483.27

Operating

2016 = .29

2022 = 1989.28

2023 = 2893.25

* 4882.82

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 #
6/3/2024	30971

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

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

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
7/2/2024	31013

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

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

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
8/2/2024	31030

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

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



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

May 30, 2024

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

Invoice: 97550620
Client: 2364
Matter: 0
Billing Attorney: DJK
Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through April 30, 2024:

RE: Belvedere Community

Professional Services	\$ 2,182.00
Total Disbursements	<u>\$.00</u>
TOTAL THIS INVOICE	\$ 2,182.00

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Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
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Austin, Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532
www.lglawfirm.com

June 24, 2024

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

Invoice: 97551308
Client: 2364
Matter: 0
Billing Attorney: DJK
Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through May 31, 2024:

RE: Belvedere Community

Professional Services	\$ 4,615.50
Total Disbursements	<u>\$ 86.00</u>
TOTAL THIS INVOICE	\$ 4,701.50

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



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

July 22, 2024

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

Invoice: 97552027
Client: 2364
Matter: 0
Billing Attorney: DJK
Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through June 30, 2024:

RE: Belvedere Community

Professional Services	\$ 778.50
Total Disbursements	<u>\$.00</u>
TOTAL THIS INVOICE	\$ 778.50

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



QUIDDITY

Invoice Total **\$1,792.74**

Invoice #: ARIV1021135
Invoice date: 7/11/2024
Project Number: 16654-0900-24

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

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS: Quiddity Engineering, LLC
P.O. Box 664080
Dallas, TX 75266-4080

ACH INFORMATION: Truist Bank
Account #: 76722129
Routing #: 021052053

Please send remittance advice to:
AccountsReceivable@Quiddity.com

Payment Terms: Due upon Receipt

For professional services from 25-May-2024 through 21-Jun-2024

16654-0900-24 Belvedere MUD 2024 General Consultation

16654-0900-24.001 - District Operations

Role	Hours	Rate	Amount
Design Engineer I	2.50	125.00	312.50
Practice Leader	0.25	295.00	73.75
Professional Engineer V	5.00	275.00	1,375.00
Subtotal	7.75		1,761.25

Category	Vendor Id	Amount
Mileage		31.49
Subtotal		31.49

Invoice subtotal 1,792.74
Total 1,792.74

Services include coordination and correspondence related to the district's drainage swales and culvert table; and routine district operational activities.

Outstanding invoices

Invoice	Date	Balance
ARIV1018575	6/6/2024	5,211.25



QUIDDITY

Invoice Total **\$3,118.75**

Invoice #: ARIV1022834

Invoice date: 8/13/2024

Project Number: 16654-0900-24

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
P.O. Box 664080
Dallas, TX 75266-4080

Truist Bank
Account #: 76722129
Routing #: 021052053

Please send remittance advice to:
AccountsReceivable@Quiddity.com

Payment Terms: Due upon Receipt

For professional services from 22-Jun-2024 through 26-Jul-2024

16654-0900-24 Belvedere MUD 2024 General Consultation

16654-0900-24.001 - District Operations

Role	Hours	Rate	Amount
Design Engineer I	1.00	125.00	125.00
Engineer's Assistant I	2.50	75.00	187.50
Professional Engineer III	0.25	225.00	56.25
Professional Engineer V	10.00	275.00	2,750.00
Subtotal	13.75		3,118.75

Invoice subtotal 3,118.75

Total 3,118.75

Services include contractor coordination for Lakewood Ridge Cove rock berm rebuild; correspondence and meeting with the engineering subcommittee, homebuilder and owner of 8708 Springdale Ridge to discuss drainage ditch and driveway culvert; and routine district operational activities.

Outstanding Invoices

Invoice	Date	Balance
ARIV1018575	6/6/2024	5,211.25
ARIV1021135	7/11/2024	1,792.74

DigDug Construction LLC

P.O. Box 92583
Austin TX 78709-2583
512-382-0008

Invoice

DATE	INVOICE #
7/29/2024	5694

BILL TO
Belvedere MUD

PROJECT	P.O. No.	DUE DATE
8408 Lakewood Ridge Cove		8/28/2024

SERVICE DESCRIPTION	AMOUNT
Demo and rebuild rock berm using all new wire mesh. Haul off spoils.	1,991.37
Sales Tax	0.00
We appreciate your business!	Total \$1,991.37

Payments/Credits	\$0.00
------------------	--------

Balance Due	\$1,991.37
--------------------	-------------------



SUNSCAPE
LANDSCAPING

Work Order

Proposal No.: 29656

Proposed Date: 05/28/24

PROPERTY:	ACCOUNT MANAGER:
Belvedere HOA AAM-372 Scarlette Sobera 17400 Flagler Drive Austin, TX 78738	Tyler Lambourne tyler@sunscapetx.com

Black mulch itemized for the following area. Amenity Center area.



ITEM	UNITS	QTY	PRICE	TOTAL
Mulch Install and site restoration				\$6,277.50
Black Dyed Mulch - Installed	Each	810.00	\$7.75	\$6,277.50
50% MUD = \$3,138.75				
50% HOA = \$3,138.75				

**BOK FINANCIAL®**

Services provided by BOKF, NA

Corporate Trust Account Invoice Summary

BELVEDERE MUNICIPAL UTILITY DISTRICT
 203 RAILROAD AVENUE N
 PFLUGERVILLE TX 78660

Name of Issue:

BELVEDERE MUNICIPAL UTILITY DISTRICT
 UNLIMITED TAX BONDS, SERIES 2016
 \$1,000,000

Ref. Number: BELV316UT

For questions contact ANTHONY OROZCO 972-892-9973

DUE DATE 08/01/2024

Principal Outstanding	\$825,000
Debt Service	
Principal Due	\$35,000.00
Interest Due	\$11,943.75
Total Debt Service Due:	\$46,943.75 ✓
Paying Agent Fee:	\$ 200.00
Call Fee:	\$ 300.00
Less Funds In Account:	\$0.00
TOTAL AMOUNT DUE:	\$47,443.75

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***DUE DATE 08/01/2024****Name of Issue:**

BELVEDERE MUNICIPAL UTILITY DISTRICT
 UNLIMITED TAX BONDS, SERIES 2016
 \$1,000,000

Ref. Number:	BELV316UT
Net Amount Due:	\$47,443.75
Current Debt Service:	\$46,943.75
Total Fees:	\$ 500.00
Amount Enclosed:	

Remit Check To:

(Must be received 5 business days prior to Due Date)

BOKF, NA
 DEPARTMENT 41113
 P.O. 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 - **BELV316UT**

**BOK FINANCIAL®**

Services provided by BOKF, NA

Corporate Trust Account Invoice Summary

BELVEDERE MUNICIPAL UTILITY DISTRICT
 203 RAILROAD AVENUE N
 PFLUGERVILLE TX 78660

Name of Issue:

BELVEDERE MUNICIPAL UTILITY DISTRICT
 UNLIMITED TAX REFUNDING BONDS, SERIES
 2016 \$3,570,000

Ref. Number: BELV916UTR

For questions contact ANTHONY OROZCO 972-892-9973

DUE DATE 08/01/2024

Principal Outstanding	\$2,645,000
Debt Service	
Principal Due	\$235,000.00
Interest Due	\$49,500.00
Total Debt Service Due:	\$284,500.00✓
Paying Agent Fee:	\$ 200.00
 Less Funds In Account:	 \$0.00
TOTAL AMOUNT DUE:	\$284,700.00

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***DUE DATE 08/01/2024****Name of Issue:**

BELVEDERE MUNICIPAL UTILITY DISTRICT
 UNLIMITED TAX REFUNDING BONDS, SERIES
 2016 \$3,570,000

Ref. Number:	BELV916UTR
Net Amount Due:	\$284,700.00
Current Debt Service:	\$284,500.00
Total Fees:	\$ 200.00
Amount Enclosed:	

Remit Check To:

(Must be received 5 business days prior to Due Date)

BOKF, NA
 DEPARTMENT 41113
 P.O. 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**

Corporate Trust Account Invoice Summary

BELVEDERE MUNICIPAL UTILITY DISTRICT
203 RAILROAD AVENUE N
PFLUGERVILLE TX 78660

Name of Issue:

BELVEDERE MUNICIPAL UTILITY DISTRICT
UNLIMITED TAX PARK BONDS, SERIES 2018

Ref. Number: BELV218UTP

For questions contact ANTHONY OROZCO 972-892-9973

DUE DATE 08/01/2024

Principal Outstanding	\$945,000
Debt Service	
Principal Due	\$50,000.00
Interest Due	\$14,465.63
Total Debt Service Due:	\$64,465.63 ✓
Paying Agent Fee:	\$ 200.00
 Less Funds In Account:	\$0.00
TOTAL AMOUNT DUE:	\$64,665.63

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

DUE DATE 08/01/2024**Name of Issue:**

BELVEDERE MUNICIPAL UTILITY DISTRICT
UNLIMITED TAX PARK BONDS, SERIES 2018

Ref. Number:	BELV218UTP
Net Amount Due:	\$64,665.63
Current Debt Service:	\$64,465.63
Total Fees:	\$ 200.00
Amount Enclosed:	

Remit Check To:

(Must be received 5 business days prior to Due Date)
BOKF, NA
DEPARTMENT 41113
P.O. 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



BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 3
Issue Date: May 22, 2024
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

\$154.02

AutoPay is scheduled for:
Jun 12, 2024

Account summary

Your last bill	\$154.02
Payment, May 13 - Thank you!	-\$154.02
Remaining balance	\$0.00

Service summary

Internet	Page 2	\$86.02
Phone	Page 2	\$68.00
Total services		\$154.02

Paid EFT 6/12/24
Reid 6/1/24

Total due **\$154.02**

AutoPay is scheduled to debit your bank account on Jun 12, 2024

4222.4.145.42320 1 AB 0.547 rc



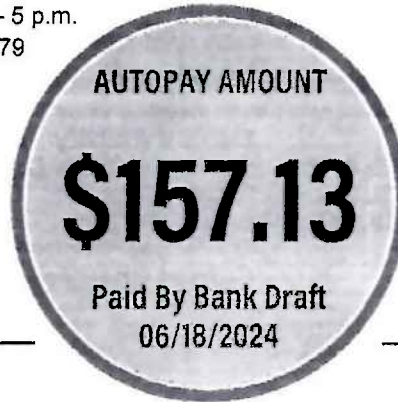
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029



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

Member-owned since 1938
nonprofit

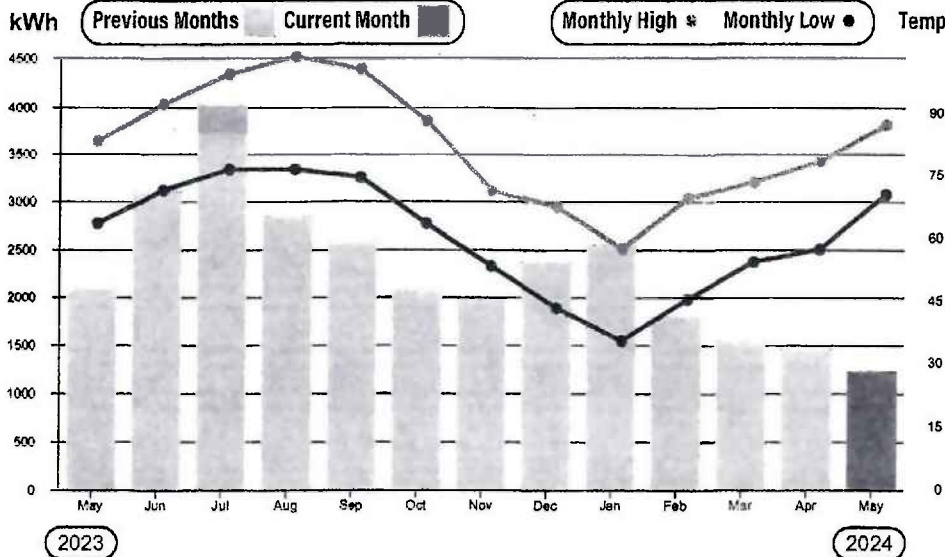
Account #: 3001549599
Member Name: BELVEDERE MUD
Director District: 5
Bill Date: 05/30/2024



Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 05/30/2024.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

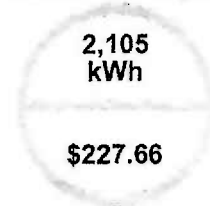
Total energy use this month



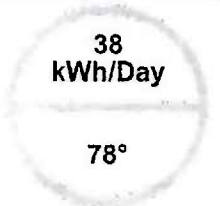
Total energy use last month



Total energy use this month last year



Average daily use and temp this month



IMPORTANT MEMBER INFORMATION

May is Electrical Safety Month and an excellent time to get a fresh start by tackling projects at home. Review our checklist to learn a few tips to stay safe inside and out at pec.coop/checklist.

KEEP THIS STATEMENT FOR YOUR RECORDS

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



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

Bill Date 05/30/2024
Account # 3001549599
AutoPay Amount - DO NOT PAY \$157.13
Bank Draft on 06/18/2024

PEC Secure Pay Station barcode



Mail payment to:

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



7696 0 AB 0.547
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7696
C-28



460763001549599000015713000017284053020243

S CENTRAL APPRAISAL DISTRICT

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

	Invoice Date	Invoice Number
Invoice	6/1/2024	8598

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
6/3/2024	Appraisal Revenue	Appraisal Fees	\$989.78
Due Date: 7/1/2024			Total: \$989.78

Paid ACH 1524
6/19/24

8598 6/1/2024

Invoice Date	Charge Code	Description	Amount
6/3/2024	Appraisal Revenue	Appraisal Fees	\$989.78

1K Belvedere MUD

Total Due: \$989.78

Due Date: 7/1/2024

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.



HOME & COMMERCIAL SERVICES
Specialists for your environment

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

Account Number
10511046
Invoice Date
6/6/2024
Invoice Number
667987669-6
P.O.

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	\$0.00
Balance	\$90.00

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

*Paid ck # 1525
6/19/24*

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
667987669-6

Amount Paid: _____

Check No.: _____

Credit Card No.: _____

CSV Code: _____

Expiration: _____

Signature: _____





Manuela's Cleaning Services

Residential/Commercial Cleaning

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

Belvedere

Invoice 138

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:

Apr 6

Apr 13

Apr 20

Apr 27

*Paid ck# 1526
6/19/29*

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.



SELMER, MO
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 3
Issue Date: Jun 22, 2024
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.



Account summary

Your last bill	\$154.02
Payment, Jun 12 - Thank you!	-\$154.02
Remaining balance	\$0.00

Service summary

Internet	Page 2	\$86.02
Phone	Page 2	\$68.00
Total services		\$154.02

Total due

\$154.02

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

*Paid EFT 7/13/24
Rec'd 7/1/24*

Ways to pay and manage your account:



800.321.2000
TTY: 800.651.5111

Scan to pay





Questions? Call 888-554-4732

Se habla Español

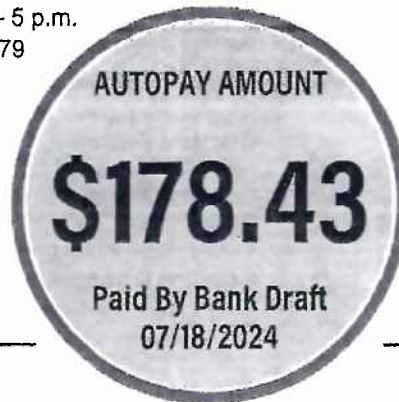
Monday through Friday, 8 a.m. - 5 p.m.

Report an outage: 888-883-3379

pec.coop

Member-owned since 1938
nonprofit

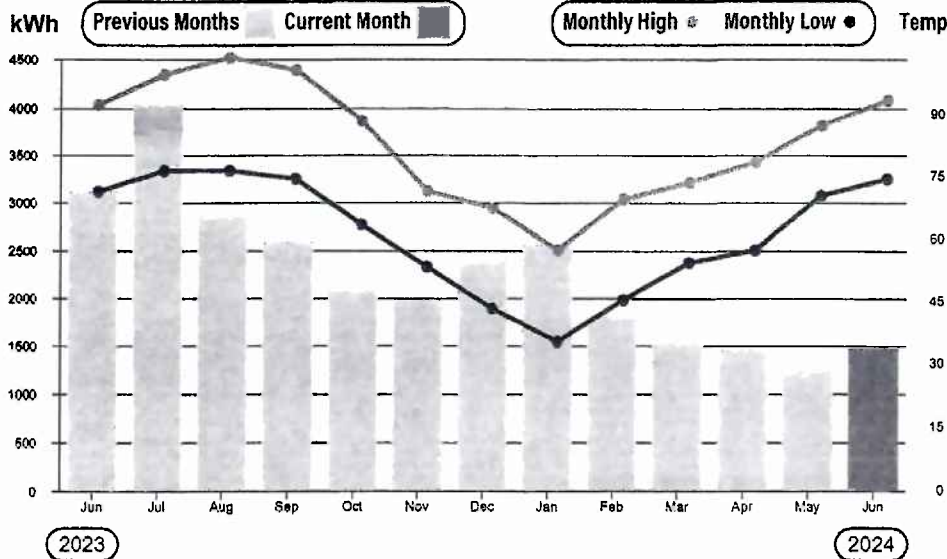
Account #: 3001549599
Member Name: BELVEDERE MUD
Director District: 5
Bill Date: 06/28/2024



Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 06/28/2024.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use
this month

1,469
kWh

\$178.43

Total energy use
last month

1,229
kWh

\$157.13

Total energy use
this month last year

3,114
kWh

\$318.81

Average daily use
and temp this month

47
kWh/Day

84°

IMPORTANT MEMBER INFORMATION

The Transmission Cost of Service (TCOS) Pass-Through Charge will be updated on all bills issued on and after June 1. It recovers transmission access charges set by the Public Utility Commission of Texas and is passed through directly to members. Learn more at pec.coop/TCOS.

KEEP THIS STATEMENT FOR YOUR RECORDS

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



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

Bill Date

06/28/2024

Account #

3001549599

AutoPay Amount - DO NOT PAY

\$178.43

Bank Draft on 07/18/2024

PEC Secure Pay Station barcode



Mail payment to:

Pedernales Electric Cooperative, Inc.

PO Box 1

18

Johnson City, TX 78636-0001



8033 0 AB 0.547

BELVEDERE MUD

PO BOX 2029

PFLUGERVILLE TX 78691-2029

5 8033

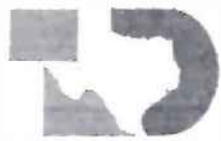
C-34



460763001549599000017843000019627062820246

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	** SUB ACCT: 1 - 6836 BARNES 8509 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 7595 HARGROVE 8100 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 8065 ATCHLEY 8817 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 9881 NUGENT 8401 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 13827 COLEY, JAMIE 8324 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 14993 SCHICKEL/SARKODIE-MEN 8508 ROLLINS DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)
<div> <div>TEXAS DISPOSAL SYSTEMS</div> <div> <div>Account No.: 1-114386 3</div> <div>Service Period: JULY, AUG, SEPT. SERVICE</div> <div>Billing Name: BELVEDERE MUD</div> </div> <div> <div> <div>Paid Check # 1527</div> <div>7/24/24</div> </div> <div>Invoice #: 7983108</div> </div> </div>					

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

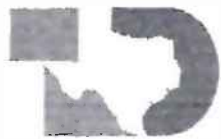
BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Total 74.13 ** SUB ACCT: 1 - 15794 GOFORTH 8325 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 16317 EVANS 18309 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 114414 MENAKOFF 7900 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 114415 KOERNER 7824 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 114416 SCHNEEBERGER 7816 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 114417 CRISTINA STIEVANO 7808 LYNCHBURG DR 96G-RES TRASH+3 CURB	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)
TEXAS DISPOSAL SYSTEMS					
Account No.: 1-114386 3		Service Period: JULY, AUG, SEPT. SERVICE			
Billing Name: BELVEDERE MUD				Invoice #: 7983108	

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114418 SIMPSON 7732 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114419 MARSHALL 7709 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114420 FOSSUM 18032 GLENVILLE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114421 BRANDT 18000 GLENVILLE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114422 DATTA 18033 GLENVILLE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114423 ROTH 17929 FLAGLER DR	3.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		2.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS**Account No.:** 1-114386 3**Service
Period:**

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD**Invoice #:** 7983108



Invoice

TEXAS DISPOSAL SYSTEMS

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114424 TOSCHIK 18128 FLAGLER DR	2.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114425 TRICKETT 8017 MAGNOLIA RIDGE CV	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114646 BELVEDERE AMENITY CEN 17400 FLAGLER DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB	2.00		74.13
07/01/24	96G-RES TRASH XTRA CART Sub-Account: Total 91.02 ** SUB ACCT: 1 - 114849 HOLM 7716 LYNCHBURG DR	1.00		16.89
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 115034 MILLER 7901 LYNCHBURG DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
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AMOUNT

(CONT.)

TEXAS DISPOSAL SYSTEMS

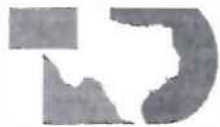
Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	** SUB ACCT: 1 - 117497 DINGER 18041 GLENVILLE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 117762 BRADSHAW 7825 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 117860 KOESTER 17945 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 118368 KUCHLER 7817 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 120319 RIEGER 8000 CARLTON RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 121009 FALDYN 18025 GLENVILLE CV 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
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AMOUNT

(CONT.)

TEXAS DISPOSAL SYSTEMS

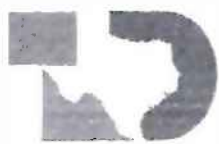
Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Total 74.13 ** SUB ACCT: 1 - 121996 KAPOOR 7800 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 122287 POLON 8133 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 123909 SHULTZ 8016 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 124090 UBERTINI 8401 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 124149 COCAVESSIS 18109 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 124668 CROCKETT 8001 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
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AMOUNT	(CONT.)
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TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

Invoice

TEXAS DISPOSAL SYSTEMS

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 124718 WILES 18432 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 125352 ROBERTS 8025 CARLTON RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 125687 BECKER 7717 LYNCHBURG DR 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 125826 KELLY 8041 CARLTON RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 126478 PALMER 17937 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 126666 RUNKLE 7708 LYNCHBURG DR			

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS

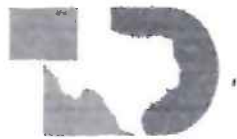
Account No.: 1 -114386 3

Service Period:

JULY, AUG. SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 127961 GUZIEJKA 18016 GLENVILLE CV	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 128525 WEST 18200 FLAGLER DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 128597 HARRIMAN 17736 FLAGLER DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 128625 O'BRIEN 18308 FLAGLER DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 135928 WALDRIP 8416 BELLANCIA DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 136483 LINDEN	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

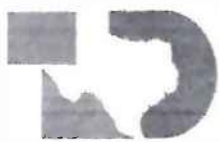
TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	17813 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 136802 DAVIS	1.00		74.13
07/01/24	8408 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 138176 RENNELL	1.00		74.13
07/01/24	18425 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 139416 JARVIS	1.00		74.13
07/01/24	17737 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 140184 PERRY	1.00		74.13
07/01/24	7809 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 140185 MILLSAP, PAUL	1.00		74.13
07/01/24	8305 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13

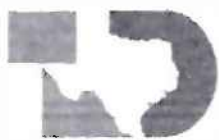
AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
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AMOUNT	(CONT.)
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TEXAS DISPOSAL SYSTEMS**Account No.:** 1-114386 3**Service
Period:**

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD**Invoice #:** 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	** SUB ACCT: 1 - 141679 RACHAL 18317 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 142850 WILSON 18417 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 143066 HAMMOND 17901 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 144327 RUSSELL 18441 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 145046 SMITH 18301 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 145047 HUNTOON 18449 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	2.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS**Account No.:** 1-114386 3**Service
Period:**

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD**Invoice #:** 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Total 74.13 ** SUB ACCT: 1 - 145098 BAHIER 17701 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 145134 KELLY 18029 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 145712 SKUTTA 18201 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 145784 LUECHENOFF 17725 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 146541 WHITE 18208 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 146898 CRANE 8317 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
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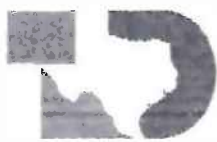
AMOUNT

(CONT.)

TEXAS DISPOSAL SYSTEMS**Account No.:** 1-114386 3**Service
Period:**

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD**Invoice #:** 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 148421 LILLY 8200 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 148645 BILBERY 18209 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 148734 HOOVER 8809 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 149206 BAKSI 17217 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 150155 SCHWAMB 8601 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 152178 GOLDE 8301 BELLANCIA DR	1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)
TEXAS DISPOSAL SYSTEMS					
Account No.:	1 -114386 3	Service Period:	JULY, AUG, SEPT. SERVICE		
Billing Name:	BELVEDERE MUD			Invoice #:	7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 152188 DUCHALA 7724 LYNCHBURG DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 152605 SARTAIN 8300 BELLANCIA DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 152967 DOLCH 18416 FLAGLER DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 152990 VILLAREAL 8301 VERDE MESA CV	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 153797 KEIPER 17113 FLAGLER DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 154017 NIEVES	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS**Account No.:** 1 -114386 3**Service
Period:**

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD**Invoice #:** 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

JEFF MONZINGO
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P.O. BOX 2029
PFLUGERVILLE TX 76691

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	18225 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 154025 BRUNNER	1.00		74.13
07/01/24	8617 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 154422 CANDICE MANIN	1.00		74.13
07/01/24	8701 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 154825 BIRDWELL	1.00		74.13
07/01/24	17201 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 154883 VOLESKO.JUSTYN	1.00		74.13
07/01/24	8109 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 155125 PATAK	1.00		74.13
07/01/24	17600 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	** SUB ACCT: 1 - 155644 ODOM 17801 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	2.00		74.13
07/01/24	** SUB ACCT: 1 - 156612 AUGUSTINE 8724 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 157108 ABDALLAH 8201 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 157135 DAVEY 8808 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 157312 JONES 8524 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 157647 SNODGRASS 18045 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Total 74.13 ** SUB ACCT: 1 - 157803 GREENE 17100 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 157903 RUDY 7619 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 158456 DUNCAN 17117 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 158457 GLASSMAN 8517 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 159588 WARREN 17212 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 160500 VEDROS 8101 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		2.00		74.13

AGE CURRENT 31-60 DAYS 61-90 DAYS 91+ DAYS Account Balance

AMOUNT (CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 161437 ZIMMERMAN 8716 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 161438 WILLIAMS 8125 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 161439 DE ROSA 8300 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 162027 DONOVAN 8616 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 164736 POTTS 8024 CARLTON RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 164738 ATKINS 8308 LAKEWOOD RIDGE CV	1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS**Account No.:** 1-114386 3**Service
Period:**

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD**Invoice #:** 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 164739 FREZON 8324 LAKEWOOD RIDGE CV	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 165327 YOUNG 18325 FLAGLER DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 166651 TRAWICK 8000 MAGNOLIA RIDGE CV	2.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 167567 GUERRERO 18216 FLAGLER DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 172769 DECARDENAS 8117 BELLANCIA DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 174625 LAOSA	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
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AMOUNT	(CONT.)
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TEXAS DISPOSAL SYSTEMS

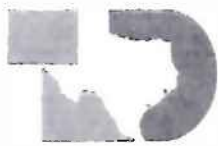
Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

JEFF MONZINGO
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P.O. BOX 2029
PFLUGERVILLE TX 78691

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	8317 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 175287 GOLDE	1.00		74.13
07/01/24	8217 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 175927 BLACK	1.00		74.13
07/01/24	8321 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 175934 NEALON	1.00		74.13
07/01/24	18217 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 175961 CASSARA	1.00		74.13
07/01/24	8312 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 177001 BRYSON	1.00		74.13
07/01/24	17108 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT	(CONT.)				

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
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Bill To:

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P.O. BOX 2029
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Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	** SUB ACCT: 1 - 177431 KATHY 8313 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 177433 RODRIGUEZ 8717 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 177783 CHRISTIAN 17612 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 179123 BALDWIN 8101 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 179509 SHVETZ 8100 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 180872 LOEPER 8501 ROLLINS DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
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AMOUNT	(CONT.)
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TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108



Invoice

TEXAS DISPOSAL SYSTEMS

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
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Service Address:

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AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Total 74.13 ** SUB ACCT: 1 - 182870 HUMPHRIES 8800 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 182871 BELISLE 8517 ROLLINS DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 182872 FORD 8404 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 183091 GLASS 8304 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184705 DULTON, JAMES 17837 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184707 SALVAGGIO 17800 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		2.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT	(CONT.)				

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
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AUSTIN TX 78738

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Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184709 GREENBERG 17713 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184711 MILLER 8400 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184712 CARMEN 8600 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184713 SCIARAFFIA 8312 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184785 KING 17700 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184786 CHRISTIAN 17724 FLAGLER DR	1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS**Account No.:** 1-114386 3**Service
Period:**

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD**Invoice #:** 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
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1-114386	14991.15
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Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 185163 POULIN 8700 BELLANCIA DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 185754 SORRENTINO 8509 ROLLINS DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 186369 LEONARD 17204 FLAGLER DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 187509 BLANTON CLIFFORD 8309 BELLANCIA DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 188883 SCRANAGE 8609 ROLLINS DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 188889 SETH	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS**Account No.:** 1 -114386 3**Service
Period:**

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD**Invoice #:** 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	8516 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 189075 HUFF	1.00		74.13
07/01/24	7700 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 189077 MICKLE	2.00		74.13
07/01/24	8116 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 195982 DANIEL	1.00		74.13
07/01/24	8317 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 195983 OBRIEN	1.00		74.13
07/01/24	17500 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 196521 ALAGNA	1.00		74.13
07/01/24	18401 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS**Account No.:** 1 -114386 3**Service
Period:**

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD**Invoice #:** 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	** SUB ACCT: 1 - 196989 LAWSON 8320 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 197499 HARWELL 8309 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 198517 SANDERS 8316 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 198654 ZERBY 8801 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 198783 TURLINGTON 17525 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 198785 BENNETT 18009 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Total 74.13 ** SUB ACCT: 1 - 199798 MCNIVEN 8508 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 202639 RIVERS, DAVID 17912 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 207424 VOGT 8609 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 207834 SOUTH 8500 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 209764 ALANIZ 8400 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 210006 CRANE 8040 CARLTON RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1 -114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108



Invoice

TEXAS DISPOSAL SYSTEMS

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 212414 LOERCH 8508 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 216417 MORELAND 17112 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 217885 RITCHER 8600 ROLLINS DR 96G-RES TRASH+3 CURB	2.00		74.13
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 221576 MCLAUGHLIN 17513 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 222200 ALTMAN 8309 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 228357 SILVERS 8413 LAKEWOOD RIDGE CV	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 228358 PETRO 17613 FLAGLER DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 228771 LUNDERSTEDT 18001 GLENVILLE CV	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 229947 AUGUSTINE 17824 FLAGLER DR	2.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 232343 MADDEN 17601 FLAGLER DR	1.00		74.13
07/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 237748 MAJOR	1.00		74.13

AGE

CURRENT

31-60 DAYS

61-90 DAYS

91+ DAYS

Account Balance

AMOUNT

(CONT.)

TEXAS DISPOSAL SYSTEMS

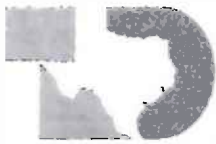
Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	8709 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 237989 COZART	1.00		74.13
07/01/24	18024 GLENVILLE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 240979 EICHLER	1.00		74.13
07/01/24	18008 GLENVILLE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 243661 LEE	1.00		74.13
07/01/24	8313 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 243973 CUNNINGHAM	1.00		74.13
07/01/24	18409 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 244163 POLK	1.00		74.13
07/01/24	8516 ROLLINS DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	** SUB ACCT: 1 - 245981 GRAFT 18017 GLENVILLE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 246735 ALLISON 8321 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 252761 JAMESON 7909 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 253598 BERGER 7908 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 257247 JEFFERS 18224 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	2.00		74.13
07/01/24	** SUB ACCT: 1 - 257664 HILTON 8308 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13

AGE

CURRENT

31-60 DAYS

61-90 DAYS

91+ DAYS

Account Balance

AMOUNT

(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1 -114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Total 74.13 ** SUB ACCT: 1 - 258469 ROGERS 8601 ROLLINS DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 261884 KREISEL 18333 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 268254 DALL 8117 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 270369 HARVEY 8816 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 270370 FABRE 8609 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 272354 GARDNER 17913 FLAGLER DR 96G-RES TRASH+3 CURB	2.00		74.13

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 273994 LUCAS 8617 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 275808 JONES 8516 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 280598 BEARD 8616 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 288630 MILKIEWICZ 8601 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB 03/31/24 96G-RES TRASH+3 CURB 04/30/24 96G-RES TRASH+3 CURB 05/31/24 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 290021 STARR 17208 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
03/31/24		1.00		24.71
04/30/24		1.00		24.71
05/31/24		1.00		24.71
07/01/24		1.00		74.13

AGE CURRENT 31-60 DAYS 61-90 DAYS 91+ DAYS Account Balance

AMOUNT (CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1 -114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	** SUB ACCT: 1 - 292099 HALL 8608 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 292118 SMITH 18433 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 293380 SAUNDERS 8124 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	2.00		74.13
07/01/24	** SUB ACCT: 1 - 293382 CANAHUATE 8308 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 293775 KAUACHI 17104 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24	** SUB ACCT: 1 - 297356 CARRELL 8325 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13

AGE CURRENT 31-60 DAYS 61-90 DAYS 91+ DAYS Account Balance

AMOUNT (CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

0101143863798310800014991151

Bill To:

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

Service Address:

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VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Total 74.13 ** SUB ACCT: 1 - 297359 MAXEY 8216 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 299503 WALTERS 8301 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 300579 SAMPSON 8316 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 303970 MUSSILLO 8304 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 306212 MOLLO 8209 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 308249 KATHLYN 8701 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB	1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		2.00		74.13
07/01/24		1.00		74.13

AGE

CURRENT

31-60 DAYS

61-90 DAYS

91+ DAYS

Account Balance

AMOUNT

(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
07/01/2024	7983108
Customer Number	Invoice Total
1-114386	14991.15
Payment Amount	

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Bill To:

JEFF MONZINGO
BELVEDERE MUD
P.O. BOX 2029
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Service Address:

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AUSTIN TX 78738

For proper credit please return this portion.

Service Period JULY, AUG, SEPT.
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
07/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 308561 HITZ 8517 SPRINGDALE RIDGE 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 308627 PATEL 8708 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 309183 HURWITZ 8300 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 309464 MONCRIEF 8408 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 317921 GRAU 8500 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
07/01/24		1.00		74.13
	PAYMENT DUE UPON RECEIPT		Total Invoice:	14,991.15

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT	14991.15	0.00	0.00	-31.80	14959.35

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

JULY, AUG, SEPT. SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7983108



SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 21226
Invoice Date: 06/03/2024

BILL TO

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

Phone: 512-251-5668 x25

PROPERTY ADDRESS

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

INVOICE

06/03/2024

TERMS

Net 30

ACCOUNT MANAGER

Tyler Lambourne

DESCRIPTION

PRICE

#27510 - Trail Maintenance Contract + HOA / 2024 June 2024

\$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 check #1528
7/24/24*

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!!



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: 1988623
Invoice Date: 06/30/2024

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 May 31, 2024:

INVOICE SUMMARY

Total Fees	\$80.00
Less 15.00% Discount	<u>-12.00</u>
Net Fees	68.00
Total Expenses	5.32
Total Due This Invoice:	\$73.32
AMOUNT DUE FROM Belvedere Municipal Utility District, paying 50.00%	\$36.66

UNPAID INVOICES AS OF 06/30/2024

<u>INVOICE DATE</u>	<u>INVOICE NUMBER</u>	<u>UNPAID AMOUNT</u>
TOTAL UNPAID INVOICES:		<u>0.00</u>
TOTAL DUE:		<u>\$36.66</u>

Reference No.:
166267-00001-RBH2

Page 2

Invoice No: 1988623
Invoice Date: 06/30/24

TIME DETAIL:

<u>Date</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Description</u>
04/15/24	L. Sherman	0.1	Correspondence with Matt Baumgartner (legal counsel for PRLT) regarding unfinished connection to water line in Flagler Lane and remediation of construction site.
Total Hours		0.1	

Total Fees	\$80.00
Less 15.00% Discount	<u>-12.00</u>
Net Fees	\$68.00

Expenses:

Filing Fee -FileTime Invoice:	5.32
Submission #86193079, Travis	
County - 98th District Court	

Total Expenses	<u>5.32</u>
----------------	-------------

Total Due This Invoice	\$73.32
AMOUNT DUE FROM Belvedere Municipal Utility District, paying 50.00%	\$36.66



BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 3
Issue Date: Jul 22, 2024
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.



Account summary

Your last bill	\$154.02
Payment, Jul 13 - Thank you!	-\$154.02
Remaining balance	\$0.00

Service summary

Internet	Page 2	\$86.02
Phone	Page 2	\$68.54
Total services		\$154.56

Total due **\$154.56**

AutoPay is scheduled to debit your bank account on Aug 12, 2024

*Paid EFT 8/12/24
Recd 8/1/24*

Ways to pay and manage your account:



800.321.2000
TTY: 800.651.5111

Scan to pay





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

Member-owned since 1938
 nonprofit

Account #: 3001549599
 Member Name: BELVEDERE MUD
 Director District: 5
 Bill Date: 07/30/2024

AUTOPAY AMOUNT

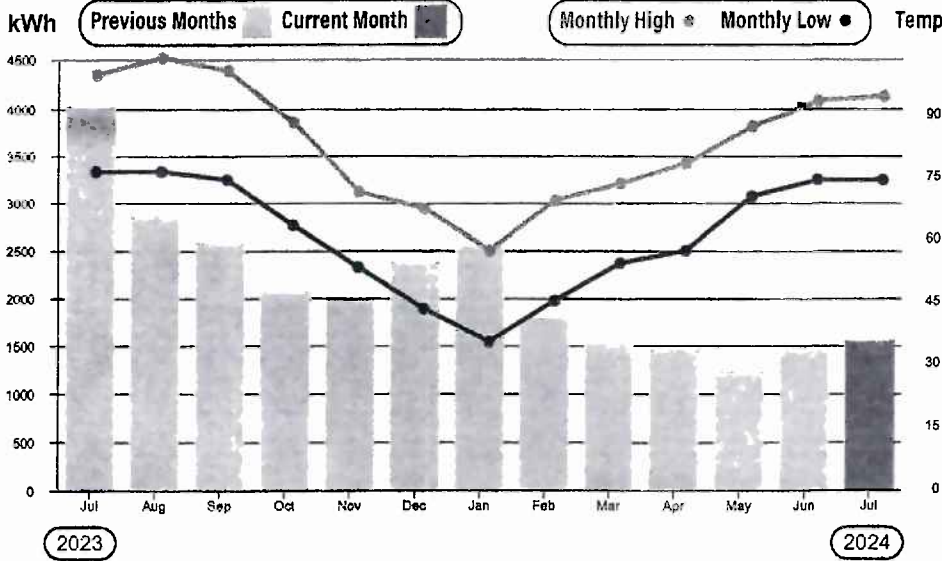
\$186.49

Paid By Bank Draft
08/18/2024

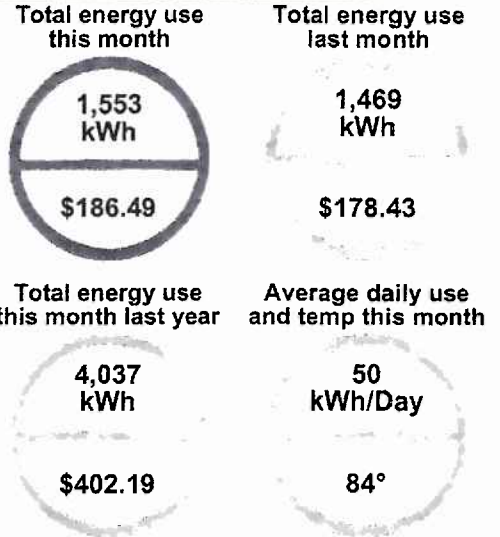
Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 07/30/2024.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison



IMPORTANT MEMBER INFORMATION

Surviving through the heat is a science. PEC is providing tips to minimize how hard hot days hit our electric bills. Make salads, sandwiches, and slow-cooker meals to keep cooking from heating up your home. For more tips, visit pec.coop/survival.

Your 2023 capital credit allocation is \$219.02. Please refer to the enclosed bill insert or visit pec.coop/capital-credits for more information.

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

Handwritten: Paid 8/1/24
 Rec'd 8/1/24



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

Bill Date: 07/30/2024
 Account #: 3001549599
 AutoPay Amount - DO NOT PAY: \$186.49
 Bank Draft on 08/18/2024

PEC Secure Pay Station barcode



Mail payment to:

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

18

8043 0 AB 0.593
 BELVEDERE MUD
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

5 8043
 C-34



460763001549599000018649000020514073020243

ABC Bank Statements

TexPool Statements



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3888575

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

Date 7/31/24 Page 1
Primary Account XXXXXXXXXXXX

J

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

Checking Account

Account Title: Belvedere Municipal Utility District
General Funds

Business Checking Public Funds		Enclosures/Images	6
Account Number	XXXXXXXXXXXX	Statement Dates	7/01/24 thru 7/31/24
Previous Balance	42,217.60	Days in the Statement Period	31
2 Deposits/Credits	2,102.16	Average Ledger Balance	41,081.39
9 Checks/Debits	6,272.65	Average Collected	41,081.39
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	38,047.11		

Deposits and Other Credits

Date	Description	Amount
7/02	PPD F746000192	824.20
	CONS PAY PT CLEARING	
7/31	PPD F746000192	1,277.96
	CONS PAY PT CLEARING	

Debits

Date	Description	Amount
7/08	PPD 0000358635	118.86-
	SPECTRUM SPECTRUM	
7/15	PPD 9864031004	154.02-
	Payment ATT	
7/19	CCD 2740828412	178.43-
	ELEC_BILL Pedernales_Elec	
	3001549599	

Date 7/31/24 Page 2
 Primary Account XXXXXXXXXXXX

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

Business Checking Public Funds XXXXXXXXXXXX (Continued)

		Checks			
Date	Check No.	Amount	Date	Check No.	Amount
7/05	1523	214.00	7/05	1526	460.00
7/03	1524	989.78	7/31	1528*	4,030.90
7/05	1525	90.00	7/30	1529	36.66

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
7/01	42,217.60	7/05	41,288.02	7/19	40,836.71
7/02	43,041.80	7/08	41,169.16	7/30	40,800.05
7/03	42,052.02	7/15	41,015.14	7/31	38,047.11

End of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Checking Account - ABC Bank, Period Ending 07/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						42,217.60
Cleared Transactions						
Checks and Payments - 9 Items						
Check	05/20/2024	1523	ABC Home & Co...	X	-214.00	-214.00
Check	06/19/2024	1524	Travis Central Ap...	X	-989.78	-1,203.78
Check	06/19/2024	1526	Manuela's Cleani...	X	-460.00	-1,663.78
Check	06/19/2024	1525	ABC Home & Co...	X	-90.00	-1,753.78
Check	07/08/2024	EFT	Spectrum Business	X	-118.86	-1,872.64
Check	07/13/2024	EFT	AT & T	X	-154.02	-2,026.66
Check	07/18/2024	EFT	Pedernales Electr...	X	-178.43	-2,205.09
Check	07/24/2024	1528	Sunscape Lands...	X	-4,030.90	-6,235.99
Check	07/24/2024	1529	Jackson Walker ...	X	-36.66	-6,272.65
Total Checks and Payments					-6,272.65	-6,272.65
Deposits and Credits - 2 Items						
Deposit	07/02/2024			X	824.20	824.20
Deposit	07/31/2024			X	1,277.96	2,102.16
Total Deposits and Credits					2,102.16	2,102.16
Total Cleared Transactions					-4,170.49	-4,170.49
Cleared Balance					-4,170.49	38,047.11
Uncleared Transactions						
Checks and Payments - 1 Item						
Check	07/24/2024	1527	Texas Disposal S...		-14,991.15	-14,991.15
Total Checks and Payments					-14,991.15	-14,991.15
Total Uncleared Transactions					-14,991.15	-14,991.15
Register Balance as of 07/31/2024					-19,161.64	23,055.96
New Transactions						
Checks and Payments - 2 Items						
Check	08/12/2024	EFT	AT & T		-154.56	-154.56
Check	08/18/2024	EFT	Pedernales Electr...		-186.49	-341.05
Total Checks and Payments					-341.05	-341.05
Total New Transactions					-341.05	-341.05
Ending Balance					-19,502.69	22,714.91



Drawer 9
Wolfforth, Texas 79382-0009

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3887751

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

Date 7/31/24 Page 1
Primary Account XXXXXXXXXX



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

Checking Account

Account Title: Belvedere Municipal Utility District
Operating Money Market

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXXXX	Statement Dates	7/01/24 thru 7/31/24
Previous Balance	46,405.75	Days in the Statement Period	31
Deposits/Credits	.00	Average Ledger Balance	46,405.75
Checks/Debits	.00	Average Collected	46,405.75
Service Charge Amount	.00	Interest Earned	98.26
Interest Paid	98.26	Annual Percentage Yield Earned	2.52%
Current Balance	46,504.01	2024 Interest Paid	631.36

Deposits and Other Credits

Date	Description	Amount
7/31	Interest Deposit	98.26

Daily Balance Information

Date	Balance	Date	Balance
7/01	46,405.75	7/31	46,504.01

INTEREST RATE SUMMARY

Date	Rate
6/30	2.500000%

End Of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 07/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						46,405.75
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	07/31/2024			X	98.26	98.26
Total Deposits and Credits					98.26	98.26
Total Cleared Transactions					98.26	98.26
Cleared Balance					98.26	46,504.01
Register Balance as of 07/31/2024					98.26	46,504.01
Ending Balance					98.26	46,504.01 <i>mm</i>



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3887749

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

Date 7/31/24	Page 1
Primary Account	XXXXXXXXXXXX

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

Checking Account

Account Title: Belvedere Municipal Utility District
Debt Services

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXXXX	Statement Dates	7/01/24 thru 7/31/24
Previous Balance	452,774.25	Days in the Statement Period	31
Deposits/Credits	.00	Average Ledger Balance	427,170.16
6 Checks/Debits	396,863.38	Average Collected	427,170.16
Service Charge Amount	.00	Interest Earned	994.22
Interest Paid	994.22	Annual Percentage Yield Earned	2.78%
Current Balance	56,905.09	2024 Interest Paid	4,942.27

Deposits and Other Credits

Date	Description	Amount
7/31	Interest Deposit	994.22

Debits

Date	Description	Amount
7/30	Wire Transfer Fee	18.00-
7/30	Wire Transfer Fee	18.00-
7/30	Wire Transfer Fee	18.00-
7/30	Wire Transfer Debit	47,443.75-
7/30	Wire Transfer Debit	64,665.63-
7/30	Wire Transfer Debit	284,700.00-

Date 7/31/24 Page 2
 Primary Account XXXXXXXXXXXX

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

Money Market Public Fund XXXXXXXXXXXX (Continued)

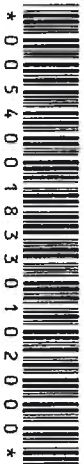
Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
7/01	452,774.25	7/30	55,910.87	7/31	56,905.09

INTEREST RATE SUMMARY

Date	Rate
6/30	2.750000%
7/30	2.500000%

End Of Statement



Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 07/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						452,774.25
Cleared Transactions						
Checks and Payments - 6 Items						
Check	07/29/2024	Wire	BOKF, NA	X	-284,700.00	-284,700.00
Check	07/29/2024	Wire	BOKF, NA	X	-64,665.63	-349,365.63
Check	07/29/2024	Wire	BOKF, NA	X	-47,443.75	-396,809.38
Check	07/30/2024	EFT	American Bank of...	X	-18.00	-396,827.38
Check	07/30/2024	EFT	American Bank of...	X	-18.00	-396,845.38
Check	07/30/2024	EFT	American Bank of...	X	-18.00	-396,863.38
Total Checks and Payments					-396,863.38	-396,863.38
Deposits and Credits - 1 item						
Deposit	07/31/2024			X	994.22	994.22
Total Deposits and Credits					994.22	994.22
Total Cleared Transactions					-395,869.16	-395,869.16
Cleared Balance					-395,869.16	56,905.09
Register Balance as of 07/31/2024					-395,869.16	56,905.09
Ending Balance					-395,869.16	56,905.09

Agenda Item No. 8

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

- a. Report from the District's Engineer;
- b. Drainage facilities, including, but not limited to:
 - (i) review of landscaping improvements within the ditch in front of the property at 8700 Springdale Ridge Drive;
 - (ii) review of landscaping improvements within the ditch in front of the property at 8708 Springdale Ridge Drive;
 - (iii) gabion berm located at 8408 Lakewood Ridge Cove; and
 - (iv) temporary culvert removal at 18201 Flagler Drive; and
- c. Trail maintenance.



3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

August 14, 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 August 20, 2024

Dear Directors:

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

1) **Drainage Facilities**

a) Ditch Lining Evaluations

- i) 8708 Springdale Ridge Cove - Quiddity met with the District's engineering subcommittee, the property owner, and the home builder on July 17, 2024 to discuss the observed condition of the drainage ditch and driveway culvert in front of the home.
- ii) 8700 Springdale Ridge Cove – The home builder for 8700 Springdale Ridge Cove requested an update regarding the rock ditch lining request at that home. At this time, a formal request and the associated fee to evaluate the drainage ditch has not been submitted.

2) **Trail Facilities Maintenance** – No report at this time.

3) **Preservation Ranch** – No report at this time.

4) **Gabion Berm** – DigDug completed rebuilding the rock gabion berm at 8408 Lakewood Ridge Cove on July 23, 2024. See pictures attached.

Board Action: Approve DigDug's invoice for \$1,991.37.

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

Sincerely,

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

Meagan Norris, P.E.

MNN/mcs

K:\16654\16654-0900-23 2023 General Consultation (Belvedere MUD\Meeting Files\Status Reports\2024.08.20\Status Report for Belvedere 20240806.docx

DigDug Construction LLC

P.O. Box 92583
Austin TX 78709-2583
512-382-0008

Invoice

DATE	INVOICE #
7/29/2024	5694

BILL TO
Belvedere MUD

PROJECT	P.O. No.	DUE DATE
8408 Lakewood Ridge Cove		8/28/2024

SERVICE DESCRIPTION	AMOUNT
Demo and rebuild rock berm using all new wire mesh. Haul off spoils.	1,991.37
Sales Tax	0.00
We appreciate your business!	Total \$1,991.37

Payments/Credits	\$0.00
Balance Due	\$1,991.37



Agenda Item No. 9

Discuss, consider, and take action as necessary concerning demand letter from the landowners at 8305 Verde Mesa Cove, Austin, TX 78737.

HUSCH BLACKWELL

Racy Haddad
Partner

111 Congress Avenue, Suite 1400
Austin, TX 78701
Direct: 512.703.5767
Fax: 512.479.1101
Racy.Haddad@huschblackwell.com

RECEIVED

APR 11 2024

Lloyd Gosselink

April 4, 2024

Grandview Custom Homes, LLC
2303 RR 620 S
Suite 160-213
Lakeway, Texas 78734
CRRR # 9314 8699 0430 0119 4392 90

Matt and Angela Mussillo
8304 Verde Mesa Cove
Austin, Texas 78738
CRRR # 9314 8699 0430 0119 4393 06

Michael C. Falick
1517 Heights Blvd.
Houston, Texas 77008
CRRR# 9314 8699 0430 0119 4393 13

Re: Damage to Real Property at 8305 Verde Mesa Cove, Austin, Texas 78738 (the
"Millsap Property")

Dear Mr. and Mrs. Mussillo, Belvedere Homeowners Association, Belvedere Municipal Utility District, Grandview Custom Homes, and Mr. Falick:

This firm represents Paul Millsap and Keri Parker (the "**Millsaps**") in connection with the referenced matter. Beginning in August 2022, the Millsap Property has suffered extensive damage caused by runoff flowing from 8304 Verde Mesa Cove (the "**Mussillo Property**"), which is owned by Matt and Angela Mussillo (the "**Mussillos**") and was built by Grandview Custom Homes, LLC ("**Grandview**"). Grandview and the Belvedere Municipal Utility District (the "**MUD**") have failed to compensate the Millsaps for such damages despite recognizing their liability in various communications. As the Mussillo Property's owners, the Mussillos are liable too. This letter's purpose is to avoid litigation by fostering an amicable resolution. If the responsible parties continue to withhold compensation and rectify our client's damages, our clients will not hesitate to file suit. Please direct all communications regarding this matter to the undersigned.

The Millsap Property lies downhill and directly across the street from the Mussillo Property. Roadside culverts originally installed by the MUD in front of the Mussillo Property are meant to carry water to a holding pond. From the time the Millsaps closed on the Millsap Property in May 2021 until Grandview and the Mussillos began construction of the Mussillo Property, no destructive runoff flowed from the Mussillo Property toward our client's property. But during a

HUSCH BLACKWELL

Belvedere Homeowners Association, et al.

April 4, 2024

Page 2

rainstorm in August 2022, a torrent of silt-laden water flowed directly from Grandview's construction site at the Mussillo Property downhill to the Millsap Property, clogging the driveway's drainage system to the point of uselessness. The culverts created for construction-site access to the lot did nothing to stop the flow. See Exhibit A, attached herewith, for photographs of runoff flowing from the Mussillo Property onto the Millsap Property.

The MUD and the District Engineer met at the Millsap Property in September 2022 to discuss the problem, yet neither took action.

Grandview sent a crew to work on the driveway in late summer 2022. The crew did no more than hose off mud on top of the driveway, which did nothing to improve Grandview and the Mussillos' damage to the drainage system.

A second rainstorm in October 2022 caused a silt torrent identical to the first. At or around that time, Grandview agreed to select a contractor to repair the damage and to pay for the repairs itself.

On October 17, 2022, the Millsaps had a text conversation with Taylor O'Brian ("Mr. O'Brian") of Grandview. (See Exhibit B attached herewith for this and other conversations with Mr. O'Brian). Regarding the damage to the Millsaps' driveway, Mr. O'Brian said "I will get with matt [sic] about this," meaning that the contractor who was installing the pavers at the Mussillo Property would examine the damage to the Millsaps' driveway and come up with a repair plan. On December 6, 2022, the Millsaps texted Mr. O'Brian "I need these problems resolved ASAP." Mr. O'Brian responded "Working on it."

On December 1, 2022, Grandview again sent a crew, which cleaned a negligible portion of the driveway without ameliorating the damage to the drainage system.

The MUD discussed neighborhood drainage at its meeting of January 17, 2023. The minutes from this meeting reported as follows:

Ms. Johnson stated that an analysis had been performed to corroborate the driveway culvert sizes provided by the District's former engineer for the homes on 8304 and 8308 Verde Mesa with recommendations to control storm water runoff. She stated that her analysis had been provided to the HOA and the District's Engineering Subcommittee. She stated that this information was provided to the homebuilders and property owners of the homes in question with a request that their driveway culverts be upsized by the HOA. Ms. Johnson stated that the homeowner of 8304 Verde Mesa had asked for the District's assistance in paying for at least 50% of the \$6,002.56 cost associated with the driveway culvert upsizing. . . . Director Clifford moved that the Board authorize an expenditure of \$3,000.00 to the homeowner of

HUSCH BLACKWELL

Belvedere Homeowners Association, et al.
April 4, 2024
Page 3

8304 Verde Mesa for the upsizing of the driveway culvert at this address. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 5-0.

The MUD's 5-0 motion and subsequent \$3,000.00 payment constitute a unanimous admission (a) of liability for drainage systems at Verde Mesa Cove; and (b) that the original culverts were defectively narrow.

At its meeting of September 27, 2023, the MUD directed Quiddity Engineering, LLC ("**Quiddity**") to "perform[] a review of the storm water quality related records for the District" (see "Re: Storm Water Quality Research;" attached herewith as **Exhibit C**). Quiddity advised that the MUD could "prepar[e] a District plan to address any of the District's potential responsibilities related to storm water quality features." The MUD has adopted no such plan.

The MUD discussed the flooding at the Millsap Property at its meeting of November 14, 2023. In preparation for the meeting, the MUD's engineer, Quiddity, composed a letter of October 4, 2023 (the "**Quiddity Letter**;" attached herewith as **Exhibit D**) to the MUD regarding "draft language for the drainage system issue resolution guidelines. . . We recommend the board edit and revise the existing rules to meet the needs of the district if the board believes the current rules are not specific, understandable, or complete." The MUD has adopted no such guidelines or made any such edits or revisions to the existing rules.

On January 26, 2024, Tuscany Pavers LLC issued the Millsaps an estimate (the "**Estimate**;" attached herewith as **Exhibit E**) explaining what repairs their driveway needs due to the water diversion and what these remediations would cost. First, a contractor will need to remove and clean all of the pavers from the Millsaps' driveway. Next, the permeable gravel bedding course underneath the pavers must be excavated, removed from the site, and replaced with new gravel. Finally, the pavers will be restored to the driveway. The Estimate reports a cost of \$55,000.

Paul Millsap sent Grandview a letter on January 30, 2024 (the "**Request for Repair**;" attached herewith as **Exhibit F**). He explained that accumulated silt has made drainage impossible, that the damage was as result of water diversion and was "a direct result of the building process" at the Mussillo Property, and that the risk of flooding threatens his family's safety. The Request for Repair also cited the \$55,000 figure from the Estimate and the \$2,500 in landscaping damages that the Millsaps have already spent.

Grandview's counsel responded to the Request for Repair on February 7, 2024 (the "**Response**;" attached herewith as **Exhibit G**). The Response argues that the Request for Repair "fails to include any evidence or information substantiating your claim that Grandview caused damage to the Millsap Property." Counsel is advised that letters often come with attachments. Had counsel looked at the photographs attached to the Request for Repair, they would have seen a Nile of silt flowing directly from Grandview and the Mussillos' construction site at the Mussillo

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Belvedere Homeowners Association, et al.

April 4, 2024

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Property to the driveway in front of the Millsap Property. Such cannot meet a driveway of pavers without causing serious damage. The same photographs are attached herewith as Exhibit A. The Request for Repair therefore not only included substantiating evidence, but proved that silt from Grandview's construction site at the Mussillo Property flowed onto and damaged the Millsap Property. Regardless, the text conversation with Mr. O'Brian gave Grandview actual knowledge of the damage it caused.

The Response adds that "there is no evidence that Grandview created a diversion or impoundment of surface water that caused damage to the Millsap Property." Again, we point Grandview's counsel to Exhibit A. The silt was diverted directly from the construction site where Grandview had exposed the soil to make way for a house. One does not need a hydrology degree to grasp that exposed soil diverts runoff during rainstorms, or that runoff flows downhill.

Grandview's counsel attempts to pin the runoff on several bogeymen: historic rainfall, the original silt fencing, faulty culverts, and the absence of curbs in the vicinity of the Mussillo and Millsap properties. None of these is a license to operate a construction site without preventing destructive silt runoff onto neighboring properties. If Grandview was able to observe these factors *after* the destructive silt runoff had done its damage, why did it fail to observe and account for them beforehand? We also note that neither the Texas Water Code nor the doctrine of negligence provides an exception for these factors when one's actions are a but-for cause of destructive runoff.

According to the Response, "Grandview complied with all regulatory requirements during the construction of the Property, including those standards imposed on builders by the [HOA and MUD]." This is false. We discuss violations of statutes and MUD rules below.

If the parties cannot reach a settlement, the Millsaps will file suit against the Mussillos and Grandview for the following torts.

- **Violations of the Texas Water Code.** The Mussillos and Grandview have violated § 11.086 of the Texas Water Code. Section 11.086 provides:
 - (a) No person may divert or impound the natural flow of surface waters in this state, or permit a diversion or impounding by him to continue, in a manner that damages the property of another by the overflow of the water diverted or impounded.
 - (b) A person whose property is injured by an overflow of water caused by an unlawful diversion or impounding has remedies at law and in equity and may recover damages occasioned by the overflow.

As Exhibit A demonstrates, the Mussillos and Grandview diverted the natural flow of surface waters by exposing soil at the Mussillo Property in a manner that damaged the

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Millsap property by the overflow of the water diverted. The Millsaps therefore have remedies at law and in equity to recover damages occasioned by this overflow. Grandview's counsel rightly notes that "[a] cause of action under section 11.086(a) requires proof of (1) a diversion or impoundment of surface water that (2) causes (3) damage to the property of the landowner." *Hopkins v. State*, No. 03-03-00499-CV, 2006 WL 1126224, at *12 (Tex. App.—Austin 2006, pet. denied) (mem. op.). The damage to the Millsap Property meets each of these prongs:

1. Soil exposure by the Mussillos and Grandview diverted silt-laden surface water runoff from the Mussillo Property to the Millsap Property.
2. The surface water runoff caused enormous quantities of silt to accumulate on the Millsap driveway, as documented by videos and photographs.
3. The accumulated silt from the surface water runoff has left the Millsap driveway's drainage system non-functional.

Pursuant to § 11.086(b), the Millsaps are entitled to \$55,000 to repair the driveway plus \$2,500 in landscaping costs.

- **Negligence.** "The elements of a negligence cause of action are the existence of a legal duty, a breach of that duty, and damages proximately caused by the breach." *IHS Cedars Treatment Ctr. of DeSoto, Texas, Inc. v. Mason*, 143 S.W.3d 794, 798 (Tex. 2004). Here, Grandview and the Mussillos had a duty not to divert or permit the diversion of the natural flow of surface waters from the Mussillo Property. They breached this duty by diverting the natural flow of surface water from the construction site at the Mussillo Property to the Millsaps' driveway. The Millsaps' damages are \$55,000 to clean their pavers and replace their gravel drainage system plus \$2,500 in landscaping repairs. The doctrine of *res ipsa loquitur*, "a rule of evidence by which the jury may infer negligence," applies to these facts: "[i]t applies to situations in which (1) the character of the accident is such that it would not ordinarily occur in the absence of negligence, and (2) the instrumentality causing the injury is shown to have been under the management and control of the defendant." *Sherman v. HealthSouth Specialty Hosp., Inc.*, 397 S.W.3d 869, 875 (Tex. App. 2013). Here, the character of torrential silt runoff from a construction site is such that it would not ordinarily occur in the absence of negligence on the part of the landowner and/or contractor. The instrumentalities causing the injury were the construction equipment and the construction site itself, which were under the management and control of the Mussillos and Grandview. Without limitation, Grandview admitted liability and assumed responsibility for the damage to the driveway by: (1) giving the Millsaps oral assertions that it would organize and pay for repairs to the driveway; (2) sending a crew to repair the driveway in late

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Page 6

summer 2022; (3) telling the Millsaps via text that it would send contractors to install a new driveway and resolve problems with the existing driveway; and (4) sending a crew to repair the driveway on December 1, 2022. The law does not allow tortfeasors to deny responsibilities they have already assumed. Of course, Grandview would still be liable for its negligent acts even if it had not assumed responsibility.

The following claim applies only to the Mussillos.

- **Violations of MUD Rule 2.** The MUD's Drainage System Rule 2 provides:

Responsibility of Lot Owners: The lot owner is responsible for ensuring that

- a. rainwater and/or irrigation runoff from his or her lot(s) is directed to appropriate drainage areas or easements so as to eliminate the impact of the runoff on neighboring lots; and
- b. all Improvements on his or her lot are in compliance with the Drainage Criteria and Requirements.

The Mussillos failed to direct rainwater runoff from their lot to appropriate drainage areas or easements so as to eliminate the impact of the runoff on the Millsap Property.

The Millsaps' damages are as follows.

<u>Service</u>	<u>Cost</u>
Landscaping repairs	\$2,500.00
New gravel and paver cleaning for driveway	\$55,000.00
Attorneys' fees	\$8,997.50
Total	\$66,497.50

The Millsaps hereby demand compensation in the amount of \$66,497.50 from Grandview and the Mussillos. Any additional damages caused by future surface water runoff from the Mussillo Property will be actionable and will be added to the amount due. The Millsaps also require an engineering opinion verifying that there will be no further surface water runoff from the Mussillo Property; the addressees may hire an engineer of their choosing, or the Millsaps will hire an engineer and add the cost to the amount due.

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As an alternative to \$55,000 in repair damages, the Millsaps would happily accept repairs by Grandview itself in accordance with the methodology set forth in the Estimate.

Grandview and/or the Mussillos may demand contribution from the MUD and the Homeowner's Association to the extent they believe these parties are liable. We remind the addressees that the MUD has already admitted responsibility by allocating \$3,000 to widen a culvert in Verde Mesa Cove. Be advised however, that if Grandview or the Mussillos attempt to point the finger at each other or at the MUD and the HOA and to deflect a resolution, we will simply advise the Millsaps to file suit immediately. This letter is an opportunity to avoid that risk and to resolve this matter efficiently and without significant cost of litigation and expert witnesses.

If the parties do not enter into a settlement agreement with a resolution acceptable to my clients within 14 days of this letter's receipt, the Millsaps will file a suit in a court of competent jurisdiction to recover their damages and attorneys' fees. The Millsaps will also seek a preventive injunction in the event of future inundation from the Mussillo Property. The Mussillos and Grandview are advised to put their insurance carriers on notice.

We reiterate that we seek to settle this matter amicably. The Millsaps have no ill will toward the Mussillos and look forward to a longstanding neighborly relationship. Resolving this matter now instead of in court will save all parties time, money, and stress.

Thank you for your attention. Nothing herein waives any rights my clients may have in law or equity.

Very truly yours,

HUSCH BLACKWELL LLP

By:



Racy Haddad
Partner

HUSCH BLACKWELL

Belvedere Homeowners Association, et al.

April 4, 2024

Page 8

cc: Paul Millsap and Keri Parker
8305 Mesa Verde Cove
Austin, Texas 78738
CRRR # 9314 8699 0430 0119 4400 67

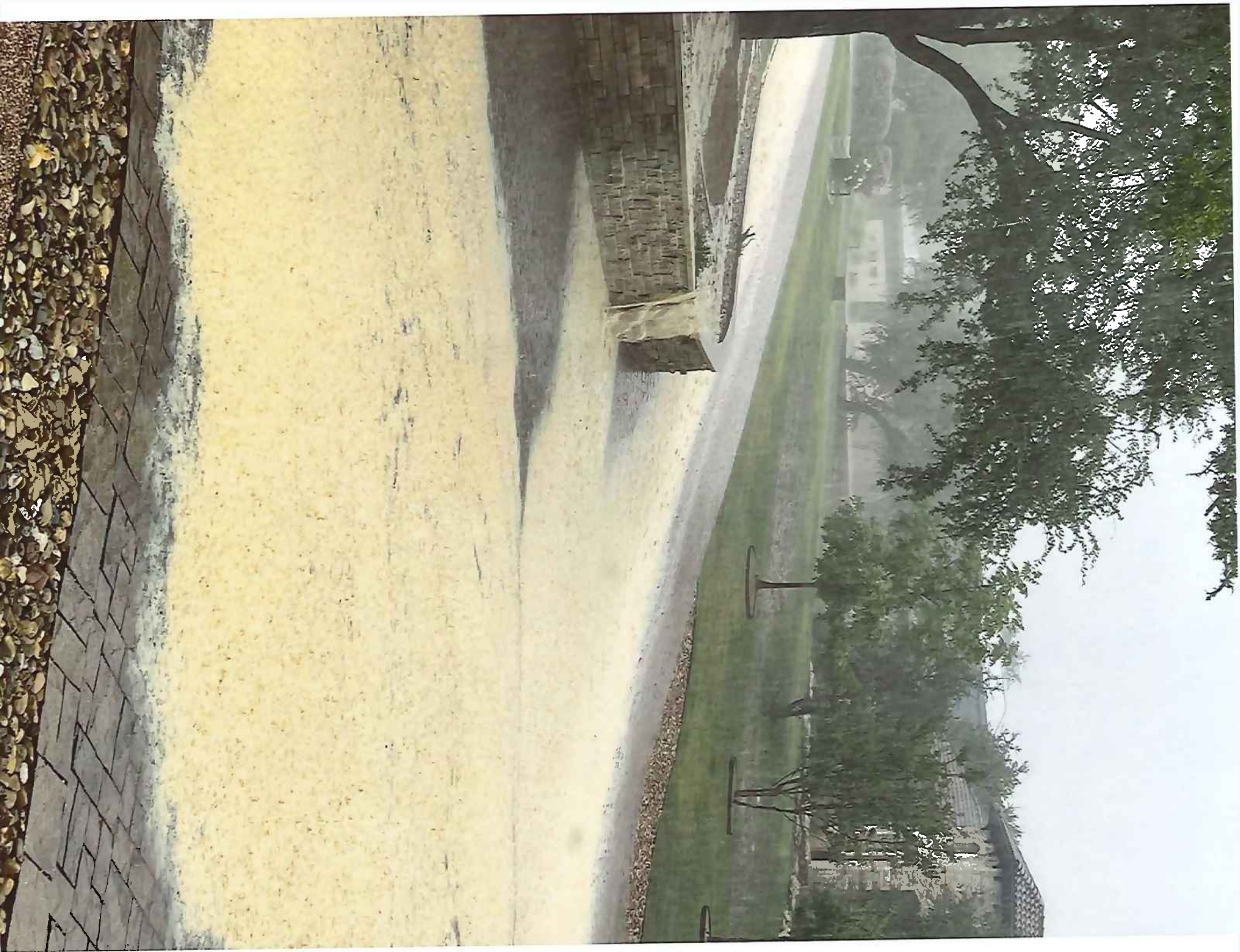
Belvedere Municipal Utility District
816 Congress Avenue
Suite 1900
Austin, Texas 78701
CRRR # 9314 8699 0430 0119 4400 81

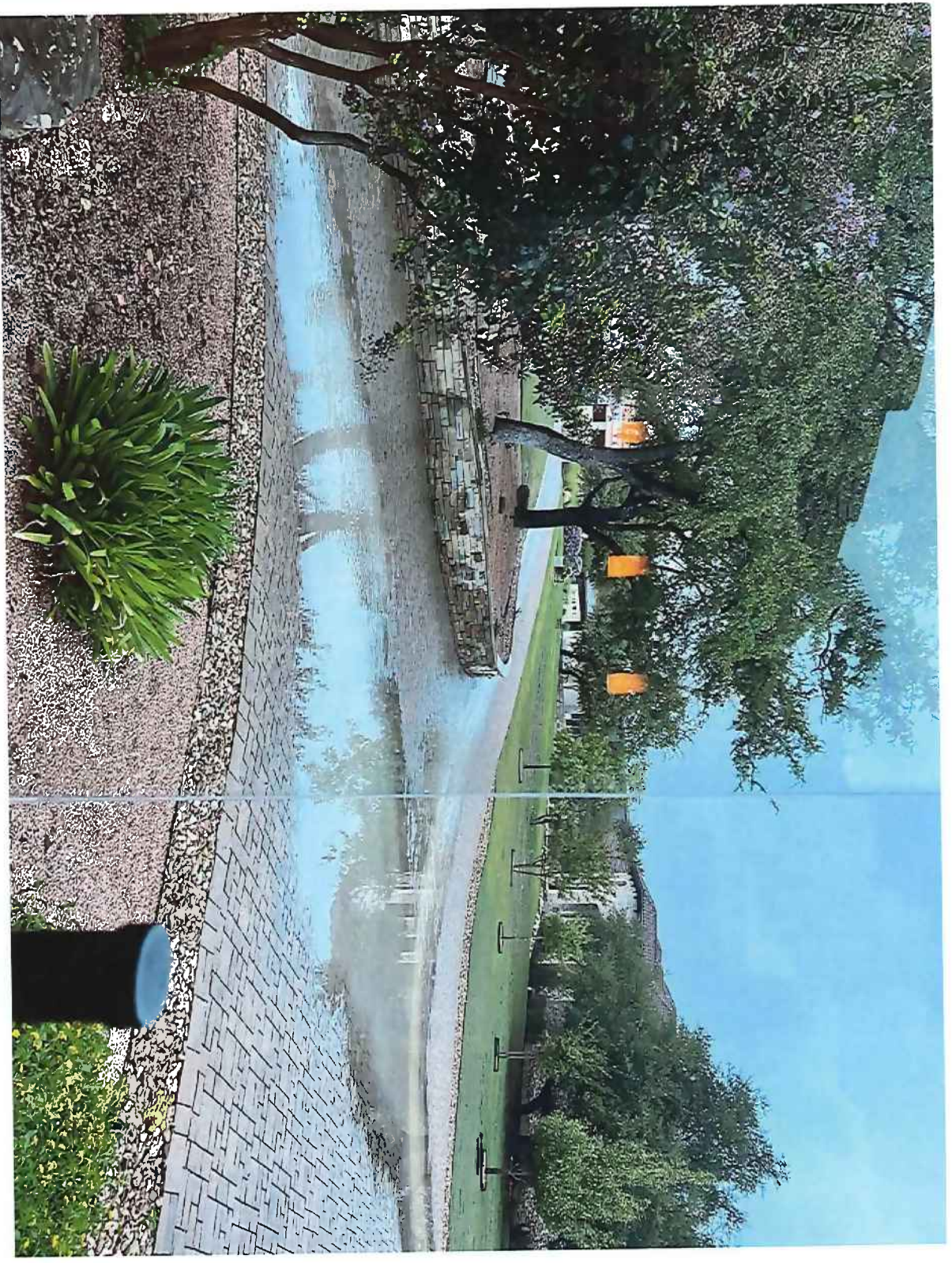
Belvedere Homeowners Association
Belvedere Welcome Center
17400 Flagler Drive
Austin, Texas 78738
CRRR # 9314 8699 0430 0119 4401 28

EXHIBIT A

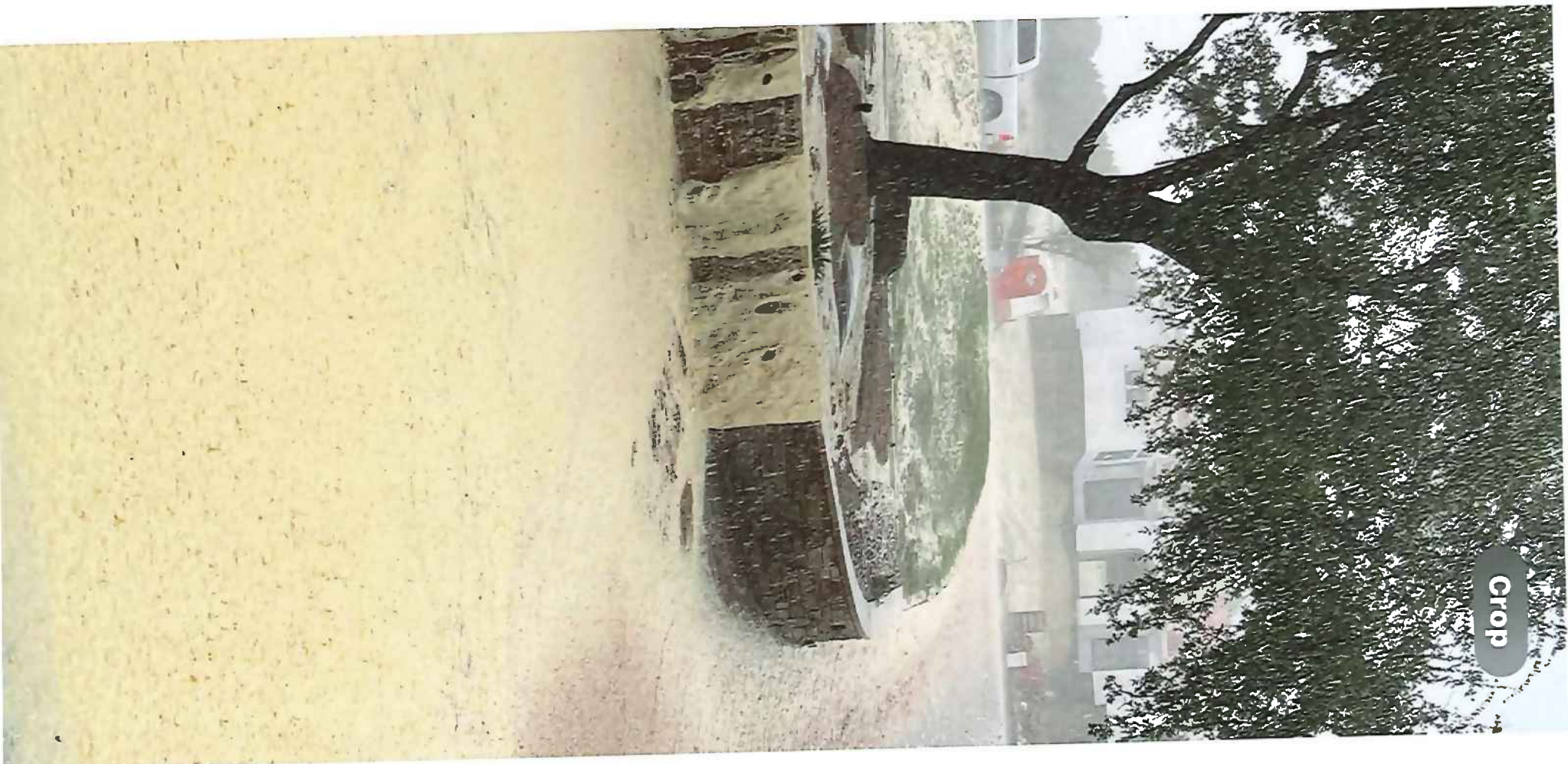








Crop



Crop

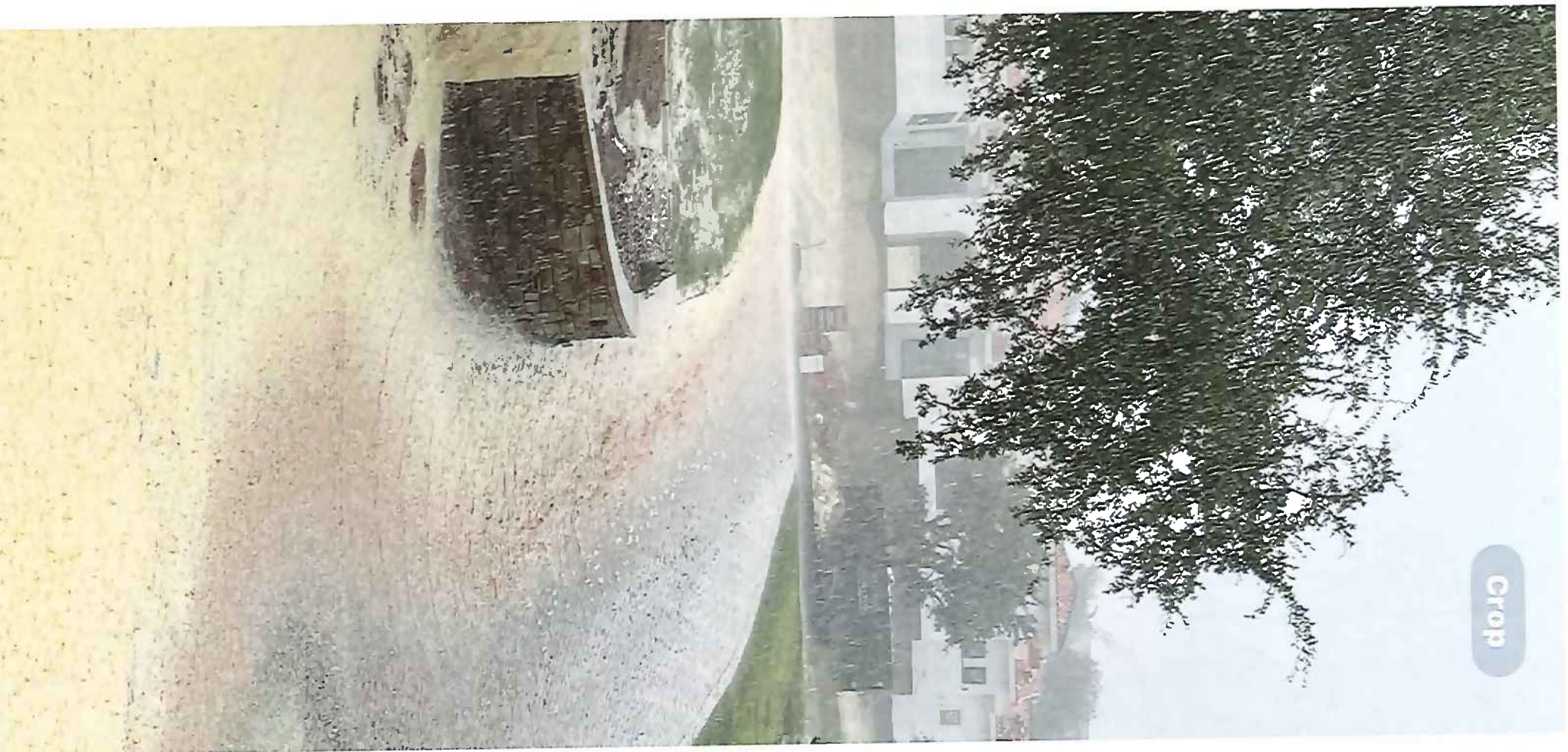










EXHIBIT B



New iMessage

Cancel

To: **Taylor Realtor Neighbors...**

Sep 7, 2022 at 11:36 AM

How often do you
come out to
Belvedere? The guys
you sent out didn't
finish.

Sep 8, 2022 at 5:13 PM

Can you tell me what
they misses

9:27

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...

Sep 8, 2022 at 6:48 PM

4 Photos



Here are some of the issues.



iMessage



9:28

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...

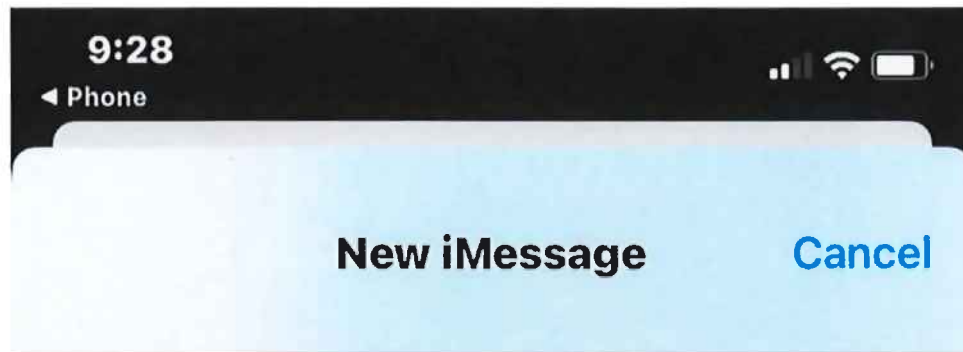


This is the bigger issue. My driveway drains water through it. It now holds water. The low areas are silted up.



iMessage



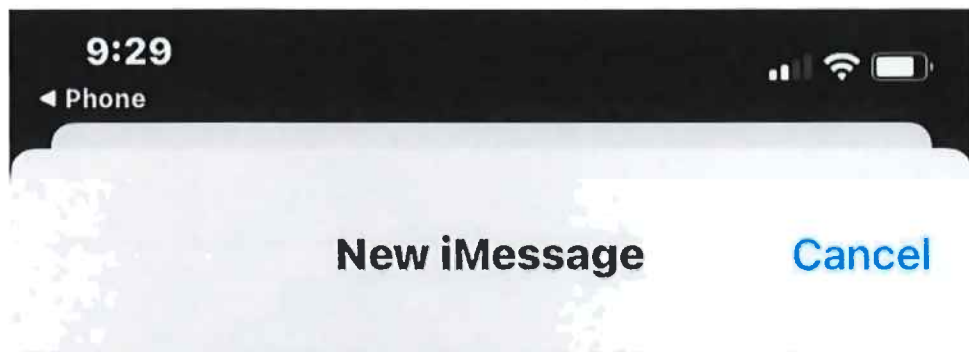


To: [Taylor Realtor Neighbors...](#)

Not sure how to fix
that so I'll have to ask

Sep 12, 2022 at 1:03 PM

My paver guy does
pervious and he said
he can Powerwash
then sweep new
gravel and that will
work



To: [Taylor Realtor Neighbors...](#)

Sep 12, 2022 at 7:24 PM

I've reached out to the guy that installed the driveway. I'm going to let him look and then we can figure out what to do.



To: [Taylor Realtor Neighbors...](#)

Sep 20, 2022 at 9:31 AM

He thinks Power washing will take care of the driveway. The rock drain also needs to be cleaned out. Your crew came out the other day and leveled out some of the washed out gravel, but it still needs some work. Can you call or stop by sometime to discuss. Thanks



To: Taylor Realtor Neighbors...

Sep 27, 2022 at 8:50 AM

What is the plan?

My guy will
Powerwash - he is
starting a drive in
about a week in
Flagler and said he will
have his crew then

Oct 11, 2022 at 3:25 PM

I'm going to get these
repairs done and
submit bill to you for
payment?





To: [Taylor Realtor Neighbors...](#)

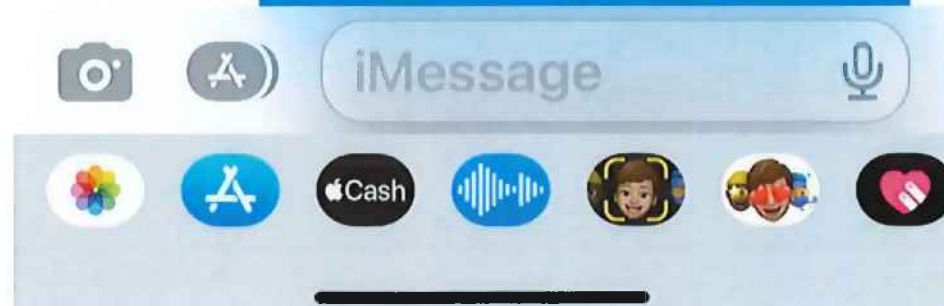
I am waiting on paver
guy let me check on
him

Oct 17, 2022 at 10:43 AM

He says tomorrow

He is doing house
across street

The rain last night
washed new mud
down the driveway.
The drainage needs to
be corrected or it is
going to continue.



9:31

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...



Is he installing the driveway?

Yes

I will get with matt about this



iMessage





New iMessage

Cancel

To: Taylor Realtor Neighbors...

Have your driveway
guy call me.

Oct 17, 2022 at 1:12 PM

Garret [512-947-2705](tel:512-947-2705)

Tuscany pavers

Do I call him?

He is coming to
Powerwash tomorrow
- did you want to talk
to him ?

9:32

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...

Yes. Have him call me.
I'm home now and can
talk.

Nov 14, 2022 at 8:55 AM

Can you meet me at
my house to discuss
the repairs?

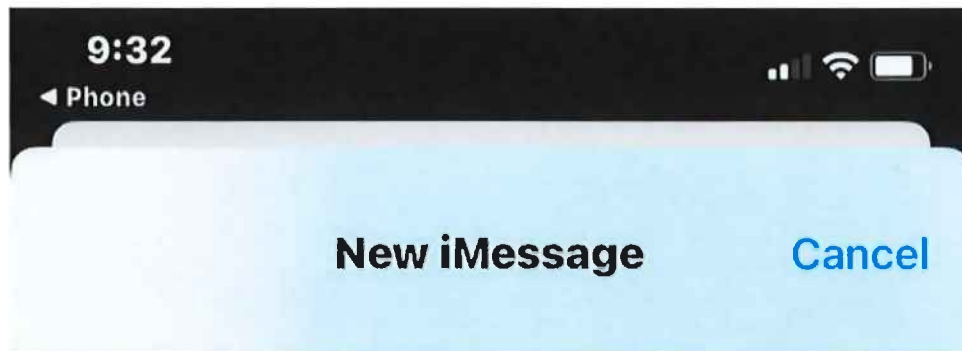
Nov 15, 2022 at 7:54 AM

Did you get a chance
to walk the driveway?
I will be around all
morning.



iMessage





To: [Taylor Realtor Neighbors...](#)

Nov 17, 2022 at 12:13 PM

I'll call you right back.

Nov 21, 2022 at 7:33 AM

Did you walk the driveway with your contractor?

Yes I did - he is going to pull the section up and clean

When?

9:33

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...

When?

He is letting me know
- he has to get a crew
free

Let me know his
schedule. I want to be
around when he is
here.

Nov 28, 2022 at 8:35 AM

Can you get a meeting
scheduled with the
driveway guy this
week?



iMessage





To: [Taylor Realtor](#) [Neighbors...](#)

Nov 28, 2022 at 10:10 AM

Let me
Check

Dec 1, 2022 at 7:02 AM

He called me
Last night and has two
guys coming today -
they plan to pull the
two areas up and
clean them
And gravel below



New iMessage

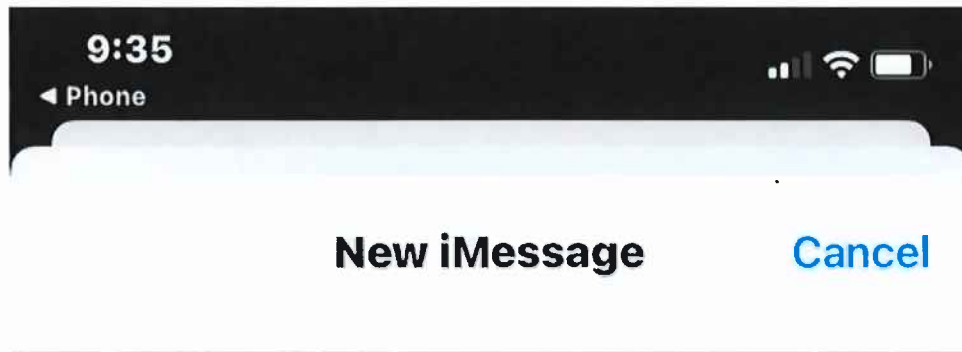
Cancel

To: **Taylor Realtor Neighbors...**

What time? I have several appointments and I want to be home. No one has bothered to meet me here and go over the issues.

About 8 is what he says

Thanks



To: [Taylor Realtor Neighbors...](#)

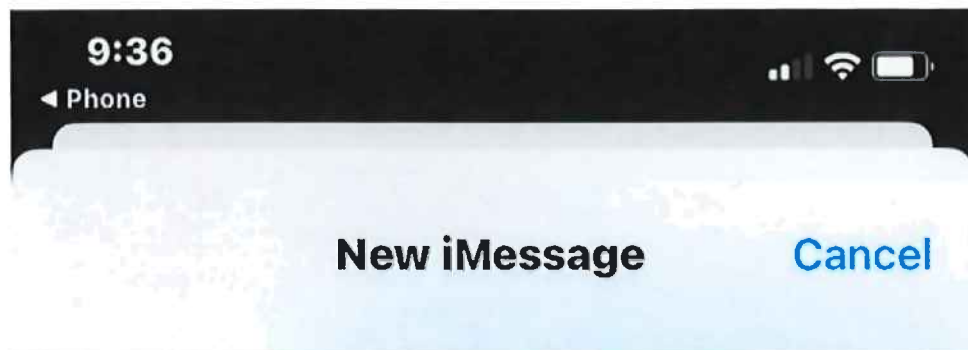
The paver guy and I walked it and the areas in front holding dirt is what they plan to work on. I know you wanted to meet and I tried to get him too , unfortunately he was not able to meet . I can cancel them but no telling when they will come back .



To: [Taylor Realtor](#) [Neighbors...](#)

These guys are hard to tie down and I know you understand as you mentioned to me that you couldn't get anyone to call back . He installs pervious pavers and has done this many times .

I'm around now and will see them at 8:00.



To: [Taylor Realtor](#) [Neighbors...](#)

Dec 2, 2022 at 11:09 AM

The crew came by a repaired a small section and were gone when I returned still more to do. Are they coming back. Also need the beds fixed and gravel separated. I can get my yard guy to do this and get you to reimburse me. Are you ok with that?

9:36

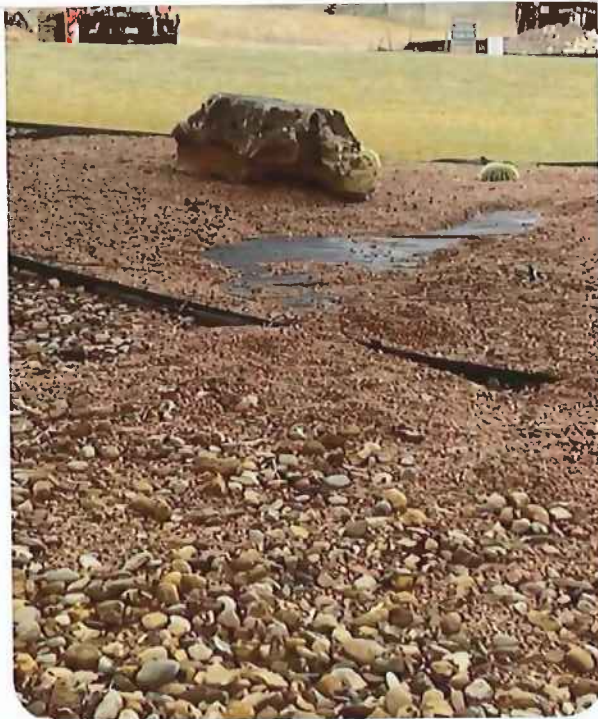
Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...



iMessage



9:37

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...



Dec 6, 2022 at 8:53 AM

I need these problems resolved ASAP.

Dec 6, 2022 at 2:43 PM

Working on it



iMessage



9:38

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...

Dec 8, 2022 at 10:14 AM



Dec 8, 2022 at 1:37 PM

We will get it today



iMessage



9:38

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...

What about the rest of the driveway and rock beds?

Waiting on that - it's a different person

Dec 12, 2022 at 2:06 PM

Trying to get done this week

Dec 12, 2022 at 3:26 PM

The driveway and the landscaping rocks?



iMessage





To: [Taylor Realtor Neighbors...](#)

Dec 14, 2022 at 2:47 PM

They came and picked up the dirt in the driveway and left. Neither could speak English very good. They were told to only pick up the pile, not do the other work. Can you give me a time line to get finished? Why don't we meet and look at the work to be done together.



To: [Taylor Realtor Neighbors...](#)

Dec 15, 2022 at 2:29 PM

The landscaper guys
coming tomorrow to
clean rocks

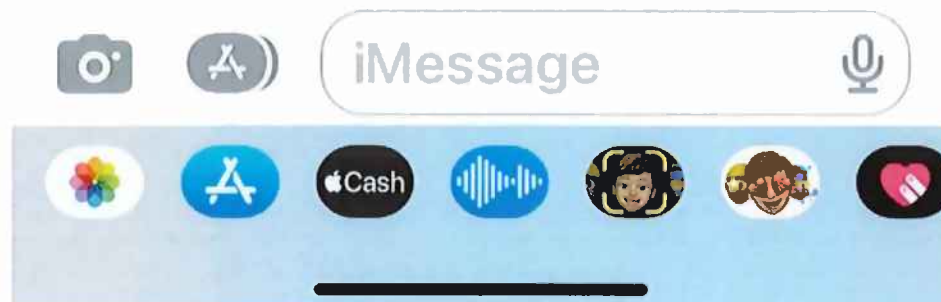
Mar 27, 2023 at 4:55 PM

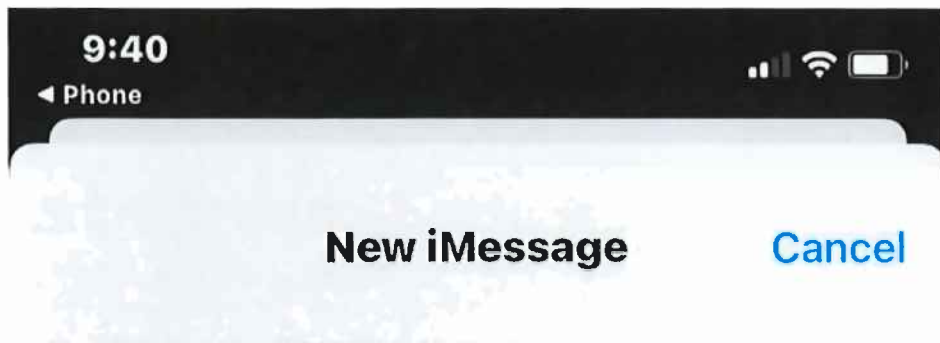
Call me concerning my
driveway.

Power washer should
come tomorrow

Showed it to my field
super today

Thanks





To: Taylor Realtor Neighbors...

Mar 29, 2023 at 1:34 PM

Power washer has not shown up.

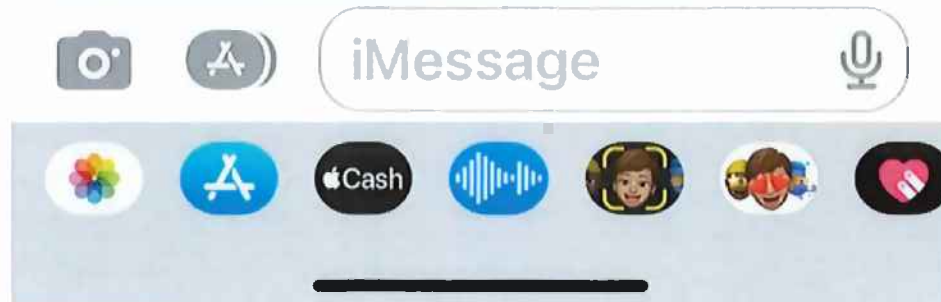
Mar 29, 2023 at 4:34 PM

He should be there tomtoore

Mar 31, 2023 at 12:53 PM

Still no power washing crew.

They are coming today - they are a across the street



9:41

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...



Mon, Apr 10 at 3:31 PM



iMessage



9:41

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...

Last weeks rain. Silt
fence failed.



iMessage



9:41

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...

Mon, May 15 at 7:43 AM



iMessage



9:42

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...

Friday night rains brought more flooding. Ditch could not contain the water.

That's because the neighbor to left still has not corrected there ditch and our water is not flowing



iMessage



9:43

Phone



New iMessage

Cancel

To: Taylor Realtor Neighbors...



Driveway and yard
have silt being washed
across the street.

I have told Megan this
over and over

Your ditch is full of silt
and drains out onto
the street versus
staying in the ditch.

Delivered



iMessage



EXHIBIT C



3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

October 25, 2023

Mrs. Kim Clifford
Engineering Subcommittee
Belvedere Municipal Utility District
17400 Flagler Drive
Austin, Texas 78738

Re: Storm Water Quality Research

Dear Mrs. Clifford:

As directed during the Belvedere Municipal Utility District (District) board meeting on September 27, 2023, Quiddity performed a review of the storm water quality related records for the District which is limited to the recorded plats and construction plans for Phase I through Phase VII-B, and the restrictive covenant recorded as document 2006022950 in the public records of Travis County. Additionally, Quiddity discussed the history of the District's activities related to storm water quality with Daniel Ryan of LJA Engineering. Daniel served as the District Engineer during the development of the District.

Based on our understanding from the conversation with Daniel Ryan, the dates of development for each phase exempt the District from the Travis County storm water quality requirements. Daniel told us the Travis County regulations for storm water quality were not adopted until 2012. He also mentioned that based on the District's limit of 20% overall impervious cover, it is exempt from the Texas Commission on Environmental Quality (TCEQ) permanent storm water quality requirements. Daniel shared that the District's developer would have been required to file a document with Travis County at the time of development to confirm the District did not exceed 20% impervious cover. He said LJA Engineering did not verify that this required document was filed. Additionally, Daniel stated that the West Travis County Public Utility Agency (WTCPUA) reviewed the final phases developed in the District, and they had storm water quality best management practices (BMP) requirements for the development that were followed.

As part of our review of the construction plans for Belvedere Phases I, II, III, IV, V, VI, and VII-B, the sheets related to the Water Quality Plan include maintenance notes that describe the vegetative filter strip maintenance requirements and the frequency of inspections. In each set of the construction plans for the previously listed phases, except for Phase I, the notes read that the District will perform the inspections and maintenance of the vegetative filter strips. A copy of the "Water Quality Calculations And Water Improvements" sheet from the construction plans for Phase V is enclosed, and it includes the referenced notes. Daniel said he does not recall WTCPUA performing an inspection of the BMP features after construction was complete. It should be noted that Phase VII-A only includes single family lots, and this phase only has a plat and no construction plans.

In our review of the subdivision plats for the District, we observed that each plat includes the Travis County recorded number of an applicable restrictive covenant. The restrictive covenant is recorded in Travis County as document number 2006022950. Included in Section 4.22 of the covenant, "Water Quality Features," is the following language:



Mrs. Kim Clifford
Page 2
October 25, 2023

"All water quality protection features, including any filter strips, buffer zones, greenbelt areas and impervious cover limitations depicted or provided for on a Final Plat for the Property or incorporated in the development of a Lot shall be maintained for water quality protection and shall not be altered, damaged, or covered. This restriction against altering the physical elements of the water quality protection measures shall run with the land, and may be enforced by Declarant, the Owner of any real property interest in any of the Property, the MUD, the Association, or any governmental entity with jurisdiction over platting or subdivision of the Property or over the streets or wet utilities within the Property, by any proceeding at law or in equity."

Also included on the recorded plats for Phases V, VI, VII-A, and VII-B is the following note:

"All areas within single family lots, located between the property lines and building setback lines, are vegetative filters and shall be maintained for water quality protection and shall not be altered, damaged, or covered with the exception of a driveway crossing. Reference is made to the restrictive covenants in Doc. 2006022950, Section 4.22."

Based on the review work Quiddity performed, the District could consider the following actions:

1. Consultation with the District's legal representation to confirm the applicability of regulations at the time of the District's development. Quiddity has not verified the adoption date of the Travis County water quality requirements, the applicable TCEQ water quality requirements to the development, WTCPUA's regulations at the time of development, WTCPUA's inspection protocols, and the recordation of a document by the developer confirming the neighborhood's impervious cover limit.
2. Consultation with the District's legal representation to clarify the applicability of the construction plan notes related to inspection and maintenance of the vegetative filter strips post-construction.
3. Consultation with the District's legal representation to clarify the language "development of a Lot" to verify if it applies to the construction plans developed for each phase. This wording is included in Section 4.22 of the restrictive covenant.
4. Based on the outcome of the District's legal consultation, preparation of a District plan to address any of the District's potential responsibilities related to storm water quality features.
5. Provide guidance to the Belvedere Homeowner's Association (HOA) regarding submitted landscape plans that could conflict with the restrictive covenant language related to storm water quality.
6. Advise the HOA to seek correction and any applicable restoration for previous HOA approvals that may have resulted in a conflict with the restrictive covenant.



Mrs. Kim Clifford
Page 3
October 25, 2023

The information presented in this letter is limited to our understanding of the conversations and documents that were included in this review. The documents we reviewed may not represent the entirety of the applicable documents and information related to the District's storm water quality development, requirements, and implementation. Should you have any questions or need more information, please call me at (512) 441-9493.

Sincerely,

Meagan Norris, PE

MNN/mnn

K:\16654\16654-0900-23 2023 General Consultation (Belvedere MUD)\Correspondence\Letters\LETTER_WtrQuality_20231009.docx

Enclosures

cc: Odalys Johnson, PE – Quiddity
David Klein – Lloyd Gosselink Rochelle & Townsend
Mr. Vito Sciaraffia – Belvedere Municipal Utility District

EXHIBIT D

From: Meagan Norris
Sent: Wednesday, October 4, 2023 3:34 PM
To: clifford8309@att.net;
vito@sciaraffia.com
Cc: Odalys C. Johnson PE
Subject: RE: Belvedere MUD

Greetings Kim,

Thank you for sharing the draft language for the drainage system issue resolution guidelines with us. We have reviewed the draft language in detail and compared it to the existing language in the "Belvedere Municipal Utility District Drainage System Rules".

While the intent of providing guidance and clarification is understood, we do not recommend creating an additional document to follow beyond the adopted rules. By having a parallel guidance document, the potential for conflicts is created related to specific language and references. The guidelines also do not include all the language in the rules that may be relevant for board members' consideration in future decisions.

The MUD board can modify and revise the language in the existing rules if necessary. We recommend the board edit and revise the existing rules to meet the needs of the district if the board believes the current rules are not specific, understandable, or complete. We are happy to consult with the board for suggested edits to the rules, and we can provide consultation services related to the enforcement of the rules as requested.

We are available to answer any questions you may have about our review and associated recommendations. We have also had an opportunity to speak with Dan Ryan and we are preparing a memo related to water quality that will be sent to you in a separate email.

Sincerely,



Meagan Norris
Senior Client Manager

Email: mnorris@quiddity.com

EXHIBIT E

Tuscany Pavers LLC

01 Barefoot Park Ln
Georgetown, TX 78628 US
(512) 947-2705
tuscanypaversllc@gmail.com
www.tuscanypaversaustin.com



ADDRESS

Millsap, Paul - Lakeway
Ventures
8305 Verde Mesa Cove
Dripping Springs, TX 78738

ESTIMATE # 1649

DATE 01/26/2024

EXPIRATION DATE 07/26/2024

PO/VO #

8305 Verde Mesa Cv. - Pavers

Permeable Paver Install

1

55,000.00

55,000.00

Tuscany Pavers, LLC. will supply the following material and labor to take up the existing permeable pavers in the driveway area and re-install the pavers at the Millsap residence at 8305 Verde Mesa Cove due to the permeable pavers being covered by soil run off during a heavy rain.

1. Take up the existing permeable pavers on site, clean off the soil residue on the pavers and stack the pavers on shipping pallets.
2. Excavate and haul off the existing permeable gravel bedding course and permeable base course material polluted by the soil run off.
3. Supply, install and compact the new permeable gravel base material and supply and install the new permeable gravel bedding course material.
4. Re-install the permeable pavers previously stacked on pallets with new gravel swept in the paver joints. Supply and install additional pavers if needed.
5. Install a new reinforced concrete curb under the border course pavers when needed to retain the pavers.
6. Cleanup.

Footage: 4,500 sq. ft.

Permeable Paver Pick Up and Re-Installation
Estimate

TOTAL

\$55,000.00

Millsap Residence
8305 Verde Mesa Cove
Dripping Springs, TX 78738

Attn: Paul Millsap (512) 461-9686
Email: paul@lakewayventures.com

Accepted By

Accepted Date

EXHIBIT F

PAUL MILLSAP

8305 Verde Mesa Cove * Austin, TX 78738 * 512-461-9686 * paul@lakewayventures.com

January 30, 2024

Taylor O'Brien

Grandview Custom Homes

2303 RR 620 S, Suite 160-213

Lakeway, TX 78734

Subject: Request for Repair and Compensation for Construction Issue

Dear Taylor,

I hope this letter finds you well. I am writing to address the matter concerning the construction project you undertook at 8304 Verde Mesa Cove, Austin, TX 78738. During the project many issues arose causing damage to my property which were a direct result of the building process. This problem requires your immediate attention. We spoke with you numerous times to no avail of any resolution. I am reaching out again for resolution.

The significant issue was the failure to contain silt and/or maintain proper silt fencing to halt run-off during rain storms. Culvert issues were also problematic and eventually corrected. However this was remedied after the damage happened. Due to this not being properly completed my driveway has been seriously damaged and clogged, causing the french drain system to be inoperable. This issue has not only compromised the functionality of our drainage but also poses a major threat to flooding of my home and my family's safety.

I understand that unforeseen challenges can arise during construction projects, and I am willing to work together to find a satisfactory resolution. However, the repairs necessary to rectify the aforementioned issues will incur additional costs. In light of this, I kindly request that you assume responsibility for the financial burden associated with the required repairs.

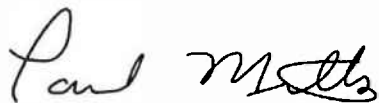
To facilitate a transparent and fair resolution, I have obtained a quote from reputable contractor in the area for the necessary repairs. The total cost for the repairs is estimated to be \$55,000. I believe this amount is reasonable given the extent of the issues and the need for prompt remediation. Also note, this bid does not include any of the landscaping damage that occurred multiple times over the building period. These costs were in excess of \$2,500.

In order to move forward amicably and avoid any legal actions, I believe that addressing this matter promptly and cooperatively is in the best interest of both parties. I trust that we can find a resolution that is fair and satisfactory to all involved.

Please let me know your thoughts on this matter at your earliest convenience. I am open to discussions to reach a mutually beneficial agreement.

Thank you for your attention to this matter, and I look forward to resolving it in a constructive manner.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Millsap". The signature is written in a cursive, flowing style.

Paul Millsap





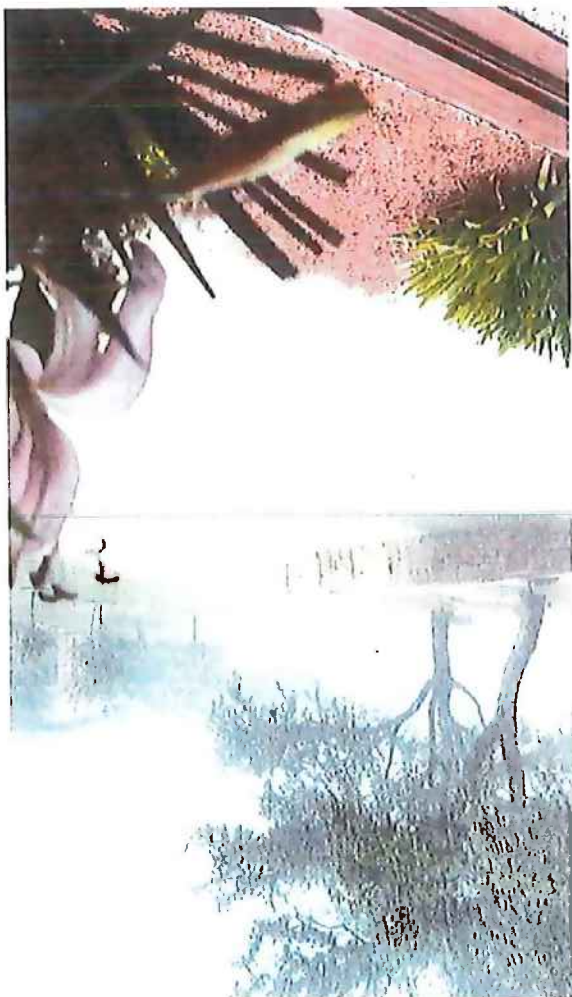




EXHIBIT G



ATTORNEYS AT LAW

MICHAEL C. FALICK
mfalick@rothfelderfalick.com

1517 HEIGHTS BLVD.
HOUSTON, TX 77008

TELEPHONE: 713-220-2288
FACSIMILE: 713-658-8211
WWW.ROTHFELDERFALICK.COM

February 7, 2024

Paul Millsap
8305 Verde Mesa Cove
Austin, Texas 78738

Via CMRRR 7020 3160 0001 5787 3538
and email: paul@lakewayventures.com

RE: Response of Grandview Custom Homes LLC to Request for Repair and Compensation for Construction Issue

Dear Mr. Millsap:

The law firm of Rothfelder & Falick, LLP represents Grandview Custom Homes LLC ("Grandview") in connection with Grandview's construction of a home located at 8304 Verde Mesa Cove, Austin, Texas 78738 ("8304 Verde Mesa Cove"). As such, we are in receipt of your January 30, 2024 letter, in which you request that Grandview assume financial responsibility for the cost to remediate damage Grandview allegedly caused to your property located at 8305 Verde Mesa Cove, Austin, Texas 78738 (the "Millsap Property"). As more fully explained herein, Grandview disclaims any liability for damage allegedly sustained to the Millsap Property, and therefore respectfully rejects your demand for payment of costs incurred for the replacement of any pavers (or related work) on the Millsap Property.

In your letter, you assert that Grandview's construction of 8304 Verde Mesa Cove resulted in damage to the Millsap Property. Specifically, you suggest that Grandview failed to properly maintain silt fencing to prevent run-off during rainstorms. You also allege that Grandview failed to timely and/or properly install culverts, that purportedly resulted in damage to your drain system.

Grandview respectfully disagrees with and therefore rejects your request and demand for payment of costs incurred to remediate damage allegedly sustained to the Millsap Property for the following reasons. First, your letter fails to include any evidence or information substantiating your claim that Grandview caused damage to the Millsap Property.¹ The Texas Water Code provides, "No person may divert or impound the natural flow of surface waters in this state, or permit a diversion or impounding by him to continue, in a manner that damages the property of another by the overflow of the water diverted or impounded." Tex. Water Code § 11.086(a). "A cause of action under section 11.086(a) requires proof of (1) a diversion or impoundment of surface water that (2) causes (3) damage to the property of the landowner." *Hopkins v. State*, No. 03-03-00499-CV, 2006 WL 1126224, at *12 (Tex. App.—Austin 2006, pet. denied) (mem. op.). Here, there is no evidence that Grandview created a diversion or impoundment of surface water that caused damaged to the Millsap Property. As a result, Grandview is not responsible for any damage that the Millsap Property may have sustained.

Mr. Paul Millsap
February 7, 2024
Page 2

Second, Grandview complied with all regulatory requirements during the construction of the Property, including those standards imposed on builders by the Belvedere Homeowners Association (the "HOA") and Belvedere Municipal Utility District (the "MUD"). Indeed, Grandview regularly consulted with the HOA and MUD during the construction of 8304 Verde Mesa Cove to ensure compliance with all applicable construction guidelines. Additionally, Grandview maintained and adhered to a storm water prevention plan (the "SWPPP"). Grandview's compliance with the SWPPP was confirmed through weekly inspections.

Third, while Grandview takes no position regarding the existence, extent and causes of any damage to the Millsap Property, in addition to the historic rainfall, it appears that other factors could have contributed to any injury sustained by the Millsap Property. For example, Grandview was not responsible for the installation of the original silt fencing, bull rock (construction entrance), and plastic culvert at 8304 Verde Mesa Cove. Additionally, the MUD—not Grandview—was responsible for the placement of a culvert on the Grandview Property during construction. Grandview was also informed during construction that the developer of the subdivision failed to install curbs on the cul-de-sac in which 8304 Verde Mesa Cove and the Millsap Property are located.

I am sending a copy of this letter to representatives of the HOA to keep them informed of your concerns related to the construction of 8304 Verde Mesa Cove and Grandview's corresponding compliance with the MUD and HOA's regulations.

Please feel free to contact me if you have any questions or wish to discuss. Thank you for your consideration of the foregoing.

Sincerely,



Michael C. Falick

c: Belvedere Homeowners Association
Belvedere Welcome Center
17400 Flagler Drive
Austin, Texas 78738

Via CMRRR 7020 3160 0001 5787 3538
and email: Elyssa.Gonzalez@fsresidential.com