

**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 Monday, May 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. Discuss, consider, and take action concerning qualifying newly elected directors.
3. Discuss, consider, and take action regarding election of officers.
4. Receive public comments.
5. Discuss, consider, and take action to approve minutes for the March 19, 2024 regular meeting of the Board of Directors.
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. 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;
 - c. TexPool investments; and
 - d. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
7. Discuss, consider, and take action to amend Joint Use and Maintenance Agreement between the District and the HOA.
8. Discuss, consider, and take action regarding report from the District liaison to the HOA and from the HOA liaison to the District.
9. 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 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.
10. Discuss, consider, and take action as necessary concerning demand letter from the landowners at 8305 Verde Mesa Cove, Austin, TX 78737.
 11. 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.
 12. Adjournment.

EXECUTED this the 17th day of May, 2024.

Attorney for the District

(SEAL)

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. 5

Discuss, consider, and take action to approve minutes for the March 19, 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 March 19, 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
Kim Clifford	Secretary
Keri Parker	Assistant Secretary
Vito Sciaraffia	Assistant Secretary

At the beginning of the meeting, all of the Directors were present, except Director Sciaraffia, thus constituting a quorum of the Board. All Directors who attended voted on all Items that came before the Board. Other attendees included 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”); and Geoffrey Webster, Director-elect.

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:00 p.m. He announced that all Directors were present, except for Director Sciaraffia, and therefore a quorum of the Board was in attendance.
2. Receive public comments. Director Koerner introduced Mr. Webster, Director-elect, who provided the Board with a brief overview of his background, education, and professional experience.
3. Discuss, consider, and take action as necessary regarding Preservation Ranch Development, including but not limited to, construction activities within the District. Director Koerner introduced this Item. He stated that the plan is for construction to begin on March 21, 2024. and that according to the West Travis County Public Utility Agency, only 15 homes are scheduled to be without water on March 21, 2024, while the Preservation Ranch tie-in is conducted.
4. The Board will meet in executive session to receive advice from its attorneys regarding Preservation Ranch Development, including but not limited to, construction activities within the District and pending litigation, in accordance with Texas Government Code § 551.071.

Director Koerner introduced this Item. Director Koerner requested that this Item be moved to the end of the meeting agenda. He stated that the Board would receive advice from attorneys with Jackson Walker L.L.P., the firm representing the District concerning the Preservation Ranch Development. The Board moved on to Item 5.

After Item 10, the Board returned to this Item. At 7:00 p.m., Director Koerner moved to enter into an executive session under Texas Government Code § 551.071 to receive legal advice from its attorney on this matter. Director Clifford seconded the Motion and the Motion was approved unanimously, 4-0. At 7:15 p.m., Director Clifford moved to conclude the executive session and reenter open session. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0. Director Koerner stated that no action was taken by the Board during Executive Session. Then Board then took up Item 11.

5. Discuss, consider, and take action to approve the minutes of the January 24, 2024 regular meeting. Director Koerner introduced this Item, and a copy of the minutes is attached hereto in **Exhibit “B”**. Director Clifford moved to approve the minutes of the January 24, 2024, regular meeting, as presented with the correction of the spelling of Ms. Norris’ first name. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0.
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;
 - c. TexPool investments; and
 - d. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item and presented a 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 “C”**. Director Clifford stated that the cash sheet should be revised to indicate that Check No. 1494, payable to Donald Rauschuber & Associates, should be for Engineering Fees, not Legal Fees and that the payment to Kim Clifford should be Playscape Repairs & Maintenance, not Amenity Center Operations. After discussion, Director Koerner requested that the Board (i) ratify the payment of the prior invoices, (ii) approve the payment of new invoices, and (iii) authorize the transfers of \$85,000.00 from the District’s Checking Account to the District’s Money Market Account to earn interest income and \$304,955.69 from the District’s Checking Account to the District’s Debt Service Account, per the Bookkeeper’s 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, and authorize the bank transfers, as presented in the Bookkeeper’s Report. Director Clifford seconded the Motion and the Motion passed unanimously, 4-0.

Next, in response to a question regarding the \$3600 payment to Kim Clifford, Director Clifford stated that on June 20, 2023, the Board approved the purchase of mulch for the playground area. She added that the vendor would only accept payment in advance via credit card, and since the District does not have a credit card, she used a personal credit card to pay for such mulch on behalf of the District, in the amount of \$3,600.00. Director then requested reimbursement from the District and discussion ensued that such amount is

noted on the District's Cash Sheet for this meeting as Check No. 1496. She clarified that while the Board had originally authorized the purchase and installation of mulch for the playground in an amount not to exceed \$4,500.00, which included 70 cubic yards of mulch, the contractor hired for the installation of the mulch estimated that an additional 10 cubic yards of mulch at \$450.00 was needed and reached out to her for authorization. Director Clifford stated that upon consultation with Director Koerner, the vendor was contacted and a total of 80 cubic yards of mulch was ordered and delivered. Director Clifford then noted that there was a miscalculation on the amount of mulch needed, with several cubic yards of mulch left over; but the leftover mulch was used in other locations in the District needing attention. She advised that the amount of the contractor's invoice was greater than the original proposed amount for this work and, consequently, put the total expenditure for the mulch work over the amount originally authorized by the Board. Director Clifford and the rest of the Board agreed that the contractor should have apprised the Board of the increase in his bid before the work was performed; however, the Board agreed that the amount was reasonable in light of the additional work that was needed due to the increased amount of mulch to be spread. Director Clifford moved to amend the Board's original budget for the purchase and installation of mulch to \$5,450.00 and authorize additional payment to the contractor for installation services, including the reimbursement to Director Clifford for the portion of such costs that she had paid on behalf of the District. Director Koerner seconded the Motion and the Motion passed unanimously, 4-0.

Last, Director Ubertini stated that the method being utilized by the HOA and District to reconcile expenses was not working and he suggested that this process should be revamped. Director Koerner stated that this may require an amendment to the Joint Use and Maintenance Agreement ("JUMA") between the two parties. Director Clifford stated that, based on information provided at the last HOA Board meeting, it was her understanding that the HOA was working on proposed changes to the JUMA. Director Koerner requested that an item to amend the JUMA be placed on the Board's next meeting agenda.

7. 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 nothing to report at this time. The HOA liaison to the District was not in attendance at this meeting and, therefore, provided no report.
8. Discuss, consider, and take action regarding May 4, 2024 Directors Election, including: (Discutir, considerar, y tomar medidas con respecto a la elección de directores que se celebrará el 4 de mayo de 2024, incluyendo:)
 - a. Declaration of Unopposed Candidates (Declaración de candidatos sin oposición); and
 - b. Cancellation of Election (Cancelación de Elección).

Director Koerner introduced this Item, and Mr. Klein presented this Item. Mr. Klein noted that two (2) positions for the office of director of the District were up for election on the uniform election date in May, 2024, and only two (2) people, Ronald Ubertini and Geoffrey Webster, had filed applications to have their names placed on the ballot. In addition, Mr. Klein stated that since the District had not received any declarations of write-in candidacy for the Directors Election, there were no names to place on a list of write-in candidates for the office of director. He concluded that based upon this scenario, the Directors Election

was uncontested. Mr. Klein then presented the proposed Order Declaring Result of Uncontested Directors Election, a copy of which is attached hereto as **Exhibit “D”**, to the Board, noting that it (i) certifies that Ronald Ubertini and Geoffrey Webster were unopposed for election to the office of director of the District in accordance with all applicable laws, (ii) declares that Ronald Ubertini and Geoffrey Webster are elected to serve four-year terms on the Board, and (iii) cancels the District’s May 4, 2024 Directors Election. Director Clifford moved to adopt the Order Declaring Result of Uncontested Directors Election, as presented. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0.

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) Notice of Violation concerning culvert/ditch work on property at 8316 Verde Mesa; and
 - c. Playground maintenance work update.

Director Koerner introduced this Item, and a copy of the Engineer’s Report is attached hereto as **Exhibit “E”**. Ms. Norris stated that her office had received a review submittal for 8708 Springdale Ridge Drive regarding drainage ditch modifications. She informed the Board that her team was reviewing the modifications and she was aware that there will be certain modifications that the property owner will need to make. Next, Ms. Norris provided a list of potential trail-related activities for the Board’s consideration, including, but not limited to, inspection options and potential trail improvements. Last, Director Clifford reported that the property owner at 8316 Verde Mesa, the location where the landowner had installed rocks and plants in the ditch in front of his property without District approval, has modified the slope of the ditch and removed all rocks and plants in the ditch in front of his property as indicated in the District’s Notice of Violation.

10. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item and suggested that the next Board meeting be held at 6:00 PM at the Belvedere Amenity Center on May 20, 2024. There was a consensus of the Board to hold the meeting at that time and location, and they directed the District’s consultants to take the steps necessary to schedule such meeting, including adding an agenda item to thank Director Clifford for her contributions to the District. Mr. Klein and Mr. Castro then left the meeting, and the Board returned to Item 4.
11. Adjournment. Director Ubertini moved to adjourn the meeting. Director Parker seconded the Motion and the Motion passed unanimously, 4-0. The meeting adjourned at 7:16 p.m.

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

[DISTRICT SEAL]

_____, Secretary

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

Belvedere MUD Board Meeting

May 20, 2024

Financial Information

Schedule of Cash Activity

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

GENERAL FUND CHECKING ACCOUNT BALANCE **\$ 64,601.06**

Revenue:

Deposit Date	Description	Amount
5/20/2024	Transfer from Money Market	\$ 40,000.00
Total Deposits:		\$ 40,000.00

Expenses paid since last meeting on 3/19/24

1509	Playwell Group	Playscape Repairs & Maintenance	\$	6,523.82
1510	Manuela's Cleaning	Amenity Center Operations	\$	1,020.00
1511	Jackson Walker LLP	Legal Fees	\$	701.25
1512	Stephen's Enterprises	Playscape Repairs & Maintenance	\$	1,850.00
1513	TML Intergovernmental Risk Pool	Insurance	\$	5,537.98
1514	Sunscape Landscape	Amenity Center Operations	\$	4,030.90
EFT	Spectrum Business	Amenity Center Operations	\$	118.86
EFT	AT & T	Amenity Center Operations	\$	154.61
EFT	Pedernales Electric Cooperative	Amenity Center Operations	\$	186.28
1515	Manuela's Cleaning	Amenity Center Operations	\$	575.00
1516	Texas Disposal Systems	Waste Disposal	\$	14,917.02
EFT	AT & T	Amenity Center Operations	\$	154.02
1517	Jackson Walker LLP	Legal Fees	\$	1,097.56
1518	ABC Home & Commercial Services	Amenity Center Operations	\$	90.00
1519	Startech Electric	Amenity Center Operations	\$	628.24
EFT	Pedernales Electric Cooperative	Amenity Center Operations	\$	179.51
Total Expenditures:				\$ 37,765.05

Cash Balance Before Expenditures **\$ 66,836.01**

Expenditures:

Check Number	Description	Amount
1520	Montoya & Monzingo LLP	Accounting Fees \$ 2,400.00
1521	Lloyd Gosselink	Legal Fees \$ 3,831.82
1522	Quiddity Engineering, LLC	Engineering Fees \$ 10,869.73
1523	ABC Home & Commercial Services	Amenity Center Operations \$ 214.00
Transfer	Belvedere - Debt Service	Property Taxes \$ 9,189.78
Transfer	Belvedere - Debt Service	Property Taxes \$ 6,403.76
Total Expenditures:		\$ (32,909.09)

ENDING BALANCE - GENERAL FUND CHECKING AS OF MAY 20, 2024 **\$ 33,926.92**

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 86,153.02**

Transfer	Transfer to Checking		\$	(40,000.00)
Total Deposits:				\$ (40,000.00)

ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 46,153.02**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 337,955.41**

TOTAL GENERAL FUND OPERATING CASH **\$ 418,035.35**

The operating reserves are one to two times operating budget.

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET \$ 435,162.41

Transfer Operating Checking Property Taxes \$ 9,189.78

Transfer Operating Checking Property Taxes \$ 6,403.76

Total Deposits: \$ 15,593.54

ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET **\$ 450,755.95**

CASH BALANCE - DEBT SERVICE - TEXPOOL **\$ 189,995.05**

TOTAL CASH BALANCE - DEBT SERVICE \$ 640,751.00

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended May 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	\$ 287,492	\$ 165,029	\$ 122,463	\$ 282,923	\$ 4,569
Other Income - Ditch	750	-	-	-	-
Interest Income	11,013	5,833	5,180	10,000	1,013
Total Revenues	299,255	170,862	127,643	292,923	5,582
<u>Expenditures</u>					
Solid Waste Disposal	44,417	42,750	(1,667)	57,000	12,583
Legal Fees	111,360	23,332	(88,028)	40,000	(71,360)
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	9,600	9,600	0	14,400	4,800
Engineering Fees	37,516	17,499	(20,017)	30,000	(7,516)
Amenity Center Operations	30,190	49,581	19,391	85,000	54,810
Drainage and Trail Maintenance	7,154	23,332	16,178	40,000	32,846
Playscape Repairs and Maintenance	11,974	5,833	(6,141)	10,000	(1,974)
Insurance	4,470	2,917	(1,554)	5,000	530
Tax Appraisal and Collection Fees	2,524	3,500	976	6,000	3,476
Bank Charges	5	117	112	200	195
Other Fees	-	58	58	100	100
Newspaper notices	-	1,167	1,167	2,000	2,000
Website	435	292	(143)	500	65
Total Expenditures	267,145	187,477	(79,668)	297,700	30,490
Projected Excess Revenue Over Expenditures	\$ 32,110	\$ (16,615)	\$ 48,725	\$ (4,777)	\$ 36,887

Financial Statements

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

	<u>May 20, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	33,926.92
Money Market - ABC Bank	46,153.02
TexPool	<u>337,955.41</u>
Total Checking/Savings	418,035.35
Accounts Receivable	
Taxes Receivable	<u>9,491.09</u>
Total Accounts Receivable	9,491.09
Other Current Assets	
Prepaid Insurance	<u>2,768.99</u>
Total Other Current Assets	<u>2,768.99</u>
Total Current Assets	<u>430,295.43</u>
TOTAL ASSETS	<u>430,295.43</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>9,491.09</u>
Total Other Current Liabilities	<u>9,491.09</u>
Total Current Liabilities	<u>9,491.09</u>
Total Liabilities	9,491.09
Equity	
Unassigned	388,693.87
Net Income	<u>32,110.47</u>
Total Equity	<u>420,804.34</u>
TOTAL LIABILITIES & EQUITY	<u>430,295.43</u>

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

	Oct 1, '23 - May 20,...
Ordinary Income/Expense	
Income	
Interest Income	11,013.10
Income	
Property Taxes	287,491.50
Total Income	287,491.50
Total Income	298,504.60
Expense	
Playscape Repairs & Maintena...	11,973.82
Website Expenses	434.67
Amenity Center Operations	30,189.77
Trail Repairs	
Trail General Maintenance	7,153.52
Total Trail Repairs	7,153.52
Audit Fees	7,500.00
Bank Service Charges	5.00
Bookkeeping Fees	9,600.00
Engineering	
District Engineering	37,516.06
Total Engineering	37,516.06
Insurance	
Liability Insurance	4,469.78
Total Insurance	4,469.78
Legal Fees	111,360.18
Collection and Appraisal Fees	2,524.36
Waste Disposal	44,416.97
Total Expense	267,144.13
Net Ordinary Income	31,360.47
Other Income/Expense	
Other Income	
Other Income-Drainage Ditch	750.00
Total Other Income	750.00
Net Other Income	750.00
Net Income	32,110.47

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

	<u>May 20, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	450,755.95
TexPool	<u>189,995.05</u>
Total Checking/Savings	640,751.00
Accounts Receivable	
Taxes Receivable	<u>16,066.19</u>
Total Accounts Receivable	<u>16,066.19</u>
Total Current Assets	<u>656,817.19</u>
TOTAL ASSETS	<u>656,817.19</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>16,066.19</u>
Total Other Current Liabilities	<u>16,066.19</u>
Total Current Liabilities	<u>16,066.19</u>
Total Liabilities	16,066.19
Equity	
Restricted	237,130.00
Net Income	<u>403,621.00</u>
Total Equity	<u>640,751.00</u>
TOTAL LIABILITIES & EQUITY	<u>656,817.19</u>

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

	<u>Oct 1, '23 - May 20, 24</u>
Ordinary Income/Expense	
Income	
Tax Revenue	472,103.70
Total Income	<u>472,103.70</u>
Expense	
Bank Service Charges	54.00
Bond Principal	0.00
Interest Expense	75,909.38
Paying Agent Fee	600.00
Total Expense	<u>76,563.38</u>
Net Ordinary Income	395,540.32
Other Income/Expense	
Other Income	
Interest Income	8,080.68
Total Other Income	<u>8,080.68</u>
Net Other Income	<u>8,080.68</u>
Net Income	<u><u>403,621.00</u></u>

Investment Report

Belvedere Municipal Utility District
Investments as of December 31, 2023

Fund	Financial Institution	Investment	Account Number	Book Value Ending 11/30/23	Market Value Ending 11/30/23	Book Value Ending 12/31/23	Market Value Ending 12/31/23	Yield	Income for Month	Purchase Date	Purchase Price	Maturity date
Operating	ABC Bank	Money Market Deposit Account	XXXX5091	\$ 5,860.21	\$ 5,860.21	\$ 5,872.65	\$ 5,872.65	2.53%	\$ 12.44	N/A	N/A	N/A
Operating	TexPool	Local Government Investment Pool	XXXXXXXX0002	\$ 330,547.15	\$ 330,547.15	\$ 332,054.53	\$ 332,054.53	5.37%	\$ 1,507.38	N/A	N/A	N/A
Operating	ABC Bank	Public Funds Checking	XXXX4251	\$ 30,089.77	\$ 30,089.77	\$ 250,856.45	\$ 250,856.45	N/A		N/A	N/A	N/A
Debt Service	ABC Bank	Money Market Deposit Account	XXXX4278	\$ 53,172.98	\$ 53,172.98	\$ 53,285.88	\$ 53,285.88	2.53%	\$ 112.90	N/A	N/A	N/A
Debt Service	TexPool	Local Government Investment Pool	XXXXXXXX0001	\$ 185,830.10	\$ 185,830.10	\$ 186,677.57	\$ 186,677.57	5.37%	\$ 847.47	N/A	N/A	N/A

Total investment return for the quarter ending December 31 2023 was \$7,665.30 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.



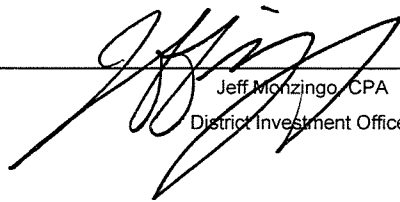
Jeff Monzingo, CPA
District Investment Officer

Belvedere Municipal Utility District
Investments as of March 31, 2024

Fund	Financial Institution	Investment	Account Number	Book Value Ending 2/29/24	Market Value Ending 2/29/24	Book Value Ending 3/31/24	Market Value Ending 3/31/24	Yield	Income for Month	Purchase Date	Purchase Price	Maturity date
Operating	ABC Bank	Money Market Deposit Account	XXXX5091	\$ 5,896.75	\$ 5,896.75	\$ 90,967.29	\$ 90,967.29	2.52%	\$ 70.54	N/A	N/A	N/A
Operating	TexPool	Local Government Investment Pool	XXXXXXXX0002	\$ 334,973.32	\$ 334,973.32	\$ 336,485.69	\$ 336,485.69	5.31%	\$ 1,512.37	N/A	N/A	N/A
Operating	ABC Bank	Public Funds Checking	XXXX4251	\$ 487,115.89	\$ 487,115.89	\$ 68,453.42	\$ 68,453.42	N/A		N/A	N/A	N/A
Debt Service	ABC Bank	Money Market Deposit Account	XXXX4278	\$ 128,699.13	\$ 128,699.13	\$ 434,183.72	\$ 434,183.72	2.78%	\$ 528.90	N/A	N/A	N/A
Debt Service	TexPool	Local Government Investment Pool	XXXXXXXX0001	\$ 188,318.50	\$ 188,318.50	\$ 189,168.79	\$ 189,168.79	5.31%	\$ 850.29	N/A	N/A	N/A

Total investment return for the quarter ending March 31 2024 was \$7,968.08 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

U1K	-- BELVEDERE MUD		-----									
YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	NET BASE TAX REVERSALS	PERCENT COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2014	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2015	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2016	.60	.00	.00	.00	.00	.00 %	.60	.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	4.06-
2022	7516.23	1864.58-	1804.84	1864.58	59.74-	1.06-%	5711.39	364.42	.00	.00	.00	304.68
TOTL	7516.83	1868.64-	1804.84	1868.64	63.80-	1.13-%	5711.99	364.42	.00	.00	.00	300.62
2023	777670.61	102.20	758189.17	261.65	757927.52	97.45 %	19845.29	2527.07	.00	.00	.00	760454.59
ENTITY	-----											
TOTL	785187.44	1766.44-	759994.01	2130.29	757863.72	96.74 %	25557.28	2891.49	.00	.00	.00	760755.21

outstanding property tax receivable

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

Debt Service
 2016 = .31
 2022 = 3722.11
 2023 = 12,343.77
16,066.19

Operating
 2016 = .29
 2022 = 1989.28
 2023 = 7501.52
9491.09

Current Invoices for Approval

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
4/3/2024	30833

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

Description	Amount
April 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 #
5/6/2024	30933

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

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

March 25, 2024

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

Invoice: 97549165
Client: 2364
Matter: 0
Billing Attorney: DJK
Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through February 29, 2024:

RE: Belvedere Community

Professional Services	\$ 1,388.50
Total Disbursements	<u>\$.00</u>
TOTAL THIS INVOICE	\$ 1,388.50
Unapplied Overpayment Balance	\$ 2,288.46

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is committed to offering a more secure, and convenient option to pay your invoice using:
Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
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Or you may also pay online by visiting our website at: <https://www.lglawfirm.com/client-payment-information>

April 24, 2024

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

Invoice: 97550184
Client: 2364
Matter: 0
Billing Attorney: DJK
Tax ID # 74-2308445

INVOICE SUMMARY

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

RE: Belvedere Community

Professional Services	\$ 4,562.00
Total Disbursements	<u>\$ 169.78</u>
TOTAL THIS INVOICE	\$ 4,731.78
Less Payments Applied	<u>\$ -2,288.46</u>
BALANCE DUE THIS INVOICE	\$ 2,443.32

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



Invoice Total **\$9,570.98**

Invoice #: ARIV1015873
 Invoice date: 4/8/2024
 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	Truist Bank
P.O. Box 664080	Account #: 76722129
Dallas, TX 75266-4080	Routing #: 021052053

Please send remittance advice to:
 AccountsReceivable@Quiddity.com

Payment Terms: Due upon Receipt

For professional services from 24-Feb-2024 through 22-Mar-2024

16654-0900-24 Belvedere MUD 2024 General Consultation

16654-0900-24.001 - District Operations

Role	Hours	Rate	Amount
Design Engineer I	29.25	125.00	3,656.25
Design Engineer II	2.25	145.00	326.25
Professional Engineer I	1.00	170.00	170.00
Professional Engineer II	0.50	195.00	97.50
Professional Engineer III	1.00	225.00	225.00
Professional Engineer V	18.75	275.00	5,016.25
Subtotal	52.75		9,491.25

Category	Vendor Id	Amount
Mileage		79.73
Subtotal		79.73

Invoice subtotal	9,570.98
Total	9,570.98

Services include preparation and attendance at the March board meeting; drainage ditch consultation for 8708 Springdale Ridge Drive including a site visit, drainage analysis, and preparation of response to the engineering subcommittee with findings; summary of trail options and past activities; and routine district operational activities.



Invoice Total \$1,298.75

Invoice #: ARIV1017679
Invoice date: 5/13/2024
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: Quiddity Engineering, LLC
ACH INFORMATION: Truist Bank
Please send remittance advice to: AccountsReivable@Quiddity.com
Payment Terms: Due upon Receipt

For professional services from 23-Mar-2024 through 26-Apr-2024

16654-0900-24 Belvedere MUD 2024 General Consultation

16654-0900-24.001 - District Operations

Table with 4 columns: Role, Hours, Rate, Amount. Rows include Design Engineer I, Design Engineer II, Professional Engineer III, Professional Engineer V, Subtotal, Invoice subtotal, and Total.

Services include coordination related to the 8708 Springdale drainage ditch request, coordination and document review related to the 8408 Lakewood Ridge rock gabion request, and routine district operational activities.

Outstanding invoices

Table with 3 columns: Invoice, Date, Balance. Row: ARIV1015873, 4/8/2024, 9,570.98



ABC
HOME & COMMERCIAL SERVICES
Specialists for your environment

Account Number
 10511046
Invoice Date
 5/6/2024
Invoice Number
 667987690-4
P.O.

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

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

Services Provided

Service	Price
Commercial Pest Control - Quarterly	\$214.00
Tax	\$0.00
Balance	\$214.00

Quarterly General Pest Control INCLUDES 8 RBS

Please return this portion with your payment

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

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

Account Number
 10511046

Invoice Number
 667987690-4

Amount Paid: _____

Check No.: _____

Credit Card No.: _____

CSV Code: _____

Expiration: _____

Signature: _____



Invoices Paid Between Board Meetings



www.playwellgroup.com
 800-726-1816
 505-296-8900 (fax)

INVOICE
 INVOICE # 30132
 3/21/2024

Athletic, Park, and Playground Equipment
 Serving Colorado, Texas, New Mexico, Oklahoma, and Arkansas since 1988

BILL TO:
 FirstService Residential
 Accounts Payable
 17400 Flagler Drive
 AUstin, TX 78738

 (713) 818-7100

SHIP TO:
 Belvedere Austin HOA-Children's Playspace
 Recreation Installation-David Robertson
 3349 State Highway 22
 Hillsboro, TX 76645

 (210) 385-8733

CUST. PO #	SALES ORDER #	TERMS	SALES REP	COUNTY	DUE DATE
MASTER	21652	50% DN/BAL ON COMPL	SFP	TRAVIS	4/20/2024
ITEM	DESCRIPTION	QTY	LIST PRICE	DISC.PRICE	TOTAL
PC-1282-4	PLAYCRAFT CURVED RUNG LADDER 4' WITH HARDWARE COLOR: DRIFTWOOD TAN	1	510.10	510.10	510.10
PC-1707-EX	TUBE SLIDE EXIT WITH SUPPORT AND HARDWARE COLOR: DRIFTWOOD TAN	1	1236.91	1,236.91	1,236.91
SHIP	SHIPPING & HANDLING	1	942.86	942.86	942.86
	SUBTOTAL		2689.87	2,689.87	2,689.87
APS-RESIDENTIAL...	ACTION PLAY SYSTEM 24"X40"X1" RESIDENTIAL SWING & SLIDE WEAR MAT-GREEN	3	44.00	44.00	132.00
APS-WEARMAT-8...	8'X4'X2" WEAR MAT-2 INTERLOCKING HALVES	2	500.00	500.00	1,000.00
SHIP	SHIPPING & HANDLING	1	638.71	638.71	638.71
	SUBTOTAL		1182.71	1,182.71	1,770.71
DEPOSIT	8/1/2023 CUSTOMER DEPOSIT MASTERCARD	1		-2,230.30	-2,230.30

*Paid cash 1509
3/21/24*

PAYMENT IN FULL is required by the TERMS set forth above. We retain full interest of Items purchased under this Invoice until full payment has been received. Play Safely and PlayWell.

REMIT PAYMENT TO:
 THE PLAYWELL GROUP, INC.
 203A STATE HIGHWAY 46 EAST
 BOERNE, TX 78006

CREDIT CARD FEE NOTICE: Effective July 1, 2023, a credit card usage fee of 3.5% will be applied to sales settled by credit card. No fees apply to payment by ACH, check, money order, and wire transfer. Sorry no C.O.D. orders

SUBTOTAL	\$2,230.28
SALES TAX (0.0%)	\$0.00
TOTAL	\$2,230.28
PAYMENTS	\$0.00
BALANCE DUE	\$2,230.28



PlayWorks, Inc.

Athletic, Park, and Playground Equipment
Serving Colorado, Texas, New Mexico, Oklahoma, and Arkansas since 1988

www.playwellgroup.com
800-726-1816
505-296-8900 (fax)

INSTALLATION INVOICE

INVOICE # 5194
3/21/2024

INSTALLER

RECREATION

BILL TO:

FirstService Residential
Accounts Payable
17400 Flagler Drive
Austin, TX 78738

(713) 818-7100

INSTALLATION SITE:

Belvedere Austin HOA-Children's Playspace
Kim Clifford
17400 Flagler Drive
Austin, TX 78738

(713) 818-7100

CUST. PO #	WORK ORDER #	TERMS	SALES REP	COUNTY	DUE DATE
MASTER	3140	50% DN/BAL ON COMPL	SFP	TRAVIS	4/20/2024
ITEM	DESCRIPTION		QTY	LIST PRICE	TOTAL
INSTALL-REC	DELIVERY AND INSTALLATION BY RECREATION INSTALLATION LLC				
INSTALL-REC	REMOVAL OF SNAKE LADDER AND INSTALLATION OF CURVED RUNG LADDER		1	3,440.86	3,440.86
INSTALL-REC	REMOVAL AND REPLACEMENT OF SLIDE EXIT AND SUPPORT-TIGHTEN HARDWARE AS NECESSARY		1	3,139.78	3,139.78
INSTALL-REC	REMOVAL AND REINSTALLATION OF 2 SPRING RIDERS		1	1,200.00	1,200.00
INSTALL-REC	INSTALLATION OF WEAR MATS		5	161.29	806.45
	SUBTOTAL				8,587.09
DEPOSIT	8/1/2023 CUSTOMER DEPOSIT MASTER CARD		1	-4,293.55	-4,293.55

*Perdick #1509
3/27/24*

REMIT PAYMENT TO:
PLAYWORKS INC.
203A STATE HIGHWAY 46 EAST
BOERNE, TX 78006

TOTAL	\$4,293.54
PAYMENTS	\$0.00
BALANCE DUE	\$4,293.54

PAYMENT IN FULL is required by the TERMS set forth above. We retain full interest of Items purchased under this invoice until full payment has been received. Play Safely and PlayWell.

CREDIT CARD FEE NOTICE: Effective July 1, 2023, a credit card usage fee of 3.5% will be applied to sales settled by credit card. No fees apply to payment by ACH, check, money order, and wire transfer. Sorry no C.O.D. orders



Manuela's Cleaning Services

Residential/Commercial Cleaning

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

Belvedere

Invoice 136

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:

Feb 3

Feb 10

Feb 17

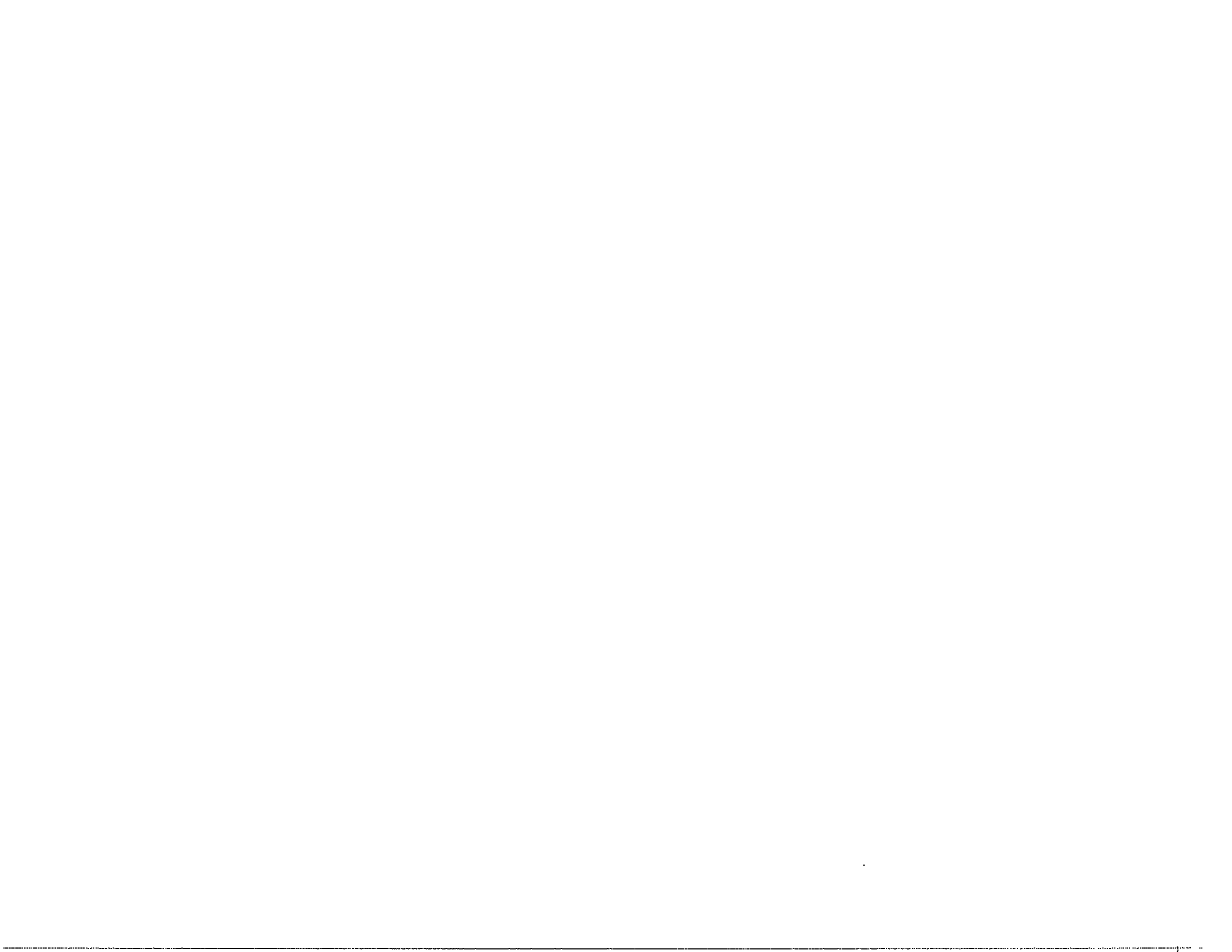
Feb 24

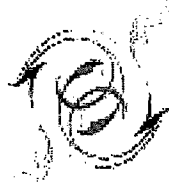
Labor -4 Days @ 115.00

Totals: \$ 460.00

Paid ck #1510 3/27/21
Rec'd 3/20/21

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





Manuela's Cleaning Services

Residential/Commercial Cleaning

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

Belvedere

Invoice 135

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:

Jan 6

Jan 13

Jan 20

Jan 27

Window washing @ \$100.00

Labor -4 Days @ 115.00

Totals: \$ 560.00

*PAID check 1910 3/27/12
Rec'd 3/20/12*

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.



Jackson Walker LLP

ATTORNEYS & COUNSELORS

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: 1967846
Invoice Date: 03/20/2024

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 February 29, 2024:

INVOICE SUMMARY

Total Fees	\$1,650.00
Less 15.00% Discount	<u>-247.50</u>
Net Fees	1,402.50
Total Expenses	0.00
Total Due This Invoice:	\$1,402.50
AMOUNT DUE FROM Belvedere Municipal Utility District, paying 50.00%	\$701.25

*Paid check #1511
3/27/24*

TIME DETAIL:

<u>Date</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Description</u>
02/02/24	R. Harrison	0.3	Conference call with PRLT counsel M. Baumgartner regarding status of PRLT and WTCPUA edits to draft settlement agreement and conference call with L. Sherman regarding same and bond counsel input on conveyance of 16" line.
02/05/24	R. Harrison	0.3	Examine proposed edits to settlement agreement from PRLT and WTCPUA and additional edits from me; correspondence with L. Sherman regarding his input on settlement draft.
02/06/24	R. Harrison	0.4	Confer with L. Sherman regarding edits to draft settlement agreement and further revisions.
02/12/24	R. Harrison	0.2	Conference call and correspondence with PRLT counsel regarding fire hydrant and ETA on connection work and correspondence with K. Milkiewski regarding final edits to draft settlement agreement; correspondence to PRLT and WTCPUA counsel with final edits.
02/26/24	R. Harrison	0.3	Conference calls with M. Baumgartner and L. Sherman regarding proposed edits to release language from PRLT and correspondence with K. Milkiewski, J. Koerner and K. Clifford regarding same.
02/28/24	R. Harrison	0.2	Confer with L. Sherman and correspondence with K. Milkiewski, K. Clifford and J. Koerner regarding group position towards final edits and review proposed draft.
02/29/24	R. Harrison	0.3	Conference call and correspondence with PRLT counsel regarding further proposed edits from PRLT and dispute over may/could language.
Total Hours		2.0	

Total Fees	\$1,650.00
Less 15.00% Discount	<u>-247.50</u>
Net Fees	\$1,402.50

Total Due This Invoice	\$1,402.50
AMOUNT DUE FROM Belvedere Municipal Utility District, paying 50.00%	\$701.25

STEPHEN'S Enterprises

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

Belvedere
Feb 18, 2024

INVOICE 430

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

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

DESCRIPTION

The following services were completed from Feb 14 – Feb 16

Spreading of playground mulch (MUD).

Parts + 10%	
Labor –	\$1850.00
TOTAL	\$1850.00

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

*Paid ck# 1512
4/6/24*

BILLING STATEMENT

Questions? Please contact
Carol Platt at cplatt@tmlirp.org
or extension 2415

**Texas Municipal League
Intergovernmental Risk Pool**
www.tmlirp.org • 512-491-2300
Billing Payment Address:
P.O. Box 388
San Antonio, Texas 78292-0388

Belvedere MUD
Attn: Fred Castro
816 Congress Ave Ste 1900
Austin, Texas 78701-0000

Statement Date 04/01/2024
Due Date **DUE UPON RECEIPT**
Contract Number 3047

New Charges Detail

04/01/2024	Crime Coverage	\$200.00
04/01/2024	Real & Personal Property	\$1,000.00
04/01/2024	Cyber Liability	\$175.00
04/01/2024	Workers' Comp	\$1,000.00
04/01/2024	Errors & Omissions Liability	\$1,161.00
04/01/2024	General Liability	\$600.00
04/01/2024	Automobile Liability	\$515.00
04/01/2024	Boiler & Machinery	\$1,000.00
Subtotal - Contribution Installment		\$5,651.00
Subtotal - Contribution Changes		\$0.00
03/29/2024	Pre-Payment Discount - Real and Personal Property	(\$20.00)
03/29/2024	Pre-Payment Discount - Crime Coverage	(\$4.00)
03/29/2024	Pre-Payment Discount - Workers' Comp	(\$20.00)
03/29/2024	Pre-Payment Discount - Cyber Liability	(\$3.50)
03/29/2024	Pre-Payment Discount - Automobile Liability	(\$10.30)
03/29/2024	Pre-Payment Discount - General Liability	(\$12.00)
03/29/2024	Pre-Payment Discount - Boiler and Machinery	(\$20.00)
03/29/2024	Pre-Payment Discount - Errors and Omissions Liability	(\$23.22)
Subtotal - Other Charges / (Credits)		(\$113.02)

Account Recap

Balance from Previous Statement:	\$0.00
Total Payments Received:	\$0.00
Total New Charges / (Credits):	\$5,537.98
Balance:	\$5,537.98

*Paid acct # 1513
4/16/24*

CONTINUED ON NEXT PAGE...

*Insurance = 2768.99
Prepaid insurance = 2768.99*



SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 20669
Invoice Date: 04/01/2024

BILL TO **PROPERTY ADDRESS**

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

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

Phone: 512-251-5668 x25

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

04/01/2024 Net 30 Greg Alford

DESCRIPTION **PRICE**

#27510 - Trail Maintenance Contract + HOA / 2024 April 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 1514
4/4/24*

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!!



BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 3
Issue Date: Mar 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

\$154.61

AutoPay is scheduled for:
Apr 13, 2024

Account summary

Your last bill	\$154.61
Payment, Mar 15 - Thank you!	-\$154.61
<hr/>	
Remaining balance	\$0.00

Service summary

Internet	<i>Page 2</i>	\$86.02
Phone	<i>Page 2</i>	\$68.59
<hr/>		
Total services		\$154.61

Total due \$154.61

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

*Rec'd 3/30/24
Paid EFT 4/13/24*

Ways to pay and manage your account:

myAT&T app
iPhone and Android

att.com/pay

Ordering, billing or support
800.321.2000
TTY: 800.651.5111



Questions? Call 888-554-4732
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: 03/28/2024

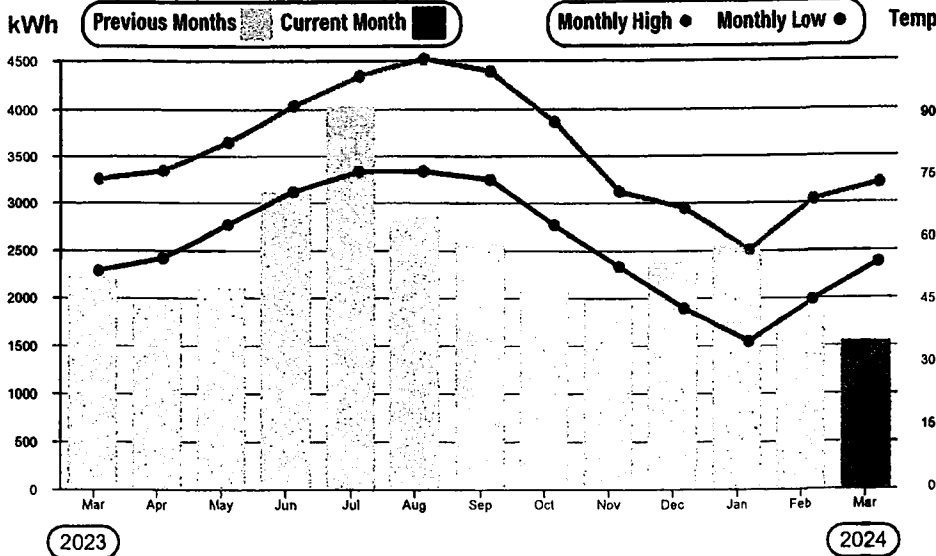
AUTOPAY AMOUNT
\$188.28
Paid By Bank Draft
04/18/2024

Meter Exchange

Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 03/28/2024.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month: 1,549 kWh, \$188.28
Total energy use last month: 1,808 kWh, \$213.48
Total energy use this month last year: 2,223 kWh, \$238.31
Average daily use and temp this month: 53 kWh/Day, 64°

IMPORTANT MEMBER INFORMATION

Spring into safety and reliability in the garden this year. It is important to consider electric equipment as you get new plants and trees in the ground. Get our planting guidelines and tips at pec.coop/yard.

Rec'd 3/27/24
Paid EFT 4/18/24

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: 03/28/2024
Account #: 3001549599
AutoPay Amount - DO NOT PAY: \$188.28
Bank Draft on 04/18/2024

PEC Secure Pay Station barcode



Mail payment to:

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



7651 1 AB 0.547
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7651
C-29



460763001549599000018828000020711032820243



Manuela's Cleaning Services
Residential/Commercial Cleaning

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

Belvedere

Invoice 137

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:

Mar 2

Mar 9

Mar 16

Mar 23

Mar 30

*Paid with 1515
4/21/24*

Labor -5 Days @ 115.00

Totals: \$ 575.00

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.

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	** SUB ACCT: 1 - 6836 BARNES 8509 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 7595 HARGROVE 8100 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 8065 ATCHLEY 8817 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 9881 NUGENT 8401 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 13827 COLEY, JAMIE 8324 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** 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.)
TEXAS DISPOSAL SYSTEMS					
Account No.: 1-114386 3		Service Period: APR, MAY JUNE SERVICE		Paid CR# 1516 4/29/24	
Billing Name: BELVEDERE MUD				Invoice #: 7826228	

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
 SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	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
04/01/24	** SUB ACCT: 1 - 16317 EVANS 18309 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 114414 MENAKOFF 7900 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 114415 KOERNER 7824 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 114416 SCHNEEBERGER 7816 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** 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
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AMOUNT (CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3 **Service Period:** APR, MAY JUNE SERVICE
Billing Name: BELVEDERE MUD **Invoice #:** 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114418 SIMPSON 7732 LYNCHBURG DR 96G-RES TRASH+3 CURB	2.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114419 MARSHALL 7709 LYNCHBURG DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114420 FOSSUM 18032 GLENVILLE CV 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114421 BRANDT 18000 GLENVILLE CV 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114422 DATTA 18033 GLENVILLE CV 96G-RES TRASH+3 CURB	2.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114423 ROTH 17929 FLAGLER 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114424 TOSCHIK 18128 FLAGLER DR	2.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114425 TRICKETT 8017 MAGNOLIA RIDGE CV	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 114646 BELVEDERE AMENITY CEN 17400 FLAGLER DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB	2.00		74.13
04/01/24	96G-RES TRASH XTRA CART Sub-Account: Total 91.02 ** SUB ACCT: 1 - 114849 HOLM 7716 LYNCHBURG DR	1.00		16.89
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 115034 MILLER 7901 LYNCHBURG DR	1.00		74.13
04/01/24	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
AMOUNT	(CONT.)				

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	** SUB ACCT: 1 - 117497 DINGER 18041 GLENVILLE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 117762 BRADSHAW 7825 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 117860 KOESTER 17945 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 118368 KUCHLER 7817 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 120319 RIEGER 8000 CARLTON RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** 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:

APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	Total 74.13 ** SUB ACCT: 1 - 121996 KAPOOR 7800 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
04/01/24	Total 74.13 ** SUB ACCT: 1 - 122287 POLON 8133 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
04/01/24	Total 74.13 ** SUB ACCT: 1 - 123909 SHULTZ 8016 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
04/01/24	Total 74.13 ** SUB ACCT: 1 - 124090 UBERTINI 8401 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
04/01/24	Total 74.13 ** SUB ACCT: 1 - 124149 COCAVESSIS 18109 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
04/01/24	Total 74.13 ** 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.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
 SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 124718 WILES 18432 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 125352 ROBERTS 8025 CARLTON RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 125687 BECKER 7717 LYNCHBURG DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 125826 KELLY 8041 CARLTON RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 126478 PALMER 17937 FLAGLER 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228



Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 127961 GUZIEJKA 18016 GLENVILLE CV	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 128525 WEST 18200 FLAGLER DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 128597 HARRIMAN 17736 FLAGLER DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 128625 O'BRIEN 18308 FLAGLER DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 135928 WALDRIP 8416 BELLANCIA DR	1.00		74.13
04/01/24	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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	17813 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 136802 DAVIS	1.00		74.13
04/01/24	8408 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 138176 RENNELL	1.00		74.13
04/01/24	18425 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 139416 JARVIS	1.00		74.13
04/01/24	17737 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 140184 PERRY	1.00		74.13
04/01/24	7809 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 140185 MILLSAP, PAUL	1.00		74.13
04/01/24	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
AMOUNT	(CONT.)				

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	** SUB ACCT: 1 - 141679 RACHAL 18317 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 142850 WILSON 18417 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 143066 HAMMOND 17901 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 144327 RUSSELL 18441 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 145046 SMITH 18301 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
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Bill To:

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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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
	Total 74.13			
	** SUB ACCT: 1 - 145098 BAHIER			
04/01/24	17701 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
	Total 74.13			
	** SUB ACCT: 1 - 145134 KELLY			
04/01/24	18029 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
	Total 74.13			
	** SUB ACCT: 1 - 145712 SKUTTA			
04/01/24	18201 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
	Total 74.13			
	** SUB ACCT: 1 - 145784 LUECHENOFF			
04/01/24	17725 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
	Total 74.13			
	** SUB ACCT: 1 - 146541 WHITE			
04/01/24	18208 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
	Total 74.13			
	** SUB ACCT: 1 - 146898 CRANE			
04/01/24	8317 BELLANCIA 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
 SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 148421 LILLY 8200 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 148645 BILBERY 18209 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 148734 HOOVER 8809 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 149206 BAKSI 17217 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 150155 SCHWAMB 8601 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 152178 GOLDE 8301 BELLANCIA 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228



Invoice

TEXAS DISPOSAL SYSTEMS

PO BOX 674090
DALLAS, TX 75267
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Date	Invoice #
04/01/2024	7826228
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AUSTIN TX 78738

For proper credit please return this portion.

Service Period APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 152188 DUCHALA 7724 LYNCHBURG DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 152605 SARTAIN 8300 BELLANCIA DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 152967 DOLCH 18416 FLAGLER DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 152990 VILLAREAL 8301 VERDE MESA CV	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 153797 KEIPER 17113 FLAGLER DR	1.00		74.13
04/01/24	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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	18225 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 154025 BRUNNER	1.00		74.13
04/01/24	8617 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 154422 CANDICE MANIN	1.00		74.13
04/01/24	8701 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 154825 BIRDWELL	1.00		74.13
04/01/24	17201 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 154883 VOLESKO.JUSTYN	1.00		74.13
04/01/24	8109 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 155125 PATAK	1.00		74.13
04/01/24	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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	** SUB ACCT: 1 - 155644 ODOM 17801 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	2.00		74.13
04/01/24	** SUB ACCT: 1 - 156612 AUGUSTINE 8724 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 157108 ABDALLAH 8201 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 157135 DAVEY 8808 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 157312 JONES 8524 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
	Total 74.13			
	** SUB ACCT: 1 - 157803 GREENE			
04/01/24	17100 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
	Total 74.13			
	** SUB ACCT: 1 - 157903 RUDY			
04/01/24	7619 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
	Total 74.13			
	** SUB ACCT: 1 - 158456 DUNCAN			
04/01/24	17117 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
	Total 74.13			
	** SUB ACCT: 1 - 158457 GLASSMAN			
04/01/24	8517 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
	Total 74.13			
	** SUB ACCT: 1 - 159588 WARREN			
04/01/24	17212 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account:	1.00		74.13
	Total 74.13			
	** SUB ACCT: 1 - 160500 VEDROS			
04/01/24	8101 MAGNOLIA RIDGE CV 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 161437 ZIMMERMAN 8716 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 161438 WILLIAMS 8125 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 161439 DE ROSA 8300 VERDE MESA CV 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 162027 DONOVAN 8616 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 164736 POTTS 8024 CARLTON RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 164738 ATKINS 8308 LAKEWOOD RIDGE CV	1.00		74.13

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

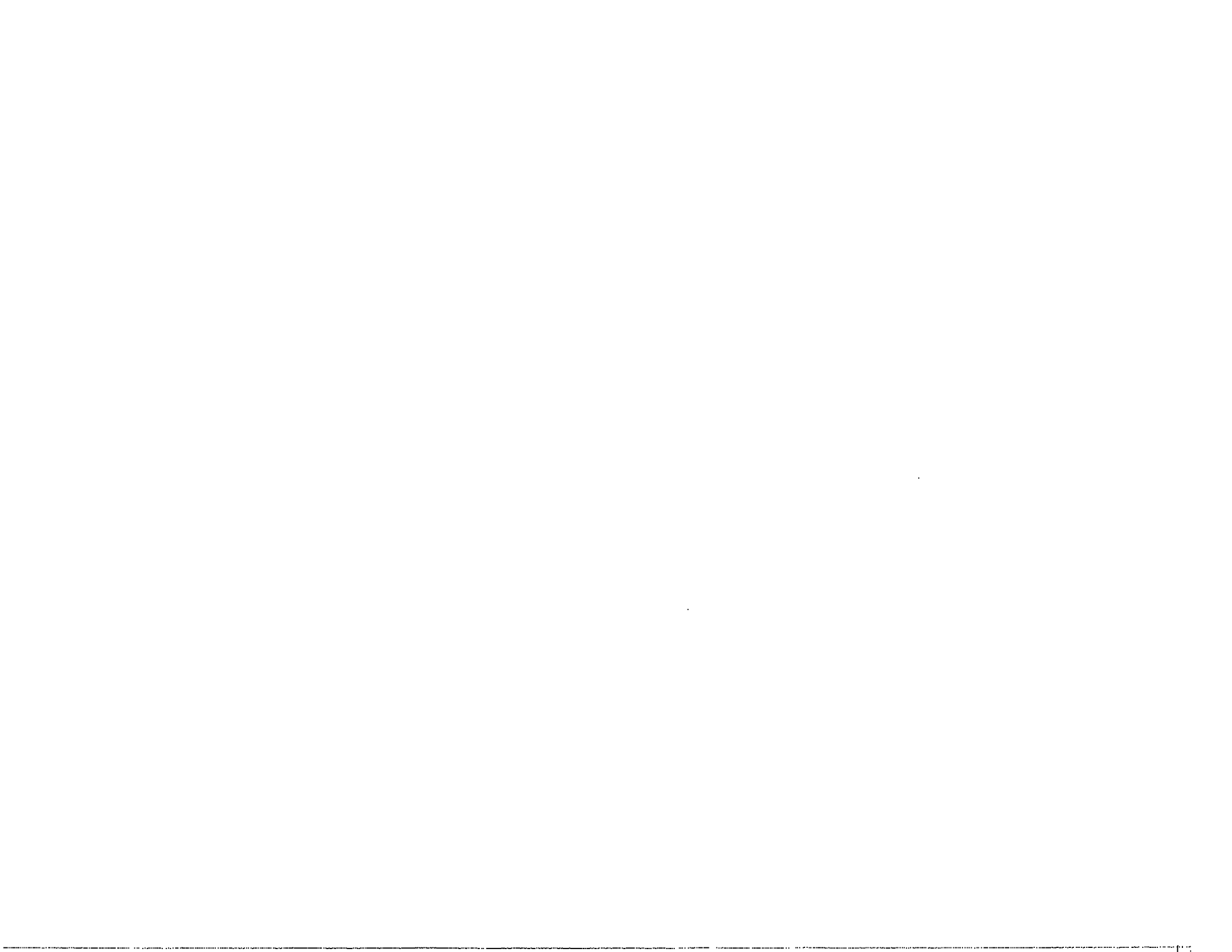
TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228



Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 164739 FREZON 8324 LAKEWOOD RIDGE CV	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 165327 YOUNG 18325 FLAGLER DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 166651 TRAWICK 8000 MAGNOLIA RIDGE CV	2.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 167567 GUERRERO 18216 FLAGLER DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 172769 DECARDENAS 8117 BELLANCIA DR	1.00		74.13
04/01/24	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.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	8317 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 175287 GOLDE	1.00		74.13
04/01/24	8217 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 175927 BLACK	1.00		74.13
04/01/24	8321 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 175934 NEALON	1.00		74.13
04/01/24	18217 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 175961 CASSARA	1.00		74.13
04/01/24	8312 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 177001 BRYSON	1.00		74.13
04/01/24	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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	** SUB ACCT: 1 - 177431 KATHY 8313 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 177433 RODRIGUEZ 8717 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 177783 CHRISTIAN 17612 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 179123 BALDWIN 8101 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 179509 SHVETZ 8100 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** 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
AMOUNT					(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
	Total 74.13			
04/01/24	** SUB ACCT: 1 - 182870 HUMPHRIES 8800 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 182871 BELISLE 8517 ROLLINS DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 182872 FORD 8404 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 183091 GLASS 8304 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	2.00		74.13
04/01/24	** SUB ACCT: 1 - 184705 DULTON, JAMES 17837 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 184707 SALVAGGIO 17800 FLAGLER DR 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.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
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VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184709 GREENBERG 17713 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184711 MILLER 8400 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184712 CARMEN 8600 BELLANCIA DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184713 SCIARAFFIA 8312 VERDE MESA CV 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184785 KING 17700 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 184786 CHRISTIAN 17724 FLAGLER DR	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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228



Invoice

TEXAS DISPOSAL SYSTEMS

PO BOX 674090
DALLAS, TX 75267
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VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 185163 POULIN 8700 BELLANCIA DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 185754 SORRENTINO 8509 ROLLINS DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 186369 LEONARD 17204 FLAGLER DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 187509 BLANTON CLIFFORD 8309 BELLANCIA DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 188883 SCRANAGE 8609 ROLLINS DR	1.00		74.13
04/01/24	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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

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TEXAS DISPOSAL SYSTEMS

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04/01/2024	7826228
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AUSTIN TX 78738

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Service Period APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	8516 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 189075 HUFF	1.00		74.13
04/01/24	7700 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 189077 MICKLE	2.00		74.13
04/01/24	8116 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 195982 DANIEL	1.00		74.13
04/01/24	8317 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 195983 OBRIEN	1.00		74.13
04/01/24	17500 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 196521 ALAGNA	1.00		74.13
04/01/24	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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

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Service Period APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	** SUB ACCT: 1 - 196989 LAWSON 8320 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 197499 HARWELL 8309 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 198517 SANDERS 8316 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 198654 ZERBY 8801 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 198783 TURLINGTON 17525 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** 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:

APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

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800-375-8375

Date	Invoice #
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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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
	Total 74.13			
	** SUB ACCT: 1 - 199798 MCNIVEN			
04/01/24	8508 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Sub-Account:			
	Total 74.13			
	** SUB ACCT: 1 - 202639 RIVERS, DAVID			
04/01/24	17912 FLAGLER DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Sub-Account:			
	Total 74.13			
	** SUB ACCT: 1 - 207424 VOGT			
04/01/24	8609 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Sub-Account:			
	Total 74.13			
	** SUB ACCT: 1 - 207834 SOUTH			
04/01/24	8500 BELLANCIA DR			
	96G-RES TRASH+3 CURB	1.00		74.13
	Sub-Account:			
	Total 74.13			
	** SUB ACCT: 1 - 209764 ALANIZ			
04/01/24	8400 LAKEWOOD RIDGE CV			
	96G-RES TRASH+3 CURB	1.00		74.13
	Sub-Account:			
	Total 74.13			
	** SUB ACCT: 1 - 210006 CRANE			
04/01/24	8040 CARLTON 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 212414 LOERCH 8508 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 216417 MORELAND 17112 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 217885 RITCHER 8600 ROLLINS DR 96G-RES TRASH+3 CURB	2.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 221576 MCLAUGHLIN 17513 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 222200 ALTMAN 8309 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 224902 HUDLER 8608 BELLANCIA 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
 SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 228357 SILVERS 8413 LAKEWOOD RIDGE CV	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 228358 PETRO 17613 FLAGLER DR	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 228771 LUNDERSTEDT 18001 GLENVILLE CV	1.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 229947 AUGUSTINE 17824 FLAGLER DR	2.00		74.13
04/01/24	96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 232343 FRIED 17601 FLAGLER DR	1.00		74.13
04/01/24	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:** APR, MAY JUNE SERVICE
Billing Name: BELVEDERE MUD **Invoice #:** 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	8709 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 237989 COZART	1.00		74.13
04/01/24	18024 GLENNVILLE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 240979 EICHLER	1.00		74.13
04/01/24	18008 GLENNVILLE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 243661 LEE	1.00		74.13
04/01/24	8313 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 243973 CUNNINGHAM	1.00		74.13
04/01/24	18409 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13 ** SUB ACCT: 1 - 244163 POLK	1.00		74.13
04/01/24	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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	** SUB ACCT: 1 - 245981 GRAFT 18017 GLENNVILLE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 246735 ALLISON 8321 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 252761 JAMESON 7909 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 253598 BERGER 7908 LYNCHBURG DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 257247 JEFFERS 18224 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	2.00		74.13
04/01/24	** 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	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
04/01/24	** SUB ACCT: 1 - 261884 KREISEL 18333 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 268254 DALL 8117 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 270369 HARVEY 8816 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 270370 FABRE 8609 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 273994 LUCAS 8617 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 275808 JONES 8516 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 280598 BEARD 8616 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 288630 MILKIEWICZ 8601 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB	1.00		24.71
12/31/23	96G-RES TRASH+3 CURB	1.00		24.71
01/31/24	96G-RES TRASH+3 CURB	1.00		24.71
02/29/24	96G-RES TRASH+3 CURB	1.00		
	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 290021 STARR 17208 FLAGLER DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 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: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	** SUB ACCT: 1 - 292099 HALL 8608 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 292118 SMITH 18433 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 293380 SAUNDERS 8124 MAGNOLIA RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	2.00		74.13
04/01/24	** SUB ACCT: 1 - 293382 CANAHUATE 8308 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 293775 KAUACHI 17104 FLAGLER DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** 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
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AMOUNT

(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service
Period:

APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	Total 74.13 ** SUB ACCT: 1 - 297359 MAXEY 8216 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 299503 WALTERS 8301 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 300579 SAMPSON 8316 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 303970 MUSSILLO 8304 VERDE MESA CV 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	1.00		74.13
04/01/24	** SUB ACCT: 1 - 306212 MOLLO 8209 BELLANCIA DR 96G-RES TRASH+3 CURB Sub-Account: Total 74.13	2.00		74.13
04/01/24	** SUB ACCT: 1 - 308249 KATHLYN 8701 SPRINGDALE RIDGE DR 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.)

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228

Invoice

TEXAS DISPOSAL SYSTEMS

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

Date	Invoice #
04/01/2024	7826228
Customer Number	Invoice Total
1-114386	14917.02
Payment Amount	

0101143863782622800014917023

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 APR, MAY JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 308561 HITZ 8517 SPRINGDALE RIDGE 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 308627 PATEL 8708 SPRINGDALE RIDGE DR 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 309183 HURWITZ 8300 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
04/01/24	Sub-Account: Total 74.13 ** SUB ACCT: 1 - 309464 MONCRIEF 8408 LAKEWOOD RIDGE CV 96G-RES TRASH+3 CURB	1.00		74.13
PAYMENT DUE UPON RECEIPT			Total Invoice:	14,917.02

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT	14917.02	0.00	0.00	-31.80	14885.22

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: APR, MAY JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 7826228



BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 3
Issue Date: Apr 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:
May 13, 2024

Account summary

Your last bill	\$154.61
Payment, Apr 13 - Thank you!	-\$154.61
Remaining balance	\$0.00

Service summary

Internet	<i>Page 2</i>	\$86.02
 Phone	<i>Page 2</i>	\$68.00
Total services		\$154.02

*Rec'd 5/7/24
Paid EFT 5/13/24*

Total due \$154.02

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

Ways to pay and manage your account:

 **myAT&T app**
iPhone and Android

att.com/pay

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



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: 1973706
Invoice Date: 04/17/2024

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 March 31, 2024:

INVOICE SUMMARY

Total Fees	\$2,582.50
Less 15.00% Discount	<u>-387.38</u>
Net Fees	2,195.12
Total Expenses	0.00
Total Due This Invoice:	\$2,195.12
AMOUNT DUE FROM Belvedere Municipal Utility District, paying 50.00%	\$1,097.56

Paid check #1517
5/18/24

TIME DETAIL:

<u>Date</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Description</u>
03/01/24	R. Harrison	0.2	Examine comparison of final execution copy of settlement agreement and update to K. Clifford, J. Koerner and K. Milkiewski regarding settlement and dismissal.
03/07/24	R. Harrison	0.2	Conference call and correspondence with M. Baumgardner regarding settlement agreement and notice regarding upcoming inspection and connection work.
03/15/24	R. Harrison	0.3	Conference call with M. Baumgartner regarding final execution of settlement agreement and dismissal of litigation, and connection work planned for next week.
03/15/24	L. Sherman	1.6	Call with Dan Rauschuber regarding mechanism for segregating PRLT connection efforts from Belvedere MUD system to accommodate resident event; review materials forwarded by Don Rauschuber; correspondence with Breck Harrison regarding same; call Jim Koerner; forward maps to Jim Koerner; call with Breck Harrison; call Matt Baumgartner; call and correspondence with Don Rauschuber; call with Belvedere HOA.
03/18/24	L. Sherman	0.1	Multiple calls with Don Rauschuber re: PRLT's connection on 3/21.
03/19/24	R. Harrison	0.2	Revise joint motion and order to dismiss and confer with M. Baumgartner and S. Clarke regarding same; confer with L. Sherman regarding conveyance of 16" line and PRLT plan for connection work this Thursday.
03/19/24	L. Sherman	0.3	Correspondence and calls with Breck Harrison and Jim Koerner re: how to convey retail distribution system to WTCPUA; calls with Don Rauschuber and clients re: PRLT's connection on 3/21.
03/29/24	L. Sherman	0.3	Calls with Jim Koerner and Breck Harrison.
Total Hours		3.2	

Total Fees	\$2,582.50
Less 15.00% Discount	<u>-387.38</u>
Net Fees	\$2,195.12

Total Due This Invoice	\$2,195.12
AMOUNT DUE FROM Belvedere Municipal Utility District, paying 50.00%	\$1,097.56



Account Number
10511046
Invoice Date
4/22/2024
Invoice Number
667987669-5
P.O.

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

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 #1518
5/8/24*

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
667987669-5

Amount Paid: _____

Check No.: _____

Credit Card No.: _____

CSV Code: _____

Expiration: _____

Signature: _____





Startech Electric

117 Lido Street | Lakeway, Texas 78734
512-261-8866 | startechelectric.tx@gmail.com |
<https://www.startechelectricians.com/>

RECIPIENT:

NBELZ Belvedere HOA

17400 Flagler Drive
Austin, Texas 78738

Invoice #2513	
Issued	Apr 23, 2024
Due	Apr 23, 2024
Total	\$628.24

For Services Rendered

Product/Service	Description	Qty	Unit Price	Total
Apr 23, 2024				
Labor	Restored power to bathroom and closet outlet.	3.25	\$149.00	\$484.25*
Materials	GFCI and 5 switches.	1	\$68.99	\$68.99
Service Call		1	\$75.00	\$75.00*

*Paid ck #159
5/8/24*

* Non-taxable

Total **\$628.24**

STARTECH THANKS YOU FOR YOUR BUSINESS
- WE KEEP AUSTIN LIT -
Please contact us for your future electrical needs



Please take a minute and leave us a google review, we appreciate the feedback!
<https://g.page/r/CVbiieuBWq4XEB0/review>



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

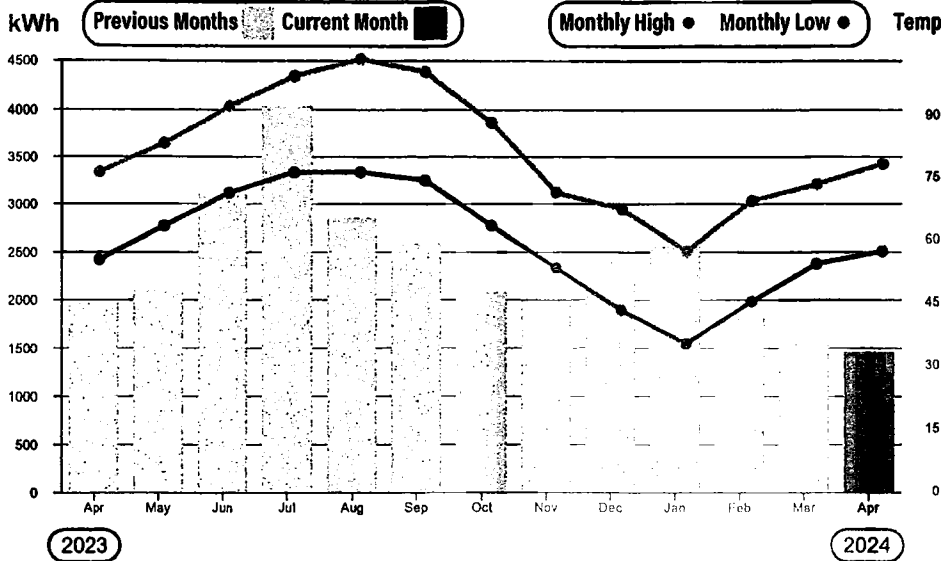
Account #: 3001549599
Member Name: BELVEDERE MUD
Director District: 5
Bill Date: 04/26/2024

AUTOPAY AMOUNT
\$179.51
Paid By Bank Draft
05/18/2024

Service Address: 17400 FLAGLER DRIVE

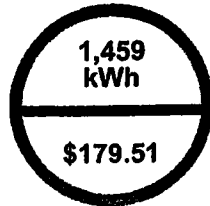
This bill does not reflect payments after 04/26/2024.
Charge detail found on the back of this page.

Monthly energy use

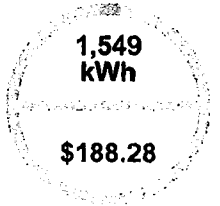


Energy comparison

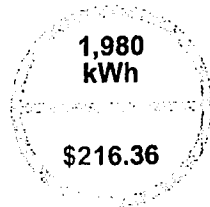
Total energy use this month



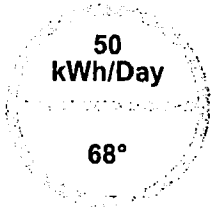
Total energy use last month



Total energy use this month last year



Average daily use and temp this month



IMPORTANT MEMBER INFORMATION

Let our new outage map be your guide! Reporting and tracking your outage is easier than ever with the new map features, including the ability to report your outage online without logging in to your account. Take the tour now at map.pec.coop.

*Rec'd 4/27/24
Paid EFT 5/18/24*

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 04/26/2024
Account # 3001549599
AutoPay Amount - DO NOT PAY \$179.51
Bank Draft on 05/18/2024

PEC Secure Pay Station barcode



Mail payment to:

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



7619 0 AB 0.547
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7619
C-35



460763001549599000017951000019746042620240

ABC Bank Statements

TexPool Statements



Date 4/30/24 Page 2
 Primary Account XXXXXXXXXXXXXXX

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

Business Checking Public Funds XXXXXXXXXXXXXXX (Continued)

		Debits	
Date	Description		Amount
4/15	PPD 9864031004 Payment ATT		154.61-
4/19	CCD 2740828412 ELEC_BILL Pedernales_Elec 3001549599		188.28-

		Checks			
Date	Check No.	Amount	Date	Check No.	Amount
4/08	1499	1,536.15	4/02	1511	701.25
4/01	1506*	4,030.90	4/24	1512	1,850.00
4/01	1508*	13,578.75	4/22	1513	5,537.98
4/04	1509	6,523.82	4/23	1514	4,030.90
4/03	1510	1,020.00			

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
4/01	50,843.77	4/08	41,768.40	4/23	32,157.40
4/02	50,142.52	4/15	41,613.79	4/24	35,066.89
4/03	49,122.52	4/19	41,425.51	4/29	40,066.89
4/04	43,423.41	4/22	35,887.53	4/30	44,477.36

End of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Checking Account - ABC Bank, Period Ending 04/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						68,453.42
Cleared Transactions						
Checks and Payments - 12 items						
Check	02/08/2024	1499	Belvedere HOA	X	-1,536.15	-1,536.15
Check	03/19/2024	1508	Lynn Sherman	X	-13,578.75	-15,114.90
Check	03/19/2024	1506	Sunscape Lands...	X	-4,030.90	-19,145.80
Check	03/27/2024	1509	PlayWell Group Inc	X	-6,523.82	-25,669.62
Check	03/27/2024	1510	Manuela's Cleani...	X	-1,020.00	-26,689.62
Check	03/27/2024	1511	Jackson Walker ...	X	-701.25	-27,390.87
Check	04/06/2024	1513	TML Intergovern...	X	-5,537.98	-32,928.85
Check	04/06/2024	1514	Sunscape Lands...	X	-4,030.90	-36,959.75
Check	04/06/2024	1512	Stephen's Enterp...	X	-1,850.00	-38,809.75
Check	04/08/2024	EFT	Spectrum Business	X	-118.86	-38,928.61
Check	04/13/2024	EFT	AT & T	X	-154.61	-39,083.22
Check	04/18/2024	EFT	Pedernales Electr...	X	-188.28	-39,271.50
Total Checks and Payments					<u>-39,271.50</u>	<u>-39,271.50</u>
Deposits and Credits - 5 items						
Deposit	04/04/2024			X	824.71	824.71
Deposit	04/23/2024			X	300.77	1,125.48
Deposit	04/24/2024			X	4,759.49	5,884.97
Transfer	04/29/2024			X	5,000.00	10,884.97
Deposit	04/30/2024			X	4,410.47	15,295.44
Total Deposits and Credits					<u>15,295.44</u>	<u>15,295.44</u>
Total Cleared Transactions					<u>-23,976.06</u>	<u>-23,976.06</u>
Cleared Balance					-23,976.06	44,477.36 ^m
Uncleared Transactions						
Checks and Payments - 2 items						
Check	04/29/2024	1516	Texas Disposal S...		-14,917.02	-14,917.02
Check	04/29/2024	1515	Manuela's Cleani...		-575.00	-15,492.02
Total Checks and Payments					<u>-15,492.02</u>	<u>-15,492.02</u>
Total Uncleared Transactions					<u>-15,492.02</u>	<u>-15,492.02</u>
Register Balance as of 04/30/2024					-39,468.08	28,985.34
New Transactions						
Checks and Payments - 5 items						
Check	05/13/2024	1517	Jackson Walker ...		-1,097.56	-1,097.56
Check	05/13/2024	1519	Startech Electric		-628.24	-1,725.80
Check	05/13/2024	EFT	AT & T		-154.02	-1,879.82
Check	05/13/2024	1518	ABC Home & Co...		-90.00	-1,969.82
Check	05/18/2024	EFT	Pedernales Electr...		-179.51	-2,149.33
Total Checks and Payments					<u>-2,149.33</u>	<u>-2,149.33</u>
Total New Transactions					<u>-2,149.33</u>	<u>-2,149.33</u>
Ending Balance					<u><u>-41,617.41</u></u>	<u><u>26,836.01</u></u>



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

3789289
Belvedere Municipal Utility District
Operating Money Market
PO Box 2029
Pflugerville TX 78691

Date 4/30/24 Page 1
Primary Account XXXXXXXXXXXX [REDACTED]

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

Checking Account

Account Title: Belvedere Municipal Utility District
Operating Money Market

Money Market Public Fund		Enclosures/Images	1
Account Number	XXXXXXXXXXXX [REDACTED]	Statement Dates	4/01/24 thru 4/30/24
Previous Balance	90,967.29	Days in the Statement Period	30
Deposits/Credits	.00	Average Ledger Balance	90,633.95
1 Checks/Debits	5,000.00	Average Collected	90,633.95
Service Charge Amount	.00	Interest Earned	185.73
Interest Paid	185.73	Annual Percentage Yield Earned	2.52%
Current Balance	86,153.02	2024 Interest Paid	280.37

Deposits and Other Credits

Date	Description	Amount
4/30	Interest Deposit	185.73

Date	Check No.	Amount	Checks
4/29		5,000.00	

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
4/01	90,967.29	4/29	85,967.29	4/30	86,153.02

* 0 0 5 4 0 0 1 0 7 1 0 3 0 3 0 0 0 *



Date 4/30/24 Page 2
Primary Account XXXXXXXXXXXX [REDACTED]

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

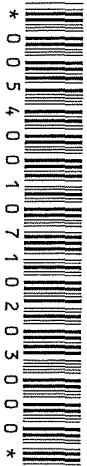
Money Market Public Fund

XXXXXXXXXXXX [REDACTED] (Continued)

INTEREST RATE SUMMARY

Date	Rate
3/31	2.500000%

End Of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 04/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						90,967.29
Cleared Transactions						
Checks and Payments - 1 item						
Transfer	04/29/2024			X	-5,000.00	-5,000.00
Total Checks and Payments					-5,000.00	-5,000.00
Deposits and Credits - 1 item						
Deposit	04/30/2024			X	185.73	185.73
Total Deposits and Credits					185.73	185.73
Total Cleared Transactions					-4,814.27	-4,814.27
Cleared Balance					-4,814.27	86,153.02
Register Balance as of 04/30/2024					-4,814.27	86,153.02
Ending Balance					-4,814.27	86,153.02 <i>M</i>

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



Participant Statement

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

Statement Period **04/01/2024 - 04/30/2024**

Page 1 of 2

Customer Service **1-866-TEX-POOL**
 Location ID **00000005**
 Investor ID **00000000**

TexPool Update

Based on participant feedback, effective December 1, 2023, TexPool now offers direct check purchases into TexPool and TexPool Prime. Please contact TexPool Participant Services to learn more.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$336,485.69	\$0.00	\$0.00	\$1,469.72	\$337,955.41	\$336,534.68
Total Dollar Value	\$336,485.69	\$0.00	\$0.00	\$1,469.72	\$337,955.41	

Portfolio Value

Pool Name	Pool/Account	Market Value (04/01/2024)	Share Price (04/30/2024)	Shares Owned (04/30/2024)	Market Value (04/30/2024)
Texas Local Government Investment Pool	████████████████	\$336,485.69	\$1.00	337,955.410	\$337,955.41
Total Dollar Value		\$336,485.69			\$337,955.41

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	████████████████	\$1,469.72	\$5,900.88
Total		\$1,469.72	\$5,900.88



Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: ████████████████████

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
04/01/2024	04/01/2024	BEGINNING BALANCE	\$336,485.69	\$1.00		336,485.690
04/30/2024	04/30/2024	MONTHLY POSTING	\$1,469.72	\$1.00	1,469.720	337,955.410
Account Value as of 04/30/2024			\$337,955.41	\$1.00		337,955.410

Belvedere Municipal Utility District
Reconciliation Detail
 TexPool, Period Ending 04/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						336,485.69
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/30/2024			X	1,469.72	1,469.72
Total Deposits and Credits					1,469.72	1,469.72
Total Cleared Transactions					1,469.72	1,469.72
Cleared Balance					1,469.72	337,955.41
Register Balance as of 04/30/2024					1,469.72	337,955.41
Ending Balance					<u>1,469.72</u>	<u>337,955.41</u>



Drawer 9
Wolfforth, Texas 79382-0009

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3788427
Belvedere Municipal Utility District
Debt Services
PO Box 2029
Pflugerville TX 78691

Date 4/30/24 Page 1
Primary Account XXXXXXXXXXXX [REDACTED]

tu

* 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 [REDACTED]	Statement Dates	4/01/24 thru 4/30/24
Previous Balance	434,183.72	Days in the Statement Period	30
Deposits/Credits	.00	Average Ledger Balance	434,183.72
Checks/Debits	.00	Average Collected	434,183.72
Service Charge Amount	.00	Interest Earned	978.69
Interest Paid	978.69	Annual Percentage Yield Earned	2.78%
Current Balance	435,162.41	2024 Interest Paid	1,929.75

Deposits and Other Credits

Date	Description	Amount
4/30	Interest Deposit	978.69

Daily Balance Information

Date	Balance	Date	Balance
4/01	434,183.72	4/30	435,162.41

INTEREST RATE SUMMARY

Date	Rate
3/31	2.750000%

End Of Statement



Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 04/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						434,183.72
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/30/2024			X	978.69	978.69
Total Deposits and Credits					978.69	978.69
Total Cleared Transactions					978.69	978.69
Cleared Balance					978.69	435,162.41
Register Balance as of 04/30/2024					978.69	435,162.41
Ending Balance					<u>978.69</u>	<u>435,162.41</u> <i>m</i>

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



Participant Statement

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

Statement Period **04/01/2024 - 04/30/2024**

Page 1 of 2

Customer Service **1-866-TEX-POOL**
 Location ID **[REDACTED]**
 Investor ID **00000700**

TexPool Update

Based on participant feedback, effective December 1, 2023, TexPool now offers direct check purchases into TexPool and TexPool Prime. Please contact TexPool Participant Services to learn more.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$189,168.79	\$0.00	\$0.00	\$826.26	\$189,995.05	\$189,196.33
Total Dollar Value	\$189,168.79	\$0.00	\$0.00	\$826.26	\$189,995.05	

Portfolio Value

Pool Name	Pool/Account	Market Value (04/01/2024)	Share Price (04/30/2024)	Shares Owned (04/30/2024)	Market Value (04/30/2024)
Texas Local Government Investment Pool	[REDACTED]	\$189,168.79	\$1.00	189,995.050	\$189,995.05
Total Dollar Value		\$189,168.79			\$189,995.05

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[REDACTED]	\$826.26	\$3,317.48
Total		\$826.26	\$3,317.48



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

Statement Period **04/01/2024 - 04/30/2024**

Page 2 of 2

Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: ████████████████████

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
04/01/2024	04/01/2024	BEGINNING BALANCE	\$189,168.79	\$1.00		189,168.790
04/30/2024	04/30/2024	MONTHLY POSTING	\$826.26	\$1.00	826.260	189,995.050
Account Value as of 04/30/2024			\$189,995.05	\$1.00		189,995.050

Belvedere MUD-Debt Service Fund
Reconciliation Detail
 TexPool, Period Ending 04/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						189,168.79
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/30/2024			X	826.26	826.26
Total Deposits and Credits					826.26	826.26
Total Cleared Transactions					826.26	826.26
Cleared Balance					826.26	189,995.05
Register Balance as of 04/30/2024					826.26	189,995.05
Ending Balance					<u>826.26</u>	<u>189,995.05</u>

Agenda Item No. 7

Discuss, consider, and take action to amend Joint Use and Maintenance Agreement between the District and the HOA.

**THIRD AMENDMENT TO JOINT USE AND MAINTENANCE AGREEMENT
BETWEEN BELVEDERE MUNICIPAL UTILITY DISTRICT AND BELVEDERE
HOMEOWNERS ASSOCIATION**

This THIRD AMENDMENT TO JOINT USE AND MAINTENANCE AGREEMENT (“*Third Amendment*”) is made and entered into as of the date last signed, to be effective May 20, 2024 (the “*Third Amendment Effective Date*”), by and between Belvedere Municipal Utility District (the “*District*”), a municipal utility district operating pursuant to Chapters 49 and 54 of the Texas Water Code, and Belvedere Homeowners Association (the “*HOA*”), a Texas non-profit corporation. The District and the HOA are each a “*Party*” and collectively, the “*Parties*.”

RECITALS

WHEREAS, the District and HOA are parties to that certain Joint Use and Maintenance Agreement, dated July 1, 2018, which provides for the funding, operation, and joint maintenance of the Belvedere Amenity Center, trail system, landscaping, and related facilities;

WHEREAS, the Parties entered into that certain First Amendment to Joint Use and Maintenance Agreement on October 15, 2019;

WHEREAS, the Parties entered into that certain Second Amendment to Joint Use and Maintenance Agreement on January 1, 2022 (the Joint Use and Maintenance Agreement, as amended by the First and Second Amendments to Joint Use and Maintenance Agreement, is the “*Agreement*”); and

WHEREAS, the Parties now desire to further amend multiple provisions of the Agreement regarding the roles and responsibilities of the Parties concerning maintenance issues, as set forth herein.

NOW, THEREFORE, for and in consideration of the mutual promises and other good and valuable consideration contained herein, the sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

AMENDMENT

1. Recitals. The above recitals are true and correct and incorporated into this Third Amendment for all purposes.
2. Defined Terms. The defined terms in the Agreement shall have the same meaning in this Third Amendment, except as otherwise provided in this Third Amendment.
3. Payment for Facilities, Operations, Maintenance, Repairs, and Improvements. The Agreement is hereby amended by modifying Item 4A as follows:

The listed line items:

- “1. Amenity Center Electrical Service
2. Amenity Center Phone Service
3. Amenity Center Internet Service
4. Amenity Center Cable Service
5. 50% of Common Area Landscape Maintenance
6. Trail Trash pickup
7. Amenity Center Cleaning
8. Amenity Center Supplies
9. Amenity Center Propane
10. Miscellaneous Facilities Maintenance”

shall be replaced in their entirety with:

- “1. Amenity Center Electrical Service
2. Amenity Center Phone Service
3. Amenity Center Internet Service
4. Amenity Center Cable Service
5. 50% of Common Area Mowing
6. 50% of Amenity Center Lot Landscape Maintenance
7. Amenity Center Cleaning
8. Amenity Center Propane
9. Miscellaneous Facilities Maintenance/Repairs greater than \$100.00”

4. Prior Approval. Item 6 of the Agreement is hereby deleted in its entirety and shall be replaced with the following:

“**Prior Approval**. The Parties acknowledge that the District is subject to state laws regarding the bidding and contracting for certain projects. The HOA will execute all contracts initiated by the HOA in carrying out its duties under this Agreement in the name of the HOA; provided, however, that if any planned expenditure is expected to exceed \$20,000, or any emergency expenditure is expected to exceed \$10,000 (“Large Expenditure”), then (i) the HOA shall not make the Large Expenditure without prior approval from the District, and (ii) the District have the right to bid and contract with the third party for the work directly. In the event that the HOA becomes aware that a Large Expenditure may be necessary, then it will provide written notice of the potential Large Expenditure to the District immediately so that the District can evaluate such Large Expenditure. The District is not obligated to participate in funding outside of the District Allocation for a Large Expenditure where the HOA did not provide prior notice to the District.”

5. Assessed Fees. The Agreement is hereby amended by modifying Item 7 as follows:

Item 7 of the Agreement is deleted in its entirety and shall be replaced with the following:

“In return for the HOA retaining fees assessed for the use of the Amenity Center, the HOA will be responsible for all supplies and cleaning costs associated with such use.”

6. Effect of this Third Amendment. Except as set forth in this Third Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. In the event of any inconsistency or conflict between the provisions of the Agreement and this Third Amendment, the provisions of this Third Amendment will prevail and govern. All references to the Agreement or in any exhibit or schedule thereto shall hereinafter refer to the Agreement as amended by this Third Amendment.
7. Binding Effect. The Agreement, as amended hereby, shall inure to the benefit of, be binding upon, and be enforceable against each Party and their respective permitted successors, assigns, transferees and delegates.
8. Notices. The Parties will provide all notices and other communications under this Agreement to the other Parties in writing by United States registered mail or electronic mail and addressed as follows:

The District:

Belvedere Municipal Utility District
c/o David Klein
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Ave., Suite 1900
Austin, Texas 78701
(phone) 512-322-5818
(fax) 512-472-0532
(email) dklein@lglawfirm.com

The HOA:

Belvedere Homeowners' Association
17400 Flagler Drive
Austin, Texas 78738

Any Party may change its address or contact person by giving written notice to the other parties.

9. No Third-Party Beneficiaries. Nothing expressed or implied in this Third Amendment is intended, nor shall be construed, to confer upon or give any individual or entity other than the Parties hereto and their respective successors and assigns any rights or remedies under or by reason of this Third Amendment.
10. Entire Agreement. The Agreement, as amended hereby, constitutes the full and entire understanding and agreement between the Parties regarding the subject matter hereof and thereof and supersedes and cancels all prior agreements, negotiations, correspondence, undertakings, and communications of the Parties, oral or written, with respect to such subject matter.

11. Severability. If any provision of this Third Amendment is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the Parties hereto that the remainder of this Third Amendment shall not be affected thereby, and it is also the intention of the Parties to this Third Amendment that in lieu of each provision of this Third Amendment that is illegal, invalid, or unenforceable, there be added as a part of this Third Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible, and be legal, valid, and enforceable.
12. Change in Law and Compliance with Laws. Any alterations, additions, or deletions to the terms of the Agreement, as amended hereby, that are required by changes in federal or state law or regulations are automatically incorporated into the Agreement, as amended hereby, without written amendment, and shall become effective on the date designated by such law or by regulation.
13. Further Assurances. The Parties hereby covenant and agree that they will execute and deliver any such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out this Third Amendment and the Agreement.
14. Waiver. Any failure by a Party hereto to insist, or any election by a Party hereto not to insist, upon strict performance by the other Party of any of the terms, provisions, or conditions of this Third Amendment shall not be deemed to be a waiver thereof, or of any other term, provision, or condition hereof, and such Party shall have the right at any time or times thereafter to insist upon strict performance of any and all of the terms, provisions, and conditions hereof.
15. Applicable Law. The construction and validity hereof shall be governed by the laws of Texas.
16. Venue. Venue shall be in the court of proper jurisdiction located in Travis County, Texas.
17. Expenses. Each Party shall be responsible for their respective attorney's fees, expenses, and costs of court related to this Third Amendment or any dispute arising regarding the same.
18. Section Headings. All section headings contained herein are for convenience and reference only and are not intended to define or limit the scope of any provision of this Third Amendment.
19. Authority and Representations. Each Party executing this Third Amendment warrants and represents that the individual executing this Third Amendment on its behalf has the authority and power to execute this Third Amendment for the entity on behalf of which he or she executes this Third Amendment.
20. Counterpart Execution. This third Amendment may be executed in any number of counterparts, each of which shall be, for all purposes, deemed to be an original, and all

such counterparts shall together constitute and be one and the same instrument. A facsimile or other electronic copy of a signature, and a counterpart transmitted electronically (e.g., by fax, email, text, or similar means), will be deemed to be and will have the same force and effect as an original signature for all purposes.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, the Parties have executed this Third Amendment in multiple copies, each of which shall constitute an original, on the dates set forth below:

**BELVEDERE MUNICIPAL UTILITY
DISTRICT**

By: _____
Jim Koerner, President, Board of Directors

Date: _____

ATTEST:

_____, Secretary, Board of Directors

BELVEDERE HOMEOWNERS ASSOCIATION

By: _____

Name: _____

Title: _____

Date: _____

Agenda Item No. 9

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 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.

- (iv) gabion berm located at 8408 Lakewood Ridge Cove;
- c. Playground maintenance work update;
and
- d. Trail maintenance.



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

May 13, 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 May 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 – No new evaluations this month. Quiddity will review the modifications requested at 8708 Springdale Ridge Cove when notified.
2. **Trail Facilities**
 - a. Maintenance – No new activity this month.
3. **Preservation Ranch** – No report at this time.
4. **Gabion Berm** – The property owner at 8408 Lakewood Ridge Cove reached out to the District requesting maintenance on the gabion berm extending from the Amenity Center to his property. An agreement from June 2022 exists between the District and the property owner related to the berm. This agreement is attached. Quiddity coordinated with DigDug Construction, and DigDug evaluated the berm. Attached is a quote from DigDug to rebuild or repair the berm.

Board Action: Approve DigDug's proposal to rebuild or repair the berm.

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\05.20.24>Status Report for Belvedere 20240506.docx

**WAIVER AGREEMENT
BETWEEN
BELVEDERE MUNICIPAL UTILITY DISTRICT AND BRANNON MONCRIEF**

This WAIVER AGREEMENT ("**Agreement**") is made and entered into as of the date last signed, to be effective on the Effective Date (defined herein), by and between Belvedere Municipal Utility District (the "**District**"), a municipal utility district operating pursuant to Chapters 49 and 54 of the Texas Water Code, and, Brannon Moncrief ("**Landowner**"), an individual, who owns 8408 Lakewood Ridge Cove, Travis County, Texas. The District and the Landowner are each a "**Party**" and collectively, the "**Parties**."

RECITALS

WHEREAS, the District is a Texas municipal utility district, operating in accordance with Texas Water Code, Chapters 49 and 54;

WHEREAS, Landowner is the sole owner of the real property located at 8408 Lakewood Ridge Cove, Travis County, Texas, more particularly described in the plat recorded as Document No. 201300082 in the Official Public Records of Travis County (the "**Property**");

WHEREAS, the District possess an easement on the Property, enabling the District to install and maintain the rock gabion within the easement area;

WHEREAS, the Landowner has asked the District if it would modify the rock gabion within the easement, removing a 10 feet segment of those facilities;

WHEREAS, the District is willing to accommodate such request, pursuant to the terms and conditions of this Agreement; and

WHEREAS, the Parties desire to enter into this Agreement, as provided herein.

NOW, THEREFORE, for and in consideration of the mutual promises and other good and valuable consideration contained herein, the sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

AGREEMENT

1. Recitals. The above recitals are true and correct and incorporated into this Agreement for all purposes.
2. Removal of a Portion of Rock Gabion. The District agrees to remove a 10-foot segment of a rock gabion (the "**Project**") that is within an easement possessed by the District on the Property, as more particularly described in Exhibit A. The District will pay for all costs to complete the Project. Landowner agrees that it will not alter, remove or modify such rock gabion, as modified by the Project, at any time. District makes no representation or warranty as to the fitness of the rock gabion after the completion of the Project. In the event that such rock gabion, after the completion of the Project, fails and/or damages the Landowner's or any third person's property or real property, the District is under no obligation to restore the rock gabion or such property or real property. The District is under no obligation to remediate or restore the land where the removed portion of the gabion was located after the Project is complete.
3. Waiver. Landowner, his relatives, successors, assigns, agents, and representatives of every nature (collectively, the "**Landowner Group**"), do hereby release, covenant not to sue, and forever discharge District, and its respective agents, affiliates, attorneys, employees, members, managers, directors, officers, engineers, and partners, and representatives of every nature (collectively, the "**District Group**"), of and from any and all claims, claims for relief, cross-claims, rights of offset and/or setoff, positions, arguments, rights of recoupment, counterclaims, third-party claims, interventions, demands, defenses, actions, causes of actions, suits, liens, judgments, duties, rights, attorneys' fees and expenses, compensation, damages, debts, obligations, promises, payments, agreements, covenants, contracts, rights of contribution and indemnification, liabilities, charges, expenses, surcharge amounts, late fees and penalties, costs, obligations, and controversies of whatsoever nature or character, as of the Effective Date or that may occur after the Effective Date, in law or in equity, whether presently known or unknown, asserted or unasserted, arising from an/d/or related in any way whatsoever to the Project, including, but not limited to, the design and construction of the Project, any failure of the gabion after the completion of the Project and the Effective Date, and/or any flooding or drainage issues related to the Project or failure of such gabion after the completion of the Project and the Effective Date (collectively, a "**Claim**").
4. Indemnification. LANDOWNER SHALL RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE DISTRICT GROUP FROM AND AGAINST ANY AND ALL LOSSES, LIENS, CAUSES OF ACTION, SUITS, JUDGMENTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, COURT COSTS, ATTORNEYS' FEES AND COSTS OF INVESTIGATION, REMOVAL AND REMEDIATION OF PROPERTY AND REAL PROPERTY) DIRECTLY OR INDIRECTLY ARISING OUT OF A CLAIM BY ANY AND ALL PEOPLE OR ENTITIES OF THE LANDOWNER GROUP AND/OR ANY AND ALL THIRD-PARTIES AGAINST ANY AND ALL PEOPLE AND/OR ENTITIES OF THE DISTRICT GROUP.

To the extent permitted by law, the District Group shall be entitled, at its option and reasonable expense and, with counsel of its selection, to assume and control the defense of any Claim for losses by any non-Party that is subject to the indemnity by the Landowner Group pursuant to this Agreement; provided that the District Group gives prompt notice of its intention to so control such defense to the Landowner Group.

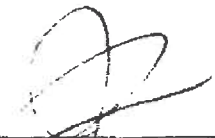
5. Binding Effect. The Agreement will run with the land, and will shall inure to the benefit of, be binding upon, and be enforceable against each Party and their respective permitted successors, assigns, transferees and delegates.
6. Entire Agreement. The Agreement, as amended hereby, constitutes the full and entire understanding and agreement between the Parties regarding the subject matter hereof and thereof and supersedes and cancels all prior agreements, negotiations, correspondence, undertakings, and communications of the Parties, oral or written, with respect to such subject matter.
7. Severability. If any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the Parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the Parties to this Agreement that in lieu of each provision of this Agreement that is illegal, invalid, or unenforceable, there be added as a part of this Agreement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible, and be legal, valid, and enforceable.
8. Change in Law and Compliance with Laws. Any alterations, additions, or deletions to the terms of the Agreement, as amended hereby, that are required by changes in federal or state law or regulations are automatically incorporated into the Agreement, as amended hereby, without written amendment, and shall become effective on the date designated by such law or by regulation.
9. Further Assurances. The Parties hereby covenant and agree that they will execute and deliver any such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out this Agreement.
10. Waiver. Any failure by a Party hereto to insist, or any election by a Party hereto not to insist, upon strict performance by the other Party of any of the terms, provisions, or conditions of this Agreement shall not be deemed to be a waiver thereof, or of any other term, provision, or condition hereof, and such Party shall have the right at any time or times thereafter to insist upon strict performance of any and all of the terms, provisions, and conditions hereof.
11. Applicable Law. The construction and validity hereof shall be governed by the laws of Texas.
12. Venue. Venue shall be in the court of proper jurisdiction located in Travis County, Texas.

13. Expenses. Each Party shall be responsible for their respective attorney's fees, expenses, and costs of court related to this Agreement or any dispute arising herefrom.
14. Section Headings. All section headings contained herein are for convenience and reference only and are not intended to define or limit the scope of any provision of this Agreement.
15. Authority and Representations. Each Party executing this Agreement warrants and represents that the individual executing this Agreement on its behalf has the authority and power to execute this Agreement for the entity on behalf of which he or she executes this Agreement. Landowner represents that he is the sole owner of the real property of 8408 Lakewood Ridge Cove, Travis County, Texas.
16. Counterpart Execution. This Agreement may be executed in any number of counterparts, each of which shall be, for all purposes, deemed to be an original, and all such counterparts shall together constitute and be one and the same instrument. A facsimile or other electronic copy of a signature, and a counterpart transmitted electronically (e.g., by fax, email, text, or similar means), will be deemed to be and will have the same force and effect as an original signature for all purposes.
17. Memorandum of Agreement. A memorandum of this Agreement shall be filed in the Real Property Records of Travis County.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, the Parties have executed this Agreement in multiple copies, each of which shall constitute an original, on the dates set forth below (the date that the Agreement is fully executed is the "*Effective Date*"):

**BELVEDERE MUNICIPAL UTILITY
DISTRICT**

By: 

Jim Koerner, President, Board of Directors

Date: 6-24-2022

ATTEST:



Kim Clifford, Secretary, Board of Directors

BRANNON MONCRIEF

A handwritten signature in black ink, appearing to read 'Brannon Moncrief', written over a horizontal line.

By:

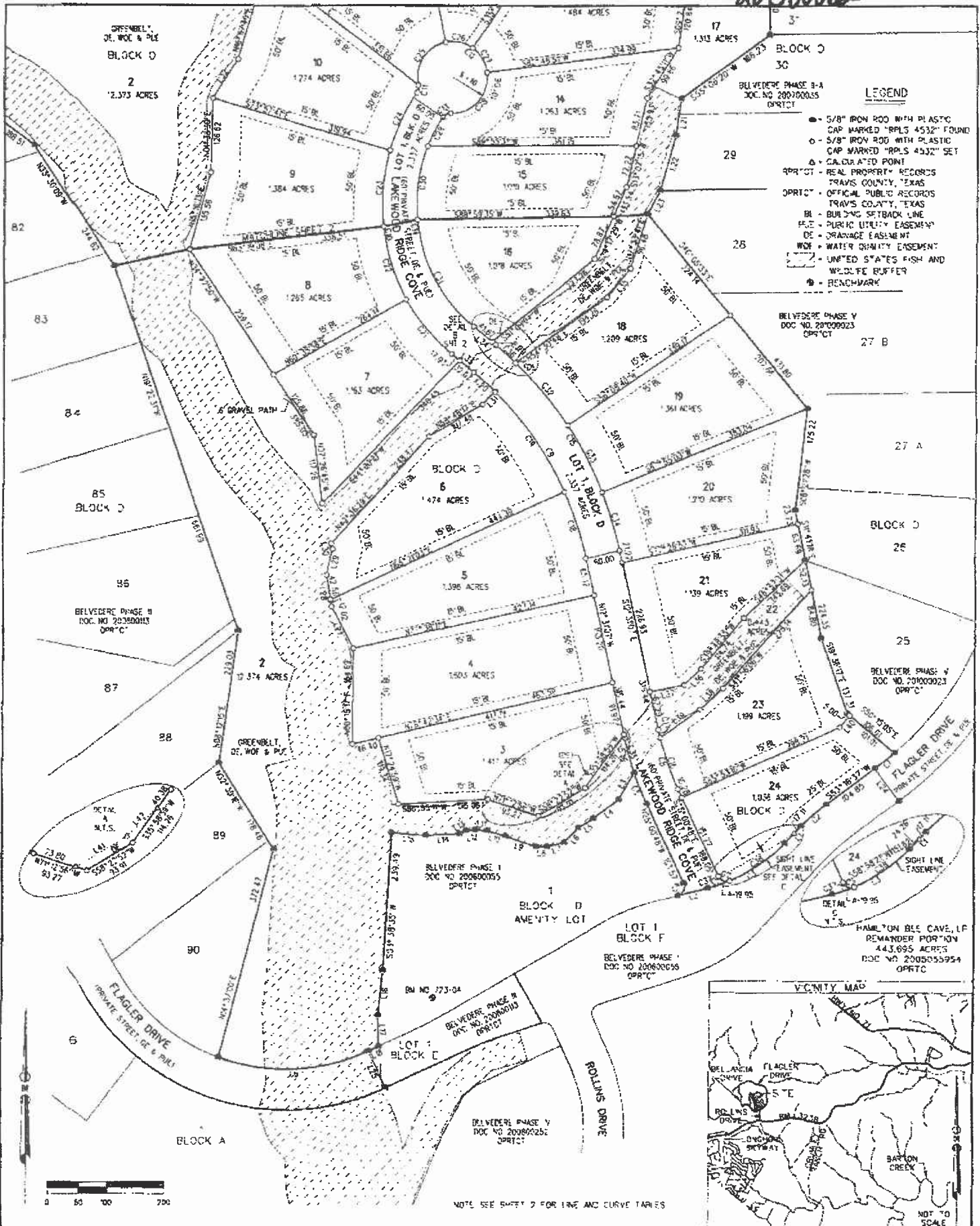
BRANNON MONCRIEF, an individual

Date:

6/24/2022

EXHIBIT "A"

201300062



LEGEND

- - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
- - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- △ - CALCULATED POINT
- SPR'CT - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- OPR'CT - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- BL - BUILDING SETBACK LINE
- P.E. - PUBLIC UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- WQ - WATER QUANTITY EASEMENT
- — — UNITED STATES FISH AND WILDLIFE BUFFER
- - BENCHMARK

BELVEDERE PHASE V
DOC NO. 20080023
OPR'CT

27 B

27 A

BLOCK D

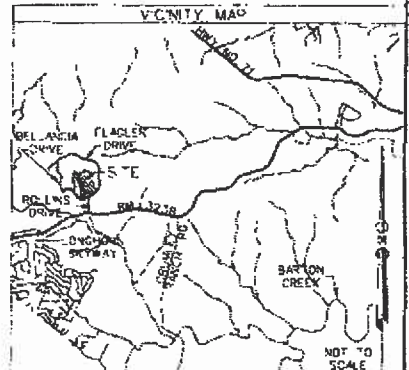
26

25

BELVEDERE PHASE V
DOC NO. 20080023
OPR'CT

25

HAMILTON BEE CAVE, LP
REMAINDER PORTION
443.695 ACRES
DOC NO. 2005055954
OPR'CT



NOT TO SCALE

NOTE SEE SHEET 2 FOR LINE AND CURVE TABLES



BELVEDERE PHASE VI	
DATE	08-20-12
PROJECT NO.	178-04
DRAWING NO.	178-01
SHEET NO.	2 OF 4
BY	W. FRANK
CHECKED BY	W. FRANK
DATE	08-20-12
PROJECT NO.	178-04
DRAWING NO.	178-01
SHEET NO.	2 OF 4
BY	W. FRANK
CHECKED BY	W. FRANK
DATE	08-20-12

RAMSEY LAND SURVEYING, L.L.C.
 9718 SOUTHWEST PARKWAY
 P.O. BOX 92768
 AUSTIN, TEXAS 78709-2768
 PHONE 1-512-301-9398
 FAX 1-512-301-9395
 ramsey@lsurveying.com

NO.	REVISIONS	BY	CHK	DATE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD	LINE	DIRECTION	DISTANCE
C01	42.68	01°19'21"	563.00	S51°06'46"W	47.67	1	S43°29'28"W	41.37
C02	57.31	09°40'09"	335.00	S46°27'33"W	57.24	2	S75°51'23"W	53.20
C03	156.89	32°22'55"	177.50	S58°39'56"W	154.76	3	S39°05'11"W	33.00
C04	26.41	00°52'50"	15.00	S21°28'18"E	23.13	4	S53°59'03"W	30.27
C05	56.73	25°51'18"	55.12	S22°05'00"W	56.70	5	S57°32'53"W	50.27
C06	267.34	45°53'35"	340.00	S87°50'45"W	260.57	6	S45°01'19"W	35.46
C07	20.89	07°26'38"	15.00	N68°43'51"W	20.73	7	S75°59'10"W	36.27
C08	107.97	12°29'40"	495.72	N18°45'57"W	107.76	8	S69°59'30"W	19.42
C09	380.89	38°14'42"	570.00	N3°33'30"W	373.47	9	N10°46'38"W	35.93
C10	494.53	63°51'43"	336.00	N29°50'25"W	449.54	10	N74°24'43"W	35.51
C11	12.56	47°16'59"	15.00	S11°05'09"W	4.19	11	N84°40'09"W	79.26
C12	794.37	28°45'42"	60.00	S49°57'27"E	72.36	12	S83°39'30"W	4.43
C13	5.61	59°16'33"	15.00	S61°08'58"W	4.91	13	S63°27'04"W	1.81
C14	396.36	84°06'34"	270.00	S38°42'37"E	361.71	14	S87°16'07"W	59.46
C15	420.34	18°14'49"	630.00	S31°38'30"E	472.78	15	N45°55'36"W	60.36
C16	93.75	0°56'59"	495.72	N19°25'18"W	93.62	16	S05°48'11"W	77.79
C17	14.22	0°38'42"	495.72	N13°20'27"W	74.27	17	S00°47'40"E	53.72
C18	120.75	12°08'14"	570.00	S13°33'14"E	70.62	18	S44°59'12"W	19.64
C19	210.67	27°12'24"	570.00	S38°18'32"E	209.77	19	N77°37'29"E	61.84
C20	48.77	04°54'40"	570.00	S48°18'49"E	48.76	20	S00°56'23"E	00.00
C21	123.05	71°21'52"	336.00	N40°01'38"W	122.34	21	S08°52'20"W	53.27
C22	130.86	22°43'11"	336.00	S18°26'27"E	130.00	22	S14°33'54"W	96.37
C23	130.86	22°43'11"	336.00	S40°45'44"W	130.00	23	S07°55'09"W	45.61
C24	104.76	19°02'00"	336.00	S25°34'04"W	109.26	24	S36°43'23"E	70.00
C25	85.54	91°13'52"	60.00	S32°46'46"W	85.76	25	S25°00'42"E	70.00
C26	49.36	27°08'19"	60.00	S18°04'10"W	47.99	26	N07°22'49"W	81.14
C27	49.36	47°20'56"	60.00	N29°50'00"W	49.11	27	N08°59'16"W	49.86
C28	104.84	00°07'11"	60.00	N42°51'40"E	97.01	28	N12°35'03"E	45.66
C29	56.15	11°54'53"	270.00	S27°21'13"W	56.05	29	N11°44'09"W	9.71
C30	28.04	27°10'18"	270.00	S07°56'36"W	26.85	30	N44°09'30"E	36.62
C31	212.17	45°01'21"	270.00	S28°15'47"E	206.75	31	N13°57'14"E	78.03
C32	140.15	72°44'46"	630.00	N40°17'22"W	139.86	32	N50°45'54"W	49.96
C33	129.18	1°14'57"	630.00	S23°57'20"E	129.96	33	S30°05'54"E	49.96
C34	136.74	08°33'45"	630.00	S17°17'59"E	136.02	34	N39°31'48"E	61.37
C35	64.21	06°38'23"	55.12	N15°50'18"W	64.23	35	S47°08'35"W	40.25
C36	46.05	04°11'20"	630.00	N49°40'14"W	45.25	36	S18°47'48"W	60.06
C37	40.22	08°19'18"	277.50	S71°42'14"W	40.74	37	S47°49'35"W	53.67
C38	116.57	24°04'36"	277.50	S55°50'45"W	115.75	38	S54°39'12"W	94.74
C39	16.77	01°31'32"	630.00	N45°40'48"W	16.77	39	S19°44'55"W	26.75
						40	S19°44'55"W	26.75
						41	N38°27'52"E	132.35
						42	N47°55'37"E	12.48
						43	N72°32'40"E	50.38
						44	S28°11'37"W	38.59

LOT SUMMARY:

SINGLE FAMILY LOTS
PRIVATE STREET, DE & PUE
GREENBELT, DE, WOE & PUE

70 - TOTAL ACRES 25.083 ACRES
1 - TOTAL ACRES 2.337 ACRES
3 - TOTAL ACRES 14.130 ACRES

TOTAL

24 - TOTAL ACRES 41.550 ACRES

PROPOSED ROADWAYS:

LAKWOOD RIDGE COVE

1563 LINEAR FEET

TOTAL

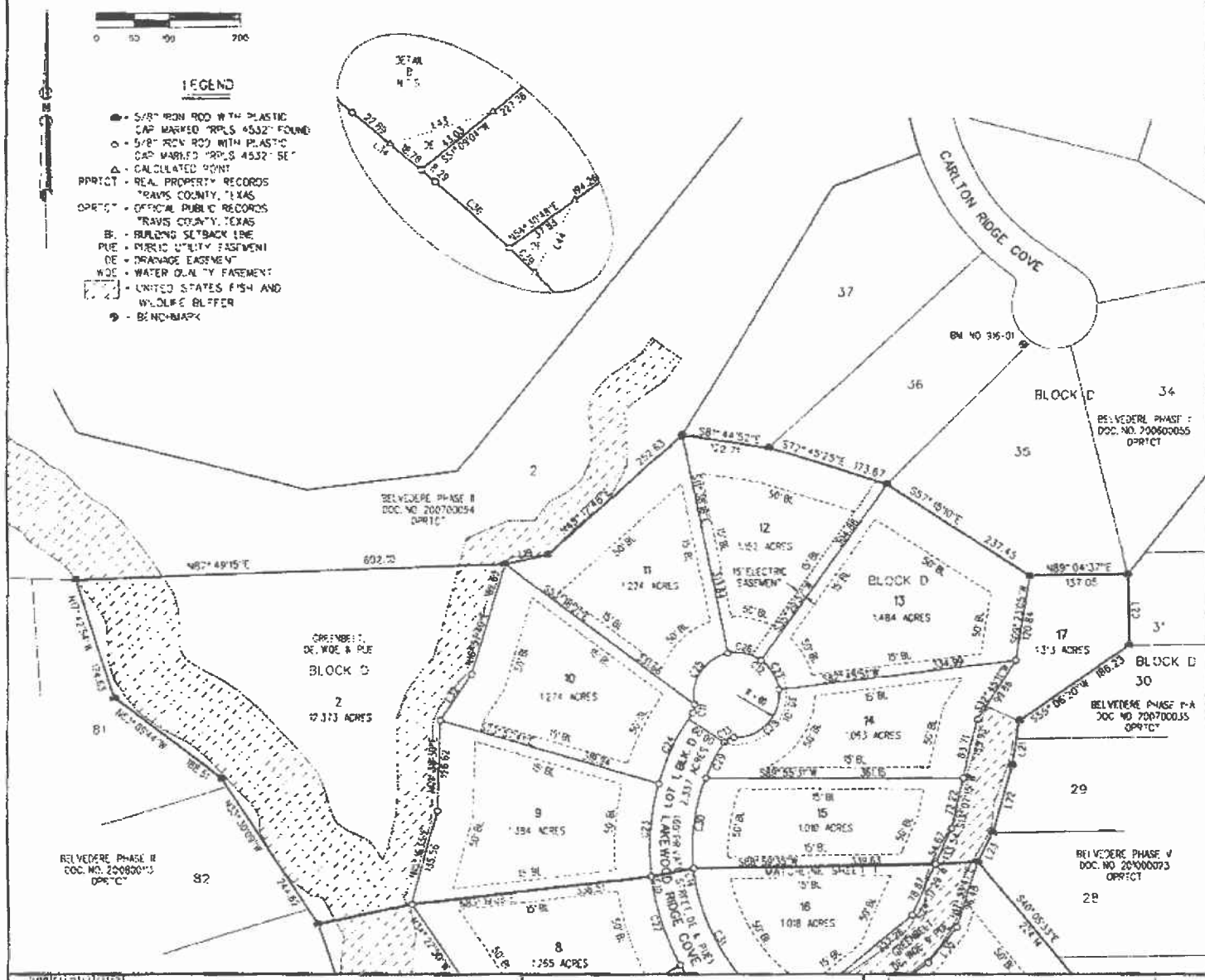
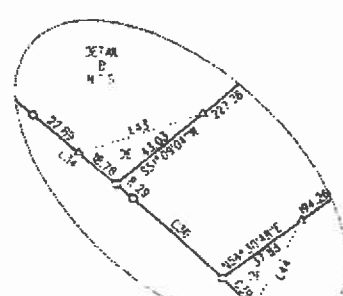
1563 LINEAR FEET

BENCHMARKS:

BM 723-D4, COTTON GRN SPADLE SE 11" LIVE OAK (TAG NO. 4205) APPROX. 148' WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF ROLLINS DR. & FLAGLER DR. IS 13° NORTHWEST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK D. PHASE I. ELEVATION = 75.04

BM 946-D1, COTTON GRN SPADLE N 11" LIVE OAK 1/2-13' SOUTHWEST OF 140FT LOT CORNER LOTS 35 & 36, BLOCK D, BELVEDERE PHASE I IN LOT 36 AT CARLTON RIDGE COVE. ELEVATION = 1245.70

- 0 50 100 200
- LEGEND**
- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
 - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
 - △ CALCULATED POINT
 - PRPCT - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 - OPRPT - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - B - BUILDING SETBACK LINE
 - PUE - PUBLIC UTILITY EASEMENT
 - DE - DRAINAGE EASEMENT
 - WUE - WATER UTILITY EASEMENT
 - UNITED STATES FISH AND WILDLIFE BUFFER
 - BENCHMARK



RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE: (512) 301-9398
FAX: (512) 301-9395
bramsay@lansurveying.com

BELVEDERE PHASE VI

DATE	2/20/13
BY	DR
SCALE	AS SHOWN
SHEET NO.	3 OF 4
PROJECT NO.	13TRAMP0062

NO	REVISIONS	DRN	CHK	DATE

2013 00062

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT HAMILTON BEE CAVE, LP BY AND THROUGH ITS GENERAL PARTNER, JOEL ROBUCK, OWNER OF 4,538 ACRES OF LAND SITUATED IN THE SAMUEL WILBY SURVEY NO 528 ABSTRACT 1, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 443,695 ACRES OF LAND CONVEYED TO US BY DEED RECORDED IN NO 2005055894 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 4,538 ACRES OF LAND OUT OF SAID 443,695 ACRES IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND THIS PLAN TO BE KNOWN AS "BELVEDERE PHASE VI," SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS OF THE SUBDIVISION PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICE PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES THE USE OF ALL PRIVATE STREETS AND OTHER EASEMENTS, SHOWN HEREON SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION OR ANY PARTY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NO 2006022950 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES AND ANY PRIVATE STREET(S) SHOWN HEREON (LAKEWOOD ROGE COVE) AND STREET(S) WITHIN THE BELVEDERE SUBDIVISION AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

IN WITNESS WHEREOF, HAMILTON BEE CAVE, LP HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR GENERAL PARTNER, THIS 10th DAY OF April, A.D., 2013.

HAMILTON BEE CAVE LP
A DELAWARE LIMITED PARTNERSHIP
Joel H. Robuck
JOEL ROBUCK, GENERAL PARTNER
7015 SNIDER PLAZA, SUITE 205
DALLAS, TEXAS 75205

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 10th DAY OF April, 2013, A.D. BY JOEL ROBUCK, GENERAL PARTNER, HAMILTON BEE CAVE LP ON BEHALF OF SAID PARTNERSHIP.
[Signature]
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



SURVEYOR'S STATEMENT
I, WILLIAM H. RAMSEY AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED AS INDICATED HEREON.

4-9-13
DATE
William H. Ramsey
WILLIAM H. RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO #532
8718 SOUTHWEST PARKWAY
P.O. BOX 92769
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9349 FAX (512) 301-9395



THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48493C0395H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 2002.

Brian Falzer
BRIAN FALZER, P.E.
LICENSED PROFESSIONAL ENGINEER NO 105982
LVA ENGINEERING INC
5336 HWY. 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE (512) 439-4700, FAX (512) 439-4716

4-9-2013
DATE



GENERAL NOTES CONTINUED

14 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 4.27.

15 WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, FARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

EASEMENTS:

- 1. PRIVATE STREETS, DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENTS AS SHOWN
- 2. THERE SHALL BE A 15 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PRIVATE STREETS.

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAN THE COMMISSIONERS COURT OF TRAVIS COUNTY TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAN OR ANY BRIDGES OR OVERLEAFS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC IMPROVEMENTS IS THE RESPONSIBILITY OF THE OWNER(S) AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAN IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO THE COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS TO SECURE THIS OBLIGATION. THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION IMPOSING ON THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAN BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR EFFECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT SIGN, YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S RESPONSIBILITY.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAN NOTES

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (ES&P) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- 2. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE, CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
- 3. ALL ON-SITE WASTEWATER DESIGNS FOR NON-RESIDENTIAL USES SHALL INCLUDE TWO TIMES THE DESIGN AREA FOR TREATMENT AND DISPOSAL.
- 4. RESIDENTIAL LOTS IN THIS SUBDIVISION ARE LIMITED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER LOT.
- 5. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

Stacey Scheffel, D.R.
STACEY SCHEFFEL, D.R.
PROGRAM MANAGER
ON-SITE WASTEWATER
TRAVIS COUNTY, TXR
4/12/13
DATE

ETJ NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE CITY OF AUSTIN OR THE ETJ OF THE CITY OF AUSTIN.

Pat Pennington
PAT PENNINGTON, DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT
4/12/13
DATE

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF April, 2013, A.D. AT 10:00 O'CLOCK P.M. AND DULY RECORDED ON THE 10th DAY OF April, 2013, A.D. AT 10:00 O'CLOCK P.M. IN DOCUMENT NO 201300062 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 10th DAY OF April, 2013, A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

[Signature]

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 23rd DAY OF April, 2013, A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAN, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS 23rd DAY OF April, 2013, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY
G. Jones



DRAWN BY	CAR
CHECKED	MCORBER
DATE	06-20-12
PROJECT NO	1378-04
DRAWING NO	1378-01
SHEET NO	4 OF 4
FILENAME	

1378-01-01-01

RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92769
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
brams@ramseylandsurveying.com

NO	REVISIONS	DRN	CHK	DATE

BELVEDERE PHASE VI





PO Box 92583 | Austin, TX 78709 | 512-382-0008

BID PROPOSAL

4/30/2024

CH191

**PREPARED FOR:
McKenna Sanders
Belvedere Municipal Utility District**

PROJECT: Belvedere Rock Berm -8408 Lakewood Ridge Cove

Option 1 Scope: Demo and rebuild rock berm using all new wire mesh. Haul off spoils.

Total Cost: \$1991.37

Option 2 Scope: Patch damaged rock berm as good as possible. Build section of new rock berm.

Total Cost: \$1398.69

*This is a turnkey bid. All necessary tools and equipment needed to complete job will be provided by DigDug Construction, LLC.

Signing below constitutes acceptance of the terms and conditions of this proposal and authorizes DigDug Construction, LLC to commence work:

Signed By: _____ Date: _____

Print Name and Title: _____

***DigDug Construction, LLC is Licensed and Insured**

Agenda Item No. 11

Discuss, consider, and take action as necessary concerning damage to real property 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

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Belvedere Homeowners Association, et al.
April 4, 2024
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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

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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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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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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

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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

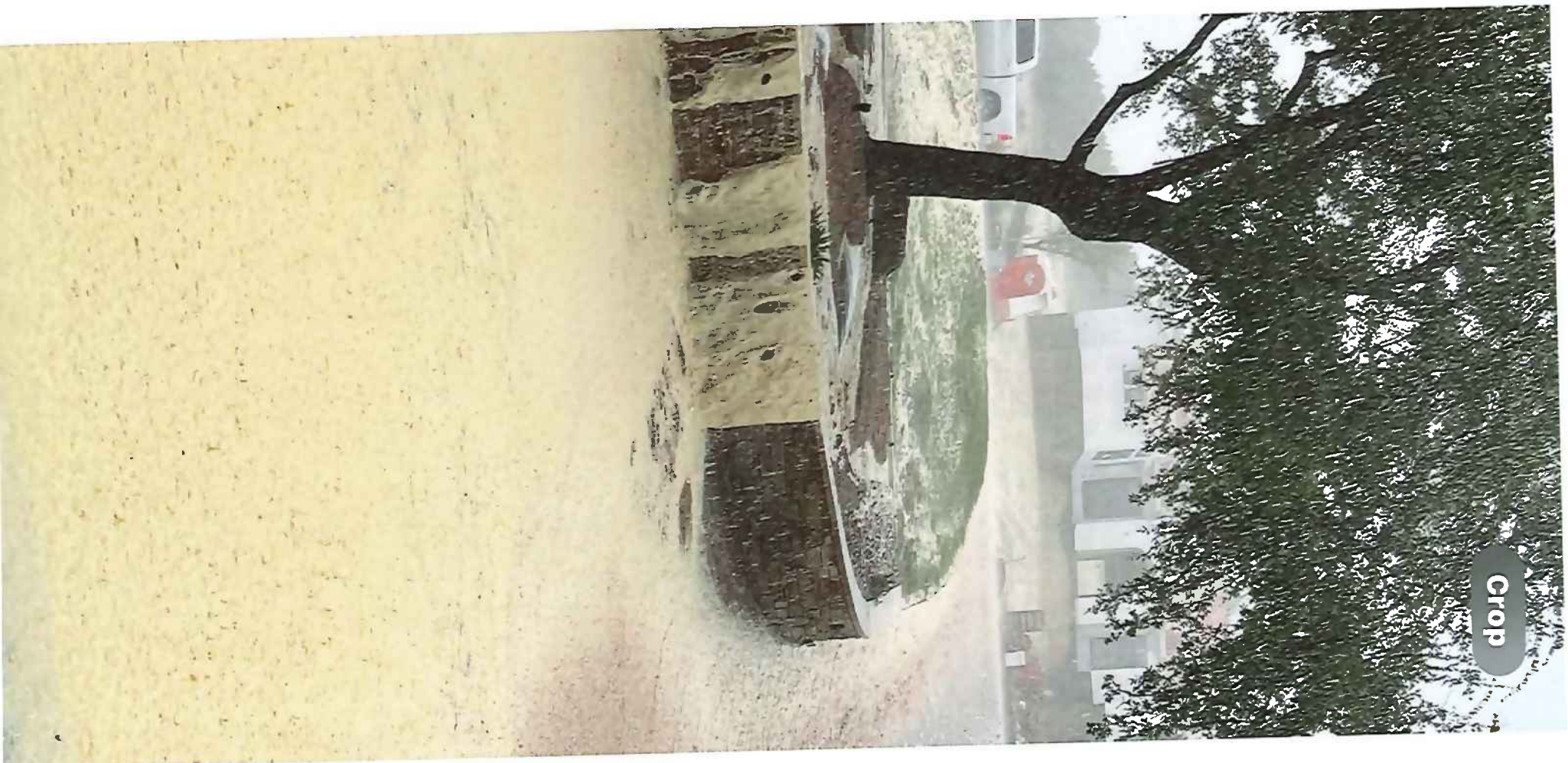
EXHIBIT A



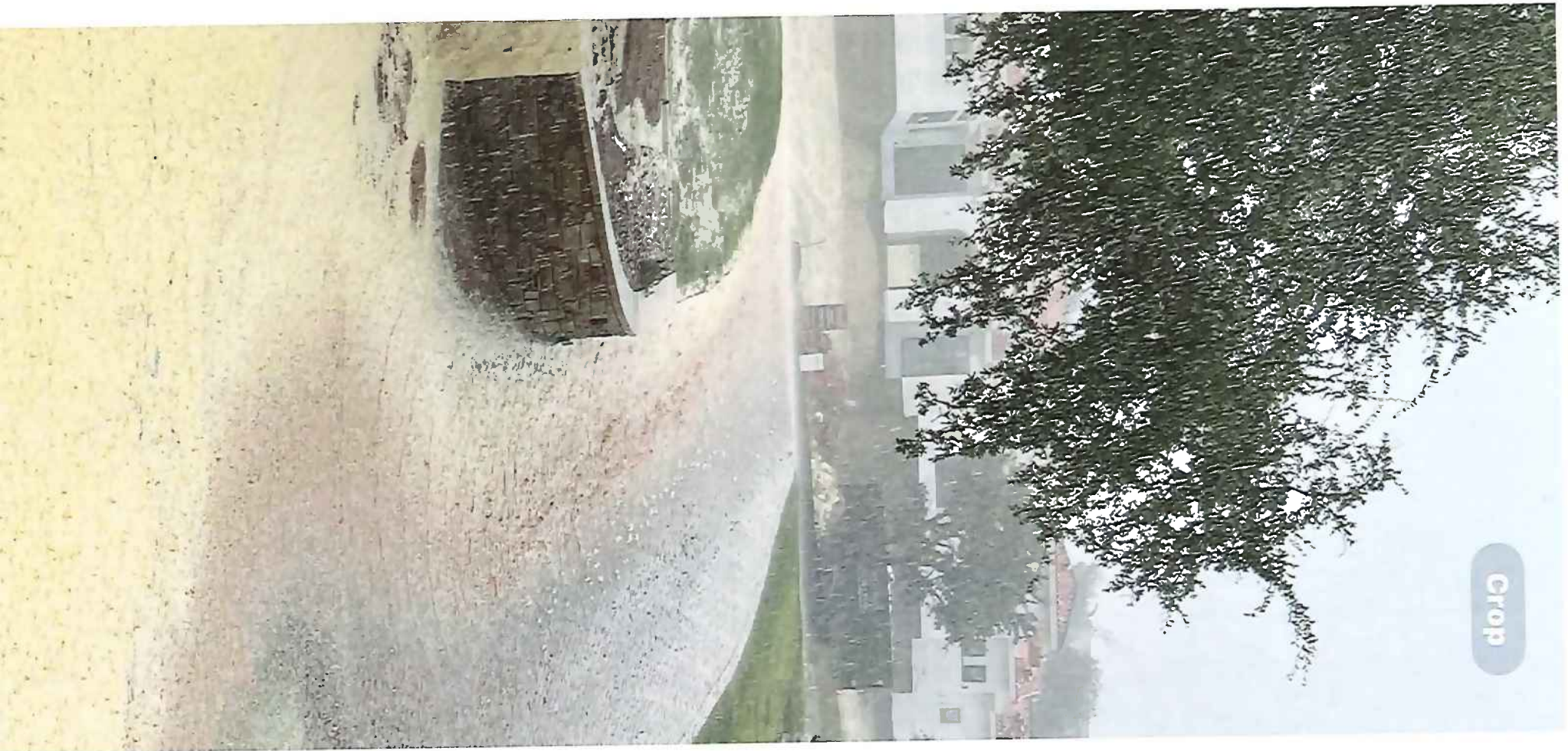








Crop



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



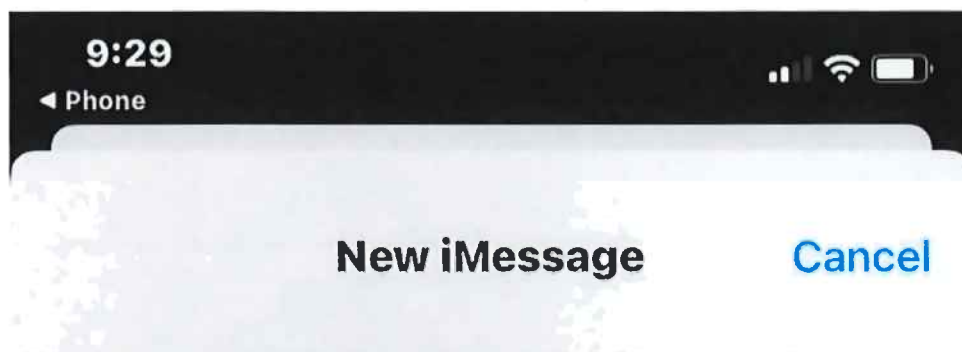


To: [Taylor Realtor Neighbors...](#)

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.

9:29

← Phone



New iMessage

Cancel

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

New iMessage Cancel

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?

New iMessage Cancel

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



9:32

◀ Phone



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



9:32

Phone



New iMessage

Cancel

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





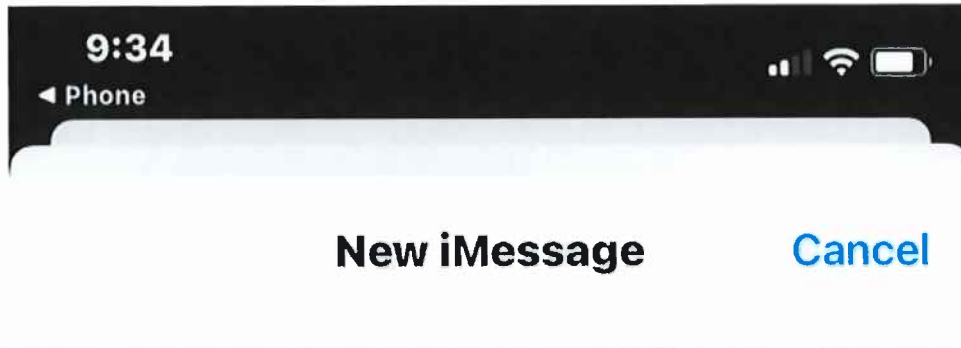
To: [Taylor Realtor Neighbors...](#)

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

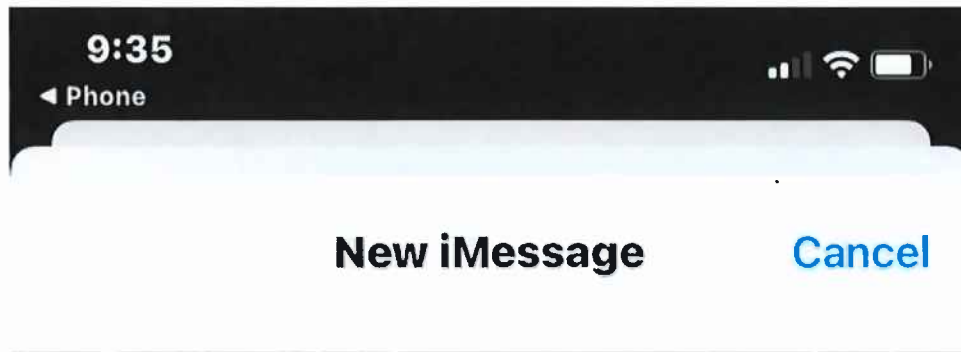


To: Taylor Realtor Neighbors...

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...](#)

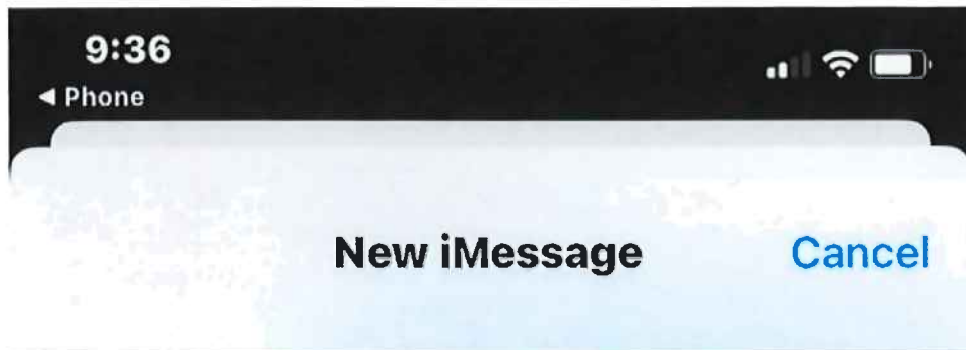
The paver guy and I walked it and the areas in front holding dirt is what they plan to work on. I know you wanted to meet and I tried to get him too , unfortunately he was not able to meet . I can cancel them but no telling when they will come back .



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

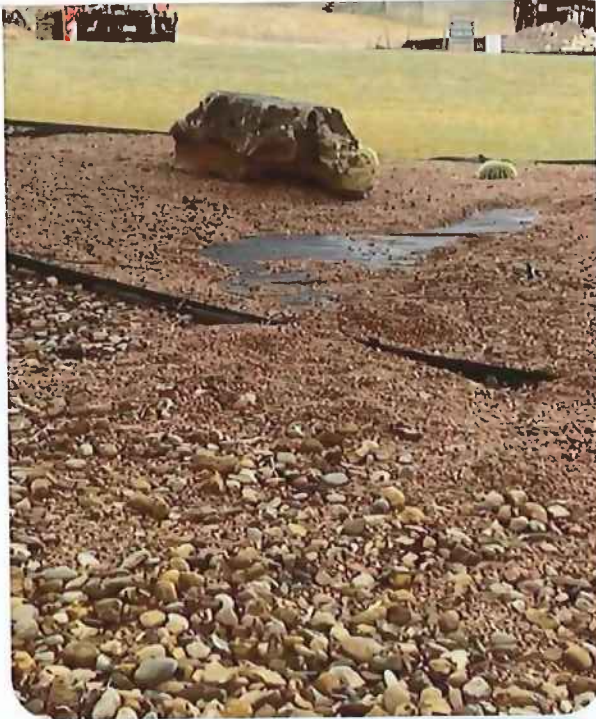
Phone



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.

9:40

Phone



New iMessage

Cancel

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



iMessage



9:40

Phone



New iMessage

Cancel

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



iMessage



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





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



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/WO #

8305 Verde Mesa Cv. - Pavers

Permeable Paver Install	1	55,000.00	55,000.00
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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.

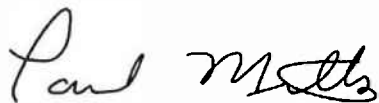
To facilitate a transparent and fair resolution, I have obtained a quote from reputable contractor in the area for the necessary repairs. The total cost for the repairs is estimated to be \$55,000. I believe this amount is reasonable given the extent of the issues and the need for prompt remediation. 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.

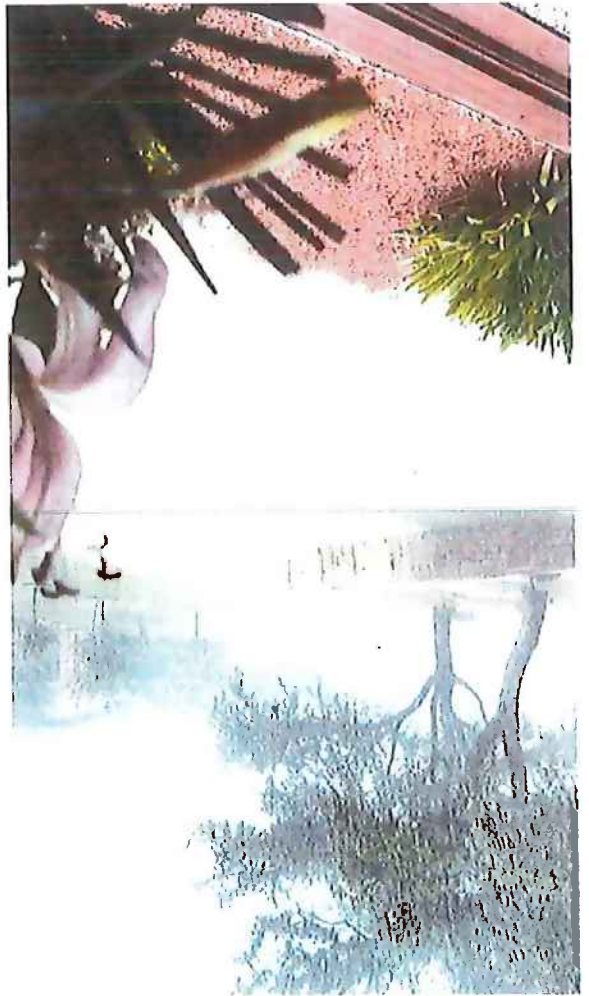
Sincerely,

A handwritten signature in cursive script that reads "Paul Millsap". The signature is written in dark ink and is positioned above the printed name.

Paul Millsap







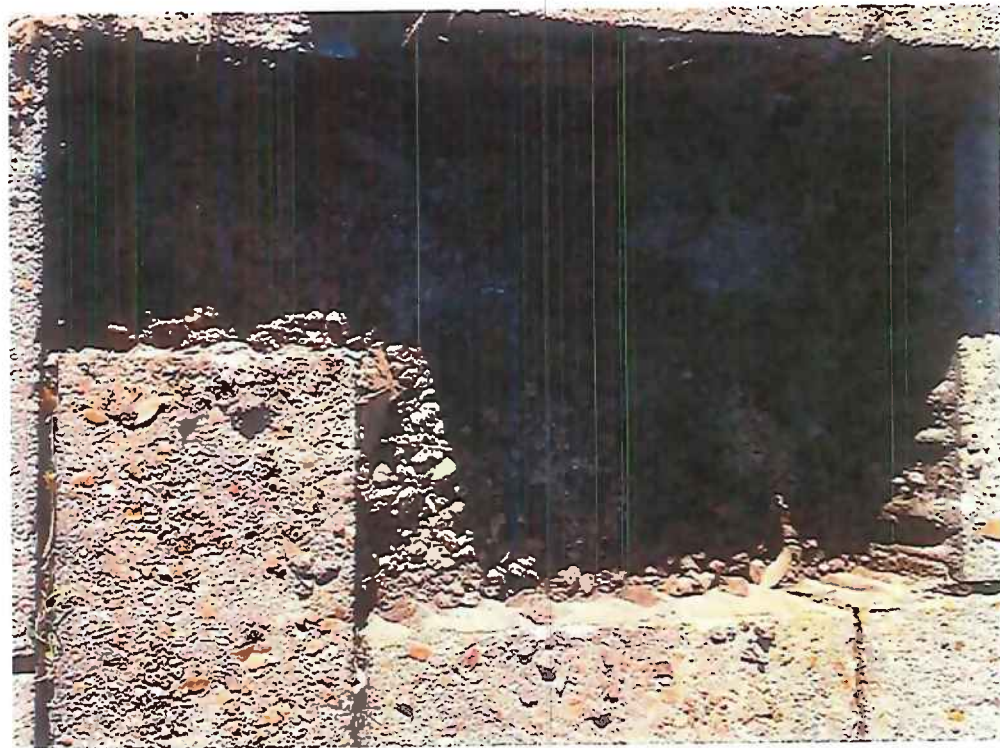


EXHIBIT G

ROTHFELDER  FALICK L.L.P.

ATTORNEYS AT LAW

1517 HEIGHTS BLVD.
HOUSTON, TX 77008

TELEPHONE: 713-220-2288

FACSIMILE: 713-658-8211

WWW.ROTHFELDERFALICK.COM

MICHAEL C. FALICK
mfalick@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