



easement. Specifically, the developer of the Preservation Ranch Development is in the process of disrupting the lot to construct and install a water line to connect the Preservation Ranch Development water system to Belvedere's water system, so that water can be transported and delivered to this new development. It was his initial understanding that representatives from the West Travis County Public Utility Agency ("WTCPUA") and Preservation Ranch would be present at the meeting to address any comments, questions or concerns; but ultimately, none of the representatives of those entities were present at this meeting.

Again, Lot 61 is a lot owned by the HOA that backs up to a ranch, formerly known as Preservation Ranch, and that land was sold to developers in late 2022. As construction plans were made and approved by Travis County and WTCPUA last year, the developer maintains that it was given permission to enter the Belvedere community through Lot 61 and connect to Belvedere's water system on the other side of Flagler Drive. Members of Board were unaware and received no notice of the construction until after the construction activities commenced. Since then, members of the Board have reached out to the developer in an attempt to gauge the effect that this will have on the District's water service in the short and long term, but they have not received any meaningful information.

Director Koerner then read the following email exchange between him and the Developer detailing the construction timeline and scope:

"Installation of approximately 540 linear feet of 12-inch, ductile iron pipe waterline in Belvedere Phase 2 Lot 61 and Flagler Driver. The waterline will tie into the existing 8" waterline located within Flagler Drive. The waterline will be installed within a trench that is approximately 30 inches wide and a minimum cover 48 inches from finished grade to top of waterline will be provided. The existing pavement within Flagler Drive will be sawcut in a straight line approximately 12 inches wider than the trench. After such waterline installation is completed, the trench will be backfilled and compacted to City of Austin specifications and the pavement section within Flagler Drive will be repaired to the City of Austin specifications. Approximately 85 linear feet of waterline will be bored under the waterway within Lot 61 to minimize disturbance within the waterway buffer zone."

As to timing, the 26-day schedule for the line work is as follows:

"Project Schedule

Proposed State Date: Wednesday November 8

Clearing - 2 days

Bore Pit - 3 days

Bore - 2 weeks

Waterline install & tie in - 1 week (Existing Waterline will be shut off for approximately 5 hours for tie-in)

Pour back concrete channel - 3 days

Backfill cleanup/Revegetation -3 days"

The existing water line in the District that the Preservation Ranch Developer plans to connect with is owned by the District, but such infrastructure is currently subject to a lease



agreement between the District and the WTCPUA. The District does not maintain or operate the waterline.

Director Koerner then mentioned that there may be a conflict of interest that the Board will discuss in its executive session, pertaining to its current legal counsel, since Lloyd Gosselink is the counsel for both the District and the WTCPUA.

Mr. Klein clarified that the water service agreement was created on or around 2006 and that such agreement was between the Belvedere developer, District, and Lower Colorado River Authority (“LCRA”). He added that in 2016, after the WTCPUA acquired the LCRA system, an amended and restated lease agreement was executed. Next, Mr. Klein additional background regarding the purposes of the District, noting that the District has the power to regulate water, wastewater, drainage, recreational facilities, and municipal solid waste issues within the District’s boundaries, and that the District does not have the power to regulate development in general. The Board then took up Item 3.

After Item 10, the Board returned to this Item.

Director Koerner proposed that the Board retain alternate outside counsel to gather information with regards to whether the District’s rights were infringed with the connection of a water line to the existing Belvedere water system. Mr. Klein added that if there was litigation with the WTCPUA, then he had a conflict of interest and would recuse himself from representing the District. Director Koerner recommended that the District establish a subcommittee of two Directors (“Litigation Subcommittee”) to address such issues and to call for special meetings to give updates to the entire Board and community. Additional discussion ensued that the scope of the authority granted to the Litigation Subcommittee should also include what steps could be taken to halt the construction work, if any. Director Clifford opined that the scope of authority of the subcommittee should also include the ability to take actions based on the information obtained from counsel. The Board agreed. Mr. Milkiewicz asked for the Board to move swiftly given the short period of time. The Board agreed. Director Ubertini suggested that the Subcommittee have frequent special Board meetings to update the entire Board and public.

Director Ubertini moved to establish a Legal Subcommittee, consisting of Directors Koerner and Clifford to address and take actions concerning legal issues regarding the Preservation Ranch Development and a water line interconnection by that Developer to the District’s water system. Director Parker seconded the Motion and the Motion passed unanimously, 5-0.

Then, Director Ubertini moved to authorize the Litigation Subcommittee to (i) interview, select, and retain alternate legal counsel to represent the District with respect to issues pertaining to the Preservation Ranch Development and a water line interconnection by that Developer to the District’s water system and (ii) take any and all steps necessary (a) to determine whether the water line connection is allowed under the lease between the PUA, (b) to determine the impacts of such Development and water line on the District’s water system, (c) to halt or delay construction activities within the District relating to such water

line and (d) to schedule special Board meetings to keep the full Board and the community up to date on these issues. Director Parker seconded the Motion and the Motion passed unanimously, 5-0. The Board then took up Item 12. Director Koerner asked for direction as to whether or not he should continue to try to interact with the WTCPUA. The Board felt that the Directors' energy should be focused on letting legal counsel make those communications.

3. Receive public comments.

After Director Koerner's brief description of what the Board knew about the Preservation Ranch Development, he opened the floor to comments from the general public. The following public comments were provided:

- a. Lee Blanton: Mr. Blanton indicated that after speaking to a representative of the Developer, it was his understanding that the developer's plan was to run the water line through the District and connect it to Madrone Ranch, a neighborhood adjacent to Belvedere, so that the new water line will be providing service to both Preservation Ranch and Madrone Ranch. Mr. Blanton then gave a presentation to the Board, consisting of pictures depicting the construction activities that have occurred at this point. Mr. Klein added that he spoke to the attorney for the Developer and that such attorney had also indicated that the intent of the water connection is to loop the water line between the Belvedere, Madrone Ranch, and Preservation Ranch Developments. He deferred to the District's engineers to clarify the logistics of the water line loop.
- b. Keith Milkiewicz: Mr. Milkiewicz introduced himself as the President of the HOA and stated that he had been in constant and open communication with Director Koerner and the Developer in an attempt to get more information on the Preservation Ranch Development. He noted that he did not have anything further to add to the remarks from Director Koerner but he confirmed that Flagler Drive and Lot 61 were both properties of the HOA and that there is a public utility easement over such Lot. He mentioned that he had spoken to the attorney for the HOA, who confirmed that the public utility easement exists and that it grants authority to a public utility to make utility improvements within that area. Mr. Milkiewicz stated that in his opinion if the HOA were to take the Preservation Ranch Development to court, then the court might allow the Developer to build as long as there is permission from Travis County because the HOA is not a party to the lease agreement between the MUD and WTCPUA.

Keith urged the District to enforce the lease and prevent others from accessing it. The lease was for internal facilities to the WTCPUA and required the WTCPUA to provide retail water services solely to the Belvedere community, and providing service to any other land would be a violation of the lease agreement. He added that the HOA asks the District Board immediately to enforce the terms of the lease agreement and prohibit the water infrastructure from being accessed by any other land outside of the District.

He then expressed concerns (i) that the legal counsel's historic representation of both the District and the WTCPUA has caused delays in action and could be a conflict of interest, (ii) the WTCPUA has hired alternative counsel claiming "conflict", (iii) since the same firm is representing both entities, the Board should consider engaging



alternative counsel as well in this matter.

Mr. Milkiewicz closed his remarks noting that there is nothing preventing the District from taking action to protect its water infrastructure and enforcing the lease, and he requested that the Board immediately request a temporary or permanent injunction against Preservation Ranch and a lawsuit to enforce the lease.

- c. Nieves Alfaro: Mr. Alfaro introduced himself as a District resident who lives on Lot 62, adjacent to the construction area. He explained that a contractor knocked on his door and explained the construction that would be happening in Lot 61. He immediately reported it to Scarlett Sobera, the HOA Property Manager. He made a request that the Board or the HOA request the impact modeling for such construction. He expressed concerns due to the drought this summer, and how those conditions have affected the validity of such modeling. He also noted safety concerns with the open ditch.

He also reported that the Developers are not following the construction rules that have been adopted by the District, specifically pertaining to the time of day that they are doing their construction. He reported that the developers had been working at 6:00am and did not have the proper coverage for the holes and trenches that they have dug thus far.

- d. Elie El Hoge: Mr. El Hoge introduced himself as a Belvedere resident. He expressed concerns about the noise that the construction is causing, safety concerns pertaining to the 10-foot hole that has been left exposed, and the effect on water pressure within the District with installation of the new line. He stated that construction activities had been going on from 6:00am-6:00pm. Mr. El Hoge also noted that while he had spoken to the construction workers about their hours of operation, advising them that they had to stop per the City ordinance, no changes had been made. He also mentioned that the developers had removed 3 tagged oak trees.
- e. Geoff Webster: Mr. Webster introduced himself as a District resident. He expressed safety concerns with the 10-foot-deep hole that was exposed and suggested that OSHA get involved to enforce and resolve the safety issues. He also asked the Board if there had been a tap fee assessed and whether the developer had paid the associated tap fee to the District.
- f. Chris Loeper: Mr. Loeper introduced himself as an HOA Board member. He asked that the record reflect that he fully supports all legal costs that would be associated with blocking the construction activities, both with from the HOA and the District.
- g. Brad Estrin: Mr. Estrin, a District resident, inquired about why the WTCPUA and Preservation Ranch representatives did not show up to the meeting. Director Koerner clarified that though the General Manager of the WTCPUA, Jennifer Riechers, had previously indicated that she would be at the meeting, she later advised him that she would not be at the meeting until the WTCPUA had retained new counsel. Director Koerner added that the developer representatives had previously said that they wanted to attend, but they had changed their mind about being at the meeting in person; and that the representatives had told him that if there were any specific questions or comments that they felt the Developer needed to address, then the District should send





as the transfer of \$55,000 from the District's money market to the checking account for the payment of such bills.

Director Clifford asked for detail regarding the Austin American Statesman fee on the Lloyd Gosselink invoice, inquiring as to whether this fee was for one or two publications, and whether any of the publications were credited by the newspaper for failing to publish one of the two notices. Mr. Klein responded that he would look into that question further and respond, and he added that it was his understanding that the newspaper would not charge the District for publication that was never published due to an error by the *Lake Travis View*. Director Koerner moved to (i) approve the transfer of money from the money market account to the checking account, (ii) approve the disbursements as listed in the report, as presented, and (iii) accept the report, as presented. Director Clifford seconded the Motion and the Motion passed unanimously, 5-0.

Director Koerner presented the Investment Report, also attached in **Exhibit "D"**. Director Clifford moved to accept the Investment Report, as presented. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. The Board then took up Item 6.

6. Discuss, consider, and take action regarding report from the District liaison to the HOA and from the HOA liaison to the District, including but not limited to, potential emergency connection to Hays-Harris Tract. Director Koerner introduced this Item. Director Koerner indicated that, as the liaison for the MUD, he had nothing to report at this time. Director Clifford then requested if there was an update from the HOA regarding the Hays-Harris Tract, since the need for District involvement in this matter was left unresolved at the last meeting. Mr. Milkiewicz reported that the HOA conducted a special meeting to discuss this request for an emergency access road easement for the Hamilton Oaks development and the HOA decided to deny such request. No action was taken, and the Board then took up Item 7.
7. Discuss, consider, and take action regarding adoption of District Drainage System Issue Resolution Guidelines. Director Koerner introduced this Item. Director Clifford provided the update, stating that the Engineering Subcommittee had been working on preparing a final draft of these Guidelines in conjunction with the District's Engineers at Quiddity. To that end, the Subcommittee had received a memo from Quiddity, which recommended that the District reconsider adopting the Guidelines and instead modify the District's Drainage System Rules to avoid the potential for confusion of having two documents. Discussion ensued on whether there needed to be changes to the Rules. Director Clifford agreed to take the subject to the Engineering Subcommittee to recommend the next steps for this matter. No action was taken, and the Board then took up Item 8.
8. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
  - a. Report from the District's Engineer:

Director Koerner introduced this Item, as it pertains to 8305 Verde Mesa Cove. Ms. Johnson, P.E., reported that there have been additional issues with runoff from driveways during rain events upon 8305 Verde Mesa Cove. Ms. Johnson, P.E. added that from the pictures and videos she received, it appears that the runoff is coming directly from the surrounding properties, not the ditches. Accordingly, Ms.

Johnson, P.E., said that it was her opinion that the runoff/flooding is a homeowner issue, not a District issue. Director Clifford agreed, based upon the District's policy and she reminded Mr. Millsap that the drainage system rules for the District provide that the lot owner is responsible for ensuring rainwater and irrigation runoff is directed to appropriate drainage areas to eliminate the impact of the runoff of neighboring lots.

Mr. Millsap indicated that he is concerned about water eventually getting into his house.

Mr. Millsap asked Ms. Johnson, P.E. if this was a problem that her firm had seen before and if there was anything that they could do about the problem. Ms. Johnson, P.E. reminded Mr. Millsap that she represents the District and recommended that he seek outside engineering firms to address this issue. After further discussion, Director Clifford reiterated that this is a landowner/landowner issue, and that the District will not be taking any further action on the topic. Director Sciaraffia arrived during this discussion.

No action was taken on the issue. The Board then returned to Item 5.

After completion of Item 7, the Board returned to this Item. Ms. Johnson, P.E. presented her engineer's report, a copy of which is attached hereto as **Exhibit "E"**. Before starting such report, however, Ms. Johnson, P.E., noted that she would be transitioning from her role as the District's engineer and that Ms. Norris, P.E., would be assuming this role. The Board thanked Ms. Johnson, P.E. for her services to the District. Then, Ms. Johnson, P.E. began her report, flagging the Flagler Road culvert/ditch issue and seeking Board verification as to the status of this project. Director Clifford reminded the Directors that the Board did not add any money to the budget for upgrades to the culverts on Flagler Road ditch as there were Directors not in attendance at that meeting and the issue was viewed as important enough to have all Directors input. Director Koerner opined that the decision had already been made, and there was no budget for it. Director Clifford indicated that she disagreed (i) as to whether a final decision had been made about whether to proceed with the project and (ii) with the lack of funding for this project. No action was taken.

b. Vegetated filter strip inspections:

Ms. Norris, P.E. began this portion of the Engineer's Report by stating that she had reached out to Dan Ryan, the District's initial engineer, to get some history related to the implementation and maintenance of vegetated filter strips within the District. She reported that there is a deed restriction that is listed on the plat, and within that deed restriction there is a statement that all water quality protection features, including any vegetative filter strips, buffer zone greenbelt areas, and other impervious cover facilities shall be maintained for water quality protection and shall not be altered, damaged, or covered. Discussion ensued that the vegetative filter strips were not shown on the plat, but they were shown on the construction plans. Ms. Norris, P.E. made several recommendations regarding consultation with



legal counsel. After further discussion, Director Sciaraffia moved to table this topic until a future meeting. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.

c. Notice of Violation concerning culvert/ditch work on property at 8316 Verde Mesa;

The Engineering Subcommittee had sent a note to the homeowner at 8316 Verde Mesa because such owner had installed rocks and plants in the ditch without District approval and the slope of the ditch (either due to improper grading or placement of the culvert) was impairing the proper flow of rainwater. Ms. Norris, P.E. added that it appeared that there had been some progress in correcting the slope of the ditch problem, but that such corrections may not be finished yet. Director Clifford stated that she spoke with the builder's representative regarding this issue and that the builder said that (i) they had completed all of the corrective actions that they were responsible for as regards the slope of the ditch and (ii) the rest of what needs to be done in terms of the rocks and the plants is a homeowner responsibility. Discussion ensued as to how to proceed regarding the other violations that have not been addressed. Mr. Klein stated that he would need to review the District's policy to determine what the next enforcement steps could be. Director Koerner moved to instruct legal counsel to make such assessment and send a letter to the homeowner. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.

d. Update on culvert/ditch work along 8708 Springdale Ridge;

Director Clifford opened the conversation by stating that the oblong culvert pipe that the builder installed on the property had been approved by Quiddity after and it was determined that the shape of the pipe would not affect its capacity. But there were other new issues regarding the rocks in the ditch and the slope and depth of the ditch. Director Clifford added that she had communicated to the builder that he needed to send a written request to the District for a review of the rocks in the ditch in accordance with the District's rules. Director Clifford then advised that this builder had experienced difficulties in communication with the District. Director Clifford advised that her test of the functionality of the District's email address as reflected on the District's website ended in the same inability to communicate. Mr. Klein responded that they would assess and fix that functionality. No action was taken.

e. Playground maintenance work update; and

Director Clifford updated the Board that the delivery of the new playground equipment has been delayed but it is expected to be delivered by the end of the month at which time installation can be scheduled. No action was taken.

f. Trail maintenance.

The Board discussed whether any specific resident concerns had been received about the condition of the trails. No one had received any information in this regard. No action was taken.

Director Koerner mentioned a request from a homeowner about whether cleaning debris from the ditches is a District or homeowner responsibility. After discussion, the Board determined that the homeowner is responsible for making sure that the rainwater or

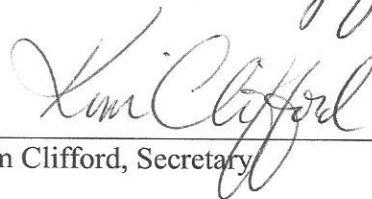
irrigation runoff is directed to the appropriate draining areas, therefore, it is the homeowner's responsibility to clean out the ditches on their property. The Board then took up Item 10.

9. 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, in accordance with Texas Government Code § 551.071. Director Koerner introduced this Item, along with Item 11. and recommended that the Board go into executive session to discuss Items 9 and 11 under the consultation with attorney exception in Texas Government Code § 551.071. Director Koerner moved that the Board go into executive session at 7:47 pm to discuss Items 9 and 11. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 5-0. At 8:39 p.m., Director Clifford moved to come out of executive session. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. Director Koerner announced that no action was taken in executive session. The Board then took up Item 10.
10. Discuss, consider, and take action regarding per- and polyfluoroalkyl substances (PFAS) and litigation concerning the same. Director Koerner introduced this Item. Mr. Klein offered a brief statement noting that there are two national, class action lawsuits regarding PFAS, and he recommended that the Board discuss this Item in executive session before taking any action. The Board then took up Item 9 and 11, collectively.

After coming out of executive session, Director Clifford moved that the District opt out of the national class action litigation settlement with 3M and DuPont, to preserve its rights to make claims regarding PFAS (defined in Item 11) issues in the future, if and when it is necessary to do so. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 5-0. The Board then returned to Item 2.

11. The Board will meet in executive session to receive advice from its attorneys regarding per- and polyfluoroalkyl substances (PFAS) and litigation concerning the same, in accordance with Texas Government Code § 551.071. This Item was taken up with Item 9.
12. Discuss, consider, and take action on future meeting schedule. It was the consensus of the Board to target holding a special meeting on November 28, 2023 at 6:00 p.m., at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas 78738, subject to possible cancelation by the Litigation Subcommittee as provided for in Item 2 .
13. Adjournment. Director Parker moved to adjourn the meeting. Director Clifford seconded the Motion and the Motion passed unanimously, 5-0. The meeting was adjourned at 9:01 p.m.

PASSED, APPROVED, AND ADOPTED this 28<sup>th</sup> day of November, 2023.



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

[DISTRICT SEAL]



**CERTIFICATE OF POSTING  
BELVEDERE MUNICIPAL UTILITY DISTRICT  
NOTICE OF BOARD MEETING  
November 14, 2023**

THE STATE OF TEXAS

§  
§  
§

COUNTY OF TRAVIS

I, Kim Clifford, hereby certify that on November 10, 2023, I posted the attached notice of public meeting of the Board of Directors of Belvedere Municipal Utility District at the following time and at the following location:

(1) at approximately 2:25 PM, at the posting board/sign located by the mailboxes near the Belvedere Amenity Center, within the boundaries of the District.

I understand that the notice was posted in order to comply with the provisions of the Open Meeting Laws, (Chapter 551, Texas Government Code and § 49.063 Texas Water Code) and that the Board of Directors of the District will rely on this certificate in determining whether the provisions of the Open Meeting Laws have been satisfied.

Dated this 10<sup>th</sup> day of November, 2023.

  
\_\_\_\_\_  
Kim Clifford

**BELVEDERE MUNICIPAL UTILITY DISTRICT  
NOTICE OF MEETING**

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

Notice is hereby given pursuant to V.T.C.A., Government Code Chapter 551, that the Board of Directors of Belvedere Municipal Utility District (District) will hold a regular meeting, open to the public, on Tuesday, November 14, 2023 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](http://www.belvederemud.org).

1. Call meeting to order and establish a quorum.
2. Discuss, consider, and take action as necessary regarding Preservation Ranch Development, including but not limited to, construction activities within the District.
3. Receive public comments.
4. Discuss, consider, and take action to approve minutes for the September 19, 2023 regular meeting and September 27, 2023 special meeting of the Board of Directors.
5. Discuss, consider, and take action as necessary concerning report from the District's Bookkeeper and Finance Committee, including:
  - a. Payment and ratification of invoices;
  - b. Coordination on bookkeeping matters;
  - c. TexPool investments; and
  - d. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
6. Discuss, consider, and take action regarding report from the District liaison to the HOA and from the HOA liaison to the District, including but not limited to, potential emergency connection to Hays-Harris Tract.
7. Discuss, consider, and take action regarding adoption of District Drainage System Issue Resolution Guidelines.
8. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
  - a. Report from the District's Engineer;
  - b. Vegetated filter strip inspections;
  - c. Notice of Violation concerning culvert/ditch work on property at 8316 Verde Mesa;
  - d. Update on culvert/ditch work along Springdale Ridge;
  - e. Playground maintenance work update; and

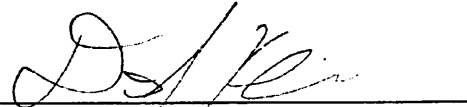


f. Trail maintenance.

9. 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, in accordance with Texas Government Code § 551.071.
10. Discuss, consider, and take action regarding per- and polyfluoroalkyl substances (PFAS) and litigation concerning the same.
11. The Board will meet in executive session to receive advice from its attorneys regarding per- and polyfluoroalkyl substances (PFAS) and litigation concerning the same, in accordance with Texas Government Code § 551.071.
12. Discuss, consider, and take action on future meeting schedule.
13. Adjournment.

EXECUTED this the 10th day of November, 2023.



  
\_\_\_\_\_  
Attorney for the District

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

MINUTES OF MEETING  
OF  
BOARD OF DIRECTORS

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

On September 19, 2023, 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 for Director Sciaraffia, thus constituting a quorum of the Board. All Directors who attended voted on all Items that came before the Board. Other attendees included Odalys Johnson, P.E., Client Manager, and Megan Norris, P.E. with Quiddity Engineering; David Klein, Attorney, and Fred Castro, Paralegal, with Lloyd Gosselink Rochelle & Townsend, P.C. (“Lloyd Gosselink”).

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:00 p.m. He announced that all Directors were present except for Director Sciaraffia, and therefore a quorum of the Board was in attendance.
2. Receive public comments. There were no public comments.
3. Discuss, consider, and take action to approve the minutes of the August 15, 2023 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 August 15, 2023, regular meeting, as presented. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0.
4. Discuss, consider, and take action on amendments to the District’s budget for the 2022-2023 fiscal year. Director Koerner introduced this Item and presented a proposed amended District budget for the 2022-2023 fiscal year attached hereto as **Exhibit “C”**. He noted that budget amendments were for increases in the following line items: Interest Income Revenue, Solid Waste Disposal Fees, Engineering Fees, and Insurance expenses. Director Ubertini noted that a full accounting of reimbursements to the Belvedere Homeowners Association by the District was not final at this time, and that this could impact the amended



budget being presented at this meeting. After discussion, it was the consensus of the Board to postpone taking action on this Item until the Board's next meeting. No action was taken by the Board.

5. Discuss, consider, and take action regarding the District budget for the 2023-2024 fiscal year. Director Koerner introduced this Item. Mr. Klein presented a copy of the District's proposed budget, attached hereto as **Exhibit "D"**. He noted that the budget was being presented for informational purposes only and that it was not yet ready for approval. Next, Director Clifford stated that there was a need to obtain input from the Belvedere Homeowners Association (the "HOA") as to whether there are any projects to be undertaken during the upcoming fiscal year that would necessitate District participation. Director Koerner volunteered to address this subject with representatives of the HOA. No action was taken on this Item.
6. Discuss, consider, and take action as necessary concerning the proposed tax rate for 2023, including scheduling a public hearing on a proposed tax rate. Director Koerner introduced this Item. Mr. Klein reported that the newspaper had failed to publish the District's notice of a public hearing on the tax rate, and, consequently, the Board would need to call a new public hearing to consider and then adopt the tax rate for the next year. He explained that the proposed tax rate to be considered at this second public hearing was based on the same analysis as presented to the Board at its regular Board meeting in August. Director Clifford moved to publish notice of a public hearing to be held on September 27, 2023, at 6:00 p.m. regarding the potential adoption of a debt service tax rate of \$0.1275 per \$100 of assessed valuation and a maintenance and operation tax rate of \$0.0775 per \$100 of assessed valuation. Director Parker seconded the Motion and the Motion passed unanimously, 4-0.
7. Discuss, consider, and take action concerning the engagement of West, Davis & Company to conduct the audit of the District's financial records for the period ending September 30, 2023. Director Koerner introduced this Item. Mr. Klein presented the West, Davis & Company's engagement letter, attached as **Exhibit "E"**, noting that the terms, conditions, and fees associated with conducting the District's audit were unchanged from the previous year. Director Clifford moved to approve the West, Davis & Company's engagement letter for conducting the audit of the District's financial records for the period ending September 30, 2023, as presented. Director Koerner seconded the Motion and the Motion passed unanimously, 4-0.
8. 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 revised 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 "F"**. He requested that, per the Report, the Board (i) ratify the payment of the prior invoices, (ii) approve the payment of new invoices except for the invoice from Sunscape, in order to verify the amount due, and

(iii) transfer a total of \$605.57 from the District's Checking Account to the District's Debt Service Account. Director Ubertini moved to ratify the payment of the invoices paid since the Board's last meeting on August 15, 2023, approve the payment of current invoices except for the invoice from Sunscape, and authorize the transfer proposed in the Bookkeepers Report. Director Clifford seconded the Motion and the Motion passed unanimously, 4-0.

9. 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. He stated that he had met with the HOA Board President concerning proposals to repair the air-conditioning system at the Belvedere Amenity Center and that such proposals offered several options: 1) replacing the coil for \$2,7742; 2) replacing the entire air conditioner system with a new device from Ruud, for \$9,260.00; or 3) replacing the entire air conditioner system with a new device from Lennox, for \$14,791.00. Director Koerner stated that he would request that the HOA provide the Board with a recommendation at the Board's next meeting. No action was taken.
10. Discuss, consider, and take action regarding the adoption of District Drainage System Issue Resolution Guidelines. Director Koerner introduced this Item. Director Clifford presented a revised draft proposed guideline that had been reviewed by the District's Engineer, attached as **Exhibit "G"**. In light of no action being taken on Agenda Item 5, she requested that action on this Item be postponed until the Board's next meeting. No action was taken.
11. 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. Budgeting for drainage facilities, including but not limited to, ditches and culverts;
  - c. Potential culvert/ditch work at 8700 and 8708 Springdale Ridge;
  - d. Request for a waiver for the property at 8308 Verde Mesa;
  - e. Issuance of Notice of Violation concerning culvert/ditch work at 8316 Verde Mesa; and
  - f. Trail maintenance;

Director Koerner introduced this Item. Ms. Johnson presented her report to the Board, a copy of which is attached hereto as **Exhibit "H"**. Ms. Johnson noted that she had noticed that the ACC had yet to take action to remove the berm at 8304 Lakewood Ridge Cove. In response to an inquiry regarding the agenda Item for potential issuance of a Notice of Violation concerning culvert/ditch work at 8316 Verde Mesa, Director Koerner requested that this item be deferred until Director Sciaraffia was in attendance to report to the Board regarding his engagement with the property owner. No action was taken.

12. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item and suggested that, after the September 27, 2023 Board Meeting, which was agreed upon in Agenda Item 6, the next Board meeting be held at 6:00 PM at the Belvedere Amenity Center on January 16, 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 a meeting.



13. Adjournment. Director Clifford moved to adjourn the meeting. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0. The meeting adjourned at 6:49 p.m.

PASSED, APPROVED, AND ADOPTED this 14<sup>th</sup> day of November 2023.

[DISTRICT SEAL]

---

Kim Clifford, Secretary





and reenter open session. Director Koerner seconded the Motion and the Motion passed unanimously, 3-0. Director Koerner stated that no action was taken by the Board during executive session.

4. Discuss, consider, and take action as necessary concerning the adoption of a budget for the 2023-2024 fiscal year. Director Koerner introduced this Item. Mr. Monzingo presented a proposed budget for the 2023-2024 fiscal year to the Board. A copy of such proposed budget is attached hereto as **Exhibit "B"**. Mr. Monzingo noted that the proposed budget was based upon the District Financial Advisor's recommendation that the Board set its debt service tax rate at \$0.1275 per \$100 of assessed valuation and its operations and maintenance tax rate at \$0.0775 per \$100 of assessed valuation. He noted that the assessed valuations were based upon the District's Certification of 2023 Appraised Values from the Travis Central Appraisal District. Next, Director Clifford led a discussion concerning increasing the budget for drainage maintenance and engineering work associated with the same. Director Clifford moved to amend the proposed budget for the District's 2023-2024 fiscal year by reducing the amount for playscape repairs and maintenance from \$16,500.00 to \$10,000.00 and increasing the budget for drainage maintenance and related engineering work. Such Motion failed for lack of a second. After further discussion, Director Koerner moved to adopt the proposed budget for the District's 2023-2024 fiscal year by reducing the amount for playscape repairs and maintenance from \$16,500.00 to \$10,000.00. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 3-0.
5. Discuss, consider, and take action as necessary to adopt a 2023 tax rate. Director Koerner introduced this Item. Director Koerner moved to adopt (1) a debt service tax rate of \$0.1275 per one hundred dollars (\$100) of assessed valuation, and a maintenance and operations tax rate of \$0.0775 per one hundred dollars (\$100) of assessed valuation, for a total 2023 tax rate of \$0.2050 per one hundred dollars (\$100) of assessed valuation, and (2) the Order Setting 2023 Debt Service Tax Rate and Operations and Maintenance Tax Rate, attached hereto as **Exhibit "C"**. Director Sciaraffia seconded the motion and the motion passed unanimously, 3-0.
6. Discuss, consider, and take action as necessary concerning amendments to the District's budget for the 2022-2023 fiscal year. Director Koerner introduced this Item. Mr. Monzingo proposed that the Board amend the District's current budget by (1) increasing the budgeted revenue amount for Interest Income, and (2) amending budgeted amounts for the following expenditure categories: Solid Waste Disposal, Legal Fees, Engineering Fees, Amenity Center Operations and Maintenance, and Insurance premiums. Director Koerner moved to adopt the resolution amending the District's 2022-2023 District budget, as proposed by Mr. Monzingo, a copy of which is attached hereto as **Exhibit "D"**. Director Clifford seconded the motion and the motion passed unanimously, 3-0.
7. Discuss, consider, and take action as necessary to adopt an amended District Information Form and Notice to Purchaser. Director Koerner introduced this Item. Mr. Klein presented the proposed amended District Information Form and Notice to Purchaser, a copy of which is attached hereto as **Exhibit "E"**. He stated that the District needs to update its Form and Notice and record it in the real property records of Travis County when the District's information reflected in the prior version of the Form changes, and the newly approved 2023 tax rate necessitates updating and rerecording the Form and Notice. Director Clifford moved to adopt the amended District Information Form and Notice to Purchaser, as

presented, and requested that the updated District Information Form and Notice to Purchaser be posted to the District's website. Director Koerner seconded the Motion and the Motion passed unanimously, 3-0

8. 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. Mr. Monzingo presented a revised 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 "F"**. He requested that, per the Report, the Board (i) authorize the transfer of \$75,000.00 from the District's Money Market Account to the District's Checking Account to pay bills, (ii) ratify the payment of the prior invoices, (iii) approve the payment of new invoices, and (iv) transfer a total of \$75,000.00 from the District's TexPool Account to the District's Money Market Account. Director Koerner moved to ratify the payment of the invoices paid since the Board's last meeting on September 19, 2023, approve the payment of current invoices, and authorize the transfers proposed in the Bookkeeper's Report. Director Clifford seconded the Motion and the Motion passed unanimously, 3-0.

9. Discuss, consider, and take action regarding the adoption of District Drainage System Issue Resolution Guidelines. Director Koerner introduced this Item. Director Clifford requested that action on this Item be postponed until the Board's next meeting. No action was taken.
10. 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. Issuance of Notice of Violation concerning culvert/ditch work at 8316 Verde Mesa; and
  - c. Trail maintenance.

Director Koerner introduced this Item. Ms. Johnson presented her report to the Board, a copy of which is attached hereto as **Exhibit "G"**. Ms. Johnson provided a brief report on outstanding drainage issues within the District. In response to an inquiry regarding the agenda Item for the potential issuance of a Notice of Violation concerning culvert/ditch work at 8316 Verde Mesa, Director Sciaraffia stated that he had spoken to the property owner and that such landowner indicated that he would await receipt of the District's Notice of Violation before taking any action. After discussion, Director Koerner moved to authorize the District's Engineering Subcommittee to issue a Notice of Violation concerning culvert/ditch work to the property owner at 8316 Verde Mesa. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 3-0.

11. Discuss, consider, and take action as necessary regarding reports from the District liaison to the HOA and from the HOA liaison to the District. Director Koerner introduced this Item. He stated that the District's Finance Subcommittee met with HOA representatives to develop a more refined framework to allocate each entity's responsibilities in connection with the operations and maintenance of the Belvedere Amenity Center and that such framework may require future amendments to the existing Joint Use and Maintenance Agreement. Director Koerner also provided an update on the HOA's discussions associated with a request from the developers of the property located east of the District, known as the Hays-Harris Tract, for emergency access to their development through the District, across HOA property. Mr. Klein suggested that it would be a good idea to have the developers come to a District Board meeting to provide information concerning their plans to provide emergency access to their development.
12. Discuss, consider, and take action regarding the annual review of the District's Investment Policy. Director Koerner introduced this Item. Mr. Klein presented this Item and provided the Board with the order attached hereto as **Exhibit "H"**. He stated that due to changes in the Texas Public Funds Investment Act made in the 88<sup>th</sup> Texas Legislative Session changes have been made to the District's Investment Policy which are presented for the Board's review. Mr. Klein recommended approval of the proposed order. Director Clifford moved to adopt the proposed order approving the District's Investment Policy, as presented. Director Koerner seconded the Motion and the Motion passed unanimously, 3-0.
13. Discuss, consider, and take action as necessary concerning management of the District's website. Director Koerner introduced this Item. After discussion, Director Koerner moved to assign responsibility for the management of the District's website to Lloyd Gosselink. Director Clifford seconded the Motion and the Motion passed unanimously, 3-0.
14. Receive a report concerning a summary of 2023 Legislative Session. Director Koerner introduced this Item. Mr. Klein presented his legislative tracking memorandum for the Board's review.
15. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item and suggested that the next meeting date be scheduled for November 14, 2023, at 6:00 p.m. at the Belvedere Amenity Center. 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 a meeting.
16. Adjournment. Director Clifford moved to adjourn the meeting. Director Koerner seconded the Motion and the Motion passed unanimously, 3-0. The meeting adjourned at 7:34 p.m.

PASSED, APPROVED, AND ADOPTED this 14<sup>th</sup> day of November 2023.

[DISTRICT SEAL]

---

Kim Clifford, Secretary



# **Belvedere MUD Board Meeting**

**November 14, 2023**

**Financial Information**

## **Schedule of Cash Activity**

**BELVEDERE MUD  
SCHEDULE OF CASH ACTIVITY  
GENERAL FUND  
MEETING DATE: NOVEMBER 14, 2023**

**GENERAL FUND CHECKING ACCOUNT BALANCE** **\$ 21,516.55**

**Revenue:**

Deposit Date	Description	Amount
11/14/2023	Transfer from Money Market	\$ 55,000.00
<b>Total Deposits:</b>		<b>\$ 55,000.00</b>

**Expenditures:**

Check Number	Description	Amount
1470	Montoya & Monzingo LLP Accounting Fees	\$ 2,400.00
1471	Lloyd Gosselink Legal Fees	\$ 18,557.56
1472	Quiddity Engineering, LLC Engineering Fees	\$ 10,388.75
1473	Manuela's Cleaning Amenity Center Operations	\$ 920.00
1474	Texas Disposal Systems Trash Removal	\$ 14,582.93
1475	Sunscape Landscaping Trail Maintenance	\$ 4,030.89
1476	Void	\$ -
1477	Sunscape Landscaping Trail Maintenance	\$ 4,030.89
<b>Total Expenditures:</b>		<b>\$ (54,911.02)</b>

**ENDING BALANCE - GENERAL FUND CHECKING AS OF NOVEMBER 14, 2023** **\$ 21,605.53**

**CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED** **\$ 5,818.68**

Deposit	Transfer from TexPool	\$ 55,000.00	
<b>Total Deposits:</b>		<b>\$ 55,000.00</b>	
Transfer	Transfer to Checking	\$ (55,000.00)	
<b>Total Transfers:</b>		<b>\$ (55,000.00)</b>	

**ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED** **\$ 5,818.68**

**CASH BALANCE - GENERAL FUND - TEXPOOL** **\$ 382,281.65**

Transfer	Transfer to Money Market	\$ (55,000.00)	
<b>Total Transfers:</b>		<b>\$ (55,000.00)</b>	

**ENDING CASH BALANCE - GENERAL FUND - TEXPOOL** **\$ 327,281.65**

**TOTAL GENERAL FUND OPERATING CASH** **\$ 354,705.86**

**The operating reserves are one to two times operating budget.**

**CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET** **\$ 52,955.13**

**CASH BALANCE - DEBT SERVICE - TEXPOOL** **\$ 184,174.87**

**TOTAL CASH BALANCE - DEBT SERVICE** **\$ 237,130.00**



# Budget vs Actual

Belvedere Municipal Utility District  
Statement of Revenues and Expenditures Budget vs. Actual  
For the Year to Date Ended November 14, 2023  
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	\$ -	\$ 23,567	\$ (23,567)	\$ 282,923	\$ (282,923)
Interest Income	-	833	(833)	10,000	(10,000)
<b>Total Revenues</b>	<b>-</b>	<b>24,400</b>	<b>(24,400)</b>	<b>292,923</b>	<b>(292,923)</b>
<u>Expenditures</u>					
Solid Waste Disposal	14,583	14,250	(333)	57,000	42,417
Legal Fees	-	3,332	3,332	40,000	40,000
Audit Fees	-	625	625	7,500	7,500
Accounting Fees	2,400	2,400	0	14,400	12,000
Engineering Fees	-	2,499	2,499	30,000	30,000
Amenity Center Operations	6,173	7,081	908	85,000	78,827
Drainage and Trail Maintenance	2,044	3,332	1,288	40,000	37,956
Playscape Repairs and Maintenance	-	833	833	10,000	10,000
Insurance	1,701	417	(1,285)	5,000	3,299
Tax Appraisal and Collection Fees	-	500	500	6,000	6,000
Bank Charges	-	17	17	200	200
Other Fees	-	8	8	100	100
Newspaper notices	-	167	167	2,000	2,000
Website	-	42	42	500	500
<b>Total Expenditures</b>	<b>26,901</b>	<b>35,502</b>	<b>8,601</b>	<b>297,700</b>	<b>270,299</b>
<b>Projected Excess Revenue Over Expenditures</b>	<b>\$ (26,901)</b>	<b>\$ (11,101)</b>	<b>\$ (15,800)</b>	<b>\$ (4,777)</b>	<b>\$ (22,124)</b>

# **Financial Statements**



**Belvedere Municipal Utility District**  
**Balance Sheet**  
As of November 14, 2023

---

	<u>Nov 14, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	21,605.53
Money Market - ABC Bank	5,818.68
TexPool	<u>327,281.65</u>
Total Checking/Savings	354,705.86
Accounts Receivable	
Taxes Receivable	<u>2,746.55</u>
Total Accounts Receivable	<u>2,746.55</u>
Total Current Assets	<u>357,452.41</u>
<b>TOTAL ASSETS</b>	<b><u>357,452.41</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>2,746.55</u>
Total Other Current Liabilities	<u>2,746.55</u>
Total Current Liabilities	<u>2,746.55</u>
Total Liabilities	2,746.55
Equity	
Unassigned	381,605.94
Net Income	<u>-26,900.08</u>
Total Equity	<u>354,705.86</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>357,452.41</u></b>

**Belvedere Municipal Utility District**  
**Profit & Loss**  
**October 1 through November 14, 2023**

---

	<u>Oct 1 - Nov 14, 23</u>
Ordinary Income/Expense	
Expense	
Amenity Center Operations	6,172.50
Trail Repairs	
Trail General Maintenance	<u>2,043.86</u>
Total Trail Repairs	2,043.86
Bookkeeping Fees	2,400.00
Insurance	
Liability Insurance	<u>1,700.79</u>
Total Insurance	1,700.79
Waste Disposal	<u>14,582.93</u>
Total Expense	<u>26,900.08</u>
Net Ordinary Income	<u>-26,900.08</u>
Net Income	<u><u>-26,900.08</u></u>

**Belvedere MUD-Debt Service Fund**  
**Balance Sheet**  
As of November 14, 2023

---

	<u>Nov 14, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
MUD Debt Service Fund	52,955.13
TexPool	184,174.87
<b>Total Checking/Savings</b>	<u>237,130.00</u>
<b>Accounts Receivable</b>	
Taxes Receivable	4,519.28
<b>Total Accounts Receivable</b>	<u>4,519.28</u>
<b>Total Current Assets</b>	<u>241,649.28</u>
<b>TOTAL ASSETS</b>	<u><u>241,649.28</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Deferred Revenue	4,519.28
<b>Total Other Current Liabilities</b>	<u>4,519.28</u>
<b>Total Current Liabilities</b>	<u>4,519.28</u>
<b>Total Liabilities</b>	4,519.28
<b>Equity</b>	
Restricted	237,130.00
<b>Total Equity</b>	<u>237,130.00</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>241,649.28</u></u>



**Belvedere MUD-Debt Service Fund**  
**Profit & Loss**  
October 1 through November 14, 2023

---

	<u>Oct 1 - Nov 14, 23</u>
Net Income	<u><u>0.00</u></u>

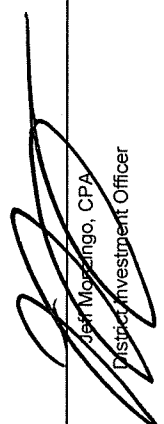
# Investment Report

Belvedere Municipal Utility District  
Investments as of September 30, 2023

Fund	Financial Institution	Investment	Account Number	Book Value Ending 8/31/23	Market Value Ending 8/31/23	Book Value Ending 9/30/23	Market Value Ending 9/30/23	Yield	Income for Month	Purchase Date	Purchase Price	Maturity date
Operating	ABC Bank	Money Market Deposit Account	XXXX5091	\$ 5,808.65	\$ 5,808.65	\$ 5,818.68	\$ 5,818.68	2.24%	\$ 20.03	N/A	N/A	N/A
Operating	TexPool	Local Government Investment Pool	XXXXXXXX0002	\$ 480,257.96	\$ 480,257.96	\$ 382,281.65	\$ 382,281.65	5.30%	\$ 2,023.69	N/A	N/A	N/A
Operating	ABC Bank	Public Funds Checking	XXXX4251	\$ 6,334.26	\$ 6,334.26	\$ 93,594.07	\$ 93,594.07	N/A		N/A	N/A	N/A
Debt Service	ABC Bank	Money Market Deposit Account	XXXX4278	\$ 52,250.26	\$ 52,250.26	\$ 52,955.13	\$ 52,955.13	2.25%	\$ 99.30	N/A	N/A	N/A
Debt Service	TexPool	Local Government Investment Pool	XXXXXXXX0001	\$ 183,372.77	\$ 183,372.77	\$ 184,174.87	\$ 184,174.87	5.30%	\$ 802.10	N/A	N/A	N/A

Total investment return for the quarter ending September 30, 2023 was \$9,649.58 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 Morango, CPA  
District Investment Officer

# Property Tax Statement

TXDISTIA	RECEIVABLE BALANCE 'R' REPORT	NET BASE TAX	PERCENT	ENDING	P & I	P & I	LRP	OTHER	PENALTY	TOTAL
YEAR	TAX BALANCE	ADJ	TAX	COLLECTED	COLLECTED	COLLECTED	REVERSAALS	COLLECTED	COLLECTED	DISTRIBUTED
UIK	-- BELVEDERE MUD									
2006	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2014	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2015	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2016	.60	.00	.00	.00	.00	.60	.00	.00	.00	.00
2017	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2018	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2019	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2020	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2021	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
TOTL	.60	.00	.00	.60	.00	.00	.00	.00	.00	.00

2022	7516.23	1864.58	251.00	1613.58	28.55	37.65	.00	.00	.00	1575.93
ENTITY										
TOTL	7516.83	1864.58	251.00	1613.58	28.55	37.65	.00	.00	.00	1575.93

Outstanding property tax receivable

Debt Service  
 2016 = 31  
 2022 = 4518.97  
4519.28

Operating  
 2016 = 24  
 2022 = 2746.24  
2746.55

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

\* New property tax balance for 2023 not available yet. Recalculate once available



# **Current Invoices for Approval**

Montoya & Monzingo, LLP

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

# Invoice

Date	Invoice #
10/3/2023	30532

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

Description	Amount
October 2023 accounting services.	1,200.00
Thank you for your business.	<b>Total</b> \$1,200.00

*Rec'd 10/3/23*

Montoya & Monzingo, LLP

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

# Invoice

Date	Invoice #
11/6/2023	30607

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

Description	Amount
November 2023 accounting services.	1,200.00
Thank you for your business.	<b>Total</b> \$1,200.00

*Rec'd 11/6/23*



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

September 6, 2023

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

Invoice: 97544094  
Client: 2364  
Matter: 0  
Billing Attorney: DJK  
  
Tax ID # 74-2308445

---

### INVOICE SUMMARY

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

**RE: Belvedere Community**

Professional Services	\$ 7,151.50
Total Disbursements	<u>\$ 44.20</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 7,195.70</b>

**Lloyd Gosselink Rochelle & Townsend PC**  
is committed to offering a more secure, and convenient option to pay your bill using:  
Visa, MasterCard, Discover, and American Express and eCheck.  
*A convenience fee applies.*

*Rec'd 9/15/23*

Visit our website to make a payment at: <https://www.lglawfirm.com/client-payment-information>

October 26, 2023

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

Invoice: 97545406  
Client: 2364  
Matter: 0  
Billing Attorney: DJK  
Tax ID # 74-2308445

### INVOICE SUMMARY

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

**RE: Belvedere Community**

Professional Services	\$ 8,524.50
Total Disbursements	<u>\$ 2,837.36</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 11,361.86</b>

Legal Fees = 8580.30  
Public Notice = 2781.56

Rec'd 10/10/23

**Lloyd Gosselink Rochelle & Townsend PC**  
is committed to offering a more secure, and convenient option to pay your bill using:  
Visa, MasterCard, Discover, and American Express and eCheck.  
*A convenience fee applies.*

Visit our website to make a payment at: <https://www.lglawfirm.com/client-payment-information>





Invoice Total \$10,388.75

Invoice #: ARIV1007123
Invoice date: 10/19/2023
Project Number: 16654-0900-23

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

PLEASE NOTE OUR REMIT INFO
REMIT ADDRESS: Quiddity Engineering, LLC
ACH INFORMATION: Truist Bank
Please send remittance advice to: AccountsReceivable@Quiddity.com
Payment Terms: Due upon Receipt

For professional services from 01-Sep-2023 through 29-Sep-2023

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

16654-0900-23.001 - District Operations

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

Services include preparing for and attending monthly board meeting, site visit and consultation for 8300 Lakewood Ridge Cove, site inspection and consultation for multiple driveway culverts on Springdale Ridge, coordination with engineering subcommittee related to draft drainage issue resolution document and associated research of existing drainage requirements, plat and construction plan research regarding water quality bmps.

Rec'd 10/2/23



## Manuela's Cleaning Services

Residential/Commercial Cleaning

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

Belvedere

Invoice 130

Send payment to:

For:

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

Belvedere Amenity Center  
Payment is due upon receipt  
of this invoice

### DESCRIPTION

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

Aug 5

Aug 12

Aug 19

Aug 26

Labor -4 Days @ 115.00

Totals: \$ 460.00

Rec'd 11/3/23

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](mailto: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 131

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:

Sept 2

Sept 8

Sept 15

Sept 30

Labor -4 Days @ 115.00

Totals: \$ 460.00

*Rec'd 11/3/13*

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.



# TEXAS DISPOSAL SYSTEMS, INC.

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

## INVOICE

ACCOUNT #:	1 -0114386 3
ACCOUNT NAME:	BELVEDERE MUD
INVOICE DATE:	10/01/2023
INVOICE #:	7502751
PAY THIS AMOUNT:	14,582.93
SERVICE LOCATION:	VARIOUS RESIDENTIAL

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
10/01/23	** Sub Acct: 1 - 6836 BARNES 8509 SPRINGDALE RIDGE DR 96G TRASH@CURB+3 BAGS Total	1.00		74.13
	** Sub Acct: 1 - 7595 HARGROVE 8100 BELLANCIA DR 96G TRASH@CURB+3 BAGS Total	1.00		74.13
	** Sub Acct: 1 - 8065 ATCHLEY 8817 BELLANCIA DR 96G TRASH@CURB+3 BAGS Total	1.00		74.13
	** Sub Acct: 1 - 9881 NUGENT 8401 LAKEWOOD RIDGE CV 96G TRASH@CURB+3 BAGS Total	1.00		74.13
	** Sub Acct: 1 - 13827 COLEY, JAMIE 8324 VERDE MESA CV 96G TRASH@CURB+3 BAGS Total	1.00		74.13
	** Sub Acct: 1 - 14993 SCHICKEL/SARKODI 8508 ROLLINS DR 96G TRASH@CURB+3 BAGS Total	1.00		74.13
	** Sub Acct: 1 - 15794 GOFORTH			

### IMPORTANT MESSAGE:

PAYMENT DUE UPON RECEIPT

*Rec'd 11/01/23*

PLEASE REMIT BOTTOM PORTION WITH YOUR PAYMENT

INVOICE DATE	INVOICE #	DUE DATE
10/01/2023	7502751	UPON RECEIPT
ACCT. #		AMOUNT DUE
1 -0114386 3		14,582.93



## TEXAS DISPOSAL SYSTEMS, INC.

PO BOX 17126  
AUSTIN, TX 78760-7126

41599-4FDK

PAGE: 1 of 14


RETURN SERVICE REQUESTED



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



000459  
0809

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

Pay bill online @ [texasdisposal.com](http://texasdisposal.com)  
41599-4FDK\*TQ013S0R2000023

655898E (PC2)

0101143863750275100014582934

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



SERVICE LOCATION BELVEDERE MUD VARIOUS RESIDENTIAL  
AUSTIN TX 78738

JEFF MONZINGO

# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	2 of 14

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



000459  
0709





# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	3 of 14

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

000004483-B



# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	4 of 14

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



000459  
0609



# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	5 of 14

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

0000044903



# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	6 of 14

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



000459  
0509



# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	7 of 14

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

00004490-B





# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	8 of 14

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



000459  
0409



# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	9 of 14

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

000044908



# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	10 of 14

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



000459  
0309



# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	11 of 14

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	Total			74.13
	** Sub Acct: 1 - 196989 LAWSON 8320 VERDE MESA CV 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 197499 HARWELL 8309 VERDE MESA CV 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 198517 SANDERS 8316 LAKEWOOD RIDGE CV 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 198654 ZERBY 8801 BELLANCIA DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 198783 TURLINGTON 17525 FLAGLER DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 198785 BENNETT 18009 FLAGLER DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 199798 MCNIVEN 8508 BELLANCIA DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 202639 RIVERS, DAVID 17912 FLAGLER DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 207424 VOGT 8609 BELLANCIA DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 207834 SOUTH 8500 BELLANCIA DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 209764 ALANIZ 8400 LAKEWOOD RIDGE CV			
8/17/23	START SERVICE 08/17-10/01			
	96G TRASH@CURB+3 BAGS	2.00		36.56
10/01/23	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			110.69
	** Sub Acct: 1 - 210006 CRANE 8040 CARLTON RIDGE CV 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 212414 LOERCH 8508 SPRINGDALE RIDGE DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 216417 MORELAND 17112 FLAGLER DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13

00004491-B



# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	12 of 14

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	** Sub Acct: 1 - 217885 RITCHER 8600 ROLLINS DR			
	96G TRASH@CURB+3 BAGS	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 221576 MCLAUGHLIN 17513 FLAGLER DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 222200 ALTMAN 8309 LAKEWOOD RIDGE CV			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 224902 HUDLER 8608 BELLANCIA DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 228357 SILVERS 8413 LAKEWOOD RIDGE CV			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 228358 PETRO 17613 FLAGLER DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 228771 LUNDERSTEDT 18001 GLENVILLE CV			
	96G TRASH@CURB+3 BAGS	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 229947 AUGUSTINE 17824 FLAGLER DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 232343 FRIED 17601 FLAGLER DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 237748 MAJOR 8709 BELLANCIA DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 237989 COZART 18024 GLENVILLE CV			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 240979 EICHLER 18008 GLENVILLE CV			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 243661 LEE 8313 VERDE MESA CV			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 243973 CUNNINGHAM 18409 FLAGLER DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 244163 POLK 8516 ROLLINS DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13



000459  
0209



# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	13 of 14

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	Total			74.13
	** Sub Acct: 1 - 245981 GRAFT 18017 GLENVILLE CV 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 246735 ALLISON 8321 LAKEWOOD RIDGE CV 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 252761 JAMESON 7909 LYNCHBURG DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 253598 BERGER 7908 LYNCHBURG DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 257247 JEFFERS 18224 FLAGLER DR 96G TRASH@CURB+3 BAGS	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 257664 HILTON 8308 BELLANCIA DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 258469 ROGERS 8601 ROLLINS DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 261884 KREISEL 18333 FLAGLER DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 268254 DALL 8117 MAGNOLIA RIDGE CV 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 269762 ROBERTS 8116 MAGNOLIA RIDGE CV 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 270369 HARVEY 8816 BELLANCIA DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 270370 FABRE 8609 SPRINGDALE RIDGE DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 272354 GARDNER 17913 FLAGLER DR 96G TRASH@CURB+3 BAGS	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 273994 LUCAS 8617 SPRINGDALE RIDGE DR 96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 275808 JONES 8516 SPRINGDALE RIDGE DR			

00004491-B



# TEXAS DISPOSAL SYSTEMS

ACCOUNT #	INVOICE DATE	INVOICE #	PAGE
1 -0114386 3	10/01/2023	7502751	14 of 14

DATE	DESCRIPTION	QTY.	RATE	TOTAL AMOUNT
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 280598 BEARD			
	8616 SPRINGDALE RIDGE DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 288630 MILKIEWICZ			
	8601 SPRINGDALE RIDGE DR			
6/30/23	96G TRASH@CURB+3 BAGS	1.00		24.71
7/31/23	96G TRASH@CURB+3 BAGS	1.00		24.71
8/31/23	96G TRASH@CURB+3 BAGS	1.00		24.71
	Total			74.13
	** Sub Acct: 1 - 290021 STARR			
10/01/23	17208 FLAGLER DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 292099 HALL			
	8608 SPRINGDALE RIDGE DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 292118 SMITH			
	18433 FLAGLER DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 293380 SAUNDERS			
	8124 MAGNOLIA RIDGE CV			
	96G TRASH@CURB+3 BAGS	2.00		74.13
	Total			74.13
	** Sub Acct: 1 - 293382 CANAHUATE			
	8308 VERDA MESA CV			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 293775 KAUACHI			
	17104 FLAGLER DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 297356 CARRELL			
	8325 VERDE MESA CV			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 297359 MAXEY			
	8216 BELLANCIA DR			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 299503 WALTERS			
	8301 LAKEWOOD RIDGE CV			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 300579 SAMPSON			
	8316 VERDA MESA CV			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
	** Sub Acct: 1 - 303970 MUSSILLO			
	8304 VERDE MESA CV			
	96G TRASH@CURB+3 BAGS	1.00		74.13
	Total			74.13
<b>Total Invoice:</b>				<b>14,582.93</b>

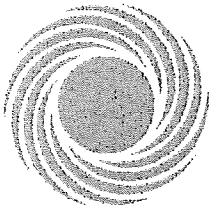
14,582.93



000459  
0109







# SUNSCAPE

LANDSCAPING

## INVOICE

Invoice: 19230  
Invoice Date: 10/18/2023

### BILL TO

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

### PROPERTY ADDRESS

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512-251-5668 x25

### INVOICE TERMS ACCOUNT MANAGER

10/18/2023 Net 30 Chris Madden

### DESCRIPTION PRICE

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

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

**INVOICE TOTAL: \$4,030.89**  
**Pay This Amount: \$4,030.89**

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

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

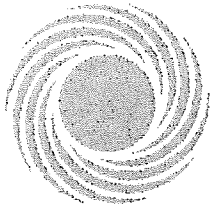
*Reid 10/23/23*

We now offer ACH payment options. Please visit our portal at <https://sunscape.propertyserviceportal.com/> or contact us at [AP@Sunscapeaustin.com](mailto: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!!



**SUNSCAPE**  
LANDSCAPING

**INVOICE**

Invoice: 19546  
Invoice Date: 11/09/2023

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

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

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512-251-5668 x25

INVOICE	TERMS	ACCOUNT MANAGER
11/09/2023	Net 30	Chris Madden

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

Trail Maintenance \$1,021.93

HOA /MUS Contract \$3,008.96

Subtotal: \$4,030.89  
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.

*Rec'd 11/9/23*

We now offer ACH payment options. Please visit our portal at <https://sunscape.propertyserviceportal.com/> or contact us at [AP@Sunscapeaustin.com](mailto: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!!

# **Invoices Paid Between Board Meetings**

**BELVEDERE MUD  
CHECKS WRITTEN SINCE LAST MEETING  
ON SEPTEMBER 27, 2023**

<b>Date</b>	<b>Check#</b>	<b>Vendor</b>	<b>Amount</b>
10/13/2023	EFT	AT & T	Amenity Center Operations \$ 152.80
10/18/2023	EFT	Pedernales Electric Cooperative	Amenity Center Operations \$ 271.30
11/14/2023	EFT	AT & T	Amenity Center Operations \$ 154.58
		<b>Total Expenditures:</b>	<b><u>\$ 578.68</u></b>



BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

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

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

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

Total due

# \$152.80

AutoPay is scheduled for:  
 Oct 13, 2023

**Account summary**

Your last bill	\$152.81
Payment, Sep 12 - Thank you!	-\$152.81
<b>Remaining balance</b>	<b>\$0.00</b>

**Service summary**

Internet	Page 2	\$86.02
Phone	Page 2	\$66.78
<b>Total services</b>		<b>\$152.80</b>

**Total due** **\$152.80**

AutoPay is scheduled to debit your bank account on Oct 13, 2023

*PAID LEFT 10/13/23  
 Recd 10/1/23*

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

**myAT&T app**  
 iPhone and Android

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

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



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

Member-owned since 1938  
 nonprofit

Account #: 3001549599  
 Member Name: BELVEDERE MUD  
 Director District: 5  
 Bill Date: 09/28/2023

**AUTOPAY AMOUNT**

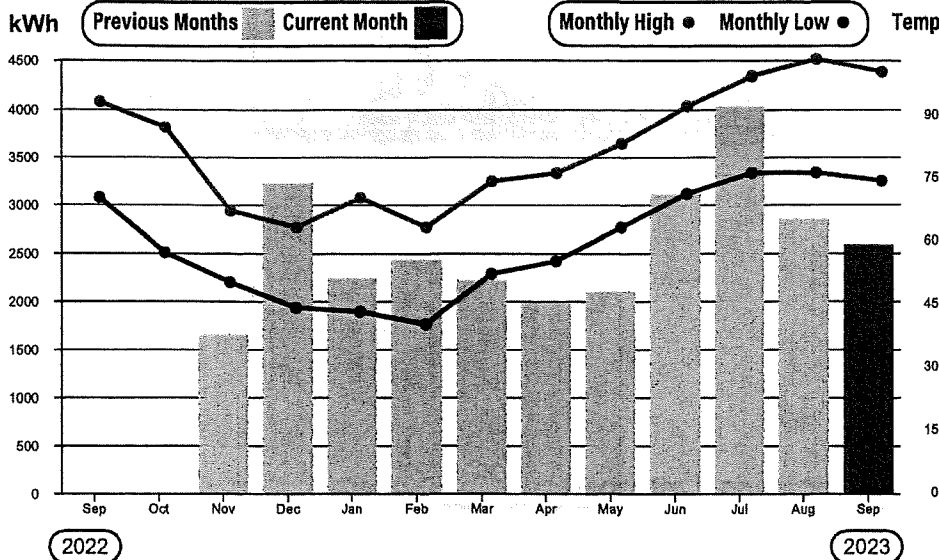
# \$271.30

**Paid By Bank Draft**  
 10/18/2023

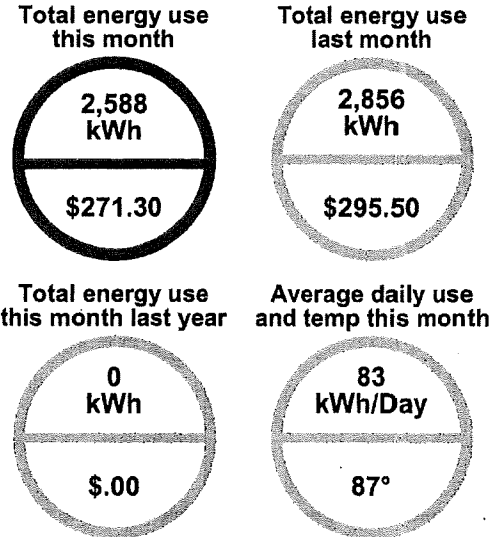
**Service Address: 17400 FLAGLER DRIVE**

This bill does not reflect payments after 09/28/2023.  
 Charge detail found on the back of this page.

**Monthly energy use**



**Energy comparison**



**IMPORTANT MEMBER INFORMATION**

Effective October 1, 2023, (1) the Winter Storm Surcharge will expire and no longer be charged, and (2) the Base Power Cost will be adjusted from \$0.044500 to \$0.058500 per kWh. The change in the Base Power Cost results from a tripling of ERCOT market costs in the last three years. Power supply costs are passed through to members at cost with no added charges. For the average PEC member using 1,250 kWh/month, this means a net increase of \$8.75/month. Learn more at pec.coop/rates.

*paid left 10/18/23  
 rec'd 10/1/23*

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: 09/28/2023  
 Account #: 3001549599  
 AutoPay Amount - DO NOT PAY: \$271.30  
 Bank Draft on 10/18/2023

PEC Secure Pay Station barcode



Mail payment to:

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



7693 1 AB 0.537  
 BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

5 7693  
 C-29



460763001549599000027130000029843092820233



BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

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

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

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

Total due

# \$154.58

AutoPay is scheduled for:  
Nov 14, 2023

### Account summary

Your last bill	\$152.80
Payment, Oct 13 - Thank you!	-\$152.80
<b>Remaining balance</b>	<b>\$0.00</b>

### Service summary

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

**Total due** **\$154.58**

AutoPay is scheduled to debit your bank account on Nov 14, 2023

*Paid EFT 11/14/23  
Rec'd 10/28/23*

### Ways to pay and manage your account:

**myAT&T app**  
iPhone and Android

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

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



**ABC Bank Statements**

**TexPool Statements**



Drawer 9  
Wolfforth, Texas 79382-0009

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

3631215  
Belvedere Municipal Utility District  
General Funds  
PO Box 2029  
Pflugerville TX 78691

Date 9/29/23 Page 1  
Primary Account XXXXXXXXXXXXX [REDACTED]

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

Checking Account

Account Title: Belvedere Municipal Utility District  
General Funds

Business Checking Public Funds		Enclosures/Images	9
Account Number	XXXXXXXXXXXX [REDACTED]	Statement Dates	9/01/23 thru 10/01/23
Previous Balance	6,334.26	Days in the Statement Period	31
2 Deposits/Credits	100,000.00	Average Ledger Balance	14,280.37
10 Checks/Debits	12,740.19	Average Collected	14,280.37
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	93,594.07		

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

\* 005400090903030000 \*

Deposits and Other Credits

Date	Description	Amount
9/22	Deposit	25,000.00
9/29	Deposit	75,000.00

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

Business Checking Public Funds XXXXXXXXXXXX [REDACTED] (Continued)

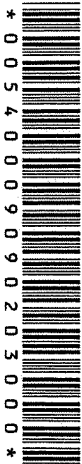
Date	Description	Debits	Amount
9/08	PPD 0000358635		113.77-
9/13	SPECTRUM SPECTRUM PPD 9864031004		152.81-
9/20	Payment ATT Returned Item Fee		30.00-

		Checks			
Date	Check No.	Amount	Date	Check No.	Amount
9/22		605.57	9/26	1458	587.00
9/01	1451*	4,030.92	9/27	1459	3,496.25
9/01	1452	1,769.60	9/27	1462*	754.27
9/22	1457*	1,200.00			

**Daily Balance Information**

Date	Balance	Date	Balance	Date	Balance
9/01	533.74	9/20	237.16	9/27	18,594.07
9/08	419.97	9/22	23,431.59	9/29	93,594.07
9/13	267.16	9/26	22,844.59		

End of Statement



**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
**Checking Account - ABC Bank, Period Ending 09/30/2023**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						6,334.26
<b>Cleared Transactions</b>						
<b>Checks and Payments - 10 items</b>						
Check	08/15/2023	1451	Sunscape Lands...	X	-4,030.92	-4,030.92
Check	08/15/2023	1452	Sunscape Lands...	X	-1,769.60	-5,800.52
Check	09/08/2023	EFT	Spectrum Business	X	-113.77	-5,914.29
Check	09/12/2023	EFT	AT & T	X	-152.81	-6,067.10
Check	09/19/2023	1459	Quiddity Engineer...	X	-3,496.25	-9,563.35
Check	09/19/2023	1457	Montoya & Monzi...	X	-1,200.00	-10,763.35
Check	09/19/2023	1462	Travis Central Ap...	X	-754.27	-11,517.62
Check	09/19/2023	Tran...	Belvedere MUD ...	X	-605.57	-12,123.19
Check	09/19/2023	1458	Lloyd Gosselink ...	X	-587.00	-12,710.19
Check	09/20/2023	EFT	American Bank of...	X	-30.00	-12,740.19
<b>Total Checks and Payments</b>					-12,740.19	-12,740.19
<b>Deposits and Credits - 3 items</b>						
Transfer	08/15/2023			X	25,000.00	25,000.00
Check	09/19/2023	1460	Sunscape Lands...	X	0.00	25,000.00
Transfer	09/27/2023			X	75,000.00	100,000.00
<b>Total Deposits and Credits</b>					100,000.00	100,000.00
<b>Total Cleared Transactions</b>					87,259.81	87,259.81
<b>Cleared Balance</b>					87,259.81	93,594.07 <sup>N</sup>
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 8 items</b>						
Check	09/19/2023	1463	Matt & Angela M...		-3,000.00	-3,000.00
Check	09/19/2023	1461	Dig Dug Construc...		-2,450.00	-5,450.00
Check	09/27/2023	1468	Belvedere HOA		-43,152.20	-48,602.20
Check	09/27/2023	1467	A.T. Services LLC		-9,260.00	-57,862.20
Check	09/27/2023	1464	Lloyd Gosselink ...		-7,195.70	-65,057.90
Check	09/27/2023	1466	Sunscape Lands...		-4,030.89	-69,088.79
Check	09/27/2023	1465	Quiddity Engineer...		-2,575.00	-71,663.79
Check	09/27/2023	1469	Cypress Ranch		-355.05	-72,018.84
<b>Total Checks and Payments</b>					-72,018.84	-72,018.84
<b>Deposits and Credits - 1 item</b>						
Deposit	09/28/2023				520.00	520.00
<b>Total Deposits and Credits</b>					520.00	520.00
<b>Total Uncleared Transactions</b>					-71,498.84	-71,498.84
<b>Register Balance as of 09/30/2023</b>					15,760.97	22,095.23
<b>New Transactions</b>						
<b>Checks and Payments - 4 items</b>						
Check	10/13/2023	EFT	AT & T		-152.80	-152.80
Check	10/18/2023	EFT	Pedernales Electr...		-271.30	-424.10
Check	11/14/2023	EFT	AT & T		-154.58	-578.68
Check	11/18/2023	EFT	Pedernales Electr...		-239.96	-818.64
<b>Total Checks and Payments</b>					-818.64	-818.64
<b>Total New Transactions</b>					-818.64	-818.64
<b>Ending Balance</b>					<b>14,942.33</b>	<b>21,276.59</b>



Drawer 9  
Wolfforth, Texas 79382-0009

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

3631218  
Belvedere Municipal Utility District  
Operating Money Market  
PO Box 2029  
Pflugerville TX 78691

Date 9/29/23 Page 1  
Primary Account XXXXXXXXXXXXXXX

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

Checking Account

Account Title: Belvedere Municipal Utility District  
Operating Money Market

Money Market Public Fund		Enclosures/Images	2
Account Number	XXXXXXXXXXXX	Statement Dates	9/01/23 thru 10/01/23
Previous Balance	5,808.65	Days in the Statement Period	31
2 Deposits/Credits	100,000.00	Average Ledger Balance	10,644.94
4 Checks/Debits	100,010.00	Average Collected	10,644.94
Service Charge Amount	.00	Interest Earned	20.03
Interest Paid	20.03	Annual Percentage Yield Earned	2.24%
Current Balance	5,818.68	2023 Interest Paid	541.30

Deposits and Other Credits

Date	Description	Amount
9/22	Wire Transfer Credit	25,000.00
9/27	Wire Transfer Credit	75,000.00
10/01	Interest Deposit	20.03

Debits

Date	Description	Amount
9/22	Wire Transfer Fee	5.00-
9/27	Wire Transfer Fee	5.00-

Checks

Date	Check No.	Amount	Date	Check No.	Amount
9/22		25,000.00	9/29		75,000.00

Date 9/29/23 Page 2  
 Primary Account XXXXXXXXXXXXX [REDACTED]

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

Money Market Public Fund

XXXXXXXXXXXX [REDACTED] (Continued)

**Daily Balance Information**

Date	Balance	Date	Balance	Date	Balance
9/01	5,808.65	9/27	80,798.65	10/01	5,818.68
9/22	5,803.65	9/29	5,798.65		

**INTEREST RATE SUMMARY**

Date	Rate
8/31	2.200000%
9/29	2.500000%

End Of Statement



**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
**Money Market - ABC Bank, Period Ending 09/30/2023**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						5,808.65
<b>Cleared Transactions</b>						
<b>Checks and Payments - 4 items</b>						
Transfer	08/15/2023			X	-25,000.00	-25,000.00
Check	09/22/2023	EFT	American Bank of...	X	-5.00	-25,005.00
Transfer	09/27/2023			X	-75,000.00	-100,005.00
Check	09/27/2023	EFT	American Bank of...	X	-5.00	-100,010.00
Total Checks and Payments					-100,010.00	-100,010.00
<b>Deposits and Credits - 3 items</b>						
Transfer	09/20/2023			X	25,000.00	25,000.00
Transfer	09/27/2023			X	75,000.00	100,000.00
Deposit	09/30/2023			X	20.03	100,020.03
Total Deposits and Credits					100,020.03	100,020.03
Total Cleared Transactions					10.03	10.03
Cleared Balance					10.03	5,818.68
Register Balance as of 09/30/2023					10.03	5,818.68
<b>Ending Balance</b>					<b>10.03</b>	<b>5,818.68</b> <i>~</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 **09/01/2023 - 09/30/2023**

Page 1 of 2

Customer Service 1-866-TEX-POOL  
 Location ID ██████████  
 Investor ID ██████████

## TexPool Update

Keep up to date with the latest market talk from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

## TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$480,257.96	\$0.00	\$100,000.00	\$2,023.69	\$382,281.65	\$462,892.87
<b>Total Dollar Value</b>	<b>\$480,257.96</b>	<b>\$0.00</b>	<b>\$100,000.00</b>	<b>\$2,023.69</b>	<b>\$382,281.65</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (09/01/2023)	Share Price (09/30/2023)	Shares Owned (09/30/2023)	Market Value (09/30/2023)
Texas Local Government Investment Pool	██████████	\$480,257.96	\$1.00	382,281.650	\$382,281.65
<b>Total Dollar Value</b>		<b>\$480,257.96</b>			<b>\$382,281.65</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	██████████	\$2,023.69	\$17,200.72
<b>Total</b>		<b>\$2,023.69</b>	<b>\$17,200.72</b>



TXP...54310...

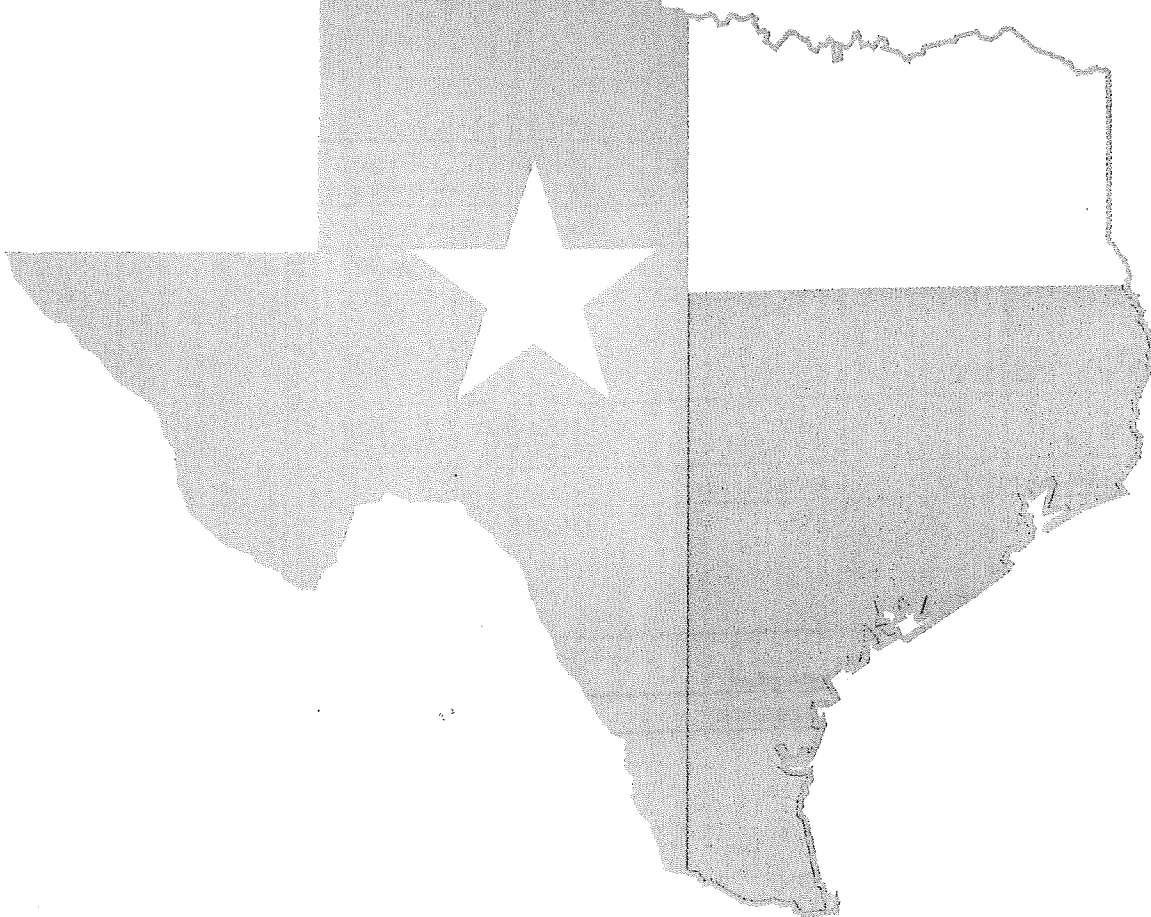
## Transaction Detail

### Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: 4 [REDACTED]

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
09/01/2023	09/01/2023	BEGINNING BALANCE	\$480,257.96	\$1.00		480,257.960
09/22/2023	09/22/2023	WITHDRAWAL	\$25,000.00-	\$1.00	25,000.000-	455,257.960
09/27/2023	09/27/2023	WITHDRAWAL	\$75,000.00-	\$1.00	75,000.000-	380,257.960
09/29/2023	09/29/2023	MONTHLY POSTING	\$2,023.69	\$1.00	2,023.690	382,281.650
<b>Account Value as of 09/30/2023</b>			<b>\$382,281.65</b>	<b>\$1.00</b>		<b>382,281.650</b>



**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
 TexPool, Period Ending 09/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						480,257.96
<b>Cleared Transactions</b>						
<b>Checks and Payments - 2 items</b>						
Transfer	09/20/2023			X	-25,000.00	-25,000.00
Transfer	09/27/2023			X	-75,000.00	-100,000.00
Total Checks and Payments					-100,000.00	-100,000.00
<b>Deposits and Credits - 1 item</b>						
Deposit	09/30/2023			X	2,023.69	2,023.69
Total Deposits and Credits					2,023.69	2,023.69
Total Cleared Transactions					-97,976.31	-97,976.31
Cleared Balance					-97,976.31	382,281.65
Register Balance as of 09/30/2023					-97,976.31	382,281.65
<b>Ending Balance</b>					<b>-97,976.31</b>	<b>382,281.65</b> M



Drawer 9  
Wolfforth, Texas 79382-0009

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

3631216  
Belvedere Municipal Utility District  
Debt Services  
PO Box 2029  
Pflugerville TX 78691

Date 9/29/23 Page 1  
Primary Account XXXXXXXXXXXX [REDACTED]

+

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

Checking Account

Account Title: Belvedere Municipal Utility District  
Debt Services

Money Market Public Fund		Enclosures/Images	1
Account Number	XXXXXXXXXXXX [REDACTED]	Statement Dates	9/01/23 thru 10/01/23
Previous Balance	52,250.26	Days in the Statement Period	31
1 Deposits/Credits	605.57	Average Ledger Balance	52,445.60
Checks/Debits	.00	Average Collected	52,445.60
Service Charge Amount	.00	Interest Earned	99.30
Interest Paid	99.30	Annual Percentage Yield Earned	2.25%
Current Balance	52,955.13	2023 Interest Paid	4,284.76

Deposits and Other Credits

Date	Description	Amount
9/22	Deposit	605.57
10/01	Interest Deposit	99.30

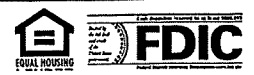
Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
9/01	52,250.26	9/22	52,855.83	10/01	52,955.13

INTEREST RATE SUMMARY

Date	Rate
8/31	2.200000%
9/29	2.500000%

\* 0 0 5 4 0 0 0 9 0 0 3 0 0 0 \*



**Belvedere MUD-Debt Service Fund**  
**Reconciliation Detail**  
**MUD Debt Service Fund, Period Ending 09/30/2023**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
<b>Beginning Balance</b>						52,250.26
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 2 items</b>						
Deposit	09/19/2023			X	605.57	605.57
Deposit	09/30/2023			X	99.30	704.87
<b>Total Deposits and Credits</b>					<u>704.87</u>	<u>704.87</u>
<b>Total Cleared Transactions</b>					<u>704.87</u>	<u>704.87</u>
<b>Cleared Balance</b>					<u>704.87</u>	<u>52,955.13</u>
<b>Register Balance as of 09/30/2023</b>					<u>704.87</u>	<u>52,955.13</u>
<b>Ending Balance</b>					<u><u>704.87</u></u>	<u><u>52,955.13</u></u> m

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 **09/01/2023 - 09/30/2023**

Page 1 of 2

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

## TexPool Update

Keep up to date with the latest market talk from our portfolio managers and strategists by visiting the Insights page of [TexPool.com](http://TexPool.com).

## TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$183,372.77	\$0.00	\$0.00	\$802.10	\$184,174.87	\$183,426.24
<b>Total Dollar Value</b>	<b>\$183,372.77</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$802.10</b>	<b>\$184,174.87</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (09/01/2023)	Share Price (09/30/2023)	Shares Owned (09/30/2023)	Market Value (09/30/2023)
Texas Local Government Investment Pool	[REDACTED]	\$183,372.77	\$1.00	184,174.870	\$184,174.87
<b>Total Dollar Value</b>		<b>\$183,372.77</b>			<b>\$184,174.87</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[REDACTED]	\$802.10	\$6,597.08
<b>Total</b>		<b>\$802.10</b>	<b>\$6,597.08</b>



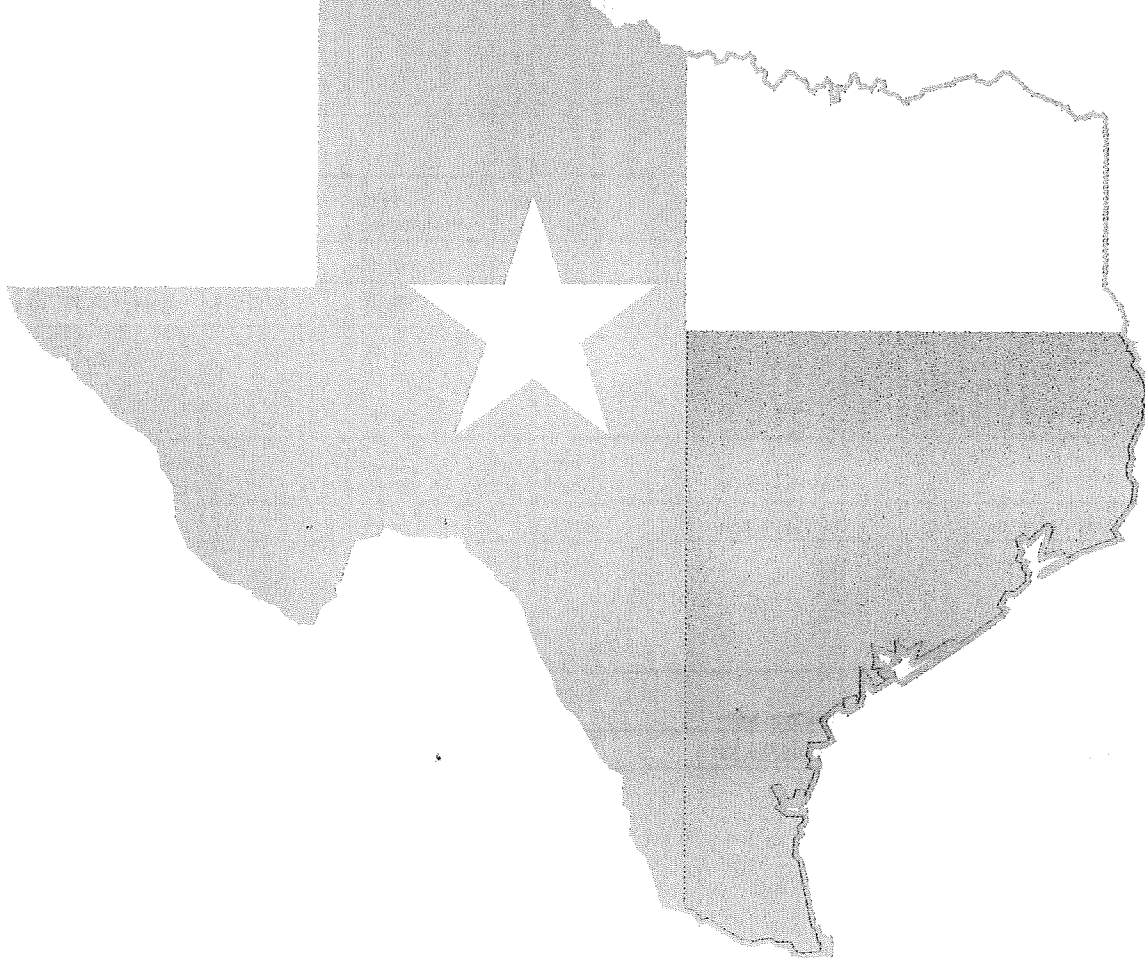
## Transaction Detail

**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
09/01/2023	09/01/2023	BEGINNING BALANCE	\$183,372.77	\$1.00		183,372.770
09/29/2023	09/29/2023	MONTHLY POSTING	\$802.10	\$1.00	802.100	184,174.870
<b>Account Value as of 09/30/2023</b>			<b>\$184,174.87</b>	<b>\$1.00</b>		<b>184,174.870</b>





**Belvedere MUD-Debt Service Fund**  
**Reconciliation Detail**  
 TexPool, Period Ending 09/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						183,372.77
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 1 item</b>						
Deposit	09/30/2023			X	802.10	802.10
Total Deposits and Credits					802.10	802.10
Total Cleared Transactions					802.10	802.10
Cleared Balance					802.10	184,174.87
Register Balance as of 09/30/2023					802.10	184,174.87
Ending Balance					<u>802.10</u>	<u>184,174.87</u> <i>hw</i>

November 10, 2023

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 November 14, 2023

Dear Directors,

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

**1. Drainage Facilities**

- a. Flagler Ditch – No report at this time.
- b. Verde Mesa Cove– It was reported that the home at 8305 Verde Mesa is still experiencing flooding issues during rain events. Below is a picture of the damage shared by the homeowner. Videos were provided as well and can be shared at the meeting.





Board of Directors  
Belvedere MUD  
Page 2  
November 10, 2023

- c. Lakewood Ridge Cove- No report at this time.
- d. Ditch lining evaluations – It was reported that grading of the at 8316 Verde Mesa Cove ditch had been corrected. Quiddity inspected the site and noted that the regrading work has been done but does not appear to be complete. Quiddity recommends obtaining additional survey information to verify that the grading is completed in a way that allows the ditch to drain appropriately.

**BOARD ACTION:** Authorize Quiddity to survey the ditch at 8316 Verde Mesa.

- e. Drainage System Issue Resolution Guidelines – Quiddity has provided additional recommendations related to the drafted guidelines. Our recommendations are summarized in the attached email shared with the engineering subcommittee.
2. **Water Quality Facilities** – As directed, Quiddity reviewed available documents and consulted with Daniel Ryan who was District Engineer during the District’s development, to clarify applicable water quality requirements for the District. A letter that summarizes our findings was shared with the engineering subcommittee and is included for your review.
3. **Trail Facilities**
- a. Maintenance – No report at this time.

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

Sincerely,

Odalys C. Johnson, P.E.

OCJ/ocj

K:\16654\16654-0900-23 2023 General Consultation (Belvedere MUD\Meeting Files\Status Reports\Status Report for Belvedere 20231114.docx



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,

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

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





**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](mailto:mnorris@quiddity.com)

---