

**REVISED**  
**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, September 17, 2024, at 6:00 p.m., within the boundaries of the District, at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, for the following purposes:

Meeting materials are available at [www.belvederemud.org](http://www.belvederemud.org).

1. Call meeting to order and establish a quorum.
2. Conduct a public hearing at 6:00 p.m., regarding a proposal to set a 2024 tax rate.
3. Discuss, consider, and take action concerning adoption of a budget for the 2024-2025 fiscal year.
4. Discuss, consider, and take action as necessary to adopt a 2024 tax rate.
5. Discuss, consider, and take action as necessary to approve amendments to District Information Form and Notice to Purchaser.
6. Discuss, consider, and take action to approve minutes for the August 20, 2024 regular meeting of the Board of Directors.
7. 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. TexPool investments; and
  - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
8. Discuss, consider, and take action as necessary concerning the engagement of West, Davis & Company to conduct an audit of the District's financial records for the period ending September 20, 2024;
9. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District.
10. Discuss, consider, and take action as necessary concerning feedback from the HOA on the latest amendment to the Joint Use and Maintenance Agreement.
11. Discuss, consider, and take action regarding per- and polyfluoroalkyl substances (PFAS) and litigation concerning the same.
12. 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.

13. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
  - a. Report from the District's Engineer;
  - b. Drainage facilities, including, but not limited to:
    - (i) review of landscaping improvements within the ditch in front of the property at 8700 Springdale Ridge Drive;
    - (ii) review of landscaping improvements within the ditch in front of the property at 8708 Springdale Ridge Drive; and
  - c. Trail maintenance.
14. Discuss, consider, and take action on future meeting schedule.
15. Adjournment.

EXECUTED this the 13th day of September, 2024.



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

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

## Agenda Item No. 2

Conduct a public hearing at 6:00 p.m.,  
regarding a proposal to set a 2024 tax rate.

# NOTICE OF PUBLIC HEARING ON TAX RATE

The Belvedere Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2024 on September 17, 2024 at 6:00 PM at 17400 Flagler Drive, Austin, TX 78738. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in taxable value of your property in relation to the change in taxable value of all other property. The change in taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

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

**For the proposal:** Directors James Koerner, Keri Parker, Vito Sciaraffia, and  
Geoffry Webster

**Against the proposal:** None

**Present and not voting:** None

**Absent:** Ronald Ubertini

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

	<b>Last Year</b>	<b>This Year</b>
Total tax rate (per \$100 of value)	<u>\$0.2050/\$100</u>	<u>\$0.1925/\$100</u>
	Adopted	Proposed
Difference in rates per \$100 of value	<u>(\$0.0125)/\$100</u>	
Percentage increase/decrease in rates (+/-)	<u>-6.09%</u>	
Average appraised residence homestead value	<u>\$2,381,260.00</u>	<u>\$2,233,283.00</u>
General homestead exemption available (excluding 65 years of age or older or disabled person's exemptions)	<u>\$0.00</u>	<u>\$0.00</u>
Average residence homestead taxable value (excluding 65 years of age or older or disabled person's exemptions)	<u>\$1,762,849.00</u>	<u>\$1,902,842.00</u>
Tax on average residence homestead (excluding 65 years of age or older or disabled person's exemptions)	<u>\$3,613.84</u>	<u>\$3,662.97</u>
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-) (excluding 65 years of age or older or disabled person's exemptions)	<u>\$49.13</u> <u>1.35%</u>	

## NOTICE OF VOTE ON TAX RATE

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

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

## **2024 Developed Water District Tax Rate Calculations**

Belvedere MUD

July 22, 2024

### **Instructions**

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

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

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

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

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

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

## 2024 Developed Water District Tax Rate Calculations

Belvedere MUD

July 22, 2024

### Data Entry Page

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

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

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

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

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

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

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

## 2024 Developed Water District Tax Rate Calculations

Belvedere MUD

July 22, 2024

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

### Notice of Public Hearing Notice Calculations

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

2024 Developed Water District Tax Rate Calculations

Belvedere MUD

July 22, 2024

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

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



# TRAVIS CENTRAL APPRAISAL DISTRICT

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



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

July 19, 2024

## **BELVEDERE MUD**

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

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

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

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

Sincerely,

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

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

#### Notice of Public Hearing – Budget/Tax Rate Information

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

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

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

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

New Value

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

Exemption Loss

New Absolute Exemptions

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

New Partial Exemptions

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

Increased Exemptions

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

Average Homestead Value

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

Property Under Review - Lower Value Used

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

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

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

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



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

### Agenda Item No. 3

Discuss, consider, and take action concerning adoption of a budget for the 2024-2025 fiscal year.

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

Revenues

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

Expenditures

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

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

Revenues

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

Expenditures

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

Projected Excess (Deficit) Revenue Over (Under) Expenditures	<u><u>\$ (2,739)</u></u>
---	--------------------------

Belvedere Municipal Utility District  
Property Taxes for the Fiscal Year October 1, 2024 to September 30, 2025

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

99% collection rate

	<u>Debt</u>	<u>M&amp;O</u>
	\$ 472,158	\$ 318,193
	0.99	0.99
<b>Estimated Collections</b>	<u><u>\$ 467,436</u></u>	<u><u>\$ 315,011</u></u>

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

**ORDER ADOPTING 2024-2025 DISTRICT BUDGET**

**THE STATE OF TEXAS**

§

**COUNTY OF TRAVIS**

§

**BELVEDERE MUNICIPAL UTILITY DISTRICT**

§

§

§

The Board of Directors of Belvedere Municipal Utility District met in regular session, open to the public, after due notice, at The Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, within the boundaries of the District, on the 17th day of September, 2024; whereupon the roll was called of the members of the Board of Directors, to wit:

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

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

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

"Aye" \_\_\_\_;                      "No" \_\_\_\_.

The Order thus adopted is as follows:

**WHEREAS**, a regular meeting of the Board of Directors of Belvedere Municipal Utility District (the "District") was held on September 17, 2024; and

**WHEREAS**, the Board of Directors projected the operating expenses and revenues for the District for the period October 1, 2024 through September 30, 2025, and desires to adopt a budget consistent therewith.

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

1. That the operating budget attached hereto as Exhibit "A" is hereby adopted.
2. The Secretary of the Board of Directors is hereby directed to file a copy of this Resolution Adopting the 2024-2025 District Budget in the official records of the District.

**PASSED AND ADOPTED** this 17th day of September, 2024.

**BELVEDERE MUNICIPAL UTILITY  
DISTRICT**

---

James Koerner, President

**ATTEST:**

---

Vito Sciaraffia, Secretary

(SEAL)

## Agenda Item No. 4

Discuss, consider, and take action as necessary to adopt a tax rate for 2024.



**ORDER SETTING 2024 DEBT SERVICE TAX RATE AND  
OPERATIONS AND MAINTENANCE TAX RATE**

**THE STATE OF TEXAS**

**COUNTY OF TRAVIS**

**BELVEDERE MUNICIPAL UTILITY DISTRICT**

§  
§  
§  
§  
§

The Board of Directors of Belvedere Municipal Utility District met in regular session, open to the public, after due notice, at The Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, within the boundaries of the District, on the 17th day of September, 2024; whereupon the roll was called of the members of the Board of Directors, to wit:

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

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

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

"Aye": \_\_;                      "No": \_\_.

The Order thus adopted is as follows:

**WHEREAS**, the Board was authorized by the voters of the District, in an election held on May 13, 2006, to levy a sufficient tax to provide for: (1) operations and maintenance; and (2) the payment of principal of and interest on bonds issued by the District;

**WHEREAS**, the District may levy a tax on all taxable property in the District in sufficient amount to pay the interest on outstanding bonds and to create a sinking fund for the payment of the principal amount of such bonds when due to provide for payment of expenses as set out in Section 54.601 of the Texas Water Code;

**WHEREAS**, the District may levy a tax on all taxable property in the District in an amount sufficient to pay the interest on outstanding bonds and to create a sinking fund for the payment of the principal amount of such bonds when due as, set out in Section 54.601, Texas Water Code;

**WHEREAS**, the District may levy a tax on all taxable property in the District to provide for payment of expenses as set out in Section 49.107(a), Texas Water Code;

**WHEREAS**, the District has issued multiple series of bonds since its inception, and it currently has debt service obligations for such bonds;

**WHEREAS**, the Board of Directors has reviewed and approved its operation budget for its fiscal year October 1, 2024 through September 30, 2025 and has determined what maintenance tax rate should be set to meet such budget requirements; and

**WHEREAS**, the appraisal roll of the District for 2024 has been prepared and certified by the Travis Central Appraisal District, and submitted to the District's tax collector;

**WHEREAS**, the District published notice in the *Lake Travis View* that it would conduct a public hearing regarding the potential adopting of a debt service tax rate in the amount of \$\_\_\_\_\_ per \$100 of assessed valuation and a maintenance and operations tax rate in the amount of \$\_\_\_\_\_ per \$100 of assessed valuation;

**WHEREAS**, the District held a public hearing regarding such tax rates on September 17, 2024; and

**WHEREAS**, the Board of Directors desires to adopt new tax rates for 2024, as provided herein.

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

I.

The debt service tax rate for the year 2024 to pay interest on bonds and create a sinking fund for payment of principal on bonds shall be \$\_\_\_\_\_ per \$100 of assessed valuation, and the maintenance tax rate for the year 2024 shall be \$\_\_\_\_\_ per \$100 of assessed valuation for a total tax rate of \$\_\_\_\_\_ per \$100 of assessed valuation. The Travis County Tax Assessor and Collector shall take all steps necessary and authorized by the law to collect taxes as owed pursuant to this order. Said taxes shall be levied, assessed, and collected at the total rate of \$\_\_\_\_\_ per \$100 of assessed valuation for 2024 as provided for in Chapter 49, Texas Water Code, and all other applicable laws.

II.

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

III.

The Secretary of the Board is hereby directed to file a copy of this Order in the official records of the District.

IV.

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

**PASSED, APPROVED, AND ADOPTED** this the 17th day of September, 2024.

ATTEST:

---

James Koerner, President  
Board of Directors

---

Vito Sciaraffia, Secretary  
Board of Directors

[SEAL]

## Agenda Item No. 5

Discuss, consider, and take action as necessary to approve amendments to District Information Form and Notice to Purchaser.

**AMENDED INFORMATION FORM FILED PURSUANT TO  
SEC. 49.455 OF THE TEXAS WATER CODE FOR  
BELVEDERE MUNICIPAL UTILITY DISTRICT**

1. The name of the District is Belvedere Municipal Utility District of Travis County.
2. The District consists of 443.695 acres, more or less, more particularly described by the metes and bounds description in the Belvedere Municipal Utility District Amended Information Form dated September 19, 2006, recorded as Document No. 2006210207, Official Public Records, Travis County, Texas. A map of the District is attached as **Exhibit "A"**.
3. The most recent rate of District-wide taxes on property located in the District for operation and maintenance purposes is \$0.\_\_\_\_ on each \$100 of assessed valuation.
4. The most recent rate of District-wide taxes on property located in the District for debt service is \$0.\_\_\_\_ on each \$100 of assessed valuation.
5. The total amount of bonds which have been approved by the voters and may be issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$7,920,000.
6. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is \$6,490,000.
7. The District does not currently impose a standby fee.
8. The District was duly and lawfully created and operates pursuant to the terms and provisions of Article XVI, Section 59 of the Texas Constitution, and Chapters 49 and 54 of the Texas Water Code.
9. The functions performed or to be performed by the District are to provide water and drainage services, and recreational facilities.
10. The particular form of Notice to Purchasers required by Sec. 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District, completed by the District with all information required to be furnished by the District, is attached hereto as **Exhibit "B"**.

This Amended Information Form supersedes the Information Form filed in the Travis County Official Public Records as Document No. 2023125694.

SIGNED this 17th day of September, 2024.

\_\_\_\_\_  
James Koerner, President  
Board of Directors

\_\_\_\_\_  
Ronald Ubertini, Vice President  
Board of Directors

\_\_\_\_\_  
Keri Parker, Assistant Secretary  
Board of Directors

\_\_\_\_\_  
Vito Sciaraffia, Assistant Secretary  
Board of Directors

\_\_\_\_\_  
Geoffrey Webster, Assistant Secretary  
Board of Directors

(SEAL)

#### ACKNOWLEDGMENT

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on September 17, 2024 by James Koerner, Ronald Ubertini, Keri Parker, Vito Sciaraffia, and Geoffrey Webster as Directors of Belvedere Municipal Utility District.

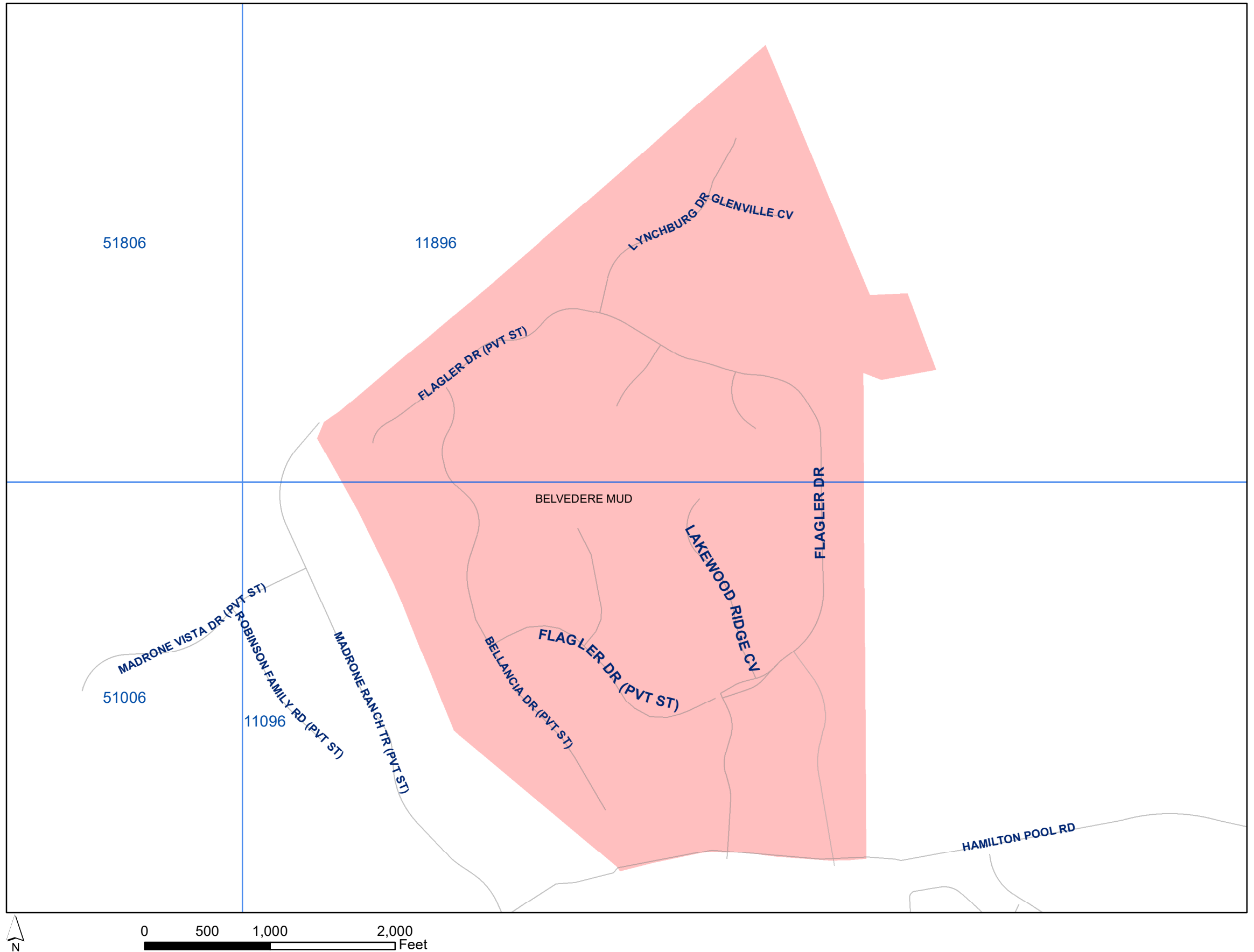
\_\_\_\_\_  
Notary Public, State of Texas

(SEAL)

**Exhibit “A”**

Map of the District

# BELVEDERE MUD





**Exhibit “B”**

Notice to Purchasers

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, that you are about to purchase, is located in BELVEDERE MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY, and may be subject to District taxes or assessments. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, impose taxes and issue bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.\_\_\_\_on each \$100 of assessed valuation. The total amount of bonds approved by the voters and which have been or may, at this date, be issued is \$7,920,000 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$6,490,000.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sewer, sanitary, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$-0- per month. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District is not located within the full purpose limits or extraterritorial jurisdiction of any municipality. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

The purpose of this District is to provide water, drainage, and recreational facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. In addition, either through taxation or fees, the District may provide fire protection facilities, and solid waste disposal services. The legal description of the property, which you are acquiring, is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before execution of a binding contract for the purchase of the real property or at closing of purchase of the real property described in such notice.

---

Date

---

Signature of Purchaser

## Agenda Item No. 6

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

MINUTES OF MEETING  
OF  
BOARD OF DIRECTORS

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

On August 20, 2024, the Board of Directors (“Board”) of Belvedere Municipal Utility District (the “District”) held a regular meeting within the boundaries of the District at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas. A copy of the notice of meeting along with associated certificates of posting are attached hereto as **Exhibit “A”**.

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

James Koerner	President
Ronald Ubertini	Vice President
Keri Parker	Assistant Secretary
Vito Sciaraffia	Assistant Secretary
Geoffrey Webster	Director-Elect

At the beginning of the meeting, all the Directors were present, except Director Ubertini, thus constituting a quorum of the Board. All Directors who attended voted on all Items that came before the Board. Other attendees included Meagan Norris, P.E., and McKenna Sanders, EIT with Quiddity Engineering; Jeff Monzingo of Montoya & Monzingo, LLP; David Klein and Chloe Daniels, attorneys, 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 a quorum of the Board was in attendance.
2. Receive public comments. Director Koerner introduced this item. No comments from the public were received.
3. Discuss, consider, and take action to approve the minutes of the May 20, 2024 regular meeting. Director Koerner introduced this Item, and a copy of the minutes presented to the Board is attached hereto in **Exhibit “B”**. Director Webster moved to approve the minutes of the May 20, 2024, regular meeting, as presented. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 4-0.
4. Discuss, consider, and take action to adopt a resolution amending the District’s budget for fiscal year 2023-2024. Director Koerner introduced this Item. Mr. Monzingo presented a proposed amended District budget for the 2023-2024 fiscal year, and a copy of such amended budget is attached hereto as **Exhibit “C”**. He noted that budget amendments were proposed for increases in the following line items: Solid Waste Disposal Fees, Legal Fees, Engineering Fees, and Playscape Repairs and Maintenance expenses. Director

Webster moved to adopt a resolution amending the District's fiscal year 2023-2024 budget, as presented. Director Koerner seconded the Motion and the Motion passed unanimously, 4-0.

5. Discuss, consider, and take action as necessary concerning the 2024 tax rate, including but not limited to, setting a date for a public hearing on the tax rate and authorizing publication of notice of public hearing on such tax rate. Director Koerner introduced this Item. Mr. Monzingo presented the District's Financial Advisor's proposed tax rates for 2024, a copy of which is attached hereto as **Exhibit "D"**. Mr. Monzingo stated that the report recommends a tax rate of \$0.115 per \$100 of assessed valuation for debt service and a tax rate of \$0.0775 per \$100 of assessed valuation for maintenance and operations. Discussion ensued regarding the proposed debt service and maintenance and operations tax rates. Director Koerner moved to call a public hearing on the proposed tax rates for 2024, to be held at the same date, time, and location as the District's regular Board meeting on September 17, 2024, and to publish a proposed maintenance and operations tax rate of \$0.0775 per \$100 of assessed valuation and a proposed debt service tax rate of \$0.1150 per \$100 of assessed valuation. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 4-0.
6. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
  - a. Payment and ratification of invoices;
  - b. TexPool investments; and
  - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item. Mr. Monzingo presented the Bookkeeper's Report and cash sheet, consisting of the list of invoices and additional documentation concerning other bookkeeping matters, all of which are attached hereto as **Exhibit "D"**. After discussion, Mr. Monzingo requested that the Board (i) authorize the transfer of \$30,000.00 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, (iv) authorize the transfer of \$6,672.63 from the District's Checking Account to the District's Debt Service Account, per the Bookkeeper's Report, and (v) approve the District's Quarterly Investment Report. Director Koerner moved to ratify the payment of the invoices paid since the Board's last regular meeting, approve the payment of current invoices, authorize the bank transfers, all of which as presented in the Bookkeeper's Report, and approve the District's Quarterly Investment Report. Director Parker seconded the Motion and the Motion passed unanimously, 4-0.

7. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District. Director Koerner introduced this item. He stated that the HOA had concerns related to the latest amendment to the Joint Use and Maintenance Agreement between the District and HOA and stated that he would follow up with the HOA on this and report back to the Board. No one from the HOA was present at the meeting.
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 Engineer;
- b. Drainage facilities, including, but not limited to:
  - (i) review of landscaping improvements within the ditch in front of the property at 8700 Springdale Ridge Drive;
  - (ii) review of landscaping improvements within the ditch in front of the property at 8708 Springdale Ridge Drive;
  - (iii) gabion berm located at 8408 Lakewood Ridge Cove; and
  - (iv) temporary culvert removal at 18201 Flagler Drive; and
- c. Trail maintenance.

Ms. Norris stated that she had met with the District's Engineering Subcommittee, the property owner, and the home builder on July 17, 2024, to discuss the observed condition of the drainage ditch and driveway culvert in front of the home at 8708 Springdale Ridge Drive. She stated that no changes to the site's condition were observed. Director Sciaraffia reiterated that at the Board's last meeting, the Board proposed that the property owner and home builder provide the District's Engineering Subcommittee and the District's Engineer with the opportunity to provide a proposal and path forward that would bring the drainage way in front of 8708 Springdale Ridge Drive as close to meeting the District's requirements as economically possible; and Director Sciaraffia added that no such proposal had been received by the District. After discussion, it was the consensus of the Board that no action be taken regarding the District's approval of landscaping improvements, including culvert installation, at 8708 Springdale Ride Drive. Next, Ms. Norris informed the Board that the District should expect to receive a formal request from the home builder for 8700 Springdale Ridge Cove regarding the rock ditch lining request at that home. Then, she stated that there are no updates regarding trail facility maintenance or the Preservation Ranch project. Last, Ms. Norris stated that DigDug had completed the rebuilding of the rock gabion berm at 8408 Lakewood Ridge Cove on July 23, 2024.

- 9. Discuss, consider, and take action as necessary concerning the demand letter from the landowners at 8305 Verde Mesa Cove, Austin, Texas 78737. Director Koerner introduced this Item. Mr. Klein inquired whether there was any action that had taken place concerning this issue that he should be informed of. No one in attendance had anything new to report on this matter. No action was taken by the Board.
- 10. The Board will meet in executive session to receive advice from its attorneys regarding the demand letter from landowners at 8305 Verde Mesa Cove, Austin, Texas 78737, in accordance with Texas Government Code § 551.071. Director Koerner introduced this Item and stated that there was no need for the Board to convene in executive session.
- 11. Adjournment. Director Sciaraffia moved to adjourn the meeting. Director Koerner seconded the Motion and the Motion passed unanimously, 4-0. The meeting was adjourned at 6:45 p.m.

PASSED, APPROVED, AND ADOPTED this 17<sup>th</sup> day of September 2024.

[DISTRICT SEAL]

---

Vito Sciaraffia, Secretary



## Agenda Item No. 7

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

# **Belvedere MUD Board Meeting**

**September 17, 2024**

**Financial Information**

## **Schedule of Cash Activity**

**BELVEDERE MUD**  
**SCHEDULE OF CASH ACTIVITY**  
**GENERAL FUND**  
**MEETING DATE: SEPTEMBER 17, 2024**

**GENERAL FUND CHECKING ACCOUNT BALANCE** **\$ 33,158.97**

**Revenue:**

<u>Deposit Date</u>	<u>Description</u>	<u>Amount</u>
	Transfer from Money Market	\$ -
<b>Total Deposits:</b>		<b>\$ -</b>

**Expenses paid since last meeting on 8/21/24**

EFT	Pedernales Electric Cooperative	Amenity Center Operations	\$ 213.45
EFT	AT & T	Amenity Center Operations	\$ 154.56
<b>Total Expenditures:</b>			<b>\$ 368.01</b>

Cash Balance Before Expenditures **\$ 32,790.96**

**Expenditures:**

Check Number	Description		Amount
1536	Montoya & Monzingo LLP	Accounting Fees	\$ 1,200.00
1537	Lloyd Gosselink	Legal Fees	\$ 2,402.50
1538	Quiddity Engineering, LLC	Engineering Fees	\$ 5,198.34
1539	Sunscape Landscaping	Amenity Center Operations	\$ 4,030.89
1540	Travis Central Appraisal District	Appraisal Fees	\$ 989.76
1541	ABC Home & Commercial Services	Amenity Center Operations	\$ 90.00
Transfer	Belvedere - Debt Service	Property Taxes	\$ 10,871.41
Total Expenditures:			\$ (24,782.90)

**ENDING BALANCE - GENERAL FUND CHECKING AS OF SEPTEMBER 17, 2024** **\$ 8,008.06**

**CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED** **\$ 16,584.24**

**CASH BALANCE - GENERAL FUND - TEXPOOL** **\$ 342,503.21**

**TOTAL GENERAL FUND OPERATING CASH** **\$ 367,095.51**

The operating reserves are one to two times operating budget.

**CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET** **\$ 63,711.46**

Transfer	Operating Checking	Property Taxes	\$ 10,871.41
<b>Total Deposits:</b>			<b>\$ 10,871.41</b>

**ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET** **\$ 74,582.87**

**CASH BALANCE - DEBT SERVICE - TEXPOOL** **\$ 192,551.78**

**TOTAL CASH BALANCE - DEBT SERVICE** **\$ 267,134.65**

# **Budget vs Actual**

Belvedere Municipal Utility District  
Statement of Revenues and Expenditures Budget vs. Actual  
For the Year to Date Ended September 17, 2024  
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	2024 Annual Budget	2024 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 297,796	\$ 259,356	\$ 38,440	\$ 282,923	\$ 14,873
Other Income - Ditch	750	-	-	-	-
Interest Income	15,992	9,167	6,825	10,000	5,992
Total Revenues	314,538	268,523	45,265	292,923	20,865
<u>Expenditures</u>					
Solid Waste Disposal	59,408	59,408	-	59,408	-
Legal Fees	121,461	123,755	2,294	135,000	13,539
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	14,400	14,400	-	14,400	-
Engineering Fees	52,837	51,335	(1,502)	56,000	3,163
Amenity Center Operations	47,176	77,920	30,744	85,000	37,824
Drainage and Trail Maintenance	9,197	36,668	27,471	40,000	30,803
Playscape Repairs and Maintenance	11,974	10,977	(997)	11,974	-
Insurance	4,470	4,584	114	5,000	530
Tax Appraisal and Collection Fees	4,504	5,500	996	6,000	1,496
Bank Charges	5	183	178	200	195
Other Fees	-	92	92	100	100
Newspaper notices	-	1,833	1,833	2,000	2,000
Website	435	458	23	500	65
Total Expenditures	333,367	394,612	61,245	423,082	89,650
Projected Excess Revenue Over Expenditures	\$ (18,829)	\$ (126,090)	\$ 107,261	\$ (130,159)	\$ 111,330

# **Financial Statements**

**Belvedere Municipal Utility District**  
**Balance Sheet**  
As of September 17, 2024

---

	<u>Sep 17, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	8,008.06
Money Market - ABC Bank	16,584.24
TexPool	342,503.21
Total Checking/Savings	367,095.51
Accounts Receivable	
Taxes Receivable	580.45
Total Accounts Receivable	580.45
Other Current Assets	
Prepaid Insurance	2,768.99
Total Other Current Assets	2,768.99
Total Current Assets	370,444.95
<b>TOTAL ASSETS</b>	<b><u>370,444.95</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	580.45
Total Other Current Liabilities	580.45
Total Current Liabilities	580.45
Total Liabilities	580.45
Equity	
Unassigned	388,693.87
Net Income	-18,829.37
Total Equity	369,864.50
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>370,444.95</u></b>



**Belvedere Municipal Utility District**  
**Profit & Loss**  
**October 1, 2023 through September 17, 2024**

---

	<u>Oct 1, '23 - Sep 17,...</u>
Ordinary Income/Expense	
Income	
Interest Income	15,992.12
Income	
Property Taxes	<u>297,796.08</u>
Total Income	<u>297,796.08</u>
Total Income	313,788.20
Expense	
Playscape Repairs & Maintena...	11,973.82
Website Expenses	434.67
Amenity Center Operations	47,176.42
Trail Repairs	
Trail General Maintenance	<u>9,197.38</u>
Total Trail Repairs	9,197.38
Audit Fees	7,500.00
Bank Service Charges	5.00
Bookkeeping Fees	14,400.00
Engineering	
District Engineering	<u>52,837.14</u>
Total Engineering	52,837.14
Insurance	
Liability Insurance	<u>4,469.78</u>
Total Insurance	4,469.78
Legal Fees	121,461.34
Collection and Appraisal Fees	4,503.90
Waste Disposal	<u>59,408.12</u>
Total Expense	<u>333,367.57</u>
Net Ordinary Income	-19,579.37
Other Income/Expense	
Other Income	
Other Income-Drainage Ditch	<u>750.00</u>
Total Other Income	<u>750.00</u>
Net Other Income	<u>750.00</u>
Net Income	<u><u>-18,829.37</u></u>

**Belvedere MUD-Debt Service Fund**  
**Balance Sheet**  
As of September 17, 2024

---

	<u>Sep 17, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	74,582.87
TexPool	<u>192,551.78</u>
Total Checking/Savings	267,134.65
Accounts Receivable	
Taxes Receivable	<u>954.99</u>
Total Accounts Receivable	954.99
Total Current Assets	<u>268,089.64</u>
<b>TOTAL ASSETS</b>	<b><u>268,089.64</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>954.99</u>
Total Other Current Liabilities	954.99
Total Current Liabilities	<u>954.99</u>
Total Liabilities	954.99
Equity	
Restricted	237,130.00
Net Income	<u>30,004.65</u>
Total Equity	267,134.65
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>268,089.64</u></b>

**Belvedere MUD-Debt Service Fund**  
**Profit & Loss**  
**October 1, 2023 through September 17, 2024**

---

	<u>Oct 1, '23 - Sep 17, 24</u>
Ordinary Income/Expense	
Income	
Tax Revenue	<u>489,647.74</u>
Total Income	489,647.74
Expense	
Bank Service Charges	108.00
Bond Principal	320,000.00
Interest Expense	151,818.76
Paying Agent Fee	<u>1,500.00</u>
Total Expense	<u>473,426.76</u>
Net Ordinary Income	16,220.98
Other Income/Expense	
Other Income	
Interest Income	<u>13,783.67</u>
Total Other Income	<u>13,783.67</u>
Net Other Income	<u>13,783.67</u>
Net Income	<u><u>30,004.65</u></u>

# **Property Tax Statement**

-- BELVEDERE MUD													
ULK		BEGINNING	TAX	BASE TAX	REVERSALS	NET BASE TAX	PERCENT	ENDING	P & I	P & I	LRP	OTHER PENALTY	TOTAL
YEAR	TAX BALANCE	ADJ	COLLECTED	COLLECTED	COLLECTED	COLLECTED	COLLECTED	TAX BALANCE	COLLECTED	REVERSALS	COLLECTED	COLLECTED	DISTRIBUTED
2006	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2014	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2015	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2016	.60	.00	.00	.00	.00	.00	.00 %	.60	.00	.00	.00	.00	.00
2017	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2018	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2019	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2020	.00	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2021	.00	4.06-	.00	.00	4.06	4.06-100.00 %	.00 %	.00	.00	.00	.00	.00	4.06-
2022	7516.23	1864.58-	7515.92	1864.58	5651.34	99.99 %	.31	2134.85	.00	.00	.00	.00	7786.19
TOTL	7516.83	1868.64-	7515.92	1868.64	5647.28	99.98 %	.91	2134.85	.00	.00	.00	.00	7782.13
2023	777670.61	107.50-	776499.93	471.35	776028.58	99.80 %	1534.53	4793.12	.00	.00	.00	.00	780821.70

ENTITY	TOTL	785187.44	1976.14	784015.85	2339.99	781675.86	99.80 %	1535.44	6927.97	.00	.00	788603.83
--------	------	-----------	---------	-----------	---------	-----------	---------	---------	---------	-----	-----	-----------

Outstanding property tax receivable

Debt Service

2016 = .31  
2022 = .20  
2023 = 954.48  
\$954.99

Operating

2016 = .29  
2022 = .11  
2023 = 580.05  
\$580.45

Current tax rate  
Operating: .0715  
Debt Service: .1275  
total: .2050

## **Current Invoices for Approval**

Montoya & Monzingo, LLP

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

# Invoice

Date	Invoice #
9/3/2024	31055

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

Description	Amount
September 2024 accounting services.	1,200.00
Thank you for your business.	<b>Total</b> \$1,200.00

Rec'd 9/3/24

August 27, 2024

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

Invoice: 97552759  
Client: 2364  
Matter: 0  
Billing Attorney: DJK  
  
Tax ID # 74-2308445

---

### INVOICE SUMMARY

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

**RE: Belvedere Community**

Professional Services	\$ 2,402.50
Total Disbursements	<u>\$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 2,402.50</b>

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

TO PAY BY CARD or eCheck with our fast, easy, and secure service, **CLICK HERE: Pay Now**

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

*Recd 8/30/24*





# QUIDDITY

Invoice Total \$5,198.34

Invoice #: ARIV1023080  
Invoice date: 9/3/2024  
Project Number: 16654-0900-24

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

**PLEASE NOTE OUR REMIT INFO**

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

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

Please send remittance advice to:  
AccountsReceivable@Quiddity.com

Payment Terms: Due upon Receipt

For professional services from 27-Jul-2024 through 23-Aug-2024

16654-0900-24 Belvedere MUD 2024 General Consultation

16654-0900-24.001 - District Operations

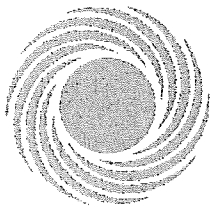
Role	Hours	Rate	Amount
Admin II	0.50	95.00	47.50
Graduate Engineer I	8.25	125.00	1,031.25
Professional Engineer III	0.75	225.00	168.75
Professional Engineer V	14.25	275.00	3,918.75
<b>Subtotal</b>	<b>23.75</b>		<b>5,166.25</b>

Category	Vendor Id	Amount
Mileage		32.09
<b>Subtotal</b>		<b>32.09</b>

Invoice subtotal 5,198.34  
**Total 5,198.34**

Services include preparation and attendance at monthly board meeting, coordination with contractor for the completion of rock berm rebuild on Lakewood Ridge Cove ; correspondence and a site visit regarding drainage swales at 8708 and 8700 Springdale Ridge; budget preparation for upcoming fiscal year and routine district operational activities.

Reid 9/10/24



# SUNSCAPE

LANDSCAPING

## INVOICE

Invoice: 21850  
Invoice Date: 08/01/2024

### BILL TO

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

Phone: 512-251-5668 x25

### PROPERTY ADDRESS

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

### INVOICE

08/01/2024

### TERMS

Net 30

### ACCOUNT MANAGER

Tyler Lambourne

### DESCRIPTION

### PRICE

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

\$4,030.89

Trail Maintenance \$1,021.93

Subtotal: \$4,030.89

HOA /MUS Contract \$3,008.96

Sales Tax (.00%) \$0.00

**INVOICE TOTAL: \$4,030.89**

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

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

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

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!!

Page 1/1

**TRAVIS CENTRAL APPRAISAL DISTRICT**

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

	Invoice Date	Invoice Number
<b>Invoice</b>	9/1/2024	8742

Jurisdiction ID: 1K

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

You may remit via ACH to Wells Fargo Bank, N.A.,  
account #7556188477, ABA #111900659. Please send  
ACH remittance information to [kharvey@tcadcentral.org](mailto:kharvey@tcadcentral.org).

To submit via wire, please contact the Finance  
Department.

Invoice Date	Charge Code	Description	Amount
9/1/2024	Appraisal Revenue	Appraisal Fees - Q4-24 (10.01-12.31.24)	\$989.76
			<i>Recd 8/30/24</i>
Due Date: 10/1/2024			Total: \$989.76

8742 9/1/2024

Invoice Date	Charge Code	Description	Amount
9/1/2024	Appraisal Revenue	Appraisal Fees - Q4-24 (10.01-12.31.24)	\$989.76

1K

Belvedere MUD

Total Due: \$989.76

Due Date: 10/1/2024

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

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



Account Number  
10511046  
Invoice Date  
8/26/2024  
Invoice Number  
668383548-1  
P.O.

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

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

### Services Provided

Service	Price
Rodent/Wildlife Management - Every-Other	\$90.00
Tax	\$0.00
Balance	<b>\$90.00</b>

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

Please return this portion with your payment

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

[www.abchomeandcommercial.com/austin](http://www.abchomeandcommercial.com/austin)  
[austin@goanteater.com](mailto:austin@goanteater.com)

Account Number  
10511046

Invoice Number  
668383548-1

Amount Paid: \_\_\_\_\_ Check No.: \_\_\_\_\_  
Credit Card No.: \_\_\_\_\_ CSV Code: \_\_\_\_\_  
Expiration: \_\_\_\_\_  
Signature: \_\_\_\_\_



VISA



# **Invoices Paid Between Board Meetings**



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

Member-owned since 1938  
 nonprofit

**Account #:** 3001549599  
**Member Name:** BELVEDERE MUD  
**Director District:** 5  
**Bill Date:** 08/28/2024

**AUTOPAY AMOUNT**

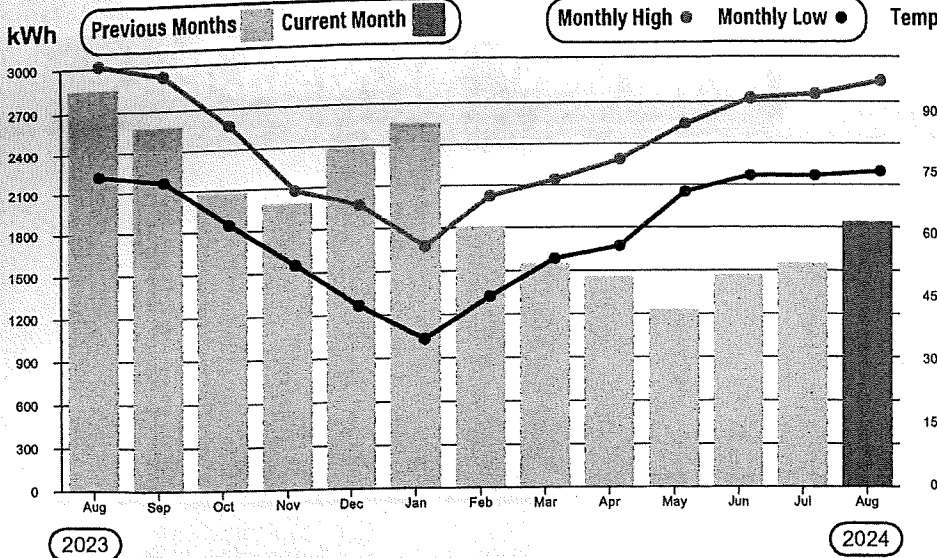
**\$213.45**

**Paid By Bank Draft**  
**09/18/2024**

**Service Address: 17400 FLAGLER DRIVE**

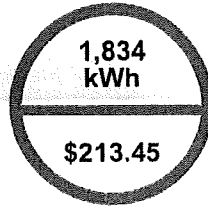
This bill does not reflect payments after 08/28/2024.  
 Charge detail found on the back of this page.

**Monthly energy use**

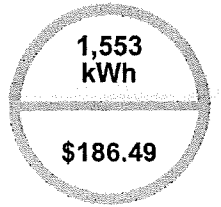


**Energy comparison**

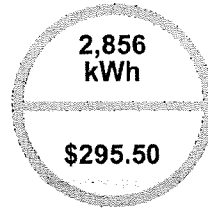
**Total energy use this month**



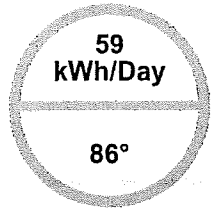
**Total energy use last month**



**Total energy use this month last year**



**Average daily use and temp this month**



**IMPORTANT MEMBER INFORMATION**

You can spot scams from a mile away. New tactics pop up regularly, so to help you avoid scams, we want you to know what PEC will and will not do. Get our tips at pec.coop/scams.

*Rec'd 9/1/24  
 Paid EFT 9/18/24*

KEEP THIS STATEMENT FOR YOUR RECORDS

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



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

**Bill Date** 08/28/2024  
**Account #** 3001549599  
**AutoPay Amount - DO NOT PAY** \$213.45  
**Bank Draft on** 09/18/2024

PEC Secure Pay Station barcode



Mail payment to:

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



7622 0 AB 0.593  
 BELVEDERE MUD  
 PO BOX 2029  
 DELUGERVILLE TX 78691-2029

5 7622  
 C-28

460763001549599000021345000023480082820243



BELVEDERE MUD  
PO BOX 2029  
PFLUGERVILLE TX 78691-2029

Page: 1 of 3  
Issue Date: Aug 22, 2024  
Account Number: 312935378

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



### Account summary

Your last bill	\$154.56
Payment, Aug 12 - Thank you!	-\$154.56
Remaining balance	\$0.00

### Service summary

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

### Total due

**\$154.56**

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

*Rec'd 9/11/24  
Paid EFT 9/13/24*

### Ways to pay and manage your account:



myAT&T app  
iPhone and Android



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



800.321.2000  
TTY: 800.651.5111

Scan to pay



**ABC Bank Statements**

**TexPool Statements**





Drawer 9  
Wolfforth, Texas 79382-0009

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

3924209

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

Date 8/30/24 Page 1  
Primary Account XXXXXXXXXXXX

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

Checking Account

Account Title: Belvedere Municipal Utility District  
General Funds

Business Checking Public Funds	Enclosures/Images	9
Account Number XXXXXXXXXXXX	Statement Dates	8/01/24 thru 9/02/24
Previous Balance	Days in the Statement Period	33
4 Deposits/Credits	Average Ledger Balance	27,442.16
11 Checks/Debits	Average Collected	27,442.16
Service Charge Amount		.00
Interest Paid		.00
Current Balance		33,390.72

Deposits and Other Credits

Date	Description	Amount
8/01	PPD F746000192	1,533.40
	CONS PAY PT CLEARING	
8/02	PPD F746000192	823.71
	CONS PAY PT CLEARING	
8/22	Deposit	30,000.00
8/29	PPD F746000192	14,763.80
	CONS PAY PT CLEARING	

Debits

Date	Description	Amount
8/08	PPD 0000358635	118.86-
	SPECTRUM SPECTRUM	
8/13	PPD 9864031004	154.56-
	Payment ATT	

Date 8/30/24 Page 2  
 Primary Account XXXXXXXXXXXX

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

Business Checking Public Funds XXXXXXXXXXXX (Continued)

Date	Description	Debits	Amount
8/19	CCD 2740828412		186.49-
	ELEC_BILL Pedernales_Elec		
	3001549599		

Date	Check No.	Amount	Date	Check No.	Amount
8/22		1,307.54	8/22	1531	7,662.00
8/22		5,365.09	8/23	1532	10,122.74
8/02	1527*	14,991.15	8/27	1533	1,991.37
8/22	1530*	3,600.00	8/29	1534	6,277.50

**Daily Balance Information**

Date	Balance	Date	Balance	Date	Balance
8/01	39,580.51	8/13	25,139.65	8/23	26,895.79
8/02	25,413.07	8/19	24,953.16	8/27	24,904.42
8/08	25,294.21	8/22	37,018.53	8/29	33,390.72

End Of Statement



**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
**Checking Account - ABC Bank, Period Ending 08/31/2024**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						38,047.11
<b>Cleared Transactions</b>						
<b>Checks and Payments - 11 items</b>						
Check	07/24/2024	1527	Texas Disposal S...	X	-14,991.15	-14,991.15
Check	08/08/2024	EFT	Spectrum Business	X	-118.86	-15,110.01
Check	08/12/2024	EFT	AT & T	X	-154.56	-15,264.57
Check	08/18/2024	EFT	Pedernales Electr...	X	-186.49	-15,451.06
Check	08/20/2024	1532	Quiddity Engineer...	X	-10,122.74	-25,573.80
Check	08/20/2024	1531	Lloyd Gosselink ...	X	-7,662.00	-33,235.80
Check	08/20/2024	1534	Sunscape Lands...	X	-6,277.50	-39,513.30
Check	08/20/2024	Tran...	Belvedere MUD ...	X	-5,365.09	-44,878.39
Check	08/20/2024	1530	Montoya & Monzi...	X	-3,600.00	-48,478.39
Check	08/20/2024	1533	Dig Dug Construc...	X	-1,991.37	-50,469.76
Check	08/20/2024	Tran...	Belvedere MUD ...	X	-1,307.54	-51,777.30
<b>Total Checks and Payments</b>					-51,777.30	-51,777.30
<b>Deposits and Credits - 4 items</b>						
Deposit	08/01/2024			X	1,533.40	1,533.40
Deposit	08/02/2024			X	823.71	2,357.11
Transfer	08/20/2024			X	30,000.00	32,357.11
Deposit	08/29/2024			X	14,763.80	47,120.91
<b>Total Deposits and Credits</b>					47,120.91	47,120.91
<b>Total Cleared Transactions</b>					-4,656.39	-4,656.39
<b>Cleared Balance</b>					-4,656.39	33,390.72 <i>iw</i>
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Check	08/20/2024	1535	3 Wire Electric Inc		-231.75	-231.75
<b>Total Checks and Payments</b>					-231.75	-231.75
<b>Total Uncleared Transactions</b>					-231.75	-231.75
<b>Register Balance as of 08/31/2024</b>					-4,888.14	33,158.97
<b>New Transactions</b>						
<b>Checks and Payments - 2 items</b>						
Check	09/10/2024	1536	Pedernales Electr...		-213.45	-213.45
Check	09/13/2024	EFT	AT & T		-154.56	-368.01
<b>Total Checks and Payments</b>					-368.01	-368.01
<b>Total New Transactions</b>					-368.01	-368.01
<b>Ending Balance</b>					-5,256.15	32,790.96



Drawer 9  
Wolfforth, Texas 79382-0009

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

3924212

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

Date 8/30/24 Page 1  
Primary Account XXXXXXXXXXXX

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

### Checking Account

Account Title: Belvedere Municipal Utility District  
Operating Money Market

Money Market Public Fund		Enclosures/Images	1
Account Number	XXXXXXXXXXXX	Statement Dates	8/01/24 thru 9/02/24
Previous Balance	46,504.01	Days in the Statement Period	33
Deposits/Credits	.00	Average Ledger Balance	35,594.91
1 Checks/Debits	30,000.00	Average Collected	35,594.91
Service Charge Amount	.00	Interest Earned	80.23
Interest Paid	80.23	Annual Percentage Yield Earned	2.52%
Current Balance	16,584.24	2024 Interest Paid	711.59

### Deposits and Other Credits

Date	Description	Amount
9/02	Interest Deposit	80.23

Date	Check No.	Amount
8/22		30,000.00

### Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/01	46,504.01	8/22	16,504.01	9/02	16,584.24

Date 8/30/24 Page 2  
Primary Account XXXXXXXXXXXX [REDACTED]

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

Money Market Public Fund

XXXXXXXXXXXX [REDACTED] (Continued)

### INTEREST RATE SUMMARY

Date	Rate
7/31	2.500000%

End of Statement



**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
**Money Market - ABC Bank, Period Ending 08/31/2024**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						46,504.01
Cleared Transactions						
Checks and Payments - 1 item						
Transfer	08/20/2024			X	-30,000.00	-30,000.00
Total Checks and Payments					-30,000.00	-30,000.00
Deposits and Credits - 1 item						
Deposit	08/31/2024			X	80.23	80.23
Total Deposits and Credits					80.23	80.23
Total Cleared Transactions					-29,919.77	-29,919.77
Cleared Balance					-29,919.77	16,584.24
Register Balance as of 08/31/2024					-29,919.77	16,584.24
Ending Balance					-29,919.77	16,584.24

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 07/01/2024 - 07/31/2024

Page 1 of 2

Customer Service 1-866-TEX-POOL

Location ID 00000000

Investor ID 00000000

## TexPool Update

Cut the Clutter with TexPool! Establish and update your preferences for receipt of monthly account and daily confirmation statements. Please visit [TexPool.com](http://TexPool.com) to learn more.

## TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$340,963.46	\$0.00	\$0.00	\$1,539.75	\$342,503.21	\$341,013.13
Total Dollar Value	\$340,963.46	\$0.00	\$0.00	\$1,539.75	\$342,503.21	

## Portfolio Value

Pool Name	Pool/Account	Market Value (07/01/2024)	Share Price (07/31/2024)	Shares Owned (07/31/2024)	Market Value (07/31/2024)
Texas Local Government Investment Pool	000000000000	\$340,963.46	\$1.00	342,503.210	\$342,503.21
Total Dollar Value		\$340,963.46			\$342,503.21

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	000000000000	\$1,539.75	\$10,448.68
Total		\$1,539.75	\$10,448.68







Belvedere Municipal Utility District  
Reconciliation Detail  
TexPool, Period Ending 07/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						340,963.46
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	08/31/2024			X	1,539.75	1,539.75
Total Deposits and Credits					1,539.75	1,539.75
Total Cleared Transactions					1,539.75	1,539.75
Cleared Balance					1,539.75	342,503.21
Register Balance as of 07/31/2024					1,539.75	342,503.21
Ending Balance					1,539.75	342,503.21



Drawer 9  
Wolfforth, Texas 79382-0009

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

3924210

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

Date 8/30/24 Page 1  
Primary Account XXXXXXXXXXXX

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

### Checking Account

Account Title: Belvedere Municipal Utility District  
Debt Services

Money Market Public Fund		Enclosures/Images	2
Account Number	XXXXXXXXXXXX	Statement Dates	8/01/24 thru 9/02/24
Previous Balance	56,905.09	Days in the Statement Period	33
2 Deposits/Credits	6,672.63	Average Ledger Balance	59,331.50
Checks/Debits	.00	Average Collected	59,331.50
Service Charge Amount	.00	Interest Earned	133.74
Interest Paid	133.74	Annual Percentage Yield Earned	2.52%
Current Balance	63,711.46	2024 Interest Paid	5,076.01

### Deposits and Other Credits

Date	Description	Amount
8/22	Deposit	1,307.54
8/22	Deposit	5,365.09
9/02	Interest Deposit	133.74

### Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/01	56,905.09	8/22	63,577.72	9/02	63,711.46

### INTEREST RATE SUMMARY

Date	Rate
7/31	2.500000%

**Belvedere MUD-Debt Service Fund**  
**Reconciliation Detail**  
MUD Debt Service Fund, Period Ending 08/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						56,905.09
Cleared Transactions						
Deposits and Credits - 3 items						
Deposit	08/20/2024			X	1,307.54	1,307.54
Deposit	08/20/2024			X	5,365.09	6,672.63
Deposit	08/31/2024			X	133.74	6,806.37
Total Deposits and Credits					6,806.37	6,806.37
Total Cleared Transactions					6,806.37	6,806.37
Cleared Balance					6,806.37	63,711.46
Register Balance as of 08/31/2024					6,806.37	63,711.46
Ending Balance					6,806.37	63,711.46 <i>W</i>

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



TEXAS TRUST  
TEXAS TREASURY SAFEKEEPING TRUST COMPANY  
COMPTROLLER GLENN HEGAR, CHAIRMAN

## Participant Statement

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

Statement Period 07/01/2024 - 07/31/2024

Page 1 of 2

Customer Service 1-866-TEX-POOL

Location ID [REDACTED]

Investor ID [REDACTED]

### TexPool Update

Cut the Clutter with TexPool! Establish and update your preferences for receipt of monthly account and daily confirmation statements. Please visit [TexPool.com](http://TexPool.com) to learn more.

### TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$191,686.13	\$0.00	\$0.00	\$865.65	\$192,551.78	\$191,714.05
<b>Total Dollar Value</b>	<b>\$191,686.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$865.65</b>	<b>\$192,551.78</b>	

### Portfolio Value

Pool Name	Pool/Account	Market Value (07/01/2024)	Share Price (07/31/2024)	Shares Owned (07/31/2024)	Market Value (07/31/2024)
Texas Local Government Investment Pool	[REDACTED]	\$191,686.13	\$1.00	192,551.780	\$192,551.78
<b>Total Dollar Value</b>		<b>\$191,686.13</b>			<b>\$192,551.78</b>

### Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	[REDACTED]	\$865.65	\$5,874.21
<b>Total</b>		<b>\$865.65</b>	<b>\$5,874.21</b>



00151791

Statement Period 07/01/2024 - 07/31/2024

Page 2 of 2

## Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: ██████████

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
07/01/2024	07/01/2024	BEGINNING BALANCE	\$191,686.13	\$1.00		191,686.130
07/31/2024	07/31/2024	MONTHLY POSTING	\$865.65	\$1.00	865.650	192,551.780
Account Value as of 07/31/2024			\$192,551.78	\$1.00		192,551.780

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

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						191,686.13
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	08/31/2024			X	865.65	865.65
Total Deposits and Credits					865.65	865.65
Total Cleared Transactions					865.65	865.65
Cleared Balance					865.65	192,551.78
Register Balance as of 07/31/2024					865.65	192,551.78
Ending Balance					865.65	192,551.78

## Agenda Item No. 8

Discuss, consider, and take action as necessary concerning the engagement of West, Davis & Company to conduct an audit of the District's financial records for the period ending September 20, 2024.

# WEST, DAVIS & COMPANY

A LIMITED LIABILITY PARTNERSHIP

---

August 10, 2024

Board of Directors  
Belvedere Municipal Utility District  
Lloyd Gosselink Rochelle & Townsend  
816 Congress Ave, Suite 1900  
Austin, Texas 78701

We are pleased to confirm our understanding of the services we are to provide the Belvedere Municipal Utility District No. 1 (the “District”) for the year ended September 30, 2024. We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the District’s basic financial statements, as of and for the year ended September 30, 2024. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management’s Discussion and Analysis
2. General Fund Budget Comparison.

We have also been engaged to report on supplementary information other than RSI that accompanies the District’s basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor’s report on the financial statements:

1. TCEQ required schedules.



## **Audit Objectives**

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements taken as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

### **Audit Procedures—Internal Control**

We will obtain an understanding of the District and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion.

### **Other Services**

We will also prepare the financial statements of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the

right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

## **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to

include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to [include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon]. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

### **Audit Administration, Fees, and Other**

We understand that your employees or consultants will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of West, Davis and Company and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to TCEQ or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of West, Davis and Company personnel. Furthermore, upon request, we may provide copies of selected audit documentation to TCEQ or its designee. TCEQ or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Bob West is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit on approximately October 1, 2024, and to issue our reports no later than December 31, 2024. Our fee for these services will be at our standard hourly rates plus out-of-pocket costs except that we agree that our gross fee will be approximately \$7,500. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoice for these fees will be rendered upon completion of our work and are payable on presentation. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We will also be available to provide additional services to the District, upon the District's request. Our fee for any such additional services will be at our standard hourly rates.

### **Reporting**

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in

which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return a copy to us.

Sincerely,



Bob West, CPA  
Partner

RESPONSE:

This letter correctly sets forth the understanding of Belvedere Municipal Utility District.

By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

## Agenda Item No. 13

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

- a. Report from the District's Engineer;
- b. Drainage facilities, including, but not limited to:
  - (i) review of landscaping improvements within the ditch in front of the property at 8700 Springdale Ridge Drive;
  - (ii) review of landscaping improvements within the ditch in front of the property at 8708 Springdale Ridge Drive; and
- c. Trail maintenance.



3100 Alvin Devane Boulevard, Suite 150  
Austin, Texas 78741  
Tel: 512.441.9493  
[www.quiddity.com](http://www.quiddity.com)

September 10, 2024

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

Re: Monthly Status Report  
Belvedere MUD Regular Board Meeting of September 17, 2024

Dear Directors:

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

1) **Drainage Facilities**

a) Ditch Lining Evaluations

- i) 8708 Springdale Ridge Cove – Quiddity remains in discussion with the builder regarding the proposed ditch modifications. The builder has indicated they will provide additional elevation data for the improvements installed.
- ii) 8700 Springdale Ridge Cove – The home builder for 8700 Springdale Ridge Cove submitted a request for the ditch liner review. Quiddity is reviewing the request and preparing a response.

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

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

Sincerely,

Meagan Norris, P.E.

MNN/mcs

K:\16654\16654-0900-23 2023 General Consultation (Belvedere MUD)\Meeting Files\Status Reports\2024.09.17\Status Report for Belvedere 20240903.docx