



Ms. Lugo addressed the Board and asked why the property values reflected in the tax notice were less than the previous year. Director Golde stated this information was obtained from the Travis County Appraisal District.

**There being no further inquiries or comments, upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried, the Board closed the public hearing on the tax rate at 6:15 p.m.**

**After discussion, upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried, the Board adopted the budget for the 2018-2019 fiscal year, provided as Exhibit A.**

The next item to come before the Board was to consider the adoption of the 2018 tax rate. **After discussion, upon motion by Director Koerner, seconded by Director Ubertini, and unanimously carried, the Board adopted a debt service tax rate of twenty cents (\$0.20) per one hundred dollars (\$100) of assessed valuation, and a maintenance and operations tax rate of fifteen (\$0.15) per one hundred dollars (\$100) of assessed valuation for a total 2018 tax rate of thirty-five cents (\$0.35) per one hundred dollars (\$100) of assessed valuation. A copy of the order adopted by the Board is provided as Exhibit B.** Director Koerner noted this was the fourth year in a row the District was able to lower the tax rate.

Director Golde stated the next item before the Board was to consider approval of an amendment to the District's Information Form. Ms. Albright noted the form reflected the District's most recent tax rate and was to be filed in the real property records of Travis County. **Upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried, the Board approved the amendment to the District's Information Form provided as Exhibit C. Director Clifford called upon counsel to undertake the requisite filing.**

The next item before the Board was to consider the approval of the minutes of the August 21, 2018 regular meeting. Director Clifford noted two edits to page two and an edit to page four. After discussion, upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried, the Board approved the minutes of the August 21, 2018 regular meeting, as amended, provided as Exhibit D.

Director Koerner commented on the level of detail in the minutes and questioned whether such detail was required. Ms. Albright indicated that the level of detail was a matter of the Board's preference. After discussion, the Board agreed the level of detail in the minutes should be kept to a minimum unless specifically directed otherwise.

The next item before the Board was to consider the bookkeeper's report, including payment of invoices and coordination on bookkeeping matters. Mr. Monzingo presented this item and stated there were no changes to the report provided as Exhibit E. Director Koerner noted the Board had previously agreed to set the reserve fund at two times the operating budget but recommended the reserve fund not increase based on the heretofore adopted budget, but rather maintained at the current amount. After discussion, the Board agreed to maintain the

reserve fund at its current amount of \$480,000. Next, the Board discussed the use of the surplus capital funds and reimbursement to the operating fund for capital projects that had previously been approved. **Upon motion by Director Clifford, seconded by Director Ubertini, and unanimously carried, the Board authorized reimbursing the operating fund from the surplus capital funds in the amount of \$29,736.91 for Amenity Center improvements. Upon motion by Director Clifford, seconded by Director Bryson, and unanimously approved, the Board authorized reimbursing the operating fund from the surplus capital fund for the following: \$18,575 (T Bar M invoice), \$6,285 (engineering fees), and \$100 (TCEQ filing fee).**

**After discussion, upon motion by Director Koerner, seconded by Director Ubertini and unanimously carried, the Board approved the Bookkeeper's Report, transfers, and payment of invoices as detailed in Exhibit E.**

The next item before the Board was the solicitation and engagement of an investment advisor. Director Clifford stated she requested this agenda item as a follow-up to Tom Wiles' recommendation that the Board consider engaging the investment advisor being considered by the HOA. After input from Mr. Monzingo regarding the statutory restrictions placed on the District's investment options, the Board agreed the District would not seek services from another investment advisor, but that Mr. Monzingo would determine if the District could obtain a better interest rate than it was currently receiving.

Director Golde stated the Board would next consider the report from the District's Engineer, provided as Exhibit F. Mr. Canady stated he had prepared the District's contracts and qualifications package which had been provided to Directors Ubertini and Bryson for review. A discussion ensued regarding the bidding process, coordination with the HOA and ACC, and selection of lowest qualified bidder. Director Ubertini requested the ACC rules be placed in the qualifications package and for Mr. Canady to work with the HOA to fast track the approval process.

Next, Mr. Canady presented the storage building renderings prepared by Method Architecture, provided as Exhibit G. Directors Ubertini and Bryson stated they had reviewed the renderings with Charlie Wilson, HOA subcommittee member, and would provide comments to Mr. Canady, as requested. Mr. Canady next provided the Tree Preservation Assessment and Recommendations from Bartlett Tree Experts. The Board requested these recommendations be included in the construction contract so that the approved builder would be obligated to implement the procedures and apply the treatments provided in the recommendation letter, provided as Exhibit H.

In regards to culvert clean out project, Mr. Canady stated TexaScapes would begin the work the following day. Lee Blanton addressed the Board and expressed concern with 1) the amount of time afforded to inform residents of the impending work, and 2) the use of the Amenity Center water for the clean out. Director Golde stated Kim Bigley had provided the community 24-hours' notice of the work. The Board stated for projects going forward, as a matter of policy, the community should be informed of projects with at least two weeks' notice.

The Board requested TexaScapes truck in water for the project and stated the District would pay for the water.

Mr. Canady stated Dan Ryan had submitted a response to the rock berm letter and Mr. Ryan stated the contractor had not been compensated for any work that was not performed and no bond proceeds were paid for reimbursement on work not performed. The Board agreed the District would not pursue this matter further.

Lastly, Mr. Canady presented a table and map, provided as **Exhibit I**, which provided an overview of the mowing audit results. Mr. Canady stated the audit reflected that out of 28 acres of designated mowing areas, the District was responsible for 36.1% and the HOA was responsible for 63.9%. Director Koerner recommended the budget committee review the current landscaping contract and the mowing audit information, and then discuss an appropriate reimbursement amount under the Joint Maintenance Agreement (JMA) with the HOA. Director Koerner requested discussion of the District's participation in the landscaping of the Amenity Center be discussed at the next Board meeting.

The next item before the Board was to discuss the contract for solid waste disposal with Texas Disposal Systems (TDS). Kim Bigley stated the TDS audit, which identified the new homeowners, was almost complete, and Director Koerner stated he would follow-up with Ms. Bigley and the TDS representative.

Director Golde stated the next item before the Board was to discuss, consider, and take action on current and proposed facilities owned or maintained by the District, including reimbursements to the HOA under the JMA. Ms. Albright stated she had provided to Bob West the sample spreadsheet of the JMA expenses proposed by the HOA as a basis for the District's reimbursement. Mr. West advised the spreadsheet would be sufficient provided spot checks of requested invoices were accommodated during the audit.

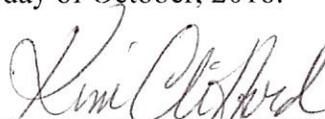
Next, Director Clifford provided a follow-up on the inspection requirements for the playground equipment raised at the August meeting. She stated she had conferred with Ms. Bigley, who confirmed that there were no required ongoing inspections, but the Belvedere maintenance worker checked the equipment periodically. The Board agreed the maintenance worker should continue to check the equipment at the same frequency as in the past.

Director Clifford stated a Belvedere resident had contacted Ms. Bigley regarding installing an additional bench along the trails. After discussions between Ms. Bigley, Director Clifford, Ms. Albright and Mr. Canady, about the basis upon which the District might consider accepting a donation, it was agreed to pose to the Board the following inquiry. Was the District willing to accept a bench donation provided, (1) the bench was of a similar type and quality as existing benches owned by the District, (2) the bench was installed in a similar fashion to existing District owned benches, (3) the HOA oversaw the purchase and installation of the bench at the donor's expense, (4) the donor executed a document donating the bench to the District and (5) the location of the bench was determined to be acceptable to the donor and the Board? The Board agreed it was amenable to a bench donation on the basis presented. Director Clifford

requested a subcommittee be appointed to approve the bench location on behalf of the Board. Directors Koerner and Golde were appointed to serve on such a subcommittee.

**There being no further business and upon motion made by Director Clifford, seconded by Director Golde, and unanimously carried, the meeting adjourned at 7:58 p.m.**

PASSED, APPROVED AND ADOPTED THIS 16<sup>th</sup> day of October, 2018.

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

# **EXHIBIT A**

Belvedere Municipal Utility District  
 General Operating Fund  
 Statement of Projected Revenues and Expenditures  
 Budget for the Fiscal Year October 1, 2018 to September 30, 2019

<u>Revenues</u>	17 Cents Maintenance Tax	16 Cents Maintenance Tax	15 Cents Maintenance Tax
Maintenance Taxes	\$ 338,325	\$ 318,423	\$ 298,522
Interest Income	3,000	3,000	3,000
<b>Total Revenues</b>	<b>341,325</b>	<b>321,423</b>	<b>301,522</b>
<u>Expenditures</u>			
Solid Waste Disposal	45,000	45,000	45,000
Legal Fees	55,000	55,000	55,000
Audit Fees	7,500	7,500	7,500
Accounting Fees	14,400	14,400	14,400
Engineering Fees	18,000	18,000	18,000
Engineering Fees - Drainage Maintenance	15,000	15,000	15,000
Amenity Center Operations	65,000	65,000	65,000
Amenity Center Maintenance	5,000	5,000	5,000
Amenity Center Landscaping	20,000	20,000	20,000
Drainage Maintenance	20,000	20,000	20,000
Insurance	4,000	4,000	4,000
Tax Appraisal and Collection Fees	5,000	5,000	5,000
Bank Charges	200	200	200
Other fees	100	100	100
Newspaper notices	2,000	2,000	2,000
Capital Projects			
Amenity Center Improvements - Engineering	25,000	25,000	25,000
Amenity Center Improvements - Consultants	20,000	20,000	20,000
Amenity Center Improvements - Construction	65,000	65,000	65,000
<b>Total Expenditures</b>	<b>386,200</b>	<b>386,200</b>	<b>386,200</b>
Projected Excess (Deficit) Revenue Over (Under) Expenditures	(44,875)	(64,777)	(84,678)
Projected Operating Cash at 9/30/18	136,228	136,228	136,228
Projected Operating Cash at 9/30/19	91,353	71,451	51,550
Operating Reserves	480,000	480,000	480,000
<b>Total Projected Operating Cash and Reserves at 9/30/19</b>	<b>\$ 571,353</b>	<b>\$ 551,451</b>	<b>\$ 531,550</b>

Belvedere Municipal Utility District  
Debt Service Fund  
Statement of Projected Revenues and Expenditures  
Budget for the Fiscal Year October 1, 2018 to September 30, 2019

Revenues

Property Taxes	<u>\$ 398,029</u>
Total Revenues	<u>398,029</u>

Expenditures

Principal	250,000
Interest	<u>188,681</u>
Total Expenditures	<u>438,681</u>
Projected Excess (Deficit) Revenue Over (Under) Expenditures	(40,652)
Projected Fund Balance 9/30/18	<u>306,650</u>
Projected Fund Balance 9/30/19	<u><u>\$ 265,998</u></u>

Belvedere Municipal Utility District  
 Property Taxes for the Fiscal Year October 1, 2018 to September 30, 2019

Property Taxes	Debt	M & O		
Taxable value	\$ 203,075,961			
Tax rate	0.20	0.17	0.16	0.15
Tax levy	\$ 406,152	\$ 345,229	\$ 324,922	\$ 304,614

98% collection rate

	Debt	M & O		
	\$ 406,152	\$ 345,229	\$ 324,922	\$ 304,614
	0.98	0.98	0.98	0.98
<b>Estimated Collections</b>	<b>\$ 398,029</b>	<b>\$ 338,325</b>	<b>\$ 318,423</b>	<b>\$ 298,522</b>

1 cent of tax levy equals \$ 20,308

# **EXHIBIT B**

ORDER SETTING 2018 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 a 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 18th day of September, 2018; whereupon the roll was called of the members of the Board of Directors, to wit:

Peter Golde	President
James Koerner	Vice President
Kim Clifford	Secretary
Ronald Ubertini	Assistant Secretary
Steven Bryson	Assistant Secretary

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

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

"Aye" 5; "No" 0.

The Order thus adopted is as follows:

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, at an election held on May 13, 2006, the District's registered voters authorized an unlimited maintenance tax on all taxable property within 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 as set out in Section 51.445, Texas Water Code;

WHEREAS, the District on February 16, 2010 issued its \$2,350,000 Unlimited Tax Bonds, Series 2010;

WHEREAS, the District on October 20, 2011 issued its \$1,920,000 Unlimited Tax Bonds, Series 2011;

WHEREAS, the District on March 16, 2016 issued its \$1,000,000 Unlimited Tax Bonds, Series 2016;

WHEREAS, the District on February 27, 2018 issued its \$1,220,000 Unlimited Tax Park Bonds, Series 2018;

WHEREAS, the Board of Directors has reviewed and approved its operation budget for its fiscal year October 1, 2018 through September 30, 2019 and has determined what maintenance tax rate should be set to meet such budget requirements; and

WHEREAS, the appraisal roll of the District for 2018 has been prepared and certified by the Travis Central Appraisal District and submitted to the District's tax collector.

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 2018 to pay interest on bonds and create a sinking fund for payment of principal on bonds shall be \$0.20 per one hundred dollars (\$100) of assessed valuation, and the maintenance tax rate for the year 2018 shall be \$0.15 per one hundred dollars (\$100) of assessed valuation for a total tax rate of \$0.35 per one hundred dollars (\$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 \$0.35 per one hundred dollars (\$100) of assessed valuation for 2018 as provided for in Chapter 49, Texas Water Code, and all other applicable laws.

II.

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

PASSED, APPROVED AND ADOPTED this the 18th day of September, 2018.

ATTEST:

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Peter Golde, President  
Board of Directors

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Kim Clifford, Secretary  
Board of Directors

[SEAL]

# **EXHIBIT C**

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 map in the Belvedere Municipal Utility District Amended Information Form dated September 16, 2014, recorded as Document No. 2007177340, Official Public Records, Travis County, Texas.
3. The most recent rate of District-wide taxes on property located in the District for operation and maintenance purposes is \$0.15 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 \$0.20 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 "A".

This Amended Information Form supersedes the Information Form filed in the Travis County Official Public Records as Document No. 2017153795.

SIGNED this 18th day of September, 2018.

\_\_\_\_\_  
Peter Golde, President  
Board of Directors

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

\_\_\_\_\_  
Kim Clifford, Secretary  
Board of Directors

\_\_\_\_\_  
Ronald Ubertini, Assistant Secretary  
Board of Directors

\_\_\_\_\_  
Steven Bryson, Assistant Secretary  
Board of Directors

(SEAL)

ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on September 18, 2018 by Peter Golde, James Koerner, Kim Clifford, Ronald Ubertini, and Steven Bryson, as Directors of Belvedere Municipal Utility District.

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

(SEAL)

Exhibit A

NOTICE TO PURCHASERS

The real property, described below, which you are about to purchase, is located in BELVEDERE MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.35 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 ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. 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 prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

\_\_\_\_\_

Date

\_\_\_\_\_

\_\_\_\_\_  
Signature of Purchaser

(Note: Correct district name, tax rate, bond amounts and legal description are to be placed in the appropriate space.) Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, \_\_\_\_\_' for the words 'this date' and place the correct calendar year in the appropriate space.

# **EXHIBIT D**

MINUTES OF MEETING  
OF  
BOARD OF DIRECTORS

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

A regular meeting of the Board of Directors of Belvedere Municipal Utility District was held on August 21, 2018, in accordance with the duly posted notice of said meeting. The roll was called of the members of the Board of Directors, to-wit:

Peter Golde	President
James Koerner	Vice President
Kim Clifford	Secretary
Ronald Ubertini	Assistant Secretary
Steven Bryson	Assistant Secretary

All above-referenced members of the Board were present, except for Director Ubertini, thus constituting a quorum of the Board of Directors. All directors present participated in voting on all matters that came before the Board. Also in attendance were Stefanie Albright and Troupe Brewer, Attorneys, and Lissette Ruiz, Legal Assistant, with Lloyd Gosselink Rochelle and Townsend, P.C.; Jeff Monzingo with Montoya & Monzingo, LLP; Bryce Canady with Murfee Engineering Company; and Bob West with West, Davis & Company. Tom Wiles and Lee Blanton were present on behalf of the Belvedere Homeowners Association (HOA).

Director Golde called the meeting to order at 6:00 p.m. and stated the Board would first receive public comment. Tom Wiles addressed the Board with two items for discussion: 1) quarterly invoicing from the HOA, which he stated could be addressed under agenda item 11.a and; 2) the Architectural Control Committee (ACC) involvement in the bid review and reward of contract for the storage building construction. Mr. Canady stated he would work with the District's subcommittee and ACC, as requested by the District Board.

Next, Director Golde stated the Board would discuss, consider, and take action to approve the minutes of the July 16, 2018 regular meeting, provided as **Exhibit A**. Director Golde had minor revisions to the minutes to specifically identify Refuse Specialists as the contractor that may be considered for assistance with the District's solid waste agreement. **Upon motion by Director Clifford, seconded by Director Koerner, and unanimously carried by the Board members present, the Board approved the July 16, 2018 regular meeting minutes, as amended.**

The next item before the Board was to consider the bookkeeper's report, including payment of invoices and coordination on bookkeeping matters. Mr. Monzingo presented this item and stated there were no changes to the report provided as **Exhibit B**. Mr. Monzingo gave an overview of the transfers to be made, as identified in **Exhibit B**. Director Koerner had a question regarding

engineering costs from the operating fund and asked if there was a way for the District to move to capital expense money, to which Director Golde stated capital funds were restrictive whereas operating funds were not. Director Koerner stated the District should continue to be careful about tracking the spending for these capital projects. **Upon motion by Director Koerner, seconded by Director Clifford and unanimously carried by the Board members present, the Board approved the Bookkeeper's Report, transfers, and payment of invoices as detailed in Exhibit B.**

Director Golde questioned an invoice from Murfee Engineering Invoice No. 3988 regarding review of Amenity Pond well and pump system and stated he understood this to be HOA work rather than an expense for the District. Mr. Canady confirmed that this work was requested by the HOA, and a revised invoice would be created by his firm and submitted to the HOA. **Upon an amended motion by Director Koerner, seconded by Director Clifford, and unanimously carried by the Board members present, the Board approved the Bookkeeper's Report, transfers, and payment of invoices, excluding Murfee Engineering Invoice No. 398388, and authorized Mr. Monzingo to void check number 1055 and reissue a new check to Murfee Engineering for an amount excluding the fee from Invoice No. 39388 (i.e., \$3,282.18).**

Director Golde stated the next item before the Board was to discuss, consider, and take action regarding amendments to the budget for the 2017-2018 fiscal year. Mr. Monzingo presented this item and provided a handout, included as Exhibit C. Mr. Monzingo asked Mr. West if the \$61,000 in bond proceeds should be included as a new line item, to which Mr. West stated yes. Mr. Monzingo also proposed amending the overages for engineering, legal and solid waste. Director Koerner asked why it was important to amend the budget, to which Mr. West stated it was typically a tool to ensure that staff was not exceeding budgeted expenditures and even though the District had no staff, it would be a protection measure for the District. Director Clifford asked why the District was adjusting the revenues, up and down, but was only proposing adjusting exceedances in expenditures but not underages, such as with maintenance. Mr. Monzingo stated the fiscal year was not yet over and he did not recommend adjusting any budgeted items down in case something was to change. Mr. Monzingo stated he would provide an updated version of the amended 2017-2018 budget to the Board. **Upon motion by Director Koerner, seconded by Director Bryson, and unanimously approved by the Board members present, the Board approved the amended budget for fiscal year ending 2018.**

The next item before the Board was to discuss, consider, and take action regarding the budget for the 2018-2019 fiscal year. Mr. Monzingo presented this item and directed the Board to Exhibit D. Mr. Monzingo directed the Board to page three of Exhibit D, which reflected a propped \$0.37/\$100 valuation tax rate. He stated the District's Financial Advisor, Garry Kimball had recommended \$0.20 for the debt service portion of the tax rate, which would leave \$0.17 of the tax rate for operation and maintenance expenses.

Next, Mr. Monzingo directed the Board to page one of Exhibit D to discuss the budget for the operating fund for Fiscal Year 2019. The Board discussed the Engineering Design line item and what additional amount, if any, should be budgeted. Mr. Canady stated the \$15,000 listed for the Drainage Maintenance line item was for engineering fees only, and did not include the actual maintenance work costs. Director Clifford referenced the \$92,000 in capital funds and asked if any

of the budgeted maintenance expense should be planned for payment out of the capital surplus account rather than included in the operating budget. Mr. Monzingo stated it would be up to Mr. Canady to advise the District if the project would qualify as a capital expenditure that would allow the District to use capital funds. Director Golde stated the surplus was captured in the capital projects funds, but the District now had approval to use for repair and maintenance for eligible repair and maintenance expense. Ms. Albright clarified that new projects that come up would need to be looked at to determine if they would be eligible for capital projects funds money, and in order for a project to qualify as a capital project, the work needed extend the life of the facility. A discussion ensued regarding the outstanding drainage projects along the trails and whether these expenses would qualify. After input from Mr. Canady, Ms. Albright opined that these expenses would be the type to qualify to be paid out of the surplus capital fund. After further discussion, the Board agreed to increase the Drainage Maintenance budget amount to \$20,000, to include \$15,000 for Engineering Design, to add \$5000 for General Maintenance and \$20,000 for Amenity Center Improvements – Landscaping/Lighting.

As it could impact the amount the District needed to budget for landscape expense, Director Clifford inquired about the status of the task requested by the Finance Subcommittee that Murfee Engineering determine how much of the landscape maintenance expense was the District's responsibility (i.e., drainage and trail easement areas) versus the HOA's responsibility. Mr. Canady stated his office would undertake that allocation.

Mr. Monzingo stated he would update the proposed budget for the Board's review prior to the September Board meeting.

The next item before the Board was to discuss, consider, and take action on the 2018 tax rate, set date for public hearing on the tax rate, and authorize publication of notice of public hearing on the tax rate. Ms. Albright presented this item and directed the Board to **Exhibit E** providing the proposed tax rate. She stated that at the August meeting, the Board was only considering the possible tax rate to publish for the September public hearing. Ms. Albright reminded the Board that the published tax rate could go lower, but not higher, than the published amount. Director Koerner recommended keeping the tax notice as-is, with a proposed tax rate of 0.37 cents. Ms. Albright requested authorization for her office to publish the proposed notice prepared by Mr. Kimball. **Upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried by the Board members present, the Board approved publication of the tax notice at a \$0.37/\$100 total tax rate, allocating \$.20/\$100 for debt service and \$0.17/\$100 for operations and maintenance, and authorized publication of the notice of a public hearing scheduled for Tuesday, September 18, 2018 at 6:00 p.m.**

Director Golde stated the next item before the Board was to discuss, consider, and take action regarding consideration of engagement letter with West, Davis & Company for the audit of the District's financial records for the period ending September 30, 2018. Mr. West presented this item and stated he included a flat fee of \$7,500 rather than a fee estimate and requested approval of his engagement letter, provided as **Exhibit F**. **Upon motion by Director Koerner, seconded by Director Clifford, and unanimously carried by the Board members present, the Board approved the engagement letter with West, Davis & Company.**

The next item before the Board was to discuss, consider, and take action regarding a report from the District's engineer. Mr. Canady presented this item and directed the Board to his report provided as **Exhibit G**. Mr. Canady stated the arborist had completed the preliminary assessment of the existing live oak cluster near the proposed storage building construction site, and would provide a summary report with suggested pruning. Next, Mr. Canady stated Method Architecture had prepared a preliminary concept plan and would provide a copy of the plan at the September meeting. Mr. Canady stated that he had completed drafting the Standard Contract Document for the storage building construction and would send a copy to Ms. Albright for review. Once Ms. Albright's review was complete, Mr. Canady would forward same to the District subcommittee and the ACC for review and once approved, the District could move forward with the bidding process. Director Clifford reminded the Board that consent from the HOA was required. Mr. Canady stated that he would work with Ms. Albright on preparing such form to be finalized before the bidding process was initiated. Mr. Canady requested that Mr. Wiles place an item on the ACC agenda for approval of the site plan prepared by Method Architecture. The Board then discussed the proposed timeline included in **Exhibit G**.

Next, Mr. Canady stated the surplus funds application had been approved by the TCEQ and a copy of TCEQ's approval letter was included in **Exhibit G**.

In regards to the bids for work to address the drainage repairs along the trails, Mr. Canady stated T Bar M had withdrawn their quotes, but he had received bids from TexaScapes, Dig Dug Construction, and JBS Underground. A discussion ensued regarding the risks and reward of the various bids. **Upon motion by Director Clifford, seconded by Director Bryson, and unanimously carried by the Board members present, the Board approved the agreement with JBS Underground, LLC for drainage maintenance, with the understanding that the agreement included hauling away the excess soil and rock piles from the work previously done on the Flagler drainage ditch project, as provided in Exhibit H.**

Director Clifford advised of three significant ruts in the trail area where the Belvedere annual Halloween haunted trail was located, to which Director Golde stated he would place granite in these locations.

Before the next item was discussed, Mr. Monzingo stated he had voided Check No. 1055 and issued Check No. 1058 in the amount of \$3,282.18 to Murfee Engineering.

Director Clifford asked Mr. Canady if there had been any follow-up from Dan Ryan regarding Mr. Canady's letter on the berm removal, to which Mr. Canady stated he had not received a response, but would follow-up.

Director Golde stated the next item before the Board was to discuss, consider, and take action on the TCEQ surplus funds application, including Resolution Expressing Official Intent to Reimburse Certain Expenditures. Ms. Albright presented this item and directed the Board to **Exhibit I**, which was prepared by the District's bond counsel to ensure the proper handling for these funds. Ms. Albright advised that the surplus funds approval precluded, the District having to approve resolutions for future expenditures of these funds on qualified projects. **Upon motion by Director Clifford, seconded by Director Koerner, and unanimously carried by the Board**

**members present, the Board approved the Resolution Expressing Official Intent to Reimburse Certain Expenditures, provided as Exhibit I.**

The next item before the Board was to discuss, consider, and take action regarding the solid waste disposal contract with Texas Disposal Systems (TDS) and the Refuse Specialists LLC Authorization Letter. Director Koerner presented this item and directed the Board to Exhibit J. Director Koerner stated that under the proposal received from Refuse Specialists they would attempt to re-negotiate the terms of the solid waste disposal contract with TDS and review monthly invoices on behalf of the District for a fee. Director Koerner suggested the finance subcommittee reach out to TDS directly in an attempt to re-negotiate the District's contract rather than going through Refuse Specialists. The Board agreed the subcommittee should reach out to TDS directly before further consideration of contracting with Refuse Specialists.

Director Golde stated the next item before the Board was to discuss, consider, and take action on current and proposed facilities owned or maintained by the District, including reimbursements to the Homeowners' Association under the Joint Maintenance Agreement. Mr. Wiles provided a handout to the Board, provided as Exhibit K. Mr. Wiles provided information on the HOA's processing of invoices and preparation of the spreadsheet provided in Exhibit K. Director Golde asked if invoices would be available for review, to which Mr. Wiles stated yes, upon request. Ms. Albright stated she would like to follow-up with Mr. West to determine what type of documentation might be needed or requested in the annual audit to support the reimbursement expenses. Director Golde suggested the HOA proceed with the spreadsheet until they hear otherwise from the District's auditor. Mr. Wiles stated the HOA would be providing a final spreadsheet for the District's review and reimbursement at the October Board meeting. Director Clifford advised that the Board should be made aware of the required inspections/maintenance of the playground. Prior to engaging counsel to do research in this regard, it was agreed that Director Clifford would reach out to the HOA's property manager (who has heretofore been overseeing maintenance of the playground) to obtain any information that the property manager could provide.

**There being no further business and upon motion made by Director Koerner, seconded by Director Bryson, and unanimously carried by the Board members present, the meeting adjourned at 7:51 p.m.**

PASSED, APPROVED AND ADOPTED THIS \_\_\_\_ day of September, 2018.

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Kim Clifford, Secretary

DRAFT

# **EXHIBIT E**

**BELVEDERE MUD  
SCHEDULE OF CASH ACTIVITY  
GENERAL FUND  
MEETING DATE: SEPTEMBER 18, 2018**

**GENERAL FUND CHECKING ACCOUNT BALANCE AS OF 8/31/18** **\$ 7,933.10**

Revenue:

Deposit Date	Description	Amount
9/18/2018	Transfer from Money Market	\$ 15,000.00
		\$ 15,000.00
	Cash Balance Before Expenditures	\$ 22,933.10

Expenditures:

Check Number	Description	Amount
1059	Lloyd Gosselink      Legal Fees	\$ 3,770.58
1060	Montoya & Monzingo LLP      Accounting Fees	\$ 1,200.00
1061	Murfee Engineering Company      Engineering Fees	\$ 1,500.00
1062	Murfee Engineering Company      Engineering -Amenity	\$ 2,260.00
1063	Murfee Engineering Company      Engineering - Add'l work	\$ 4,172.79
1064	Travis Central Appraisal District      Appraisal Fees	\$ 852.82
1065	Bartlett Tree Experts      Maintenance & Repairs	\$ 975.00
Transfer	Belvedere - Debt Service      Property Taxes	\$ 72.21
	Total Expenditures	\$ 14,803.40

**ENDING GENERAL FUND CHECKING ACCOUNT BALANCE AS OF SEPTEMBER 18, 2018** **\$ 8,129.70**

**GENERAL FUND MONEY MARKET ACCOUNT - UNRESERVED** **\$ 143,098.13**  
 Transfer      Transfer to General Fund Checking \$ (15,000.00)  
Total Deposit \$ (15,000.00)

**ENDING GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED** **\$ 128,098.13**

**TOTAL GENERAL FUND OPERATING CASH - UNRESERVED** **\$ 136,227.83**

**GENERAL FUND - MONEY MARKET ACCOUNT - OPERATING RESERVES** **\$ 480,000.00**

**TOTAL GENERAL FUND CASH BALANCE** **\$ 616,227.83**

**TOTAL CASH BALANCE - CAPITAL PROJECTS** **\$ 347,523.86**

**CASH BALANCE - DEBT SERVICE FUND** **\$ 306,578.04**  
 Deposits  
     Property Taxes \$ 72.21  
Total Deposits: \$ 72.21

**ENDING CASH BALANCE - DEBT SERVICE FUND** **\$ 306,650.25**

Belvedere Municipal Utility District  
Statement of Revenues and Expenditures Budget vs. Actual  
For the Year to Date Ended September 18, 2018  
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	Amended 2018 Annual Budget	2018 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 335,297	\$ 338,364	\$ (3,067)	\$ 338,364	\$ (3,067)
Bond Proceeds	61,000	\$ 61,000	-	61,000	-
Interest Income	3,335	3,500	(165)	3,500	(165)
<b>Total Revenues</b>	<b>399,632</b>	<b>402,864</b>	<b>(3,232)</b>	<b>402,864</b>	<b>(3,232)</b>
<u>Expenditures</u>					
Solid Waste Disposal	39,797	39,797	-	39,797	-
Legal Fees	71,457	78,000	6,543	78,000	6,543
Audit Fees	7,500	8,500	1,000	8,500	1,000
Accounting Fees	14,400	14,400	-	14,400	-
Engineering Fees	32,949	36,000	3,051	36,000	3,051
Engineering Design	29,737	33,000	3,263	33,000	3,263
Landscaping	25,069	25,069	-	25,069	-
Amenity Center Operations & Maintenance	4,050	23,500	19,450	23,500	19,450
Maintenance	975	35,000	34,025	35,000	34,025
Insurance	2,558	2,558	-	2,558	-
Tax Appraisal and Collection Fees	3,798	4,000	202	4,000	202
Bank Charges	-	200	200	200	200
Other Fees	-	100	100	100	100
Newspaper notices	-	2,000	2,000	2,000	2,000
<b>Total Expenditures</b>	<b>232,290</b>	<b>302,124</b>	<b>69,834</b>	<b>302,124</b>	<b>69,834</b>
<b>Projected Excess Revenue Over Expenditures</b>	<b>\$ 167,342</b>	<b>\$ 100,740</b>	<b>\$ 66,602</b>	<b>\$ 100,740</b>	<b>\$ 66,602</b>

Belvedere Municipal Utility District

Balance Sheet

As of September 18, 2018

	Sep 18, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
CASH	
Money Market - ABC Bank	608,098.13
Checking Account - ABC Bank	8,129.70
Total CASH	616,227.83
Total Checking/Savings	616,227.83
Accounts Receivable	
Taxes Receivable	5,926.82
Total Accounts Receivable	5,926.82
Other Current Assets	
Due From Capital Projects	24,960.00
Prepaid Insurance	716.38
Total Other Current Assets	25,676.38
Total Current Assets	647,831.03
<b>TOTAL ASSETS</b>	<b>647,831.03</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	5,926.82
Total Other Current Liabilities	5,926.82
Total Current Liabilities	5,926.82
<b>Total Liabilities</b>	<b>5,926.82</b>
Equity	
Unassigned	474,561.35
Net Income	167,342.86
Total Equity	641,904.21
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>647,831.03</b>

**Belvedere Municipal Utility District**  
**Profit & Loss**  
**October 1, 2017 through September 18, 2018**

	Oct 1, '17 - Sep 18, 18
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Interest Income	3,335.29
<b>Income</b>	
Property Taxes	335,297.21
<b>Total Income</b>	335,297.21
<b>Total Income</b>	338,632.50
<b>Expense</b>	
Maintenance & Repairs	975.00
Audit Fees	7,500.00
Bank Service Charges	0.00
Bookkeeping Fees	14,400.00
<b>Engineering</b>	
Engineering Design - Amenity	29,736.91
District Engineering	32,948.69
<b>Total Engineering</b>	62,685.60
<b>Insurance</b>	
Liability Insurance	2,557.98
<b>Total Insurance</b>	2,557.98
<b>Legal Fees</b>	
Legal Fees	71,457.30
<b>Total Legal Fees</b>	71,457.30
Maintenance of MUD Facilities	29,118.54
Collection and Appraisal Fees	3,798.44
Waste Disposal	39,796.78
<b>Total Expense</b>	232,289.64
<b>Net Ordinary Income</b>	106,342.86
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Bond Proceeds	61,000.00
<b>Total Other Income</b>	61,000.00
<b>Net Other Income</b>	61,000.00
<b>Net Income</b>	167,342.86

# Belvedere MUD - Capital Projects Fund

## Balance Sheet

As of September 18, 2018

---

	<u>Sep 18, 18</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Cash	347,523.86
Total Checking/Savings	<u>347,523.86</u>
Other Current Assets	
Prepaid Bond Expenses	24,960.00
Total Other Current Assets	<u>24,960.00</u>
Total Current Assets	<u>372,483.86</u>
<b>TOTAL ASSETS</b>	<b><u>372,483.86</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Operating	24,960.00
Total Other Current Liabilities	<u>24,960.00</u>
Total Current Liabilities	<u>24,960.00</u>
Total Liabilities	24,960.00
Equity	
Restricted	92,182.54
Net Income	255,341.32
Total Equity	<u>347,523.86</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>372,483.86</u></b>

Belvedere MUD - Capital Projects Fund

Profit & Loss

October 1, 2017 through September 18, 2018

---

	<u>Oct 1, '17 - Sep 18, 18</u>
Ordinary Income/Expense	
Income	
Bond Proceeds	1,136,656.10
Total Income	<u>1,136,656.10</u>
Gross Profit	1,136,656.10
Expense	
Capital Outlay	769,517.00
Bond Expenses	116,354.30
Bank Service Charges	95.00
Total Expense	<u>885,966.30</u>
Net Ordinary Income	250,689.80
Other Income/Expense	
Other Income	
Interest Income	4,651.52
Total Other Income	<u>4,651.52</u>
Net Other Income	<u>4,651.52</u>
Net Income	<u><u>255,341.32</u></u>

Belvedere MUD-Debt Service Fund

Balance Sheet

As of September 18, 2018

---

	Sep 18, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Cash	
MUD Debt Service Fund	306,650.25
Total Cash	306,650.25
Total Checking/Savings	306,650.25
Accounts Receivable	
Taxes Receivable	7,466.55
Total Accounts Receivable	7,466.55
Total Current Assets	314,116.80
<b>TOTAL ASSETS</b>	<b>314,116.80</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	7,466.55
Total Other Current Liabilities	7,466.55
Total Current Liabilities	7,466.55
Total Liabilities	7,466.55
Equity	
Restricted	359,111.02
Net Income	-52,460.77
Total Equity	306,650.25
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>314,116.80</b>

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**Belvedere MUD-Debt Service Fund**  
**Profit & Loss**  
October 1, 2017 through September 18, 2018

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	<u>Oct 1, '17 - Sep 18, 18</u>
Ordinary Income/Expense	
Income	
Tax Revenue	393,625.90
Total Income	393,625.90
Expense	
Bank Service Charges	117.00
Bond Principal	270,000.00
Interest Expense	177,490.73
Paying Agent Fee	1,200.00
Total Expense	448,807.73
Net Ordinary Income	-55,181.83
Other Income/Expense	
Other Income	
Interest Income	2,721.06
Total Other Income	2,721.06
Net Other Income	2,721.06
Net Income	<u><u>-52,460.77</u></u>

Montoya & Monzingo, LLP

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

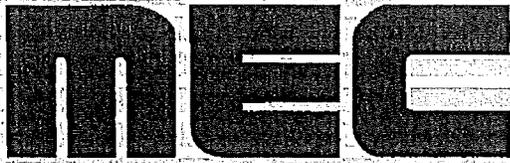
# Invoice

Date	Invoice #
09/04/2018	22921

<b>Bill To</b>
Belvedere MUD P.O. Box 2029 Pflugerville, TX 78691

<b>Terms</b>
Due on receipt

Description	Amount
September 2018 accounting services.	1,200.00
<i>9/4/18</i>	
Thank you for your business.	<b>Total</b> \$1,200.00



Murfee Engineering Company

Belvedere Municipal Utility District  
c/o Montoya & Monzingo, LLP  
via email: Jeff Monzingo jeff@jeffmcpa.com  
cc: Michele michele@jeffmcpa.com

Invoice number 39565  
Date 09/06/2018

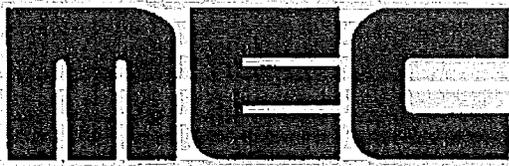
Project 17031 BELVEDERE MUNICIPAL UTILITY DISTRICT

Professional Engineering Services Rendered Through August 26, 2018

Description	Contract Amount	Prior Billed	Current Billed
17031-10 District Engineering Oct 2017 to Sept 2018	18,000.00	15,000.00	1,500.00
Total	18,000.00	15,000.00	1,500.00

Invoice total 1,500.00

9/8/18



Murfee Engineering Company

Belvedere Municipal Utility District
c/o Montoya & Monzingo, LLP
via email: Jeff Monzingo jeff@jeffmcpa.com
cc: Michele michele@jeffmcpa.com

Invoice number 39566
Date 09/06/2018

Project 17031 Belvedere Municipal Utility District

Professional Engineering Services Rendered Through August 26, 2018

Professional Fees

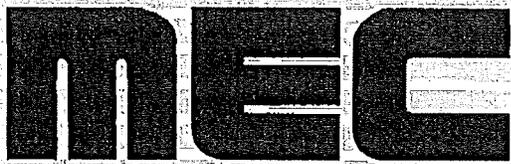
17031-20 Amenity Center Improvements

Table with 4 columns: Name/Title, Hours, Rate, Billed Amount. Rows include Senior Project Engineer Bryce Canady, Project Administration Manager Ronee S. Gilbert, Engineering Technician I Evan Parker, Senior CAD Design Technician Lana D. Denkeler, and Technical Administrative Assistant Laura Nelson. Total invoice amount is 2,260.00.

Billing Summary

Summary table with 5 columns: Description, Estimated Fee, Total Earned, Prior Billed, Current Billed. Row for AMENITY CENTER IMPROVEMENTS shows a total current billed amount of 2,260.00.

Handwritten date stamp: 9/8/18



Murfee Engineering Company

Belvedere Municipal Utility District
c/o Montoya & Monzingo, LLP
via email: Jeff Monzingo jeff@jeffmcpa.com
cc: Michele michele@jeffmcpa.com

Invoice number 39492
Date 08/23/2018

Project 17031 Belvedere Municipal Utility District

Professional Engineering Services Rendered Through July 29, 2018

Description

ADDITIONAL SERVICES REQUESTED BY CLIENT

Additional site visits to Flagler Drive at the request of the Board.

Total

PROFESSIONAL FEES

17031-30 Additional Services Requested by Client

Table with 4 columns: Description, Hours, Rate, Billed Amount. Rows include Senior Project Engineer Bryce Canady (9.00 hours, 160.00 rate, 1,440.00 amount) and Engineering Technician I Niyati Jogani (1.50 hours, 95.00 rate, 142.50 amount). Subtotal for Professional Fees is 10.50 hours and 1,582.50 amount.

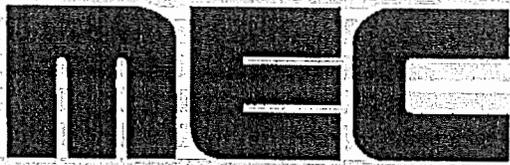
REIMBURSABLES

17031-30 Additional Services Requested by Client

Table with 4 columns: Description, Units, Rate, Billed Amount. Row includes Mileage or Tolls (59.04 amount).

Invoice total 1,641.54

8/24/18 stamp



Murfee Engineering Company

Belvedere Municipal Utility District
c/o Montoya & Monzingo, LLP
via email: Jeff Monzingo jeff@jeffmcpa.com
cc: Michele michele@jeffmcpa.com

Invoice number 39568
Date 09/06/2018
Project 17031 Belvedere Municipal Utility District

Professional Engineering Services Rendered Through August 26, 2018

Description

ADDITIONAL SERVICES REQUESTED BY CLIENT

Obtaining haul quotes for spoils and additional rock from Flagler Drive drainage ditch project; Site visits and coordination with bidders for a second round of quotes for District drainage rehab. projects; generation of standard contract documents.

Total

PROFESSIONAL FEES

17031-30 Additional Services Requested by Client

Table with 4 columns: Description, Hours, Rate, Billed Amount. Rows include Senior Project Engineer (Bryce Canady), Engineering Technician I (Blake West, Evan Parker, Niyati Jogani), and PROFESSIONAL FEES subtotal. Invoice total is 2,531.25.

9/8/18

**TRAVIS CENTRAL APPRAISAL DISTRICT**

8314 Cross Park Dr.  
 P.O. Box 149012  
 Austin, TX 78714

	Invoice Date	Invoice Number
<b>Invoice</b>	9/1/2018	4406

Jurisdiction ID: 1K

You may remit via ACH to Wells Fargo Bank, N.A.,  
 account #7556188477, ABA #111900659.

To remit via wire, please contact the Finance  
 Department.

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

Invoice Date	Charge Code	Description	Amount
9/1/2018	Appraisal Revenue	Appraisal Fees	\$852.82
<div style="border: 1px solid black; padding: 5px; display: inline-block;">9/1/18</div>			
Due Date: 10/1/2018		Total:	\$852.82

4406 9/1/2018

Invoice Date	Charge Code	Description	Amount
9/1/2018	Appraisal Revenue	Appraisal Fees	\$852.82

1K Belvedere MUD

Total Due: \$852.82

Due Date: 10/1/2018

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).



**BARTLETT TREE EXPERTS**

P.O. Box 3067  
Stamford, CT 06905-0067  
TEMP-RETURN SERVICE REQUESTED

HOME OFFICE - STAMFORD, CT  
THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS - CHARLOTTE, NC

**INVOICE**

ACCOUNT NUMBER 8122397 INVOICE DATE 08/23/2018 INVOICE NUMBER 37945046-0

Page 1

AMOUNT DUE 975.00 PAY THIS AMOUNT 975.00

MAKE CHECK PAYABLE TO: Bartlett Tree Experts  
Pay online at [www.bartlett.com](http://www.bartlett.com)

YOUR CHECK NUMBER \_\_\_\_\_

Please check box if your address below is incorrect or has changed. Indicate change(s) on reverse side.

TO INSURE PROPER CREDIT PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.

ALL ACCOUNTS NET

PAYABLE UPON RECEIPT



001641 0.5380 MB 0.424  
Belvedere MUD  
Peter Golde, President  
816 Congress Ave, St. 1900  
Austin, TX 78701-2478

TR00006 \*\*

BARTLETT TREE EXPERTS  
P.O. BOX 3067  
STAMFORD, CT 06905-0067



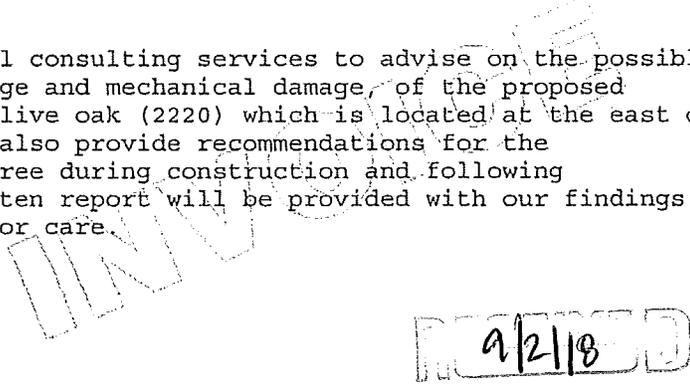
INVOICE NO.	AMOUNT DUE
-------------	------------

37945046-0 Work Completed 08/17/2018  
Work at 17400 Flagler Dr.  
Austin

975.00

Prune live oak (2220) located at the east of existing pool location and proposed development according to the following specifications:  
- Raise lower branches to a height of 5-7 feet to improve clearance over proposed structure. - Reduce crown spread by approximately 3-4 feet to provide clearance to proposed structure location. Remove resulting debris.

Provide arboricultural consulting services to advise on the possible effects, ie root damage and mechanical damage, of the proposed development plans to live oak (2220) which is located at the east of the pool complex and also provide recommendations for the preservation of the tree during construction and following construction. A written report will be provided with our findings and recommendations for care.



Register for 'Your Account' at [www.bartlett.com](http://www.bartlett.com) to see your service history, review work orders & more. Also, if you had a good experience with us, let others know by submitting an online review. For details, go to [www.bartlett.com/review](http://www.bartlett.com/review).

Thank you for the opportunity to care for your property.

YOUR BARTLETT REPRESENTATIVE IS:	ACCOUNT NUMBER	INVOICE DATE	PAY THIS AMOUNT
NICK CROWTHER (512) 385-6604	8122397	08/23/2018	975.00

A SERVICE CHARGE OF 1.5% PER MONTH WHICH IS AN ANNUAL PERCENTAGE OF 18.0% IS ADDED TO ACCOUNTS 30 DAYS AFTER INVOICE DATE.

MAKE CHECK PAYABLE TO  
BARTLETT TREE EXPERTS  
P.O. BOX 3067  
STAMFORD, CT 06905-0067

RETAIN THIS PORTION FOR YOUR RECORDS

UIK	-- BELVEDERE MUD		-----										
YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER COLLECTED	PENALTY COLLECTED	TOTAL 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	2371.31	.00	.00	.00	.00	.00 %	2371.31	.00	.00	.00	.00	.00	.00
2015	3336.25	.00	.00	.00	.00	.00 %	3336.25	.00	.00	.00	.00	.00	.00
2016	7741.28	.00	4377.35	.00	4377.35	56.55 %	3363.93	1042.02	.00	.00	.00	.00	5419.37
TOTL	13448.84	.00	4377.35	.00	4377.35	32.55 %	9071.49	1042.02	.00	.00	.00	.00	5419.37
2017	725464.67	115.80-	721142.79	115.80	721026.99	99.40 %	4321.88	2421.53	.00	.00	.00	.00	723448.52
ENTITY													
TOTL	738913.51	115.80-	725520.14	115.80	725404.34	98.19 %	13393.37	3463.55	.00	.00	.00	.00	728867.89

Outstanding property tax receivable

Debt Service: 2014 = 1440.81  
 2015 = 1962.38  
 2016 = 1727.38  
 2017 = 2,335.98  
 } 7466.55

Operating: 2014 = 930.50  
 2015 = 1373.87  
 2016 = 1636.55  
 2017 = 1985.90  
 } 5926.82

Current tax rate  
 operating: .17  
 Debt Service: .20  
 to tal: .37

**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
**Checking Account - ABC Bank, Period Ending 08/31/2018**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						20,554.08
<b>Cleared Transactions</b>						
<b>Checks and Payments - 8 items</b>						
Check	07/17/2018	1049	Texas Disposal Syst...	X	-10,253.43	-10,253.43
Check	08/16/2018	Transfer	Belvedere MUD Deb...	X	-3,128.61	-13,382.04
Check	08/21/2018	1056	Murfee Engineering ...	X	-8,892.50	-22,274.54
Check	08/21/2018	1053	Lloyd Gosselink	X	-5,432.94	-27,707.48
Check	08/21/2018	1058	Murfee Engineering ...	X	-3,282.18	-30,989.66
Check	08/21/2018	1054	Montoya & Monzing...	X	-1,200.00	-32,189.66
Check	08/21/2018	1057	Murfee Engineering ...	X	-520.00	-32,709.66
Check	08/21/2018	Transfer	Belvedere MUD Deb...	X	-49.92	-32,759.58
<b>Total Checks and Payments</b>					-32,759.58	-32,759.58
<b>Deposits and Credits - 4 items</b>						
Deposit	08/15/2018			X	5.00	5.00
Deposit	08/16/2018			X	133.60	138.60
Check	08/21/2018	1055	Murfee Engineering ...	X	0.00	138.60
Transfer	08/21/2018			X	20,000.00	20,138.60
<b>Total Deposits and Credits</b>					20,138.60	20,138.60
<b>Total Cleared Transactions</b>					-12,620.98	-12,620.98
<b>Cleared Balance</b>					-12,620.98	7,933.10
<b>Register Balance as of 08/31/2018</b>					-12,620.98	7,933.10
<b>Ending Balance</b>					-12,620.98	7,933.10

**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
**Money Market - ABC Bank, Period Ending 08/31/2018**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						642,595.39
<b>Cleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Transfer	08/21/2018			X	-20,000.00	-20,000.00
Total Checks and Payments					-20,000.00	-20,000.00
<b>Deposits and Credits - 1 item</b>						
Deposit	08/31/2018			X	502.74	502.74
Total Deposits and Credits					502.74	502.74
Total Cleared Transactions					-19,497.26	-19,497.26
Cleared Balance					-19,497.26	623,098.13
Register Balance as of 08/31/2018					-19,497.26	623,098.13
<b>Ending Balance</b>					<b>-19,497.26</b>	<b>623,098.13</b> ML

**Belvedere MUD - Capital Projects Fund**

**Reconciliation Detail**

Cash, Period Ending 08/31/2018

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						347,297.40
<b>Cleared Transactions</b>						
Deposits and Credits - 1 item						
Deposit	08/31/2018			X	226.46	226.46
Total Deposits and Credits					226.46	226.46
Total Cleared Transactions					226.46	226.46
Cleared Balance					226.46	347,523.86
Register Balance as of 08/31/2018					226.46	347,523.86
<b>Ending Balance</b>					<b>226.46</b>	<b>347,523.86</b> <i>WJ</i>

**Belvedere MUD-Debt Service Fund**  
**Reconciliation Detail**  
Cash, Period Ending 08/31/2018

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						303,200.59
Cleared Transactions						
Deposits and Credits - 3 items						
Deposit	07/17/2018			X	3,128.61	3,128.61
Deposit	08/21/2018			X	49.92	3,178.53
Deposit	08/31/2018			X	198.92	3,377.45
Total Deposits and Credits					3,377.45	3,377.45
Total Cleared Transactions					3,377.45	3,377.45
Cleared Balance					3,377.45	306,578.04
Register Balance as of 08/31/2018					3,377.45	306,578.04
Ending Balance					3,377.45	306,578.04 <i>vw</i>

# **EXHIBIT F**

# MURFEE ENGINEERING COMPANY, INC.

Texas Registered Firm No. F-353  
1101 Capital of Texas Hwy., South, Bldg, D  
Austin, Texas 78746  
(512) 327-9204

## M E M O R A N D U M

---

**DATE:** September 18<sup>th</sup>, 2018  
**TO:** BOARD OF DIRECTORS – BELVEDERE MUD  
**FROM:** Bryce Canady, P.E.  
**RE:** Engineer’s Report – September 2018  
**CC:** Stefanie Albright – Lloyd Gosselink  
David Malish, P.E. - MEC

**MEC File No.:** 17031.10

---

### **Amenity Center Improvements**

Site Permit: We completed the fire flow test on 9/13/18 and have responded to TCESD #6. Once the approval is received from the ESD, we can complete the RTC for engineering comments for the Travis County site plan approval. Generation of construction plans will commence once the site permit is approved by Travis County.

Contract and Qualifications: A draft standard Belvedere MUD contract and qualifications packet have been generated and reviewed by the MUD’s legal counsel. The Contract and qualifications packet have been sent to the subcommittee for review and comment. The HOA has requested to be able to review the qualifications and provide additional input for the final version to be used for the competitive bidding process.

Storage Building: Two renderings of the proposed amenity storage building were provided to the subcommittee on 8/31/2018 for review and comment. Preliminary cost estimates for both options are being generated. The Architect has indicated the construction costs will be similar. Both options are attached for the Board’s review and discussion.

## **Drainage Projects**

Sites 1 – 3: JBS completed drainage improvement projects at Sites 1-3 and hauled off the remaining spoils from Site 4. A final observation summary and accompanying photos are included for review. Full payment is recommended as the Work has been completed per the plans and specifications. The invoice is attached for review and approval. Note that in the observation report there is an area shown on page 14 where the crushed granite is washing out over a double-barrel culvert on the opposite side of the trail at Site 2.

Culvert Repairs: TexaScapes has indicated they will begin work on the culvert repairs throughout the District by September 19<sup>th</sup> or 20<sup>th</sup>, weather permitting. TexaScapes has confirmed they will work the project on consecutive days during the work week, and have things cleaned up at the end of each day.

## **Additional Requests**

- **Rock Berms** – A follow up email was sent to Dan Ryan at LJA regarding the letter that was sent asking about the rock berms throughout the District. Dan indicated he does not have an opinion related to the drainage matter and stated he could answer specific issues or questions related to the design elements on the plans. He stated that the Contractor was not compensated for any work that was not performed, or any of the projects LJA worked on, going on to state that no bond proceeds were paid for reimbursement on work not performed. A copy of the email is attached for reference.
- **Mowing Audit** – The Board directed MEC to perform a mowing audit to determine the percentage of mow areas throughout the District that are MUD vs HOA responsibility. A table and accompanying exhibit are attached. It was determined that out of the 28 acres that are designated mowing areas, 36.1% of those areas are the MUD's responsibility and 63.9% are the HOA's responsibility.

**Date:** 9/13/2018

**Crew:** JBS Underground

Shaun McNabb

**Equipment:**

No equipment on site

**Description of Work:** The morning of September 13, 2018 at 11:30 AM, Bryce Canady and Evan Parker visited the drainage sites to complete a final walk through of the project. Three drainage sites (Site 1, Site 2, Site 3A & 3B) were observed to analyze the final construction products. All project demands have been met and completed with no additional requests at this time.

**Conflicts:** No conflicts at this time

**Additional Comments:** The JBS Underground crew finalized all construction needs with satisfaction from Murfee Engineering. Heavy rains have been frequent within the past two weeks resulting in plentiful drainage. Site 2 Culvert Effluent appears to have some trail erosion due to the drainage. This blemish of the site was not related to the original project proposal but will require close monitoring.



Evan Parker – E.I.T.

**Description:** Pictured below are the photos taken of rehabbed drainage Site 1 completed by JBS Underground.

**Site 1 Culvert Effluent**



Site 1 Downstream of Site



Site 1 Facing Upstream Curlex



Site 1 Facing Upstream



**Site 1 Improved Rock Distribution**



**Site 1 Culvert Influent (1)**



**Site 1 Culvert Influent (2)**



**Description:** Pictured below are the photos taken of rehabbed drainage Site 2 completed by JBS Underground.

**Site 2 Added Curlex**



**Site 2 Berm and Ditch (Closeup)**



**Site 2 Berm and Ditch**



Site 2 Berm Around Tree



Site 2 Berm Past Tree



**Site 2 Culvert Effluent**



**Site 2 Culvert Influent**



Site 2 Facing Downstream



Site 2 Facing Upstream



**Description:** Pictured below are the photos taken of rehabbed drainage Site 3A completed by JBS Underground.

**Site 3A Culvert Effluent**



Site 3A Curlex Ditch



Site 3A Facing North



Site 3A Rock Vanes (1)



Site 3A Rock Vanes (2)



**Description:** Pictured below are the photos taken of rehabbed drainage Site 3A completed by JBS Underground.

**Site 3B Culvert**



Site 3B Curlex Berm



Site 3B Facing North



Site 3B Facing South



# **EXHIBIT G**



**METHOD architecture**  
 2118 LAMAR, SUITE 200  
 HOUSTON, TEXAS 77002  
 (713) 644-7700

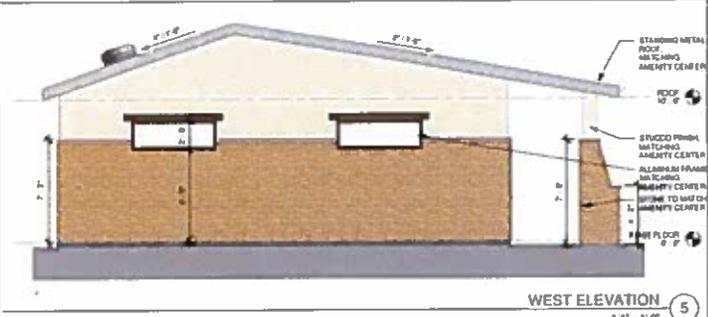
Revisions:


**DATE**  
 11/11/2011

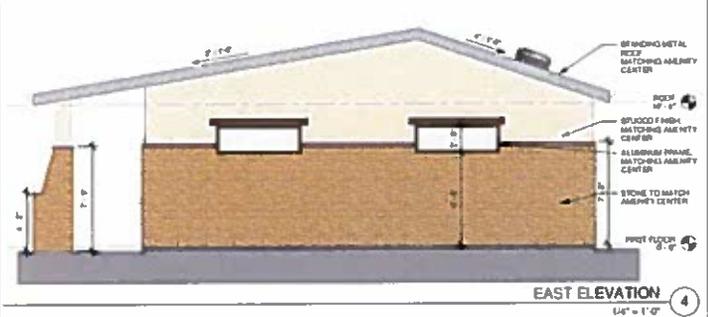
**METHOD ARCHITECTURE**  
 2118 LAMAR, SUITE 200  
 HOUSTON, TEXAS 77002  
 (713) 644-7700

**BELVEDERE MUD STORAGE BUILDING**  
 PROJECT NUMBER  
 (Use where line)

PL. & DE. 11/11/2011  
 PROJECT  
**MA3001**  
 SHEET  
**A3.00**  
 MUD STORAGE  
 ELEVATIONS



WEST ELEVATION  
14' - 1'-0" 5



EAST ELEVATION  
14' - 1'-0" 4



SOUTH ELEVATION  
14' - 1'-0" 3

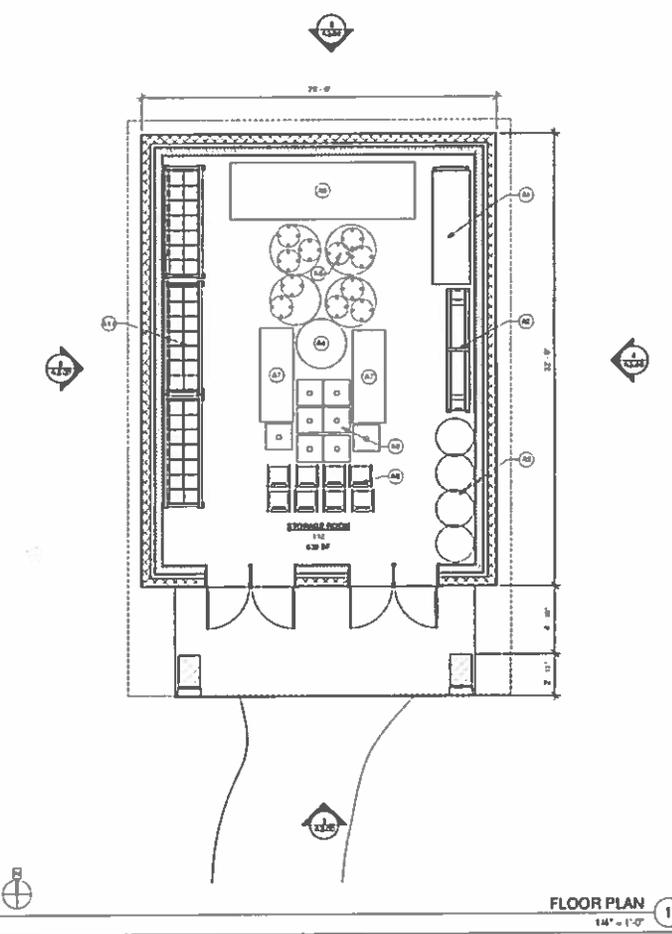


NORTH ELEVATION  
14' - 1'-0" 2

WALL MATERIAL LEGEND	
	STANDING METAL PANEL
	STUCCO
	STONE

FLOOR PLAN KEYNOTES	
AT	2" X 4" WITH 1" POLYURETHANE ISOLATION
AE	2" POLYURETHANE ISOLATION ON R/S
AL	1" POLYURETHANE ISOLATION
AF	1" POLYURETHANE ISOLATION
AG	1" POLYURETHANE ISOLATION
AD	1" POLYURETHANE ISOLATION
AP	1" POLYURETHANE ISOLATION
AA	1" POLYURETHANE ISOLATION
AB	1" POLYURETHANE ISOLATION
AC	1" POLYURETHANE ISOLATION

WALL LEGEND	
	NOTE: REFER TO FINISH SCHEDULE FOR WALL FINISHES
	INDICATES 2" STUCCO & STUCCO WALL WITH STUCCO OVER 1" POLYURETHANE ISOLATION



FLOOR PLAN  
14' - 1'-0" 1

**METHOD architecture**  
218 LAMAR, SUITE 200  
HOUSTON, TEXAS 77002  
(713) 642-7500



**METHOD ARCHITECTURE, PLLC**  
PROJECT NUMBER  
DATE

**BELVEDERE MUD STORAGE BUILDING**  
PROJECT NUMBER  
DATE

PROJECT: **MA3001**  
SHEET: **A2.00**  
FLOOR PLAN AND NOTES





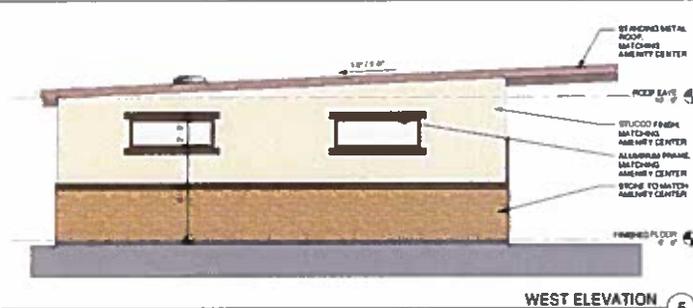
REVISIONS:


**DATE**  
 08/14/2018

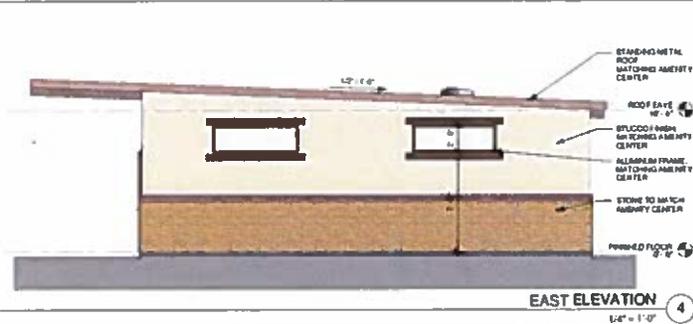
**ARCHITECT: METHOD ARCHITECTURE, LLC**  
 2118 LAMAR, SUITE 200  
 HOUSTON, TEXAS 77003  
 (713) 964-7320

**BELVEDERE MUD STORAGE BUILDING**  
 PROJECT SUBMITTAL

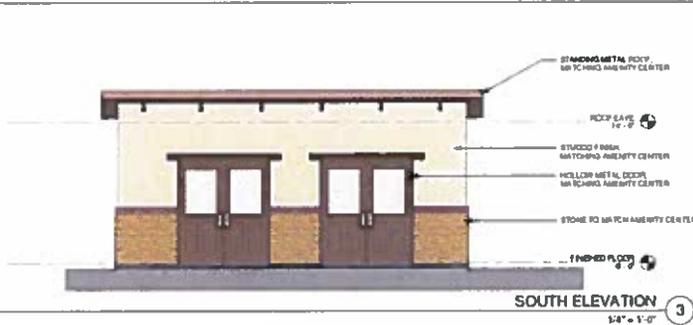
PROJECT: BELVEDERE MUD STORAGE BUILDING  
 SHEET: MA3001  
 DATE: 08/14/2018  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]



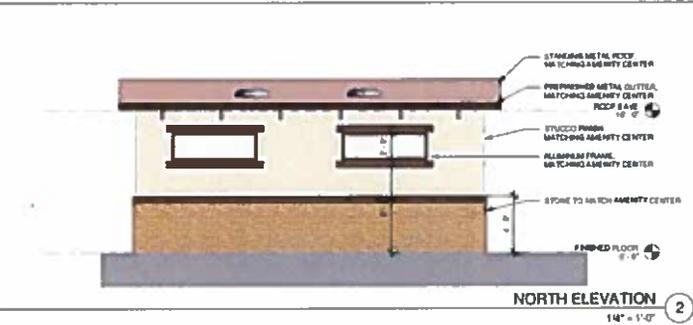
**WEST ELEVATION**  
1/4" = 1'-0" 5



**EAST ELEVATION**  
1/4" = 1'-0" 4



**SOUTH ELEVATION**  
1/4" = 1'-0" 3



**NORTH ELEVATION**  
1/4" = 1'-0" 2

**WALL MATERIAL LEGEND**

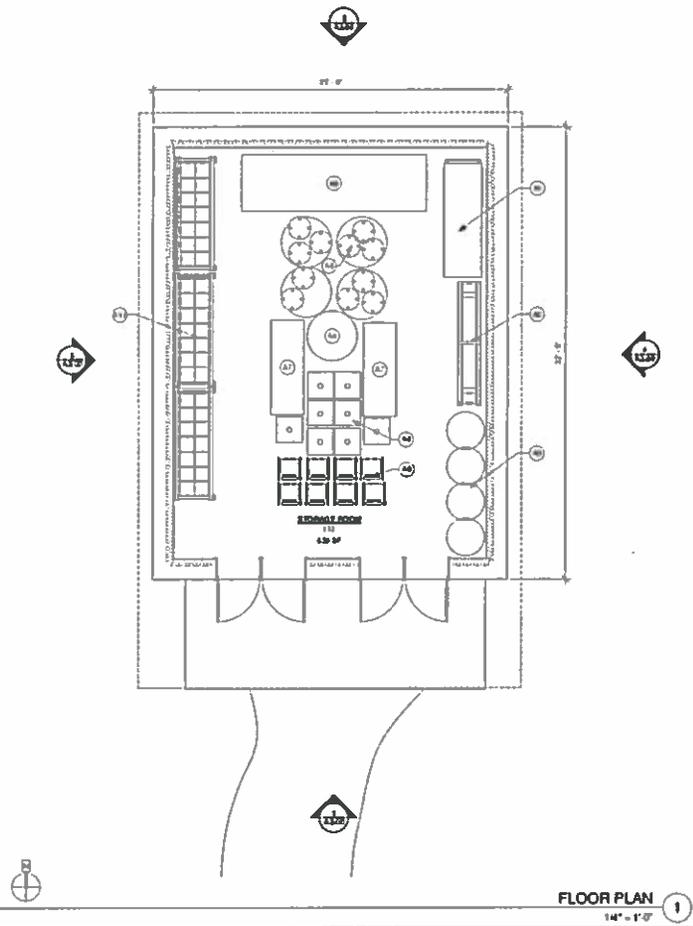
	STANDING BEAM METAL PANEL
	STUCCO
	STONE

**FLOOR PLAN REVNOTES**

A1	CEILING WITH TYPICAL TABLES
A2	FRONTAL CEILING FOR 20' POOL TABLE
A3	POULTRY ROOSTER TABLE
A4	TABLE TABLE POOL TABLE
A5	SEE ARCHITECTURAL TABLES
A6	SEE ARCHITECTURAL TABLES
A7	SEE ARCHITECTURAL TABLES
A8	SEE ARCHITECTURAL TABLES
A9	SEE ARCHITECTURAL TABLES
A10	SEE ARCHITECTURAL TABLES

**WALL LEGEND** NOTE: REFER TO FINISH SCHEDULES FOR WALL FINISHES

STUCCO  
 STONE TO MATCH AMENITY CENTER



**FLOOR PLAN**  
1/4" = 1'-0" 1

**REVISIONS**

NO.	DATE	DESCRIPTION

**TABLE**

TABLES ARE TO BE PROVIDED BY THE CLIENT. SEE ARCHITECTURAL TABLES FOR TABLE SCHEDULES.

**ARCHITECTURAL TABLES**

ARCHITECTURAL TABLES ARE TO BE PROVIDED BY THE CLIENT. SEE ARCHITECTURAL TABLES FOR TABLE SCHEDULES.



SITE PLAN KEYNOTES	
01	EXISTING BUILDING FOOTPRINT
02	PROPOSED BUILDING FOOTPRINT
03	PROPOSED PAVEMENT DRIVEWAY
04	PROPOSED LANDSCAPING



ARCHITECTURAL SITE PLAN 1  
 1/8" = 1'-0"

**METHOD architecture**  
 2118 LAMAR, SUITE 200  
 HOUSTON, TEXAS 77003  
 713.842.7500

NO.	REVISIONS

**T&E**  
 TERRY & ELLIOTT  
 ARCHITECTS, P.C.

**METHOD ARCHITECTURE PLLC**  
 2118 LAMAR, SUITE 200  
 HOUSTON, TEXAS 77003  
 713.842.7500

**BELVEDERE MUD STORAGE BUILDING**  
 PROJECT SUBMITTAL  
 SHEET  
**A1.00**  
 SITE PLAN NOTES

# **EXHIBIT H**



# BARTLETT TREE EXPERTS

2902 Pyramid Drive, Austin, TX 78734 • Telephone 512-385-6604 • Fax 512-385-6612

September 14, 2018

Belvedere MUD  
816 Congress Ave, Suite 1900  
Austin Texas 78701  
Attn: Peter Golde, President

RE: Tree Preservation Assessment and Recommendations

To Whom It May Concern:

The purpose of this correspondence is to assess the potential side effects of development within the critical rooting area of the large live oak located between the pool complex and the playground area at 17400 Flagler Dr., Austin Texas 78738 and provide recommendations for the tree's care. After reviewing the proposed foot print of the development in relationship to the tree, minor damage should occur to the tree. The distance of development from the main stem of the tree should only cause damage to the fibrous root system of the tree. The fibrous roots of the plant are a dynamic system which under ideal circumstances can regeneration and compartmentalize decay within a short period of time, normally a growing season. The proposed location will also require pruning to be performed to mitigate branches growing within the foot print of the structure, but this pruning will be limited to the removal of less than ten percent of the live tissue of the plant. From both of these disturbances a minor change in the health of the plant could occur if proper tree preservation guidelines are followed during development due to how vigorous the plant is currently.

In order to minimize additional stresses to the tree during the construction process the following procedures and treatments should be applied prior to construction

- Tree protection fencing should be installed along the perimeter of the fifty percent critical rooting area to prevent entrance into this area or storage of materials, and to minimize soil compaction.
- A four to six-inch layer of hardwood mulch should be applied to the fifty percent critical rooting area to moderate soil moist and temperature.
- During hot, dry periods of greater than a week, irrigation should be applied to simulate an one inch rain fall within the critical rooting area of the trees once a week to minimize moisture stress.
- Branches within the development envelope should be pruned under the supervisor of a certified arborist to provide adequate clearance to the proposed structure and to minimize the possibility of mechanical damage during construction activities.
- To quicken recovery from possible root damage, the Bartlett Tree Experts patented Root Invigoration treatment should be performed for the soil within the fifty percent critical rooting area. Root Invigoration consists of soil aeration and the installation of slow release fertilizers and compost into the soil profile to stimulate fibrous root development

If you have any questions or concerns regarding this assessment or recommendations within this correspondence please feel free to contact me at 512.385.6604.

Respectfully,

Nicholas Crowther  
The F.A. Bartlett Tree Expert Company  
Arborist Representative TX-3354A

THE F.A. BARTLETT TREE EXPERT COMPANY  
SCIENTIFIC TREE CARE SINCE 1907

# **EXHIBIT I**

Roadways <sup>1</sup>	Total Length (ft)	Total Area (sq ft)	Total Length of Drainage Along Road (ft) <sup>4</sup>	Total Area of Drainage Along Road (sq ft) <sup>4</sup>	Total Length of Road Without Drainage (ft)	Total Area of Road Without Drainage (sq ft)
Flagler Drive	9,219	295,008	9,548	152,768	8,890	142,240
Rollins Drive	1,084	34,688	844	13,504	1,324	21,184
Springdale Ridge	1,607	51,424	0	0	3,214	51,424
Bellancia Drive	3,927	125,664	2,179	34,864	5,675	90,800
Verde Mesa Cove	1,050	33,600	1,034	16,544	1,066	17,056
Lakewood Ridge Cove	1,629	52,128	1,152	18,432	2,106	33,696
Magnolia Ridge Cove	721	23,072	0	0	1,442	23,072
Carlton Ridge	578	18,496	0	0	1,156	18,496
Lynchburg Drive	1,975	63,200	1,775	28,400	2,175	34,800
Glenville Cove	700	22,400	0	0	1,400	22,400
<b>Total</b>	<b>22,490</b>	<b>719,680</b>	<b>16,532</b>	<b>264,512</b>	<b>28,448</b>	<b>455,168</b>

Areas <sup>2</sup>	Total Length (ft)	Total Area (sq ft)
Amenity Center	-	89,026
Area 1	-	45,780
Area 2	-	44,335
Area 3	-	14,739
Median Islands (3)	-	15,711
Park Area	-	57,812
Lot 61	-	58,688
<b>Total</b>	-	<b>326,091</b>

Total Area	Total MUD Area <sup>4</sup>	Total HOA Area
1,222,551 sq ft	441,292 sq ft	781,259 sq ft
28 acres	10 acres	18 acres
Represented as a percentage of total area:	36.1%	63.9%

Native Trails <sup>3,4</sup>	Total Length (ft)	Total Area (sq ft)
Carlton Ridge Trail	1,164	13,968
Glenville Cove Trail	838	10,056
Meadowloop Trail A	1,358	16,296
Meadowloop Trail B	1,528	18,336
Shady Trail	3,698	44,376
<b>Total</b>	<b>8,586</b>	<b>103,032</b>

Hamilton Pool Rd <sup>4</sup>	Total Length (ft)	Total Area (sq ft)
Frontage	-	73,748
<b>Total</b>	-	<b>73,748</b>

Notes:

1. Areas included along roadways extend 16' off the curb line in each direction, including the drainage ditches.
2. Area associated with Belvedere Amenity Center excludes the area of structures and pavements.
  - Area 1 is located on the south side of of Flagler Drive across from the "Big Pond."
  - Area 2 is located on Flagler Drive between lots 57 and 58.
  - Area 3 is located south of Flagler Drive near Bellancia Drive, between lots 9 and 10.
  - Park area is located at the intersection of Lynchburg Drive and Flagler Drive.
  - The three median islands are located on Flagler Drive, south of the Amenity Center.
3. Areas included along trails extend 6' in each direction from edge of trail.
4. MUD Areas are defined as ditch/drainage side of roadways, trails, or drainage easements.

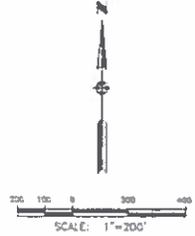
OPEN SPACE / BUFFER AREAS

PLATTED

PHASE	LOT NO.	ACRES
I	B8	32.995
II	2	16.158
III	E1	1.357
IV	1	13.796
TOTAL ACRES		62.313

UNPLATTED

LOT NO.	ACRES	
1	4.456	
2	12.974	
17	1.113	
22	0.443	
E27	1.573	
TOTAL ACRES		20.159



BELVEDERE PHASE I  
LOT B1  
131 ACRES  
GREENBELT, DRAINAGE, WATER QUALITY &  
PUBLIC UTILITY EASEMENT  
DCC NO. 200700054  
DPRJECT

BELVEDERE PHASE II  
LOT 2  
15.185 ACRES  
GREENBELT, DRAINAGE, WATER QUALITY &  
PUBLIC UTILITY EASEMENT  
DCC NO. 200700054  
DPRJECT

BELVEDERE PHASE V  
LOT 17  
13.3 ACRES  
GREENBELT, DRAINAGE, WATER QUALITY &  
PUBLIC UTILITY EASEMENT  
DCC NO. 200700054  
DPRJECT

BELVEDERE PHASE VI  
LOT 2  
6.443 ACRES  
GREENBELT, DRAINAGE, WATER QUALITY &  
PUBLIC UTILITY EASEMENT  
DCC NO. 200700054  
DPRJECT

LEGEND

- PROPERTY BOUNDARY
- OPEN SPACE BOUNDARY
- OPEN SPACE/BUFFER AREAS PLATTED
- OPEN SPACE/BUFFER AREAS FUTURE

HAMILTON POL  
ROAD FRONTAGE

1	30761	12'
2	30670	14'
3	18337	61'
TOTAL		79,768

Median Island Area (sq ft)

1	11,100	
2	13,799	
3	11,137	
TOTAL		36,036

- PARKS
- DRAINAGE ROADS
- LOTS

ROADWAY

Item	Total Area (sq ft)	
Right of Way	295,000	
Right of Way	34,600	
Open Space	< 1,417	
Median	125,441	
Median Area	35,190	
Edge of Road	52,176	
Median	17,012	
Median	18,148	
Edge of Road	25,200	
Median	22,180	
TOTAL		719,660

AMENITY CENTER

Site Area	12,914 sq ft
Site Area	14,180 sq ft
Site Area	15,527 sq ft
Site Area	17,024 sq ft