



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

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

Director Koerner introduced this Item and presented a revised Bookkeeper's Report and cash sheet, consisting of the list of invoices and additional documentation concerning other bookkeeping matters, all of which are attached hereto as **Exhibit "F"**. He requested that, per the Report, the Board (i) ratify the payment of the prior invoices, (ii) approve the payment of new invoices except for the invoice from Sunscape, in order to verify the amount due, and

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

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

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

12. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item and suggested that, after the September 27, 2023 Board Meeting, which was agreed upon in Agenda Item 6, the next Board meeting be held at 6:00 PM at the Belvedere Amenity Center on January 16, 2024. There was a consensus of the Board to hold the meeting at that time and location and they directed the District's consultants to take the steps necessary to schedule such a meeting.

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

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

[DISTRICT SEAL]

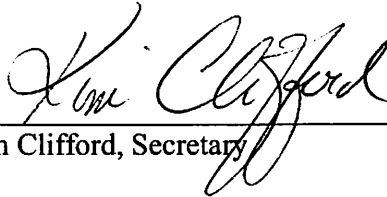
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Kim Clifford, Secretary

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

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



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

**CERTIFICATE OF POSTING  
BELVEDERE MUNICIPAL UTILITY DISTRICT  
NOTICE OF BOARD MEETING  
September 19, 2023**

THE STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

I, Kim Clifford, hereby certify that on September 15, 2023, I posted the attached notice of public meeting of the Board of Directors of Belvedere Municipal Utility District at the following time and at the following location:

(1) at approximately 3:05PM, at the posting board/sign located by the mailboxes near the Belvedere Amenity Center, within the boundaries of the District.

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

Dated this 15<sup>th</sup> day of September, 2023.

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

**STAYS IN FILE****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 19, 2023, at 6:00 p.m., within the boundaries of the District, at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, for the following purposes:

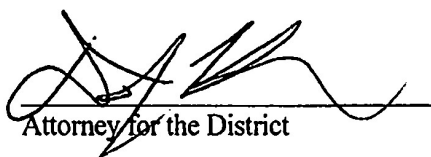
Meeting materials are available at [www.belvederemud.org](http://www.belvederemud.org).

1. Call meeting to order and establish a quorum.
2. Receive public comments.
3. Discuss, consider, and take action to approve minutes for the August 15, 2023 regular meeting of the Board of Directors.
4. Discuss, consider, and take action on amendments to District budget for 2022-2023 fiscal year.
5. Discuss, consider, and take action as necessary regarding District budget for 2023-2024.
6. Discuss, consider, and take action as necessary regarding 2023 tax rate, including but not limited to, setting date for public hearing on the tax rate, and authorizing publication of notice of public hearing on such tax rate.
7. Discuss, consider, and take action as necessary concerning engagement of West, Davis & Company to conduct audit of the District's financial records for the period ending September 30, 2023;
8. Discuss, consider, and take action as necessary concerning report from the District's Bookkeeper and Finance Committee, including:
  - a. Payment and ratification of invoices;
  - b. Coordination on bookkeeping matters;
  - c. TexPool investments; and
  - d. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
9. Discuss, consider, and take action regarding report from the District liaison to the HOA and from the HOA liaison to the District.
10. Discuss, consider, and take action regarding adoption of District Drainage System Issue Resolution Guidelines.
11. 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. Budgeting for drainage facilities, including but not limited to, ditches and culverts;
  - c. Potential culvert/ditch work at 8700 and 8708 Springdale Ridge;
  - d. Request for waiver for property at 8308 Verde Mesa;
  - e. Issuance of Notice of Violation concerning culvert/ditch work on property at 8316 Verde Mesa; and
  - f. Trail maintenance;
12. Discuss, consider, and take action on future meeting schedule.
  13. Adjournment.

The District may meet in executive session on any item listed above as provided by the Open Meetings Act, Tex. Gov't Code §§ 551.071, 551.072, 551.073, 551.074, or 551.075.

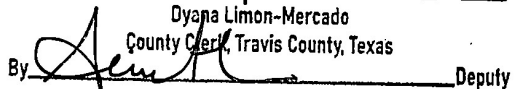
EXECUTED this the 15th day of August, 2023.

  
 Attorney for the District



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

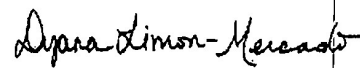


Came to hand and posted on a Bulletin Board in the County Recording Office, Austin, Travis County, Texas on this the 15 day of September 2023.  
 Dyana Limon-Mercado  
 County Clerk, Travis County, Texas  
 By  Deputy

**ARIEL HERNANDEZ**



**FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS**

  
 Dyana Limon-Mercado, County Clerk  
 Travis County, Texas

**202381257**

Sep 15, 2023 03:08 PM  
 Fee: \$3.00 HERNANDEZA





4. Discuss, consider, and take action regarding the District budget for the 2023-2024 fiscal year. Director Koerner introduced this Item. Mr. Monzingo presented a proposed budget, attached hereto as **Exhibit “C”**. He noted that the budget was being presented for informational purposes only, and that it was not yet ready for approval. Ms. Johnson led a discussion regarding the following line items: trail repairs maintenance, drainage easement maintenance, drainage improvements, and special projects. No action was taken.
5. Discuss, consider, and take action as necessary regarding 2023 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 Mr. Kimball’s (the District’s Financial Advisor) proposed tax rates for 2023, attached hereto as **Exhibit “D”**. Mr. Monzingo stated that Mr. Kimball’s report recommends a tax rate of \$0.1275 per \$100 of assessed valuation for debt service and that he recommends a maintenance and operations tax rate is \$0.0775 per \$100 of assessed valuation. Discussion ensued regarding the proposed maintenance and operations tax rate. Mr. Klein explained that the District was a developed district and that the District should be wary of setting a tax rate that would trigger a requirement to conduct a roll-back tax election. Accordingly, he noted that Mr. Kimball thought the maintenance and operations tax rate of \$0.0775 per \$100 of assessed valuation was a conservative rate that would avoid the need for a rollback tax election. Director Clifford moved to call a public hearing on the proposed tax rates for 2023, to be held at the same date, time, and location as the District’s regular Board meeting on September 19, 2023, 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 \$0.1275 per \$100 of assessed valuation. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0.
6. Discuss, consider, and take action as necessary concerning reports from the District’s Bookkeeper and Finance Committee, including:
  - a. Payment and ratification of invoices;
  - b. Coordination on bookkeeping matters;
  - c. TexPool investments; and
  - d. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item. 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 “E”**. He requested that, per the Report, the Board (i) ratify the payment of the prior invoices, (ii) approve the payment of new invoices, (iii) transfer \$35,000.00 from the District’s Money Market Account to the District’s Checking Account, to pay bills, (iv) transfer \$25,000.00 from the District’s TexPool Investment Account, to pay bills, and (v) transfer a total of \$7,956.92 from the District’s Checking Account to the District’s Debt Service Account. Director Sciaraffia arrived at this meeting during this discussion. Director Koerner moved to ratify the payment of the invoices paid since the Board’s last meeting on June 20, 2023, approve the payment

of current invoices, and authorize the three transfers proposed in the Bookkeepers Report. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.

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 and stated that he had nothing to report concerning this Item at this time. Next, Mr. Milkiwicz reported on (i) the HOA's progress to hire a new on-site manager and (ii) the status of the HOA's review associated with a request from the developers of the property located east of the District, known as the Hays-Harris Tract, for emergency access to their development through the District, across HOA property. No action was taken.
8. Discuss, consider, and take action regarding Order Amending and Restating Drainage System Rules and authorizing publication of same. Director Koerner introduced this Item. Mr. Klein presented the above-referenced Order, attached hereto as **Exhibit "F"**. Director Clifford moved to approve the Order Amending and Restating Drainage System Rules, as presented, and authorize publication of the same. Director Koerner seconded the Motion and the Motion passed unanimously, 5-0.
9. Discuss, consider, and take action regarding the adoption of District Drainage System Issue Resolution Guidelines. Director Koerner introduced this Item. Director Clifford presented a draft list of proposed guidelines that the Engineering Subcommittee envisioned would be used by the Board as a working tool when addressing District Drainage System issues, attached hereto as **Exhibit "G"**. Discussion ensued regarding the proposed edits from the District's engineer, general counsel, and Directors. After further discussion, Director Clifford requested that the Board postpone taking action on this Item to allow the Engineering Subcommittee the opportunity to revise the draft set of guidelines to incorporate comments provided by the rest of the Board and the District's Consultants at this meeting. No action was taken.
10. Discuss, consider, and take action regarding the improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
  - a. Report from the District's Engineer;
  - b. Budgeting for drainage facilities, including but not limited to, ditches and culverts;
  - c. Potential culvert/ditch work at 8700 and 8708 Springdale Ridge;
  - d. Request for a waiver for the property at 8308 Verde Mesa;
  - e. Issuance of Notice of Violation concerning culvert/ditch work at 8316 Verde Mesa;
  - f. Trail maintenance;
  - g. Playground; and
  - h. Amenity Center Lot project, including warranty claim.

Director Koerner introduced this Item. Ms. Johnson presented her report to the Board, a copy of which is attached hereto as **Exhibit "H"**. Ms. Johnson stated that she had no report to present at this time concerning the ditch on Flagler Road. She reported that Dig Dug had completed the drainage ditch improvements extending from 8300 to 8308 Verde Mesa Drive. She added that she had provided guidance to the HOA regarding erosion controls

and drainage solutions for the homes located at 8300 and 8301 Lakewood Ridge Cove. Next, she stated that she had provided a revised culvert table for inclusion in the District's Drainage System Rules, as discussed in Item 8, attached hereto as **Exhibit "I"**. Director Clifford commented that the revised culvert table needed to be provided to the HOA for posting to its website after the publication process was completed. Then, Ms. Johnson indicated that her firm had evaluated the request from three residents to line the ditches in front of their homes with rock. She stated that she had provided input with the Engineering Subcommittee's effort to put together guidelines when addressing District Drainage System issues.

Then, Ms. Johnson said that there was nothing to report regarding trail facilities maintenance and she confirmed that Fazzone Construction's landscaping contractor had completed replacing the plants associated with the Amenity Center Lot Improvements. Next, Director Koerner requested that discussion concerning budgeting for drainage facilities, including but not limited to, ditches and culverts be postponed until the Board's next meeting. Director Clifford stated that the Board should be aware that homebuilders had posed a question to the ACC regarding the costs associated with culvert/ditch work required at 8700 and 8708 Springdale Ridge and indicated the potential for requesting reimbursement from the District for such work.

Regarding the agenda item for potential issuance of a Notice of Violation concerning culvert/ditch work at 8316 Verde Mesa, Director Clifford stated that the District's Engineering Subcommittee was looking for support from the Board. After discussion, Director Scaraffia volunteered to speak with that property owner, with the hope that such owner would address this issue without the need to issue a notice of violation. Next, Director Clifford provided an update on the status of playground repairs and maintenance, noting that Kiddie Mulch would be installed after the maintenance work was completed, which likely would not occur until November.

11. Discuss, consider, and take action regarding impervious cover within the District. Director Koerner introduced this Item. Mr. Klein recommended that in light of the legal issues raised by the Board regarding this Item, the Board should convene in Executive Session, per the meeting agenda, to receive advice from its attorney before discussing this Item in open session. At 7:21 p.m., Director Koerner moved to enter into executive session under Texas Government Code § 551.071 to receive legal advice from its attorney on this agenda Item. Director Ubertini seconded the Motion and the Motion was approved 5-0. At 7:30 p.m., Director Koerner moved to conclude the executive session and reenter open session. Director Scaraffia seconded the Motion and the Motion passed unanimously, 5-0. Director Koerner stated that no action was taken by the Board during Executive Session.

In open session, Mr. Klein reported that he had spoken with Mr. Bob Quinlan, Environmental Compliance Supervisor, Post-Construction Inspection & Maintenance, at Travis County concerning this issue, who informed him that this was an issue that did not involve the District and instead is regulated by the HOA. He added that the County representative said that impervious cover issues were based upon the plat notes for such land, which fell under the purview of the HOA. Last, Mr. Klein said that the County representative reported that he had heard that the HOA had allocated impervious cover from one lot to another lot from time to time. Representatives of the HOA in attendance responded that they were not aware of any reallocation of impervious cover rights since they have been in their positions at the HOA.

No action was taken.

12. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item and suggested that the next meeting date be scheduled for September 19, 2023, at 6:00 p.m. at the Belvedere Amenity Center. There was a consensus of the Board to hold the meeting at that time and location and they directed the District's consultants to take the steps necessary to schedule such a meeting.
13. Adjournment. Director Koerner moved to adjourn the meeting. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. The meeting adjourned at 7:36 p.m.

PASSED, APPROVED, AND ADOPTED this 19<sup>th</sup> day of September 2023.

[DISTRICT SEAL]

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Kim Clifford, Secretary

**ORDER AMENDING THE 2022-2023 DISTRICT BUDGET**

**STATE OF TEXAS**

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**COUNTY OF TRAVIS**

§

**BELVEDERE MUNICIPAL UTILITY DISTRICT**

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The Board of Directors of Belvedere Municipal Utility District met in special 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 27th day of September, 2023; whereupon the roll was called of the members of the Board of Directors, to wit:

|                 |                     |
|-----------------|---------------------|
| James Koerner   | President           |
| Ronald Ubertini | Vice President      |
| Kim Clifford    | Secretary           |
| Keri Parker     | Assistant Secretary |
| Vito Sciaraffia | Assistant Secretary |

All members of the Board were present, except Directors Ubertini and Parker, 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 Clifford and, after full discussion and the question being put to the Board of Directors, said motion was carried by the following vote:

"Aye" 3; "No" 0.

The Order thus adopted is as follows:

**WHEREAS**, a special meeting of the Board of Directors of Belvedere Municipal Utility District (the "District") was held on September 27, 2023; and

**WHEREAS**, the Board of Directors previously projected the operating expenses and revenues for the District for the period October 1, 2022 through September 30, 2023, and adopted an operating budget consistent therewith; and

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

**NOW THEREFORE BE IT ORDERED THAT:**

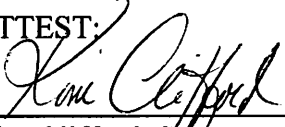
1. The revised operating budget attached hereto as **Exhibit "A"** is hereby adopted.

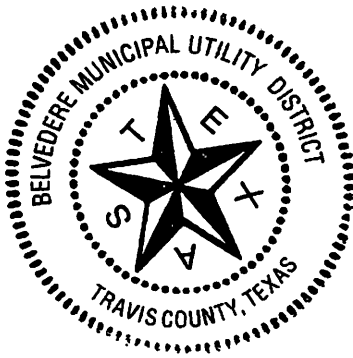
2. The Secretary of the Board of Directors is hereby directed to file a copy of this Order Amending the 2022-2023 District Budget in the official records of the District.

**PASSED AND APPROVED** this 27th day of September 2023.

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

ATTEST:

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



**EXHIBIT "A"**

**AMENDED 2022-2023 DISTRICT BUDGET**



Belvedere Municipal Utility District  
 General Operating Fund  
 Statement of Projected Revenues and Expenditures  
 Amended Budget for the Fiscal Year October 1, 2022 to September 30, 2023

|   | Amended<br>Budget |
|---|-------------------|
| <u>Revenues</u>   |                   |
| Maintenance Taxes   | \$ 244,405        |
| Interest Income   | 19,000            |
|   | 263,405           |
| <u>Expenditures</u>   |                   |
| Solid Waste Disposal  | 56,019            |
| Legal Fees  | 45,000            |
| Audit Fees  | 7,500             |
| Accounting Fees   | 14,400            |
| Engineering Fees  | 70,000            |
| Amenity Center Operations and Maintenance                       | 120,000           |
| Drainage and Trail Maintenance                                  | 23,000            |
| Insurance   | 4,132             |
| Tax Appraisal and Collection Fees                               | 6,000             |
| Bank Charges  | 200               |
| Other fees  | 100               |
| Newspaper notices   | 2,000             |
| Website   | 500               |
|   | 348,851           |
| Projected Excess (Deficit) Revenue<br>Over (Under) Expenditures | \$ (85,446)       |

Belvedere Municipal Utility District  
 General Operating Fund  
 Statement of Projected Revenues and Expenditures  
 Budget for the Fiscal Year October 1, 2023 to September 30, 2024

Revenues

|                   |    |         |
|-------------------|----|---------|
| Maintenance Taxes | \$ | 282,923 |
| Interest Income   |    | 10,000  |
|                   |    | 292,923 |
| Total Revenues    |    | 292,923 |

Expenditures

|   |    |         |
|---|----|---------|
| Solid Waste Disposal                      |    | 57,000  |
| Legal Fees                                |    | 40,000  |
| Audit Fees                                |    | 7,500   |
| Accounting Fees                           |    | 14,400  |
| Engineering Fees                          |    | 30,000  |
| Amenity Center Operations and Maintenance |    | 85,000  |
| Drainage and Trail Maintenance            |    | 40,000  |
| Playscape Repairs and Maintenance         |    | 11,025  |
| Insurance                                 |    | 5,000   |
| Tax Appraisal and Collection Fees         |    | 6,000   |
| Bank Charges                              |    | 200     |
| Other fees                                |    | 100     |
| Newspaper notices                         |    | 2,000   |
| Website                                   |    | 500     |
|   |    | 298,725 |
| Total Expenditures                        |    | 298,725 |
| Projected Excess (Deficit) Revenue        |    |         |
| Over (Under) Expenditures                 | \$ | (5,802) |

**Additional Expenditures for Consideration**

|                                  |    |         |
|----------------------------------|----|---------|
| Drainage Maintenance             | \$ | 100,000 |
| Engineering Drainage Maintenance | \$ | 50,000  |

Belvedere Municipal Utility District  
Debt Service Fund  
Statement of Projected Revenues and Expenditures  
Budget for the Fiscal Year October 1, 2023 to September 30, 2024

| <u>Revenues</u>   |                        |
|---|------------------------|
| Property Taxes  | \$ 465,454             |
| Interest Income   | 6,000                  |
|   | <hr/>                  |
| Total Revenues  | 471,454                |
|   | <hr/>                  |
| <u>Expenditures</u>   |                        |
| Principal   | 320,000                |
| Interest  | 151,819                |
|   | <hr/>                  |
| Total Expenditures  | 471,819                |
|   | <hr/>                  |
| Projected Excess (Deficit) Revenue<br>Over (Under) Expenditures | <u><u>\$ (365)</u></u> |

Belvedere Municipal Utility District  
Property Taxes for the Fiscal Year October 1, 2023 to September 30, 2024

| Property Taxes |                | Debt       | M&O        |
|----------------|----------------|------------|------------|
| Taxable value  | \$ 368,749,809 |            |            |
| Tax rate       | \$ 0.2050      | \$ 0.1275  | \$ 0.0775  |
| Tax levy       |                | \$ 470,156 | \$ 285,781 |

99% collection rate

|                              | Debt       | M&O        |
|------------------------------|------------|------------|
|                              | \$ 470,156 | \$ 285,781 |
|                              | 0.99       | 0.99       |
| <b>Estimated Collections</b> | \$ 465,454 | \$ 282,923 |

|                             |           |           |           |
|-----------------------------|-----------|-----------|-----------|
| Tax rate year ended 9/30/23 | \$ 0.2225 | \$ 0.1450 | \$ 0.0775 |
|-----------------------------|-----------|-----------|-----------|

# WEST, DAVIS & COMPANY

A LIMITED LIABILITY PARTNERSHIP

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August 10, 2023

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, 2023. 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, 2023. 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, 2023, and to issue our reports no later than December 31, 2023. 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: \_\_\_\_\_

# **Belvedere MUD Board Meeting**

**September 19, 2023**

**Financial Information**

# **Schedule of Cash Activity**

**BELVEDERE MUD  
SCHEDULE OF CASH ACTIVITY  
GENERAL FUND  
MEETING DATE: SEPTEMBER 19, 2023**

**GENERAL FUND CHECKING ACCOUNT BALANCE** **\$ 25,533.74**

**Revenue:**

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

**Expenses paid since last meeting on 8/15/23**

|                            |                                 |                           |                  |  |
|----------------------------|---------------------------------|---------------------------|------------------|--|
| EFT                        | Pedernales Electric Cooperative | Amenity Center Operations | \$ 402.19        |  |
| EFT                        | AT & T                          | Amenity Center Operations | \$ 152.81        |  |
| EFT                        | Pedernales Electric Cooperative | Amenity Center Operations | \$ 295.50        |  |
| <b>Total Expenditures:</b> |                                 |                           | <b>\$ 850.50</b> |  |

Cash Balance Before Expenditures **\$ 24,683.24**

**Expenditures:**

| Check Number               | Description                       | Amount                |
|----------------------------|-----------------------------------|-----------------------|
| 1457                       | Montoya & Monzingo LLP            | \$ 1,200.00           |
| 1458                       | Lloyd Gosselink                   | \$ 587.00             |
| 1459                       | Quiddity Engineering, LLC         | \$ 3,496.25           |
| 1460                       | Sunscape Landscaping              | \$ 1,021.97           |
| 1461                       | DigDug Construction LLC           | \$ 2,450.00           |
| 1462                       | Travis Central Appraisal District | \$ 754.27             |
| Transfer                   | Belvedere - Debt Service          | \$ 605.57             |
| <b>Total Expenditures:</b> |                                   | <b>\$ (10,115.06)</b> |

**ENDING BALANCE - GENERAL FUND CHECKING AS OF SEPTEMBER 19, 2023** **\$ 14,568.18**

**CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED** **\$ 5,808.65**

**CASH BALANCE - GENERAL FUND - TEXPOOL** **\$ 453,103.91**

**TOTAL GENERAL FUND OPERATING CASH** **\$ 473,480.74**

**CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET** **\$ 52,250.26**

|                        |                    |                |                  |  |
|------------------------|--------------------|----------------|------------------|--|
| Transfer               | Operating Checking | Property Taxes | \$ 605.57        |  |
| <b>Total Deposits:</b> |                    |                | <b>\$ 605.57</b> |  |

**ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET** **\$ 52,855.83**

**CASH BALANCE - DEBT SERVICE - TEXPOOL** **\$ 182,550.28**

**TOTAL CASH BALANCE - DEBT SERVICE** **\$ 235,406.11**

# Budget vs Actual

Belvedere Municipal Utility District  
Statement of Revenues and Expenditures Budget vs. Actual  
For the Year to Date Ended September 19, 2023  
Unaudited

|   | Year to Date<br>Actual | Year to Date<br>Budget | Year to Date<br>Variance<br>Favorable<br>(Unfavorable) | 2023<br>Annual<br>Budget | 2023<br>Annual<br>Variance<br>Favorable<br>(Unfavorable) |
|---|------------------------|------------------------|--|--------------------------|--|
| <u>Revenues</u>                                       |                        |                        |  |                          |  |
| Maintenance Taxes                                     | \$ 243,955             | \$ 244,405             | \$ (450)   | \$ 244,405               | \$ (450)   |
| Other Income  | 2,250                  | -                      | 2,250  | -                        | 2,250  |
| Interest Income                                       | 17,796                 | 5,000                  | 12,796   | 6,000                    | 11,796   |
| <b>Total Revenues</b>                                 | <b>264,001</b>         | <b>249,405</b>         | <b>14,596</b>  | <b>250,405</b>           | <b>13,596</b>  |
| <u>Expenditures</u>                                   |                        |                        |  |                          |  |
| Solid Waste Disposal                                  | 56,019                 | 55,000                 | (1,019)  | 55,000                   | (1,019)  |
| Legal Fees  | 31,248                 | 40,000                 | 8,752  | 40,000                   | 8,752  |
| Audit Fees  | 7,500                  | 7,500                  | -  | 7,500                    | -  |
| Accounting Fees                                       | 14,400                 | 14,400                 | -  | 14,400                   | -  |
| Engineering Fees                                      | 62,812                 | 30,000                 | (32,812)   | 30,000                   | (32,812)   |
| Amenity Center Operations                             | 55,418                 | 85,000                 | 29,582   | 85,000                   | 29,582   |
| Drainage and Trail Maintenance                        | 17,033                 | 23,000                 | 5,967  | 23,000                   | 5,967  |
| Insurance   | 4,132                  | 4,000                  | (132)  | 4,000                    | (132)  |
| Tax Appraisal and Collection Fees                     | 3,513                  | 6,000                  | 2,487  | 6,000                    | 2,487  |
| Bank Charges  | 10                     | 200                    | 190  | 200                      | 190  |
| Other Fees  | -                      | 100                    | 100  | 100                      | 100  |
| Newspaper notices                                     | -                      | 2,000                  | 2,000  | 2,000                    | 2,000  |
| Website   | -                      | 500                    | 500  | 500                      | 500  |
| <b>Total Expenditures</b>                             | <b>252,085</b>         | <b>267,700</b>         | <b>15,615</b>  | <b>267,700</b>           | <b>15,115</b>  |
| <b>Projected Excess Revenue<br/>Over Expenditures</b> | <b>\$ 11,916</b>       | <b>\$ (18,295)</b>     | <b>\$ 30,211</b>                                       | <b>\$ (17,295)</b>       | <b>\$ 29,211</b>   |

# **Financial Statements**



# Belvedere Municipal Utility District

## Balance Sheet

As of September 19, 2023

|  | <u>Sep 19, 23</u>        |
|--|--------------------------|
| <b>ASSETS</b>                          |                          |
| <b>Current Assets</b>                  |                          |
| <b>Checking/Savings</b>                |                          |
| Checking Account - ABC Bank            | 14,970.37                |
| Money Market - ABC Bank                | 5,808.65                 |
| TexPool                                | <u>453,103.91</u>        |
| <b>Total Checking/Savings</b>          | 473,882.93               |
| <b>Accounts Receivable</b>             |                          |
| Taxes Receivable                       | <u>2,892.31</u>          |
| <b>Total Accounts Receivable</b>       | 2,892.31                 |
| <b>Other Current Assets</b>            |                          |
| Prepaid Insurance                      | <u>2,134.13</u>          |
| <b>Total Other Current Assets</b>      | <u>2,134.13</u>          |
| <b>Total Current Assets</b>            | <u>478,909.37</u>        |
| <b>TOTAL ASSETS</b>                    | <b><u>478,909.37</u></b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                          |
| <b>Liabilities</b>                     |                          |
| <b>Current Liabilities</b>             |                          |
| Other Current Liabilities              |                          |
| Deferred Revenue                       | <u>2,892.31</u>          |
| <b>Total Other Current Liabilities</b> | <u>2,892.31</u>          |
| <b>Total Current Liabilities</b>       | <u>2,892.31</u>          |
| <b>Total Liabilities</b>               | 2,892.31                 |
| <b>Equity</b>                          |                          |
| Unassigned                             | 464,101.33               |
| Net Income                             | <u>11,915.73</u>         |
| <b>Total Equity</b>                    | <u>476,017.06</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b><u>478,909.37</u></b> |

**Belvedere Municipal Utility District**  
**Profit & Loss**  
October 1, 2022 through September 19, 2023

|                                | Oct 1, '22 - Sep 19, 23 |
|--------------------------------|-------------------------|
| <b>Ordinary Income/Expense</b> |                         |
| <b>Income</b>                  |                         |
| Interest Income                | 17,795.68               |
| Income                         |                         |
| Property Taxes                 | 243,955.03              |
| <b>Total Income</b>            | <b>243,955.03</b>       |
| <b>Total Income</b>            | <b>261,750.71</b>       |
| <b>Expense</b>                 |                         |
| Amenity Center Operations      | 55,417.50               |
| Drainage Repairs & Maintenance | 3,000.00                |
| Trail Repairs                  |                         |
| Trail General Maintenance      | 12,263.24               |
| Major Trail Repair             | 1,769.60                |
| <b>Total Trail Repairs</b>     | <b>14,032.84</b>        |
| Audit Fees                     | 7,500.00                |
| Bank Service Charges           | 10.00                   |
| Bookkeeping Fees               | 14,400.00               |
| Engineering                    |                         |
| District Engineering           | 62,812.50               |
| <b>Total Engineering</b>       | <b>62,812.50</b>        |
| Insurance                      |                         |
| Liability Insurance            | 4,131.55                |
| <b>Total Insurance</b>         | <b>4,131.55</b>         |
| Legal Fees                     | 31,247.74               |
| Collection and Appraisal Fees  | 3,514.26                |
| Waste Disposal                 | 56,018.59               |
| <b>Total Expense</b>           | <b>252,084.98</b>       |
| <b>Net Ordinary Income</b>     | <b>9,665.73</b>         |
| <b>Other Income/Expense</b>    |                         |
| Other Income                   |                         |
| Other Income-Drainage Ditch    | 2,250.00                |
| <b>Total Other Income</b>      | <b>2,250.00</b>         |
| <b>Net Other Income</b>        | <b>2,250.00</b>         |
| <b>Net Income</b>              | <b>11,915.73</b>        |

**Belvedere MUD-Debt Service Fund**  
**Balance Sheet**  
As of September 19, 2023

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|                                       | <u>Sep 19, 23</u>        |
|---------------------------------------|--------------------------|
| <b>ASSETS</b>                         |                          |
| Current Assets                        |                          |
| Checking/Savings                      |                          |
| MUD Debt Service Fund                 | 52,855.83                |
| TexPool                               | <u>182,550.28</u>        |
| Total Checking/Savings                | 235,406.11               |
| Accounts Receivable                   |                          |
| Taxes Receivable                      | <u>5,411.53</u>          |
| Total Accounts Receivable             | <u>5,411.53</u>          |
| Total Current Assets                  | <u>240,817.64</u>        |
| <b>TOTAL ASSETS</b>                   | <b><u>240,817.64</u></b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                          |
| Liabilities                           |                          |
| Current Liabilities                   |                          |
| Other Current Liabilities             |                          |
| Deferred Revenue                      | <u>5,411.53</u>          |
| Total Other Current Liabilities       | <u>5,411.53</u>          |
| Total Current Liabilities             | <u>5,411.53</u>          |
| Total Liabilities                     | 5,411.53                 |
| Equity                                |                          |
| Restricted                            | 235,996.25               |
| Net Income                            | <u>-590.14</u>           |
| Total Equity                          | <u>235,406.11</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>240,817.64</u></b> |

**Belvedere MUD-Debt Service Fund**  
**Profit & Loss**  
**October 1, 2022 through September 19, 2023**

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|                         | <u>Oct 1, '22 - Sep 19, 23</u> |
|-------------------------|--------------------------------|
| Ordinary Income/Expense |                                |
| Income                  |                                |
| Tax Revenue             | 455,483.93                     |
| Total Income            | 455,483.93                     |
| Expense                 |                                |
| Bank Service Charges    | 108.00                         |
| Bond Principal          | 305,000.00                     |
| Interest Expense        | 160,618.76                     |
| Paying Agent Fee        | 1,200.00                       |
| Total Expense           | 466,926.76                     |
| Net Ordinary Income     | -11,442.83                     |
| Other Income/Expense    |                                |
| Other Income            |                                |
| Interest Income         | 10,852.69                      |
| Total Other Income      | 10,852.69                      |
| Net Other Income        | 10,852.69                      |
| Net Income              | <u><u>-590.14</u></u>          |

# Property Tax Statement

| TXDISTIA | RECEIVABLE BALANCE 'R' REPORT | DATE      | PAGE               |                     |                        |                    |                 |                     |       |               |                         |                   |
|----------|-------------------------------|-----------|--------------------|---------------------|------------------------|--------------------|-----------------|---------------------|-------|---------------|-------------------------|-------------------|
| YEAR     | ADJ                           | TAX       | BASE TAX COLLECTED | REVERSALS COLLECTED | NET BASE TAX COLLECTED | TAX BALANCE ENDING | P & I COLLECTED | REVERSALS COLLECTED | P & I | LRP COLLECTED | OTHER PENALTY COLLECTED | TOTAL DISTRIBUTED |
| 2006     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2007     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2008     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2009     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2010     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2011     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2012     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2013     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2014     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2015     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2016     | .60                           | .01       | .01                | .01                 | 1.64                   | .60                | .00             | .00                 | .00   | .00           | .00                     | .01               |
| 2017     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2018     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2019     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2020     | .00                           | .00       | .00                | .00                 | .00                    | .00                | .00             | .00                 | .00   | .00           | .00                     | .00               |
| 2021     | .00                           | 599.16-   | .00                | 599.16              | 599.16-100.00          | .00                | .00             | .00                 | .00   | .00           | .00                     | 599.16-           |
| TOTAL    | .60                           | 599.15-   | .01                | 599.16              | 599.15-100.10          | .60                | .00             | .00                 | .00   | .00           | .00                     | 599.15-           |
| 2022     | 715052.57                     | 11644.02- | 702372.81          | 7267.50             | 695105.31              | 8303.24            | 2843.57         | 2843.57             | .00   | .00           | .00                     | 697948.88         |

| ENTITY | TOTAL     | REVERSALS COLLECTED | NET BASE TAX COLLECTED | TAX BALANCE ENDING | P & I COLLECTED | REVERSALS COLLECTED | P & I   | LRP COLLECTED | OTHER PENALTY COLLECTED | TOTAL DISTRIBUTED |
|--------|-----------|---------------------|------------------------|--------------------|-----------------|---------------------|---------|---------------|-------------------------|-------------------|
| TOTAL  | 715053.17 | 12243.17-           | 702372.82              | 7866.66            | 694506.16       | 98.82               | 8303.84 | 2843.57       | .00                     | 697349.73         |

*Outstanding property tax receivable*

*Debt Service*  
 2016 = 1,31  
 2022 = 5411.22  
5411.53

*Operating*  
 2016 = 1,29  
 2022 = 2892.02  
2892.31

*Current tax rate*  
 Operating: .0775  
 Debt Service: .1415  
total: .2225

# **Current Invoices for Approval**

Montoya & Monzingo, LLP

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

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 9/11/2023 | 30497     |

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

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

*Recd 9/11/23*





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

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

August 28, 2023

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

Invoice: 97543310  
Client: 2364  
Matter: 0  
Billing Attorney: DJK  
  
Tax ID # 74-2308445

---

### INVOICE SUMMARY

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

**RE: Belvedere Community**

|                           |                  |
|---------------------------|------------------|
| Professional Services     | \$ 587.00        |
| Total Disbursements       | <u>    .00</u>   |
| <b>TOTAL THIS INVOICE</b> | <b>\$ 587.00</b> |

*Reid 9/2/23*

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

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

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Lloyd Gosselink Rochelle & Townsend, P.C.



Invoice Total \$3,496.25

Invoice #: ARIV1004344  
Invoice date: 8/31/2023  
Project Number: 16654-0900-23

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

**PLEASE NOTE OUR REMIT INFO**  
**REMIT ADDRESS:** Quiddity Engineering, LLC  
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 01-Jul-2023 through 31-Jul-2023

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

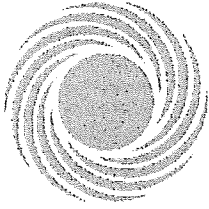
16654-0900-23.001 - District Operations

| Role                      | Hours        | Rate   | Amount          |
|---------------------------|--------------|--------|-----------------|
| Design Engineer I         | 2.75         | 125.00 | 343.75          |
| Design Engineer II        | 7.00         | 145.00 | 1,015.00        |
| Professional Engineer III | 9.50         | 225.00 | 2,137.50        |
| <b>Subtotal</b>           | <b>19.25</b> |        | <b>3,496.25</b> |

Invoice subtotal 3,496.25  
Total 3,496.25

Services include: Coordination with Consultants and contractors, field visits, ditch lining evaluations, culvert table update, budget update, and meetings with Engineering Subcommittee.

Rec'd 9/1/23



# SUNSCAPE

LANDSCAPING

## INVOICE

Invoice: 18853  
Invoice Date: 09/01/2023

### BILL TO PROPERTY ADDRESS

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

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512-251-5668 x25

### INVOICE TERMS ACCOUNT MANAGER

09/01/2023 Net 30 Greg Alford

### DESCRIPTION PRICE

#27314 - Trail Maintenance Contract RENEWAL September 2023 \$1,021.97

|                              |                         |                   |
|------------------------------|-------------------------|-------------------|
| Trail Maintenance \$1,021.93 | Subtotal:               | \$1,021.97        |
| HOA /MUS Contract \$3,008.96 | Sales Tax (.00%)        | \$0.00            |
|                              | <b>INVOICE TOTAL:</b>   | <b>\$1,021.97</b> |
|                              | <b>Pay This Amount:</b> | <b>\$1,021.97</b> |

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 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!!

DigDug Construction LLC

Invoice

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

| DATE      | INVOICE # |
|-----------|-----------|
| 7/11/2023 | 5414      |

| BILL TO              |
|----------------------|
| Quiddity Engineering |

*Belvedere*

| PROJECT         | P.O. No. | DUE DATE  |
|-----------------|----------|-----------|
| 8304 Mesa Verde |          | 8/10/2023 |

| SERVICE DESCRIPTION  | AMOUNT            |
|--|-------------------|
| : Regrade ditch on both sides of driveway. Use some material for building berm. Haul off spoils. | 2,100.00          |
| Install Sod on Neighbors flow line   | 350.00            |
| Sales Tax  | 0.00              |
| We appreciate your business!   |                   |
| <b>Total</b>   | <b>\$2,450.00</b> |

|                    |                   |
|--------------------|-------------------|
| Payments/Credits   | \$0.00            |
| <b>Balance Due</b> | <b>\$2,450.00</b> |

**TRAVIS CENTRAL APPRAISAL DISTRICT**

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

|                |              |                |
|----------------|--------------|----------------|
|                | Invoice Date | Invoice Number |
| <b>Invoice</b> | 9/1/2023     | 8511           |

Jurisdiction ID: 1K

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

You may remit via ACH to Wells Fargo Bank, N.A.,  
 account #7556188477, ABA #111900659. Please send  
 ACH remittance information to Lmann@tcadcentral.org.

To submit via wire, please contact the Finance  
 Department.

| Invoice Date               | Charge Code       | Description    | Amount              |
|----------------------------|-------------------|----------------|---------------------|
| 9/1/2023                   | Appraisal Revenue | Appraisal Fees | \$754.27            |
|                            |                   |                | <i>Rec'd 9/9/23</i> |
| <b>Due Date: 10/1/2023</b> |                   | <b>Total:</b>  | <b>\$754.27</b>     |

8511 9/1/2023

| Invoice Date | Charge Code       | Description    | Amount   |
|--------------|-------------------|----------------|----------|
| 9/1/2023     | Appraisal Revenue | Appraisal Fees | \$754.27 |

1K Belvedere MUD

**Total Due:** \$754.27

**Due Date:** 10/1/2023

**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.

# **Invoices Paid Between Board Meetings**



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

Member-owned since 1938  
nonprofit

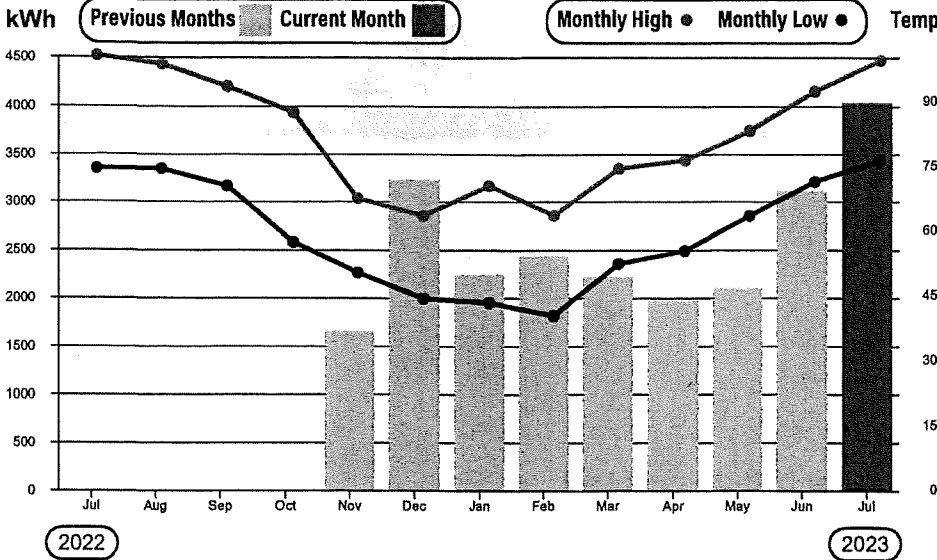
Account #: 3001549599  
Member Name: BELVEDERE MUD  
Director District: 5  
Bill Date: 07/28/2023

**AUTOPAY AMOUNT**  
**\$402.19**  
Paid By Bank Draft  
08/18/2023

Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 07/28/2023.  
Charge detail found on the back of this page.

**Monthly energy use**



**Energy comparison**

|  |   |
|--|---|
| Total energy use this month<br><b>4,037 kWh</b><br><b>\$402.19</b>     | Total energy use last month<br><b>3,114 kWh</b><br><b>\$318.81</b>        |
| Total energy use this month last year<br><b>0 kWh</b><br><b>\$0.00</b> | Average daily use and temp this month<br><b>130 kWh/Day</b><br><b>88°</b> |

**IMPORTANT MEMBER INFORMATION**

Summer is here, which means it is time to shift and save! Shift your consumption outside of Power Rush Hour from 2 to 7 p.m. and conserve energy all day long for savings now and later. Learn more at pec.coop/power-rush-hour.

Your 2022 capital credit allocation is \$26.15. Please refer to the enclosed bill insert or visit pec.coop/capital-credits for more information.

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

*Handwritten:* Paid EFT 8/18/23  
Paid 8/1/23



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

Bill Date: 07/28/2023  
Account #: 3001549599  
AutoPay Amount - DO NOT PAY: \$402.19  
Bank Draft on 08/18/2023

Check this box to opt in to PEC Power of Change!

PEC Secure Pay Station barcode



One time donation  Recurring donation \_\_\_\_\_

Mail payment to:

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

7696 1 AB 0.537  
BELVEDERE MUD  
PO BOX 2029  
PFLUGERVILLE TX 78691-2029

5 7696  
C-33



460763001549599000040219000044241072820239



BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

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

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

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

Total due

**\$152.81**

AutoPay is scheduled for:  
Sep 12, 2023

**Account summary**

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

**Service summary**

|                                |                 |
|--------------------------------|-----------------|
| Internet <small>Page 2</small> | \$86.03         |
| Phone <small>Page 2</small>    | \$66.78         |
| <b>Total services</b>          | <b>\$152.81</b> |

*Paid by 9/12/23  
 recd 8/27/23*

**Total due** **\$152.81**

AutoPay is scheduled to debit your bank account on Sep 12, 2023

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



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





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

Member-owned since 1938  
nonprofit

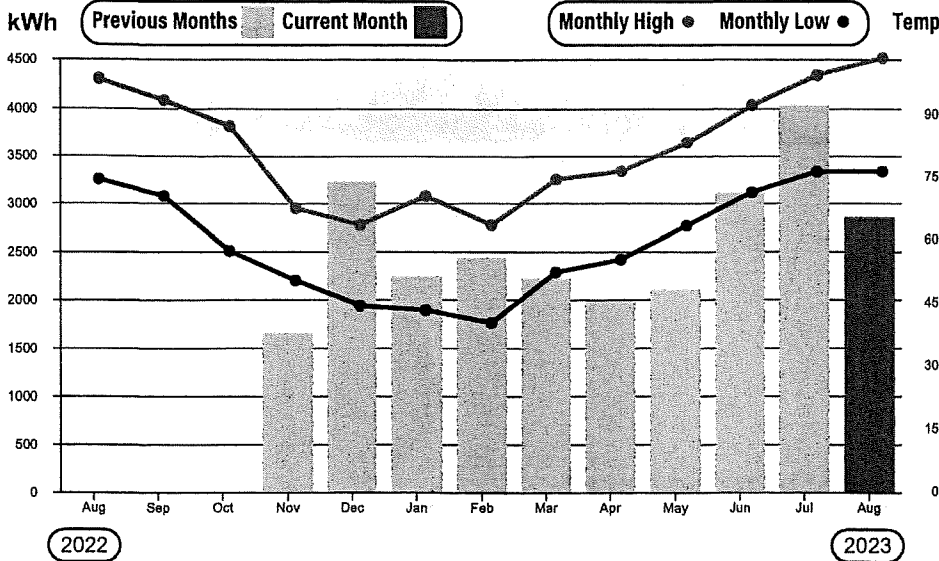
Account #: 3001549599  
Member Name: BELVEDERE MUD  
Director District: 5  
Bill Date: 08/26/2023

**AUTOPAY AMOUNT**  
**\$295.50**  
Paid By Bank Draft  
09/18/2023

Service Address: 17400 FLAGLER DRIVE

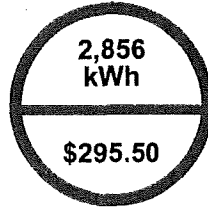
This bill does not reflect payments after 08/26/2023.  
Charge detail found on the back of this page.

**Monthly energy use**

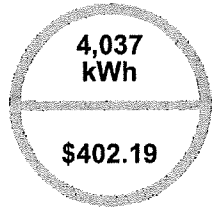


**Energy comparison**

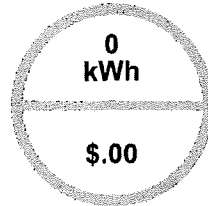
Total energy use this month



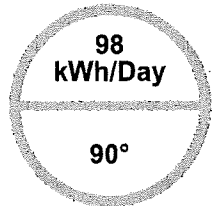
Total energy use last month



Total energy use this month last year



Average daily use and temp this month



**IMPORTANT MEMBER INFORMATION**

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

*Paid BFT 9/18/23  
Recd 8/27/23*

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



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

Bill Date 08/26/2023  
Account # 3001549599  
AutoPay Amount - DO NOT PAY \$295.50  
Bank Draft on 09/18/2023

PEC Secure Pay Station barcode



Mail payment to:

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



7747 1 AB 0.537  
BELVEDERE MUD  
PO BOX 2029  
PFLUGERVILLE TX 78691-2029

5 7747  
C-29



460763001549599000029550000032505082620231

**ABC Bank Statements**

**TexPool Statements**



Drawer 9  
Wolfforth, Texas 79382-0009

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

3615001  
Belvedere Municipal Utility District  
General Funds  
PO Box 2029  
Pflugerville TX 78691

Date 8/31/23 Page 1  
Primary Account XXXXXXXXXXXX [REDACTED]

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

Checking Account

Account Title: Belvedere Municipal Utility District  
General Funds

|                                |                       |                              |                      |
|--------------------------------|-----------------------|------------------------------|----------------------|
| Business Checking Public Funds |                       | Enclosures/Images            | 16                   |
| Account Number                 | XXXXXXXXXX [REDACTED] | Statement Dates              | 8/01/23 thru 8/31/23 |
| Previous Balance               | 29,202.09             | Days in the Statement Period | 31                   |
| 3 Deposits/Credits             | 36,679.21             | Average Ledger Balance       | 25,987.75            |
| 17 Checks/Debits               | 59,547.04             | Average Collected            | 25,945.81            |
| Service Charge Amount          | .00                   |                              |                      |
| Interest Paid                  | .00                   |                              |                      |
| Current Balance                | 6,334.26 <i>W</i>     |                              |                      |

Deposits and Other Credits

| Date | Description          | Amount    |
|------|----------------------|-----------|
| 8/01 | PPD F746000192       | 929.21    |
|      | CONS PAY PT CLEARING |           |
| 8/17 | Deposit              | 35,000.00 |
| 8/21 | Deposit              | 750.00    |

Debits

| Date | Description               | Amount  |
|------|---------------------------|---------|
| 8/08 | PPD 0000358635            | 113.77- |
|      | SPECTRUM SPECTRUM         |         |
| 8/15 | PPD 9864031004            | 152.80- |
|      | Payment ATT               |         |
| 8/21 | CCD 2740828412            | 402.19- |
|      | ELEC_BILL Pedernales_Elec |         |
|      | 3001549599                |         |



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

Business Checking Public Funds XXXXXXXXXXXX [REDACTED] (Continued)

|      |           | Checks   |      |           |           |
|------|-----------|----------|------|-----------|-----------|
| Date | Check No. | Amount   | Date | Check No. | Amount    |
| 8/22 |           | 971.00   | 8/29 | 1448      | 8,176.25  |
| 8/22 |           | 6,985.92 | 8/29 | 1449      | 1,812.50  |
| 8/14 | 1443*     | 3,000.00 | 8/17 | 1450      | 14,472.24 |
| 8/08 | 1444      | 520.00   | 8/28 | 1453*     | 460.00    |
| 8/15 | 1445      | 4,030.92 | 8/28 | 1454      | 520.00    |
| 8/17 | 1446      | 2,400.00 | 8/29 | 1455      | 223.00    |
| 8/18 | 1447      | 9,437.70 | 8/29 | 1456      | 5,868.75  |

**Daily Balance Information**

| Date | Balance   | Date | Balance   | Date | Balance   |
|------|-----------|------|-----------|------|-----------|
| 8/01 | 30,131.30 | 8/17 | 40,441.57 | 8/28 | 22,414.76 |
| 8/08 | 29,497.53 | 8/18 | 31,003.87 | 8/29 | 6,334.26  |
| 8/14 | 26,497.53 | 8/21 | 31,351.68 |      |           |
| 8/15 | 22,313.81 | 8/22 | 23,394.76 |      |           |

End of Statement



**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
**Checking Account - ABC Bank, Period Ending 08/31/2023**

| Type                                     | Date       | Num     | Name                 | Cir | Amount     | Balance    |
|--|------------|---------|----------------------|-----|------------|------------|
| <b>Beginning Balance</b>                 |            |         |                      |     |            |            |
| <b>Cleared Transactions</b>              |            |         |                      |     |            | 29,202.09  |
| <b>Checks and Payments - 17 items</b>    |            |         |                      |     |            |            |
| Check                                    | 07/19/2023 | 1443    | Sean Canahauat...    | X   | -3,000.00  | -3,000.00  |
| Check                                    | 08/02/2023 | 1445    | Sunscape Lands...    | X   | -4,030.92  | -7,030.92  |
| Check                                    | 08/02/2023 | 1444    | Victor Insurance ... | X   | -520.00    | -7,550.92  |
| Check                                    | 08/08/2023 | EFT     | Spectrum Business    | X   | -113.77    | -7,664.69  |
| Check                                    | 08/13/2023 | EFT     | AT & T               | X   | -152.80    | -7,817.49  |
| Check                                    | 08/15/2023 | 1450    | Texas Disposal S...  | X   | -14,472.24 | -22,289.73 |
| Check                                    | 08/15/2023 | 1447    | Lloyd Gosselink ...  | X   | -9,437.70  | -31,727.43 |
| Check                                    | 08/15/2023 | 1448    | Quiddity Engineer... | X   | -8,176.25  | -39,903.68 |
| Check                                    | 08/15/2023 | Tran... | Belvedere MUD ...    | X   | -6,985.92  | -46,889.60 |
| Check                                    | 08/15/2023 | 1456    | Quiddity Engineer... | X   | -5,868.75  | -52,758.35 |
| Check                                    | 08/15/2023 | 1446    | Montoya & Monzi...   | X   | -2,400.00  | -55,158.35 |
| Check                                    | 08/15/2023 | 1449    | Quiddity Engineer... | X   | -1,812.50  | -56,970.85 |
| Check                                    | 08/15/2023 | Tran... | Belvedere MUD ...    | X   | -971.00    | -57,941.85 |
| Check                                    | 08/15/2023 | 1454    | Victor Insurance ... | X   | -520.00    | -58,461.85 |
| Check                                    | 08/15/2023 | 1453    | Manuela's Cleani...  | X   | -460.00    | -58,921.85 |
| Check                                    | 08/15/2023 | 1455    | A.T. Services LLC    | X   | -223.00    | -59,144.85 |
| Check                                    | 08/18/2023 | EFT     | Pedernales Electr... | X   | -402.19    | -59,547.04 |
| <b>Total Checks and Payments</b>         |            |         |                      |     | -59,547.04 | -59,547.04 |
| <b>Deposits and Credits - 3 items</b>    |            |         |                      |     |            |            |
| Deposit                                  | 08/01/2023 |         |                      | X   | 929.21     | 929.21     |
| Transfer                                 | 08/15/2023 |         |                      | X   | 35,000.00  | 35,929.21  |
| Deposit                                  | 08/16/2023 |         |                      | X   | 750.00     | 36,679.21  |
| <b>Total Deposits and Credits</b>        |            |         |                      |     | 36,679.21  | 36,679.21  |
| <b>Total Cleared Transactions</b>        |            |         |                      |     | -22,867.83 | -22,867.83 |
| <b>Cleared Balance</b>                   |            |         |                      |     | -22,867.83 | 6,334.26   |
| <b>Uncleared Transactions</b>            |            |         |                      |     |            |            |
| <b>Checks and Payments - 2 items</b>     |            |         |                      |     |            |            |
| Check                                    | 08/15/2023 | 1451    | Sunscape Lands...    |     | -4,030.92  | -4,030.92  |
| Check                                    | 08/15/2023 | 1452    | Sunscape Lands...    |     | -1,769.60  | -5,800.52  |
| <b>Total Checks and Payments</b>         |            |         |                      |     | -5,800.52  | -5,800.52  |
| <b>Deposits and Credits - 1 item</b>     |            |         |                      |     |            |            |
| Transfer                                 | 08/15/2023 |         |                      |     | 25,000.00  | 25,000.00  |
| <b>Total Deposits and Credits</b>        |            |         |                      |     | 25,000.00  | 25,000.00  |
| <b>Total Uncleared Transactions</b>      |            |         |                      |     | 19,199.48  | 19,199.48  |
| <b>Register Balance as of 08/31/2023</b> |            |         |                      |     | -3,668.35  | 25,533.74  |
| <b>Ending Balance</b>                    |            |         |                      |     | -3,668.35  | 25,533.74  |



Drawer 9  
Wolfforth, Texas 79382-0009

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

3615004  
Belvedere Municipal Utility District  
Operating Money Market  
PO Box 2029  
Pflugerville TX 78691

Date 8/31/23 Page 1  
Primary Account XXXXXXXXXXXXX [REDACTED]

5

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

Checking Account

Account Title: Belvedere Municipal Utility District  
Operating Money Market

|                          |                         |                                |                      |
|--------------------------|-------------------------|--------------------------------|----------------------|
| Money Market Public Fund |                         | Enclosures/Images              | 1                    |
| Account Number           | XXXXXXXXXXXX [REDACTED] | Statement Dates                | 8/01/23 thru 8/31/23 |
| Previous Balance         | 40,777.16               | Days in the Statement Period   | 31                   |
| Deposits/Credits         | .00                     | Average Ledger Balance         | 23,841.67            |
| 1 Checks/Debits          | 35,000.00               | Average Collected              | 23,841.67            |
| Service Charge Amount    | .00                     | Interest Earned                | 31.49                |
| Interest Paid            | 31.49                   | Annual Percentage Yield Earned | 1.57%                |
| Current Balance          | 5,808.65                | 2023 Interest Paid             | 521.27               |

Deposits and Other Credits

| Date | Description      | Amount |
|------|------------------|--------|
| 8/31 | Interest Deposit | 31.49  |

| Date | Check No. | Amount    | Checks |
|------|-----------|-----------|--------|
| 8/17 |           | 35,000.00 |        |

Daily Balance Information

| Date | Balance   | Date | Balance  | Date | Balance  |
|------|-----------|------|----------|------|----------|
| 8/01 | 40,777.16 | 8/17 | 5,777.16 | 8/31 | 5,808.65 |

\* 00540010900303000\*



**Belvedere Municipal Utility District  
Reconciliation Detail  
Money Market - ABC Bank, Period Ending 08/31/2023**

| Type                                 | Date       | Num | Name | Clr | Amount            | Balance         |
|--------------------------------------|------------|-----|------|-----|-------------------|-----------------|
| <b>Beginning Balance</b>             |            |     |      |     |                   | 40,777.16       |
| <b>Cleared Transactions</b>          |            |     |      |     |                   |                 |
| <b>Checks and Payments - 1 item</b>  |            |     |      |     |                   |                 |
| Transfer                             | 08/15/2023 |     |      | X   | -35,000.00        | -35,000.00      |
| Total Checks and Payments            |            |     |      |     | -35,000.00        | -35,000.00      |
| <b>Deposits and Credits - 1 item</b> |            |     |      |     |                   |                 |
| Deposit                              | 08/31/2023 |     |      | X   | 31.49             | 31.49           |
| Total Deposits and Credits           |            |     |      |     | 31.49             | 31.49           |
| Total Cleared Transactions           |            |     |      |     | -34,968.51        | -34,968.51      |
| Cleared Balance                      |            |     |      |     | -34,968.51        | 5,808.65        |
| Register Balance as of 08/31/2023    |            |     |      |     | -34,968.51        | 5,808.65        |
| <b>Ending Balance</b>                |            |     |      |     | <b>-34,968.51</b> | <b>5,808.65</b> |



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

Statement Period **07/01/2023 - 07/31/2023**

Page 1 of 2

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

## TexPool Update

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

## TexPool Summary

| Pool Name                              | Beginning Balance   | Total Deposits | Total Withdrawals | Total Interest    | Current Balance     | Average Balance |
|--|---------------------|----------------|-------------------|-------------------|---------------------|-----------------|
| Texas Local Government Investment Pool | \$476,032.34        | \$0.00         | \$0.00            | \$2,071.57        | \$478,103.91        | \$476,099.16    |
| <b>Total Dollar Value</b>              | <b>\$476,032.34</b> | <b>\$0.00</b>  | <b>\$0.00</b>     | <b>\$2,071.57</b> | <b>\$478,103.91</b> |                 |

## Portfolio Value

| Pool Name                              | Pool/Account | Market Value (07/01/2023) | Share Price (07/31/2023) | Shares Owned (07/31/2023) | Market Value (07/31/2023) |
|--|--------------|---------------------------|--------------------------|---------------------------|---------------------------|
| Texas Local Government Investment Pool | [REDACTED]   | \$476,032.34              | \$1.00                   | 478,103.910               | \$478,103.91              |
| <b>Total Dollar Value</b>              |              | <b>\$476,032.34</b>       |                          |                           | <b>\$478,103.91</b>       |

## Interest Summary

| Pool Name                              | Pool/Account | Month-to-Date Interest | Year-to-Date Interest |
|--|--------------|------------------------|-----------------------|
| Texas Local Government Investment Pool | [REDACTED]   | \$2,071.57             | \$13,022.98           |
| <b>Total</b>                           |              | <b>\$2,071.57</b>      | <b>\$13,022.98</b>    |



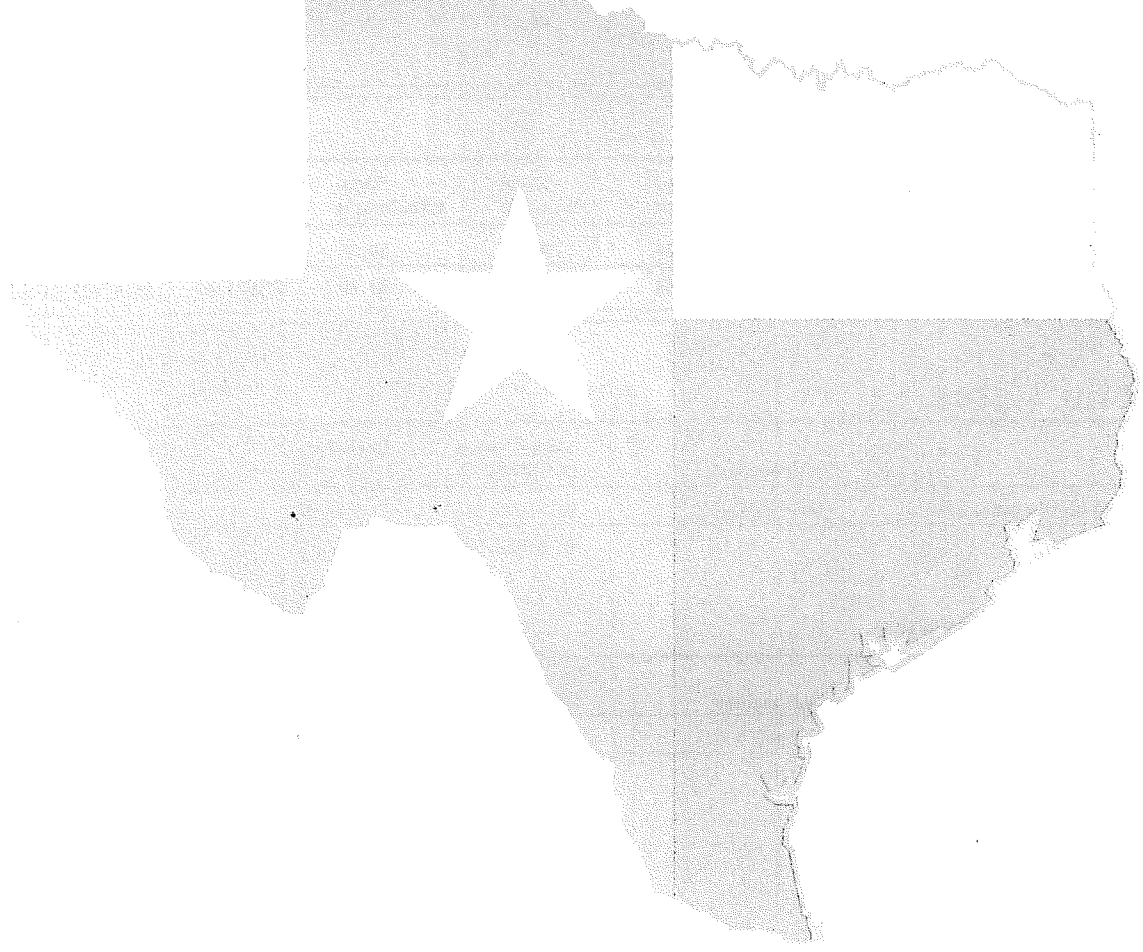
## Transaction Detail

**Texas Local Government Investment Pool**

**Participant: BELVEDERE MUD**

**Pool/Account:** ██████████

| Transaction Date                      | Settlement Date | Transaction Description | Transaction Dollar Amount | Share Price   | Shares This Transaction | Shares Owned       |
|---------------------------------------|-----------------|-------------------------|---------------------------|---------------|-------------------------|--------------------|
| 07/01/2023                            | 07/01/2023      | BEGINNING BALANCE       | \$476,032.34              | \$1.00        |                         | 476,032.340        |
| 07/31/2023                            | 07/31/2023      | MONTHLY POSTING         | \$2,071.57                | \$1.00        | 2,071.570               | 478,103.910        |
| <b>Account Value as of 07/31/2023</b> |                 |                         | <b>\$478,103.91</b>       | <b>\$1.00</b> |                         | <b>478,103.910</b> |



Belvedere Municipal Utility District

Reconciliation Detail

TexPool, Period Ending 07/31/2023

| Type                              | Date       | Num | Name | Clr | Amount     | Balance    |
|-----------------------------------|------------|-----|------|-----|------------|------------|
| Beginning Balance                 |            |     |      |     |            | 476,032.34 |
| Cleared Transactions              |            |     |      |     |            |            |
| Deposits and Credits - 1 item     |            |     |      |     |            |            |
| Deposit                           | 07/31/2023 |     |      | X   | 2,071.57   | 2,071.57   |
| Total Deposits and Credits        |            |     |      |     | 2,071.57   | 2,071.57   |
| Total Cleared Transactions        |            |     |      |     | 2,071.57   | 2,071.57   |
| Cleared Balance                   |            |     |      |     | 2,071.57   | 478,103.91 |
| Register Balance as of 07/31/2023 |            |     |      |     | 2,071.57   | 478,103.91 |
| New Transactions                  |            |     |      |     |            |            |
| Checks and Payments - 1 item      |            |     |      |     |            |            |
| Transfer                          | 08/15/2023 |     |      |     | -25,000.00 | -25,000.00 |
| Total Checks and Payments         |            |     |      |     | -25,000.00 | -25,000.00 |
| Total New Transactions            |            |     |      |     | -25,000.00 | -25,000.00 |
| Ending Balance                    |            |     |      |     | -22,928.43 | 453,103.91 |



Drawer 9  
Wolfforth, Texas 79382-0009

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

3615002  
Belvedere Municipal Utility District  
Debt Services  
PO Box 2029  
Pflugerville TX 78691

Date 8/31/23 Page 1  
Primary Account XXXXXXXXXXXX

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

Checking Account

Account Title: Belvedere Municipal Utility District  
Debt Services

|                          |              |                                |                      |
|--------------------------|--------------|--------------------------------|----------------------|
| Money Market Public Fund |              | Enclosures/Images              | 2                    |
| Account Number           | XXXXXXXXXXXX | Statement Dates                | 8/01/23 thru 8/31/23 |
| Previous Balance         | 44,222.46    | Days in the Statement Period   | 31                   |
| 2 Deposits/Credits       | 7,956.92     | Average Ledger Balance         | 46,789.20            |
| Checks/Debits            | .00          | Average Collected              | 46,789.20            |
| Service Charge Amount    | .00          | Interest Earned                | 70.88                |
| Interest Paid            | 70.88        | Annual Percentage Yield Earned | 1.80%                |
| Current Balance          | 52,250.26    | 2023 Interest Paid             | 4,185.46             |

Deposits and Other Credits

| Date | Description      | Amount   |
|------|------------------|----------|
| 8/22 | Deposit          | 971.00   |
| 8/22 | Deposit          | 6,985.92 |
| 8/31 | Interest Deposit | 70.88    |

Daily Balance Information

| Date | Balance   | Date | Balance   | Date | Balance   |
|------|-----------|------|-----------|------|-----------|
| 8/01 | 44,222.46 | 8/22 | 52,179.38 | 8/31 | 52,250.26 |

INTEREST RATE SUMMARY

| Date | Rate      |
|------|-----------|
| 7/31 | 1.550000% |
| 8/22 | 2.200000% |



**Belvedere MUD-Debt Service Fund**  
**Reconciliation Detail**  
**MUD Debt Service Fund, Period Ending 08/31/2023**

| Type                                     | Date       | Num | Name | Clr | Amount                 | Balance                           |
|--|------------|-----|------|-----|------------------------|-----------------------------------|
| <b>Beginning Balance</b>                 |            |     |      |     |                        | 44,222.46                         |
| <b>Cleared Transactions</b>              |            |     |      |     |                        |                                   |
| <b>Deposits and Credits - 3 items</b>    |            |     |      |     |                        |                                   |
| Deposit                                  | 08/15/2023 |     |      | X   | 971.00                 | 971.00                            |
| Deposit                                  | 08/15/2023 |     |      | X   | 6,985.92               | 7,956.92                          |
| Deposit                                  | 08/31/2023 |     |      | X   | 70.88                  | 8,027.80                          |
| <b>Total Deposits and Credits</b>        |            |     |      |     | <u>8,027.80</u>        | <u>8,027.80</u>                   |
| <b>Total Cleared Transactions</b>        |            |     |      |     | <u>8,027.80</u>        | <u>8,027.80</u>                   |
| <b>Cleared Balance</b>                   |            |     |      |     | <u>8,027.80</u>        | <u>52,250.26</u>                  |
| <b>Register Balance as of 08/31/2023</b> |            |     |      |     | <u>8,027.80</u>        | <u>52,250.26</u>                  |
| <b>Ending Balance</b>                    |            |     |      |     | <u><u>8,027.80</u></u> | <u><u>52,250.26</u></u> <i>hw</i> |

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



# Participant Statement

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

Statement Period **07/01/2023 - 07/31/2023**

Page 1 of 2

Customer Service **1-866-TEX-POOL**

Location ID **[REDACTED]**

Investor ID **[REDACTED]**

## TexPool Update

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

## TexPool Summary

| Pool Name                              | Beginning Balance   | Total Deposits | Total Withdrawals | Total Interest  | Current Balance     | Average Balance |
|--|---------------------|----------------|-------------------|-----------------|---------------------|-----------------|
| Texas Local Government Investment Pool | \$181,759.33        | \$0.00         | \$0.00            | \$790.95        | \$182,550.28        | \$181,784.84    |
| <b>Total Dollar Value</b>              | <b>\$181,759.33</b> | <b>\$0.00</b>  | <b>\$0.00</b>     | <b>\$790.95</b> | <b>\$182,550.28</b> |                 |

## Portfolio Value

| Pool Name                              | Pool/Account | Market Value (07/01/2023) | Share Price (07/31/2023) | Shares Owned (07/31/2023) | Market Value (07/31/2023) |
|--|--------------|---------------------------|--------------------------|---------------------------|---------------------------|
| Texas Local Government Investment Pool | [REDACTED]   | \$181,759.33              | \$1.00                   | 182,550.280               | \$182,550.28              |
| <b>Total Dollar Value</b>              |              | <b>\$181,759.33</b>       |                          |                           | <b>\$182,550.28</b>       |

## Interest Summary

| Pool Name                              | Pool/Account | Month-to-Date Interest | Year-to-Date Interest |
|--|--------------|------------------------|-----------------------|
| Texas Local Government Investment Pool | [REDACTED]   | \$790.95               | \$4,972.49            |
| <b>Total</b>                           |              | <b>\$790.95</b>        | <b>\$4,972.49</b>     |



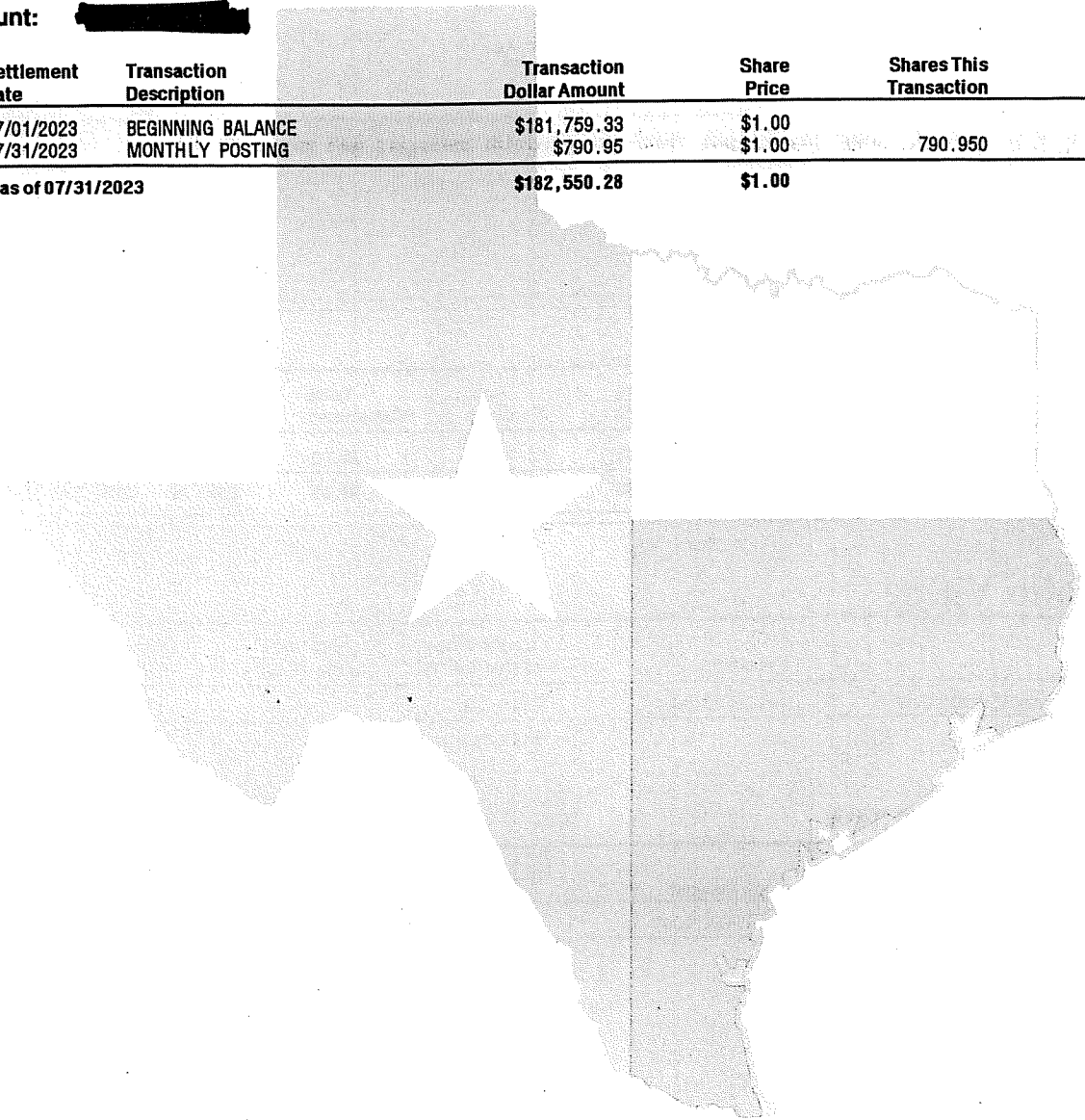
## Transaction Detail

**Texas Local Government Investment Pool**

**Participant: BELVEDERE MUD**

**Pool/Account:** [REDACTED]

| Transaction Date                      | Settlement Date | Transaction Description | Transaction Dollar Amount | Share Price   | Shares This Transaction | Shares Owned       |
|---------------------------------------|-----------------|-------------------------|---------------------------|---------------|-------------------------|--------------------|
| 07/01/2023                            | 07/01/2023      | BEGINNING BALANCE       | \$181,759.33              | \$1.00        |                         | 181,759.330        |
| 07/31/2023                            | 07/31/2023      | MONTHLY POSTING         | \$790.95                  | \$1.00        | 790.950                 | 182,550.280        |
| <b>Account Value as of 07/31/2023</b> |                 |                         | <b>\$182,550.28</b>       | <b>\$1.00</b> |                         | <b>182,550.280</b> |



Belvedere MUD-Debt Service Fund

Reconciliation Detail

TexPool, Period Ending 07/31/2023

| Type                              | Date       | Num | Name | Clr | Amount | Balance    |
|-----------------------------------|------------|-----|------|-----|--------|------------|
| Beginning Balance                 |            |     |      |     |        | 181,759.33 |
| Cleared Transactions              |            |     |      |     |        |            |
| Deposits and Credits - 1 item     |            |     |      |     |        |            |
| Deposit                           | 08/31/2023 |     |      | X   | 790.95 | 790.95     |
| Total Deposits and Credits        |            |     |      |     | 790.95 | 790.95     |
| Total Cleared Transactions        |            |     |      |     | 790.95 | 790.95     |
| Cleared Balance                   |            |     |      |     | 790.95 | 182,550.28 |
| Register Balance as of 07/31/2023 |            |     |      |     | 790.95 | 182,550.28 |
| Ending Balance                    |            |     |      |     | 790.95 | 182,550.28 |



DRAFT (9/12/23)

Belvedere Municipal Utility District Drainage System Issue Resolution Guidelines

The Belvedere Municipal Utility District (District) owns and operates the drainage facilities serving the District. Design Criteria and Requirements for the District's Drainage System (DDC&R) are as established by the District's Engineer. The District Engineer shall monitor the proper operation and maintenance of the District's drainage facilities. The Board shall from time to time approve updates to the DDC&R including, but not limited to additions or alterations to the District's Drainage System due to erosion, flooding, variation in expected water flows or changes in water pathways, as recommended by the District Engineer.

Lot drainage shall follow the natural drainage to the street, utility easement or natural grade elevations. Each Owner is responsible for managing lot surface drainage. All requirements of the District or other governmental agencies also must be met. It is the Owner's responsibility to determine compliance with all District or other governmental requirements. Consistent therewith, a lot owner shall direct rainwater and/or irrigation runoff from his or her lot to appropriate drainage areas or easements so as to minimize the impact of the runoff on neighboring lots. If an issue regarding runoff is brought to the attention of the Board, the Board (with guidance from the District Engineer) may, in its sole discretion, seek to help facilitate identification of the source of any problem and/or recommend a resolution thereof. However, resolution of any such matter shall remain the responsibility of the relevant lot owners.

A lot owner is also responsible for ensuring that all Improvements on his or her lot are in compliance with the DDC&R. If changes are made to the DDC&R, the lot owner shall be responsible for bringing any lot Improvements into compliance. The Board (with guidance from the District Engineer) shall provide guidance to the lot owner with regards to what is required to come into compliance. However, any additional costs incurred by the Board (including legal and engineering fees) to bring an Improvement into compliance will be the responsibility of the lot owner. Notwithstanding the foregoing, if a change to the DDC&R for a given lot is caused by (i) Improvements on or topography changes to one or more lots and/or common areas other than the lot where the change is required or (ii) increases in expected water flows or changes in water pathways, the Board (with guidance from the District Engineer) shall assist in determining the party (or parties) responsible for implementing the required changes and the extent to which each party shall bear the costs thereof.

If changes to the DDC&R are located on common areas within the District or caused by alterations to the topography directly attributable to acts undertaken by the District, the District shall bear (i) the responsibility for implementing the changes to the DDC&R and (ii) all of the cost thereof.



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

September 15, 2023

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

Re: Monthly Status Report  
Belvedere MUD Regular Board Meeting of September 19, 2023

Dear Directors:

**1. Drainage Facilities**

- a. Flagler Ditch – No report at this time.
- b. Verde Mesa Cove– No report at this time.
- c. Lakewood Ridge Cove- No report at this time.
- d. Ditch lining evaluations – No report at this time.
- e. Drainage System Issue Resolution Guidelines – Collaborated with the engineering subcommittee to revise the guidelines.

**2. Trail Facilities**

- a. Maintenance – No report at this time.

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

Sincerely,

Odalys C. Johnson, P.E.

OCJ/ocj

K:\16654\16654-0900-23 2023 General Consultation (Belvedere MUD\Meeting Files>Status Reports>Status Report for Belvedere 20230926.docx