

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF REGULAR 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, June 24, 2025, at 6:00 p.m., within the boundaries of the District, at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, for the following purposes:

Meeting materials are available at www.belvederemud.org.

1. Call meeting to order and establish a quorum.
2. Discuss, consider, and take action to approve minutes for the April 15, 2025 regular meeting of the Board of Directors.
3. Receive public comment (*three (3) minutes per speaker; but any person providing public comment through a translator is limited to six (6) minutes, unless the District uses simultaneous translation equipment in a manner that allows the Board to hear the translated public testimony simultaneously with the speaker*).
4. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. TexPool investments; and
 - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
5. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District.
6. Discuss, consider, and take action regarding the reconstitution of District subcommittees and appointment of members to the same;
7. Discuss, consider, and take action regarding the posting of information on the District's website.
8. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - a. Report from the District's Engineer;
 - b. Drainage facilities;
 - c. Trail maintenance.
9. Receive update on 2025 Legislative Session.
10. Discuss, consider, and take action regarding the Landscaping Services Agreement between

the District and Sunscape Landscaping, LLC.

11. The Board will meet in executive session to receive advice from its attorney regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC, in accordance with Texas Government Code § 551.071.
12. Discuss, consider, and take action on future meeting schedule.
13. Adjournment.

EXECUTED this the 18th day of June 2025.


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 Gosslink, Attorney for the District, at (512) 322-5818, for information.

Agenda Item No. 2

Discuss, consider, and take action to approve minutes of April 15, 2025, regular meeting.

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

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

On April 15, 2025, the Board of Directors (“Board”) of Belvedere Municipal Utility District (the “District”) held a special meeting within the boundaries of the District at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas. A copy of the notice of meeting along with associated certificates of posting are attached hereto as **Exhibit “A”**.

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

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

At the beginning of the meeting, all the Directors were present, except Director Sciaraffia, thus constituting a quorum of the Board. All Directors who attended voted on all Items that came before the Board. Other attendees included Meagan Norris, P.E., and McKenna Sanders, EIT with Quiddity Engineering; David Klein and Danielle Lam, Attorneys, Fred Castro, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C. (“Lloyd Gosselink”); and Fred King, a District resident.

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:00 p.m. He announced that a quorum of the Board was in attendance.
2. Discuss, consider, and take action to approve the minutes of the February 10, 2025 regular meeting. Director Koerner introduced this Item, and a copy of the minutes presented to the Board is attached hereto in **Exhibit “B”**. Director Ubertini moved to approve the minutes of the February 10, 2025, regular meeting, as presented. Director Webster seconded the Motion and the Motion passed unanimously, 4-0.
3. Discuss, consider, and take action concerning the resignation of Director Sciaraffia. Director Koerner introduced this Item. Mr. Klein presented a copy of Director Sciaraffia’s letter of resignation, provided as **Exhibit “C”**. Director Koerner moved to accept Director Sciaraffia’s letter of resignation. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0.
4. Discuss, consider, and take action to appoint a new director. Director Koerner introduced this Item. Mr. Klein advised that Mr. King, a District resident, was interested in appointment to the Board of Directors and that Mr. Klein’s office had vetted him as a

candidate to fill the vacancy and found that he was qualified to serve. Mr. Klein opined that no further due diligence was needed to be pursued by the Board before considering the appointment of Mr. King as a director. Director Koerner moved to appoint Mr. King to the Board of Directors. Director Parker seconded the Motion and the Motion passed unanimously, 4-0. Next, Director King recited his Statement of Officer and Oath of Office, administered by Mr. Castro, a Notary Public.

5. Discuss, consider, and take action concerning the election of new officers. Director Koerner introduced this Item. Director Koerner moved to keep the current slate of officers the same and to appoint Director King to the open office of Secretary/Treasurer. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0. After discussion, Director Koerner requested that an item be placed on the Board's next regular meeting agenda to reconstitute the District's various subcommittees and to appoint members to same.
6. Receive public comment (three (3) minutes per speaker; but any person providing public comment through a translator is limited to six (6) minutes, unless the District uses simultaneous translation equipment in a manner that allows the Board to hear the translated public testimony simultaneously with the speaker). There were no public comments.
7. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. TexPool investments; and
 - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item. Director Ubertini presented the Bookkeeper's Report and cash sheet, consisting of the list of invoices and additional documentation concerning other bookkeeping matters, all of which are attached hereto as **Exhibit "D"**. After discussion, Director Webster moved to authorize the bank transfers, ratify the payment of the invoices paid since the Board's last regular meeting, and approve the payment of current invoices, as presented in the Bookkeeper's Report. Director Koerner seconded the Motion and the Motion passed unanimously, 5-0.

8. 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 announced that Director Ubertini had been appointed as the new District liaison to the HOA. He mentioned that he and Director Ubertini would be working together with the HOA on various projects, including maintenance of the mailbox kiosk. Additionally, Director Koerner stated that the HOA plans to expand and improve the front entrance to the subdivision. Ms. Norris pointed out that any work conducted within the right-of-way must be approved by Travis County, which holds jurisdiction over those matters. Furthermore, Director Koerner noted that the HOA will be applying mulch within the common areas, with the costs being shared equally between the HOA and the District.
9. Discuss, consider, and take action as necessary concerning the use of the upper pond for potential fire protection purposes. Director Koerner introduced this Item and explained that the Board had asked the District's Engineer to assess the feasibility of using the upper pond

as a water source for firefighting activities. Ms. Norris clarified that this pond is a designated wet pond specifically designed to capture and hold stormwater for extended periods. This design allows for the removal and degradation of pollutants through natural processes, which is essential for effective stormwater management. The management of stormwater falls under the jurisdiction of the Texas Commission on Environmental Quality, which oversees the implementation of a comprehensive Stormwater Management Program aimed at controlling the quality of discharges within the State, and changes to the pond would need to be approved by (“TCEQ”). Ms. Norris expressed her opinion that using the upper pond as a water source for firefighting is not a feasible option. The Board discussed the feasibility of using the upper pond as a water source for firefighting, including concerns about access to the pond for emergency service vehicles and having to install a pond liner. No action was taken on this Item.

10. Discuss, consider, and take action regarding the posting of information on the District’s website. Director Koerner introduced this Item. He reported that several comments had been received from the community regarding the website, specifically highlighting how cumbersome it was to navigate. Director Koerner noted that Director Parker had volunteered to assess the District’s website to identify potential improvements. During her review, Director Parker found that information was difficult to locate and was presented in an inconsistent manner throughout the site. She stated that she would continue to evaluate the website and implement improvements where possible.
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 Engineer;
 - b. Drainage facilities, including, but not limited to:
 - c. Trail maintenance.

Ms. Norris stated that the home builder had completed the drainage ditch improvements at 8708 Springdale Ridge Cove, and that Director Koerner communicated to the resident on March 31, 2025 that the District approved of the improvements. Next, Ms. Norris reported that her firm had inspected the District’s trails on February 25, 2025, and documented the findings in her engineer’s report attached hereto as **Exhibit “E”**. She stated that several culverts were observed to have blockages from leaves, vegetation, dirt, and rocks. Ms. Norris recommended that the Board consider having the culverts cleaned, including other maintenance activities to address areas of concern. Director Ubertini requested that Ms. Norris review the contract with Sunscape Landscaping to determine what maintenance activities could be performed under their existing contract.

12. Receive update on 2025 Legislative Session. Director Koerner introduced this Item. Mr. Klein provided a summary of recently filed legislation, noting potential impacts on the District.
13. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item and suggested that the next Board meetings be held at 6:00 p.m. at the Belvedere Amenity Center on June 24, 2025, August 26, 2025, and September 16, 2025. There was a

consensus of the Board to hold the Board's next three meetings on June 24, 2025, August 26, 2025, and September 16, 2025, and they directed the District's consultants to take the steps necessary to schedule such meetings.

9. Adjournment. Director Ubertini moved to adjourn the meeting. Director King seconded the Motion and the Motion passed unanimously, 5-0. The meeting was adjourned at 7:03 p.m.

PASSED, APPROVED, AND ADOPTED this 24th day of June 2025.

[DISTRICT SEAL]

Fred King, Secretary

Agenda Item No. 4

Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:

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

Belvedere MUD Board Meeting

June 17, 2025

Financial Information

Schedule of Cash Activity

BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: JUNE 17, 2025

GENERAL FUND CHECKING ACCOUNT BALANCE **\$ 50,666.30**

Revenue:

<u>Deposit Date</u>	<u>Description</u>	<u>Amount</u>
6/17/2025	Transfer from Money Market	\$ 10,000.00
Total Deposits:		\$ 10,000.00
Expenses paid since last meeting on 4/16/25		
EFT	Pedernales Electric Cooperative	Utilities \$ 153.17
EFT	AT & T	Telephone \$ 155.28
EFT	Pedernales Electric Cooperative	Utilities \$ 143.78
1581	Belvedere HOA	Amenity Center Operations \$ 4,398.65
1582	Void	\$ -
1583	TML Intergovernmental Risk Pool	Insurance \$ 5,636.96
EFT	AT & T	Telephone \$ 155.28
Total Expenditures:		\$ 10,643.12
Cash Balance Before Expenditures		\$ 50,023.18

Expenditures:

<u>Check Number</u>	<u>Description</u>	<u>Amount</u>
1586	Montoya & Monzingo LLP	Accounting Fees \$ 2,400.00
1587	Lloyd Gosselink	Legal Fees \$ 6,527.72
1588	Quiddity Engineering, LLC	Engineering Fees \$ 13,304.00
1589	Sunscape Landscaping	Amenity Center Operations \$ 8,061.79
1590	Travis Central Appraisal District	Appraisal Fees \$ 1,000.38
1591	ABC Commercial Services	Amenity Center Operations \$ 304.00
1592	Quiddity Engineering, LLC	Engineering Fees \$ 2,465.00
Transfer	Belvedere - Debt Service	Property Taxes \$ 759.84
Transfer	Belvedere - Debt Service	Property Taxes \$ 5,587.55
Total Expenditures:		\$ (40,410.28)
ENDING BALANCE - GENERAL FUND CHECKING AS OF JUNE 17, 2025		\$ 9,612.90

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 182,248.91**

Transfer	Transfer to Checking	\$ (10,000.00)
Total Deposits:		\$ (10,000.00)

ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 172,248.91**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 303,466.86**

TOTAL GENERAL FUND OPERATING CASH **\$ 485,328.67**

The operating reserves are one to two times operating budget.

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET				\$	472,379.14
Transfer	Operating Checking	Property Taxes		\$	759.84
Transfer	Operating Checking	Property Taxes		\$	5,587.55
Total Deposits:				\$	6,347.39
ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET				\$	478,726.53
CASH BALANCE - DEBT SERVICE - TEXPOOL				\$	199,395.76
TOTAL CASH BALANCE - DEBT SERVICE				\$	678,122.29

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended June 17, 2025
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	2025 Annual Budget	2025 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 318,879	\$ 210,018	\$ 108,861	\$ 315,011	\$ 3,868
Other Income - Drainage Ditch	750	-	-	-	-
Interest Income	8,603	6,667	1,936	10,000	(1,397)
Total Revenues	328,232	216,685	110,797	325,011	2,471
<u>Expenditures</u>					
Solid Waste Disposal	46,401	45,000	(1,401)	60,000	13,599
Legal Fees	19,961	33,750	13,789	45,000	25,039
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	10,800	10,800	-	14,400	3,600
Engineering Fees	41,599	27,000	(14,599)	36,000	(5,599)
Amenity Center Operations	34,992	52,500	17,508	70,000	35,008
Drainage and Trail Maintenance	9,197	20,625	11,428	27,500	18,303
Playscape Repairs and Maintenance	-	3,750	3,750	5,000	5,000
Insurance	5,587	3,750	(1,837)	5,000	(587)
Tax Appraisal and Collection Fees	3,575	4,500	925	6,000	2,425
Bank Charges	5	133	128	200	195
Other Fees	-	75	75	100	100
Newspaper notices	-	1,500	1,500	2,000	2,000
Website	227	375	148	500	273
Total Expenditures	179,844	211,258	31,414	279,200	99,083
Projected Excess Revenue Over Expenditures	\$ 148,388	\$ 5,426	\$ 142,962	\$ 45,811	\$ 102,577

Year to date budget for solid waste disposal adjusted to 75%
Year to date budget for audit fees adjusted to 100%

Financial Statements

Belvedere Municipal Utility District
Balance Sheet
As of June 17, 2025

	<u>Jun 17, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	9,612.90
Money Market - ABC Bank	172,248.91
TexPool	303,466.86
Total Checking/Savings	<u>485,328.67</u>
Accounts Receivable	
Taxes Receivable	2,100.66
Total Accounts Receivable	<u>2,100.66</u>
Other Current Assets	
Prepaid Insurance	2,818.48
Total Other Current Assets	<u>2,818.48</u>
Total Current Assets	<u>490,247.81</u>
TOTAL ASSETS	<u>490,247.81</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	2,100.66
Total Other Current Liabilities	<u>2,100.66</u>
Total Current Liabilities	<u>2,100.66</u>
Total Liabilities	<u>2,100.66</u>
Equity	
Unassigned	339,759.37
Net Income	148,387.78
Total Equity	<u>488,147.15</u>
TOTAL LIABILITIES & EQUITY	<u>490,247.81</u>

Belvedere Municipal Utility District
Profit & Loss

October 1, 2024 through June 17, 2025

	Oct 1, '24 - Jun 17, 25
Ordinary Income/Expense	
Income	
Interest Income	8,603.11
Income	
Property Taxes	318,879.13
Total Income	318,879.13
Total Income	327,482.24
Expense	
Website Expenses	226.70
Amenity Center Operations	32,481.34
Trail Repairs	
Trail General Maintenance	9,197.37
Total Trail Repairs	9,197.37
Audit Fees	7,500.00
Bank Service Charges	5.00
Bookkeeping Fees	10,800.00
Engineering	
District Engineering	41,599.05
Total Engineering	41,599.05
Insurance	
Liability Insurance	5,587.47
Total Insurance	5,587.47
Legal Fees	19,960.72
Collection and Appraisal Fees	3,574.74
Telephone	1,225.58
Utilities	1,285.13
Waste Disposal	46,401.36
Total Expense	179,844.46
Net Ordinary Income	147,637.78
Other Income/Expense	
Other Income	
Other Income-Drainage Ditch	750.00
Total Other Income	750.00
Net Other Income	750.00
Net Income	148,387.78

Belvedere MUD-Debt Service Fund
Balance Sheet
As of June 17, 2025

	<u>Jun 17, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	478,726.53
TexPool	<u>199,395.76</u>
Total Checking/Savings	678,122.29
Accounts Receivable	
Taxes Receivable	<u>3,211.78</u>
Total Accounts Receivable	<u>3,211.78</u>
Total Current Assets	<u>681,334.07</u>
TOTAL ASSETS	<u><u>681,334.07</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>3,211.78</u>
Total Other Current Liabilities	<u>3,211.78</u>
Total Current Liabilities	<u>3,211.78</u>
Total Liabilities	3,211.78
Equity	
Restricted	268,933.39
Net Income	<u>409,188.90</u>
Total Equity	<u>678,122.29</u>
TOTAL LIABILITIES & EQUITY	<u><u>681,334.07</u></u>

Belvedere MUD-Debt Service Fund

Profit & Loss

October 1, 2024 through June 17, 2025

	Oct 1, '24 - Jun 17, 25
Ordinary Income/Expense	
Income	
Tax Revenue	472,252.08
Total Income	472,252.08
Expense	
Bank Service Charges	22.00
Interest Expense	70,087.51
Paying Agent Fee	600.00
Total Expense	70,709.51
Net Ordinary Income	401,542.57
Other Income/Expense	
Other Income	
Interest Income	7,646.33
Total Other Income	7,646.33
Net Other Income	7,646.33
Net Income	409,188.90

Property Tax Statement

ALL OTHERS

UIK	--- BELVEDERE MUD	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	TAX BALANCE ENDING	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006		.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2007		.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2008		.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2009		.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2010		.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2011		.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2012		.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2013		.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2014		.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2015		.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2016		.60	.00	.60	.00	.60	100.00 %	.00	.65	.00	.00	.00	1.25
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	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2022		.31	727.11-	.00	727.11	727.11-100.04	%	.31	.00	50.90-	.00	.00	778.01-
2023		.00	330.26	.00	1218.93	1218.93-369.08	%	1549.19	.00	.00	.00	.00	1218.93-
TOTL		.91	396.85-	.60	1946.04	1945.44-491.35	%	1549.50	.65	50.90-	.00	.00	1995.69-
2024		792142.90	297.35	788725.44	48.13	788677.31	99.53 %	3762.94	2608.15	.00	.00	.00	791285.46

ENTITY

TOTL	792143.81	99.50-	788726.04	1994.17	786731.87	99.33 %	5312.44	2608.80	50.90-	.00	.00	.00	789289.77
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outstanding property tax receivable

Operating
 2022 = .11
 2023 = 585.59
 2024 = 1514.96
2100.66

Debt Service
 2022 = .20
 2023 = 963.60
 2024 = 2247.98
3211.78

Current tax rate
 Operating: .0775
 Debt Service: .1150
Total: .1925

Current Invoices for Approval

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
5/5/2025	31536

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

Description	Amount
May 2025 accounting services.	1,200.00
Thank you for your business.	Total \$1,200.00

Montoya & Monzingo, LLP

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

Invoice

Date	Invoice #
6/2/2025	31566

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

Description	Amount
June 2025 accounting services.	1,200.00
Thank you for your business.	Total \$1,200.00



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

April 25, 2025

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

Invoice: 97558908
Client: 2364
Matter: 0
Billing Attorney: DJK

Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through March 31, 2025:

RE: Belvedere Community

Professional Services	\$ 1,027.00
Total Disbursements	<u>\$ 48.71</u>
TOTAL THIS INVOICE	\$ 1,075.71

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

TO PAY BY CARD or eCheck with our fast, easy, and secure service, [CLICK HERE: Pay Now](#)

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

May 27, 2025

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

Invoice: 97559719
Client: 2364
Matter: 0
Billing Attorney: DJK

Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through April 30, 2025:

RE: Belvedere Community

Professional Services	\$ 6,414.00
Courtesy Discount	<u>\$ -1,000.00</u>
Net Professional Services	\$ 5,414.00
Total Disbursements	<u>\$ 38.01</u>
TOTAL THIS INVOICE	\$ 5,452.01

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

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

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



QUIDDITY

Invoice Total **\$9,347.50**

Invoice #: ARIV1035470
Invoice date: 4/17/2025
Project Number: 16654-0900-25

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

PAYMENT POLICY

Payments are due upon receipt. Our standard payment options are check or ACH. We also accept all major credit cards subject to a 2.5% convenience fee. Please send remittance advice to AccountsReceivable@quiddity.com

Remit Address

Quiddity Engineering
PO Box 991
Houston, TX 77001

ACH Info

Vantage Bank
Acct #: 108119104
ABA #: 114916272

For professional services from 08-Mar-2025 through 11-Apr-2025

2025 General Consultation (Belvedere MUD)

Progress detail

Phase	Fee	Percent complete	Previous billing	Remaining contract	Current billing
2025 Trail Inspection	4,500.00	100.00%	3,150.00	0.00	1,350.00
Subtotal	4,500.00	100.00%	3,150.00	0.00	1,350.00
				Subtotal	1,350.00

16654-0900-25.001 - 2025 General Consultation

Role	Hours	Rate	Amount
Construction Manager IV	4.00	200.00	800.00
Graduate Engineer II	2.00	155.00	310.00
Professional Engineer V	23.75	290.00	6,887.50
Subtotal	29.75		7,997.50

Invoice subtotal 9,347.50
Total **9,347.50**

Services during this period include completion of the Trail Inspection Report; Research related to the concept of utilizing the upper pond water in a fire situation; Research related to the existing culvert at Rollins Drive and Hamilton Pool Road and possible culvert expansion; Site visit and related coordination for the 8708 Springdale Ridge drainage ditch; Coordination and response to inquiry about backflow testing; and Routine District operational activities.

Outstanding invoices

Invoice	Date	Balance
ARIV1032574	2/17/2025	1,825.00
ARIV1033809	3/12/2025	9,491.30



QUIDDITY

Invoice Total **\$3,956.50**

Invoice #: ARIV1037263
Invoice date: 5/19/2025
Project Number: 16654-0900-25

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

PAYMENT POLICY

Payments are due upon receipt. Our standard payment options are check or ACH. We also accept all major credit cards subject to a 2.5% convenience fee. Please send remittance advice to AccountsReceivable@quiddity.com

Remit Address

Quiddity Engineering
PO Box 991
Houston, TX 77001

ACH Info

Vantage Bank
Acct #: 108119104
ABA #: 114916272

For professional services from 12-Apr-2025 through 09-May-2025

2025 General Consultation (Belvedere MUD)

Progress detail

Phase	Fee	Percent complete	Previous billing	Remaining contract	Current billing
2025 Trail Inspection	4,500.00	100.00%	4,500.00	0.00	0.00
Subtotal	4,500.00	100.00%	4,500.00	0.00	0.00
				Subtotal	0.00

16654-0900-25.001 - 2025 General Consultation

Role	Hours	Rate	Amount
Graduate Engineer II	4.00	155.00	620.00
Professional Engineer III	0.25	240.00	60.00
Professional Engineer V	11.25	290.00	3,262.50
Subtotal	15.50		3,942.50

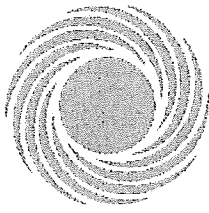
Category	Vendor Id	Amount
Mileage		14.00
Subtotal		14.00

Invoice subtotal 3,956.50
Total **3,956.50**

Services include preparation, travel, and attendance at the April board meeting; onsite visit and visual assessment of drainage ditch at 8708 Springdale Ridge; Research regarding community trail system; Coordination regarding the Rollins Drive intersection with Hamilton Pool Road; and routine district operational activities.

Outstanding invoices

Invoice	Date	Balance
ARIV1035470	4/17/2025	9,347.50



SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 24441
Invoice Date: 05/01/2025

BILL TO

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

Phone: 512-251-5668 x25

PROPERTY ADDRESS

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

INVOICE

05/01/2025

TERMS

Net 30

ACCOUNT MANAGER

Tyler Lambourne

DESCRIPTION

PRICE

#30770 - Trail Maintenance Contract + MUD / 2024-25 May 2025

\$4,030.90

Trail Maintenance \$1,021.93

HOA /MUS Contract \$3,008.96

Subtotal: \$4,030.90

Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$4,030.90

Credits/Payments (\$0.00)

Balance Due \$4,030.90

Pay This Amount: \$4,030.90

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.

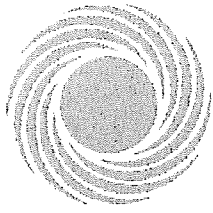
Belvedere MUD is paying \$3,008.96 per month for services performed at Belvedere HOA.

We now offer ACH payment options. Please visit our portal at <https://sunscape.propertyserviceportal.com/> or contact us at ap@sunscapectx.com for more information.

Please use the new remittance address listed below when submitting payment:

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!



SUNSCAPE

LANDSCAPING

INVOICE

Invoice: 24854
Invoice Date: 06/01/2025

BILL TO

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

PROPERTY ADDRESS

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

Phone: 512-251-5668 x25

INVOICE

06/01/2025

TERMS

Net 30

ACCOUNT MANAGER

Tyler Lambourne

DESCRIPTION

PRICE

#30770 - Trail Maintenance Contract + MUD / 2024-25 June 2025

\$4,030.89

Trail Maintenance \$1,021.93

HOA /MUS Contract \$3,008.96

Subtotal: \$4,030.89

Sales Tax (.00%) \$0.00

INVOICE TOTAL: \$4,030.89

Credits/Payments (\$0.00)

Balance Due \$4,030.89

Pay This Amount: \$4,030.89

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

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

We now offer ACH payment options. Please visit our portal at <https://sunscape.propertyserviceportal.com/> or contact us at ap@sunscape.tx.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!!

TRAVIS CENTRAL APPRAISAL DISTRICT

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

	Invoice Date	Invoice Number
Invoice	6/1/2025	9197

Jurisdiction ID: 1K

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

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

To submit via wire, please contact the Finance
Department.

Invoice Date	Charge Code	Description	Amount
6/1/2025	Appraisal Revenue	Appraisal Fees - Q3-25 (07.01-09.30.25)	\$1,000.38
Due Date: 7/1/2025			Total: \$1,000.38

9197 6/1/2025

Invoice Date	Charge Code	Description	Amount
6/1/2025	Appraisal Revenue	Appraisal Fees - Q3-25 (07.01-09.30.25)	\$1,000.38

1K Belvedere MUD

Total Due: \$1,000.38

Due Date: 7/1/2025

Amount Remitted: _____

Please remit payment at your earliest convenience. Should you have
any questions, please contact Kat Harvey at (512)834-9317 Ext. 313 or
by e-mail at kharvey@tcadcentral.org.



HOME & COMMERCIAL SERVICES
Specialists for your environment

Bill To:

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

Account Number

10511046

Invoice Date

4/15/2025

Invoice Number

668383548-5

P.O.

Service Location:

Belvedere HOA
17400 Flagler Dr
Austin, TX 78738-7663
Belvedere HOA

Services Provided

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

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

Please return this portion with your payment

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

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

Account Number
10511046

Invoice Number
668383548-5

Amount Paid: _____

Check No.: _____

Credit Card No.: _____

CSV Code: _____

Expiration: _____

Signature: _____



VISA



**Account Number**

10511046

Invoice Date

5/9/2025

Invoice Number

668358501-4

P.O.**Service Location:**

Belvedere HOA

17400 Flagler Dr

Austin, TX 78738-7663

Belvedere HOA

Bill To:

MONTOKA & MONZINGO LLP C/O JEFF MONZINGO -

BELVEDERE MUD #1

P.O. BOX 2029

PFLUGERVILLE, TX 78691

Services Provided

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

Quarterly General Pest Control INCLUDES 8 RBS

Please return this portion with your payment

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

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

Account Number
10511046

Invoice Number
668358501-4

Amount Paid: _____**Check No.:** _____**Credit Card No.:** _____**CSV Code:** _____**Expiration:** _____**Signature:** _____

Invoices Paid Between Board Meetings



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

Member-owned since 1938
 nonprofit

Account #: 3001549599
 Member Name: Belvedere Mud
 Director District: 5
 Bill Date: 03/28/2025

AUTOPAY AMOUNT

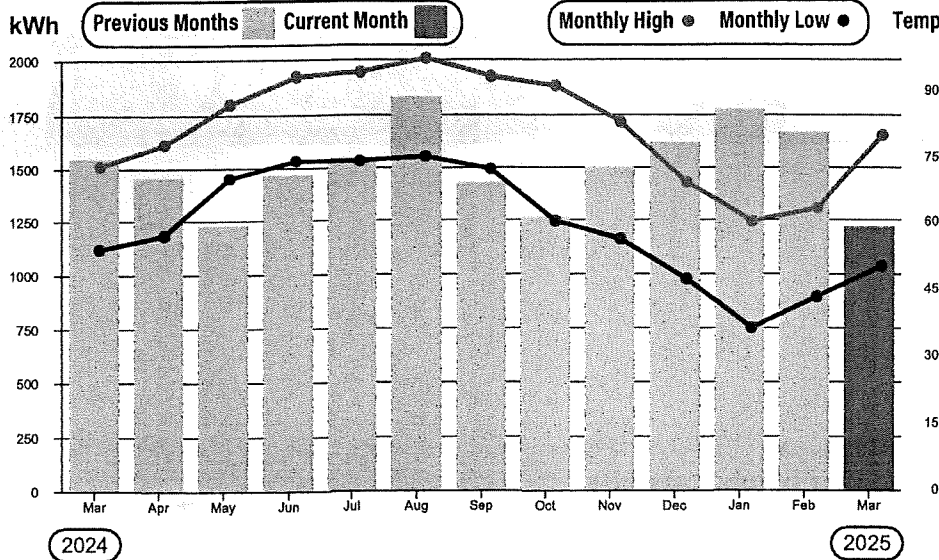
\$153.17

Païd By Bank Draft
04/18/2025

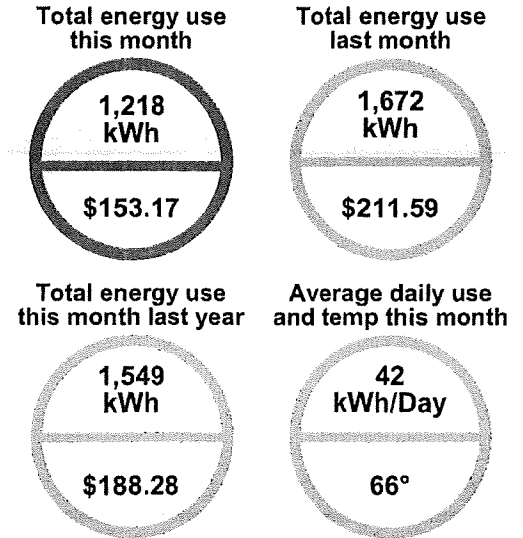
Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 03/28/2025.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison



IMPORTANT MEMBER INFORMATION

Are you making plans to plant this spring? It is easy to overlook the impact plants could have on your electric service. Follow our planting guidelines to help ensure safe, reliable power. Get the guide at myPEC.com/plants.

*Paid EFT 4/18/25
 Rec'd 4/3/25*

KEEP THIS STATEMENT FOR YOUR RECORDS

PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.



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

Bill Date: 03/28/2025
 Account #: 3001549599
 AutoPay Amount - DO NOT PAY: \$153.17
 Bank Draft on 04/18/2025

PEC Secure Pay Station barcode



Mail payment to:

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

18

7963 0 AB 0.593
 BELVEDERE MUD
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

5 7963
 C-33



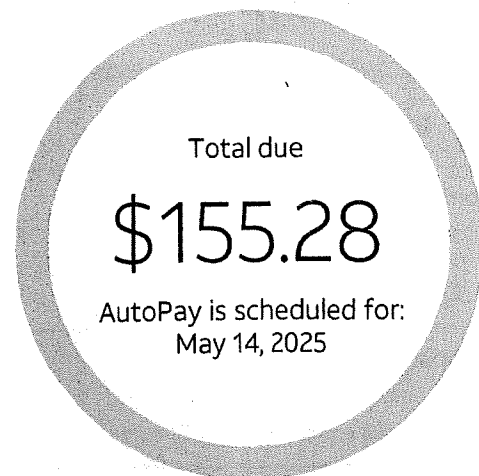
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BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

Page: 1 of 3
Issue Date: Apr 22, 2025
Account Number: 312935378



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



Account summary

Your last bill	\$155.16
Payment, Apr 12 - Thank you!	-\$155.16
Remaining balance	\$0.00

Service summary

 Internet	Page 2	\$86.02
 Phone	Page 2	\$69.26
Total services		\$155.28

*Paid BPT 5/14/25
Rec'd 5/11/25*

Total due

\$155.28

AutoPay is scheduled to debit your bank account on May 14, 2025

Ways to pay and manage your account:



myAT&T app

iPhone and Android



att.com/pay



800.321.2000

TTY: 800.651.5111

Scan to pay





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

Member-owned since 1938
 nonprofit

Account #: 3001549599
 Member Name: Belvedere Mud
 Director District: 5
 Bill Date: 04/29/2025

AUTOPAY AMOUNT

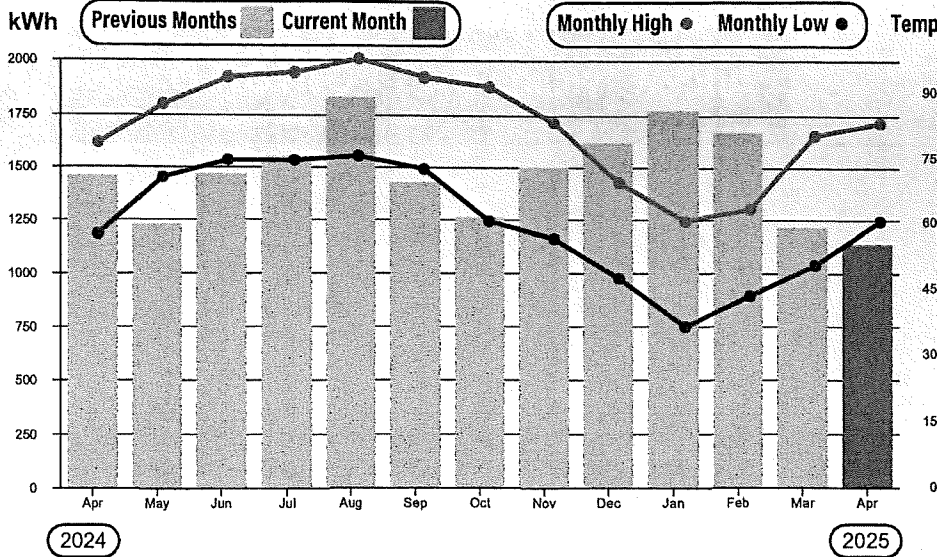
\$143.78

Paid By Bank Draft
 05/18/2025

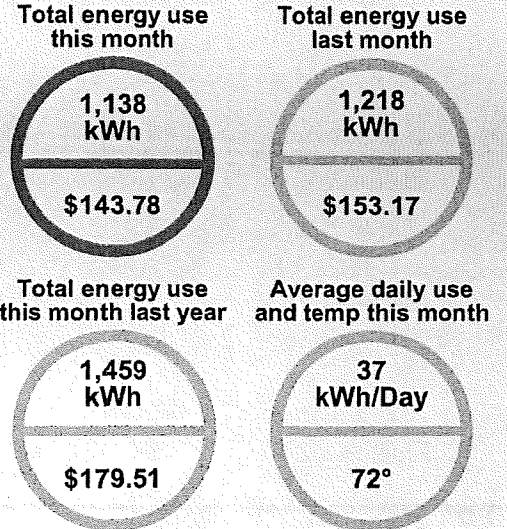
Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 04/29/2025.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison



IMPORTANT MEMBER INFORMATION

A little change goes a long way! Round up your electric bill through the Power of Change, and every penny will go back to the community, funding grants for local nonprofits, helping members in need pay their electric bills, and more. Enroll today at myPEC.com/change.

Handwritten: Paid EFT 5/19/25
 Reid 5/1/25

KEEP THIS STATEMENT FOR YOUR RECORDS

PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.



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

Bill Date: 04/29/2025
 Account #: 3001549599
 AutoPay Amount - DO NOT PAY: \$143.78
 Bank Draft on 05/18/2025

PEC Secure Pay Station barcode



Mail payment to:

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



7558 0 AB 0.593
 BELVEDERE MUD
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

5 7558
 C-32



460763001549599000014378000015816042920253

Michele Louis

From: Scarlett Sobera <Scarlette.Sobera@fsresidential.com>
Sent: Friday, May 30, 2025 12:48 PM
To: Michele Louis
Subject: FW: Belvedere - Due to HOA - request for reimbursement
Attachments: Belvedere Mulch - DUE TO HOA.pdf; Belvedere Plants - DUE TO HOA.pdf

Hi Michele,

Hope you are doing well.. happy Friday!

We would like to request a reimbursement from the MUD for the Spring Mulch and Plants that were installed at the Amenity Center.

Kindly see the two invoices attached that have already been paid for by the HOA as reference.

They show the portion of mulch and plants installed at the Amenity center.

The HOA and MUD split the cost 50/50.

\$3,681.25 for Mulch and \$717.40 for plants is the MUD's portion to reimburse the HOA.

Total \$ 4,398.65 reimbursement request.

Please see MUD approval email below.

Thank you in advance.

Regards,

I confirm receipt of your email. You can expect a timely response within one business day. Thank you for your understanding and community support.



SCARLETTE SOBERA
General Manager

Belvedere
17400 Flagler Drive | Austin, TX 78738
Direct 512.264.0560



belvedereaustin.com
24/7 Customer Care: 833.710.6867



Life, simplified.SM

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

Statement Date	04/01/2025
Due Date	DUE UPON RECEIPT
Contract Number	3047

Statement Date	04/01/2025
Due Date	DUE UPON RECEIPT
Contract Number	3047

04/01/2025	Workers' Comp	\$1,050.00
04/01/2025	Errors & Omissions Liability	\$1,209.00
04/01/2025	Automobile Liability	\$568.00
04/01/2025	General Liability	\$650.00
04/01/2025	Boiler & Machinery	\$1,000.00
04/01/2025	Crime Coverage	\$225.00
04/01/2025	Real & Personal Property	\$1,050.00
Subtotal - Contribution Installment		\$5,752.00
Subtotal - Contribution Changes		\$0.00
03/29/2025	Pre-Payment Discount/Discount Adj	(\$115.04)
Subtotal - Other Charges / (Credits)		(\$115.04)
Grand Total - New Charges / (Credits)		\$5,636.96

Balance from Previous Statement:	\$0.00
Total Payments Received:	\$0.00
Total New Charges / (Credits):	\$5,636.96
Balance:	\$5,636.96

Insurance = 2818.48
Prepaid insurance = 2818.48

[illegible]

Please send your payment to:

TML Intergovernmental Risk Pool
PO Box 388
San Antonio, TX 78292-0388



QUIDDITY

Invoice Total **\$2,465.00**

Invoice #: ARIV1038688
Invoice date: 6/13/2025
Project Number: 16654-0900-25

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

PAYMENT POLICY

Payments are due upon receipt. Our standard payment options are check or ACH. We also accept all major credit cards subject to a 2.5% convenience fee. Please send remittance advice to AccountsReceivable@quiddity.com

Remit Address

Quiddity Engineering
PO Box 991
Houston, TX 77001

ACH Info

Vantage Bank
Acct #: 108119104
ABA #: 114915272

For professional services from 10-May-2025 through 06-Jun-2025

16654-0900-25 2025 General Consultation (Belvedere MUD)

16654-0900-25.001 - 2025 General Consultation

Role	Hours	Rate	Amount
Professional Engineer V	8.50	290.00	2,465.00
Subtotal	8.50		2,465.00

Invoice subtotal 2,465.00

Total **2,465.00**

Services during this period include preparation of schedule for anticipated annual trail inspections; communications to resident regarding the architectural committee review process as it relates to proposed rock façade additions to existing drainage infrastructure; and routine District operational activities.

Outstanding invoices

Invoice	Date	Balance
ARIV1035470	4/17/2025	9,347.50
ARIV1037263	5/19/2025	3,956.50

ABC Bank Statements

TexPool Statements



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

4260713

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

Date 5/30/25 Page 1
Primary Account XXXXXXXXXXXX4251

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

Checking Account

Account Title: Belvedere Municipal Utility District
General Funds

Business Checking Public Funds	Enclosures/Images	1
Account Number XXXXXXXXXXXX	Statement Dates	5/01/25 thru 6/01/25
Previous Balance	Days in the Statement Period	32
1 Deposits/Credits	Average Ledger Balance	49,983.54
3 Checks/Debits	Average Collected	49,983.54
Service Charge Amount		.00
Interest Paid		.00
Current Balance		50,214.07

Deposits and Other Credits

Date	Description	Amount
5/30	PPD F746000192	1,271.91
	CONS PAY PT CLEARING	

Date	Description	Debits	Amount
5/15	PPD 9864031004		155.28-
	Payment ATT		
5/19	CCD 2740828412		143.78-
	ELEC_BILL Pedernales_Elec		
	3001549599		

Date 5/30/25 Page 2
 Primary Account XXXXXXXXXXXX

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

Business Checking Public Funds XXXXXXXXXXXX (Continued)

Date	Check No.	Checks Amount
5/05		6,186.67

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
5/01	55,427.89	5/15	49,085.94	5/30	50,214.07
5/05	49,241.22	5/19	48,942.16		

End Of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Checking Account - ABC Bank, Period Ending 05/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						55,427.89
Cleared Transactions						
Checks and Payments - 3 items						
Check	04/28/2025	Transfer	Belvedere MUD Deb...	X	-6,186.67	-6,186.67
Check	05/14/2025	EFT	AT & T	X	-155.28	-6,341.95
Check	05/18/2025	EFT	Pedernales Electric ...	X	-143.78	-6,485.73
Total Checks and Payments					-6,485.73	-6,485.73
Deposits and Credits - 4 items						
Deposit	05/30/2025			X	1,271.91	1,271.91
Check	06/05/2025	1585	Sunscape Landscap...	X	0.00	1,271.91
Check	06/05/2025	1584	Travis Central Appra...	X	0.00	1,271.91
Check	06/05/2025	1582	ABC Home & Comm...	X	0.00	1,271.91
Total Deposits and Credits					1,271.91	1,271.91
Total Cleared Transactions					-5,213.82	-5,213.82
Cleared Balance					-5,213.82	50,214.07
Register Balance as of 05/31/2025					-5,213.82	50,214.07
New Transactions						
Checks and Payments - 4 items						
Check	06/05/2025	1583	TML Intergovernme...		-5,636.96	-5,636.96
Check	06/05/2025	1581	Belvedere HOA		-4,398.65	-10,035.61
Check	06/13/2025	EFT	AT & T		-155.28	-10,190.89
Check	06/18/2025	EFT	Pedernales Electric ...		-153.87	-10,344.76
Total Checks and Payments					-10,344.76	-10,344.76
Total New Transactions					-10,344.76	-10,344.76
Ending Balance					-15,558.58	39,869.31



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

4259877

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

Date 5/30/25 Page 1
Primary Account XXXXXXXXXXXX

5

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

Checking Account

Account Title: Belvedere Municipal Utility District
Operating Money Market

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXXXX	Statement Dates	5/01/25 thru 6/01/25
Previous Balance	181,929.91	Days in the Statement Period	32
Deposits/Credits	.00	Average Ledger Balance	181,929.91
Checks/Debits	.00	Average Collected	181,929.91
Service Charge Amount	.00	Interest Earned	319.00
Interest Paid	319.00	Annual Percentage Yield Earned	2.02%
Current Balance	182,248.91	2025 Interest Paid	518.18

Deposits and Other Credits

Date	Description	Amount
6/01	Interest Deposit	319.00

Daily Balance Information

Date	Balance	Date	Balance
5/01	181,929.91	6/01	182,248.91

INTEREST RATE SUMMARY

Date	Rate
4/30	2.000000%

End Of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 05/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						181,929.91
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	05/31/2025			X	319.00	319.00
Total Deposits and Credits					319.00	319.00
Total Cleared Transactions					319.00	319.00
Cleared Balance					319.00	182,248.91
Register Balance as of 05/31/2025					319.00	182,248.91
Ending Balance					319.00	182,248.91

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 04/01/2025 - 04/30/2025

Page 1 of 2

Customer Service 1-866-TEX-POOL
Location ID 000079665
Investor ID 000025724

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	\$302,389.29	\$0.00	\$0.00	\$1,077.57	\$303,466.86	\$302,425.21
Total Dollar Value	\$302,389.29	\$0.00	\$0.00	\$1,077.57	\$303,466.86	

Portfolio Value

Pool Name	Pool/Account	Market Value (04/01/2025)	Share Price (04/30/2025)	Shares Owned (04/30/2025)	Market Value (04/30/2025)
Texas Local Government Investment Pool	449/7966500002	\$302,389.29	\$1.00	303,466.860	\$303,466.86
Total Dollar Value		\$302,389.29			\$303,466.86

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7966500002	\$1,077.57	\$4,305.89
Total		\$1,077.57	\$4,305.89



00151791

Statement Period 04/01/2025 - 04/30/2025

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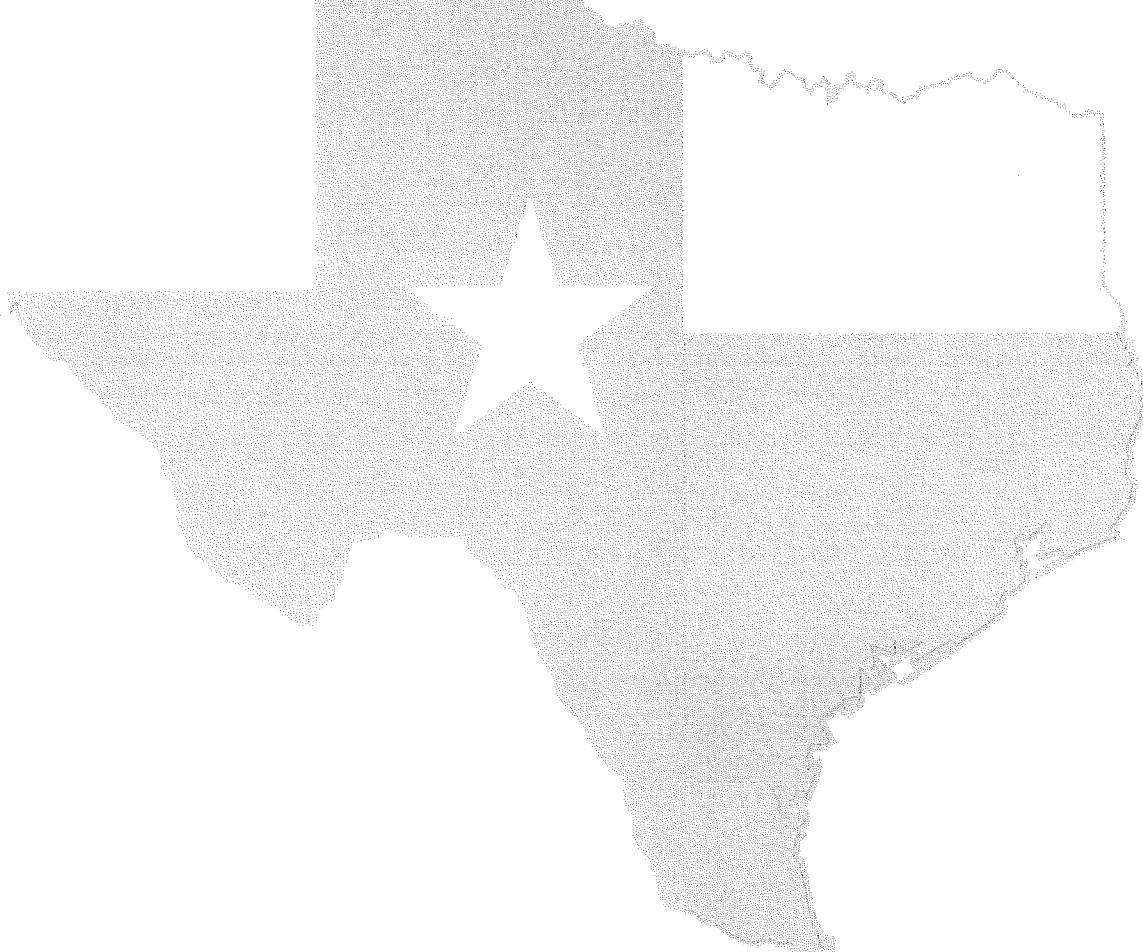
Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/ Account: 449/7966500002

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
04/01/2025	04/01/2025	BEGINNING BALANCE	\$302,389.29	\$1.00		302,389.290
04/30/2025	04/30/2025	MONTHLY POSTING	\$1,077.57	\$1.00	1,077.570	303,466.860
Account Value as of 04/30/2025			\$303,466.86	\$1.00		303,466.860



Belvedere Municipal Utility District
Reconciliation Detail
TexPool, Period Ending 04/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						302,389.29
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/30/2025			X	1,077.57	1,077.57
Total Deposits and Credits					1,077.57	1,077.57
Total Cleared Transactions					1,077.57	1,077.57
Cleared Balance					1,077.57	303,466.86
Register Balance as of 04/30/2025					1,077.57	303,466.86
Ending Balance					1,077.57	303,466.86



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

4260714
Belvedere Municipal Utility District
Debt Services
PO Box 2029
Pflugerville TX 78691

Date 5/30/25 Page 1
Primary Account XXXXXXXXXXXX

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

Checking Account

Account Title: Belvedere Municipal Utility District
Debt Services

Money Market Public Fund		Enclosures/Images	1
Account Number	XXXXXXXXXXXX	Statement Dates	5/01/25 thru 6/01/25
Previous Balance	465,366.99	Days in the Statement Period	32
1 Deposits/Credits	6,186.67	Average Ledger Balance	470,780.32
Checks/Debits	.00	Average Collected	470,780.32
Service Charge Amount	.00	Interest Earned	825.48
Interest Paid	825.48	Annual Percentage Yield Earned	2.02%
Current Balance	472,379.14	2025 Interest Paid	2,152.59

Deposits and Other Credits

Date	Description	Amount
5/05	Deposit	6,186.67
6/01	Interest Deposit	825.48

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
5/01	465,366.99	5/05	471,553.66	6/01	472,379.14

INTEREST RATE SUMMARY

Date	Rate
4/30	2.000000%

End of Statement

Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 05/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						465,366.99
Cleared Transactions						
Deposits and Credits - 2 items						
Deposit	04/28/2025			X	6,186.67	6,186.67
Deposit	05/30/2025			X	825.48	7,012.15
Total Deposits and Credits					7,012.15	7,012.15
Total Cleared Transactions					7,012.15	7,012.15
Cleared Balance					7,012.15	472,379.14
Register Balance as of 05/31/2025					7,012.15	472,379.14
Ending Balance					7,012.15	472,379.14

TexPool Participant Services
1501 Texas Avenue, Suite 1150
Houston, TX 77002



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

Participant Statement

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

Statement Period 04/01/2025 - 04/30/2025

Page 1 of 2

Customer Service 1-866-TEX-POOL
Location ID 000079665
Investor ID 000025723

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	\$198,687.78	\$0.00	\$0.00	\$707.98	\$199,395.76	\$198,711.38
Total Dollar Value	\$198,687.78	\$0.00	\$0.00	\$707.98	\$199,395.76	

Portfolio Value

Pool Name	Pool/Account	Market Value (04/01/2025)	Share Price (04/30/2025)	Shares Owned (04/30/2025)	Market Value (04/30/2025)
Texas Local Government Investment Pool	449/7966500001	\$198,687.78	\$1.00	199,395.760	\$199,395.76
Total Dollar Value		\$198,687.78			\$199,395.76

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7966500001	\$707.98	\$2,829.23
Total		\$707.98	\$2,829.23



Statement Period 04/01/2025 - 04/30/2025

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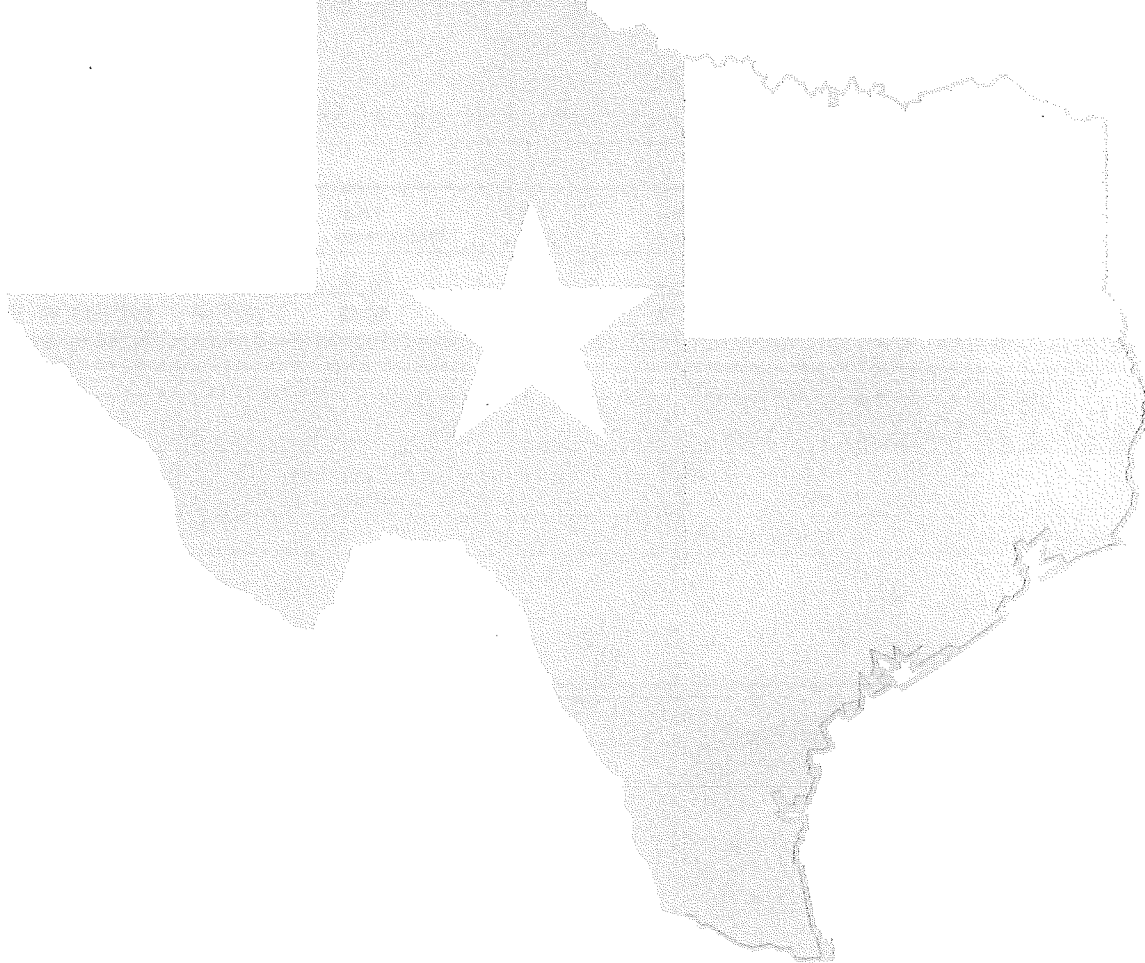
Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: 449/7966500001

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
04/01/2025	04/01/2025	BEGINNING BALANCE	\$198,687.78	\$1.00		198,687.780
04/30/2025	04/30/2025	MONTHLY POSTING	\$707.98	\$1.00	707.980	199,395.760
Account Value as of 04/30/2025			\$199,395.76	\$1.00		199,395.760



Belvedere MUD-Debt Service Fund
Reconciliation Detail
TexPool, Period Ending 04/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						198,687.78
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/30/2025			X	707.98	707.98
Total Deposits and Credits					707.98	707.98
Total Cleared Transactions					707.98	707.98
Cleared Balance					707.98	199,395.76
Register Balance as of 04/30/2025					707.98	199,395.76
Ending Balance					707.98	199,395.76

Agenda Item No. 6

Discuss, consider, and take action regarding the reconstitution of District subcommittees and the appointment of members to the same.

Below is a list of District subcommittees that have been established over time, along with their current members.

Trail System Subcommittee –

Drainage System Subcommittee –

Engineering Subcommittee –

Finance Subcommittee – Ubertini, Parker

Legal Services Subcommittee – Koerner, Webster

Playground Subcommittee –

Agenda Item No. 8

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

- a. Report from the District's Engineer;
- b. Drainage facilities; and
- c. Trail maintenance.



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

June 17, 2025

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 June 24, 2025

Dear Directors:

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

1) **Drainage Facilities** –

- a) A response was provided to a Flagler Drive resident regarding the HOA Architectural Control Committee review process for a proposed rock headwall addition to an existing driveway culvert.
- b) Contact information for TXDOT was shared with the Board related to driveway permit applications.

2) **Trail Facilities Maintenance** – No updates.

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

Sincerely,

Meagan Norris, P.E.

MNN/mcs

K:\16654\16654-0900-25 2025 General Consultation (Belvedere MUD)\Meeting Files\Status Reports\2025.06.24\Status Report for Belvedere 20250617.docx

Agenda Item No. 10

Discuss, consider, and take action regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC.

**FIRST AMENDMENT TO LANDSCAPING AGREEMENT BETWEEN SUNSCAPE
LANDSCAPING, LLC, AND BELVEDERE MUNICIPAL UTILITY DISTRICT**

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

This FIRST AMENDMENT TO LANDSCAPING SERVICES AGREEMENT (“*Amendment*”) effective as of the date last signed (the “*Amendment Effective Date*”), is made and entered into by and between Sunscape Landscaping, LLC, attn.: Jesse Trevino, P.O. Box 342228, Austin, TX 78734 (“Sunscape Landscaping”) and the Belvedere Municipal Utility District, Attn: David Klein, Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, TX 78701 (“Client”). Sunscape Landscaping and the Client are each a “*Party*” and collectively, the “*Parties*.”

RECITALS

WHEREAS, Sunscape Landscaping and Client are parties to the Landscape Services Agreement, dated September 14, 2020, contemplating the provision of landscape services, defined as the “Services,” by Sunscape Landscaping to the Client; and

WHEREAS, the Parties desire to amend the Agreement to add the Amenity Center Trail to the locations where Sunscape Landscaping will provide the Services to Client.

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

AMENDMENT

1. **Additional Services.** The Parties agree that the Services provided by Sunscape Landscaping to Client shall also be performed on the service road on the Client’s amenity center property that is used to access the Belvedere swimming pool (the “Additional Service”). Client shall pay Sunscape Landscaping \$127.00 per month for such Additional Service. The total monthly cost for the Services, including the Additional Service shall be \$1,021.97 (which is the sum of \$894.85 + \$127.00). The Service Cost and Total Cost of “\$894.85” per month listed in Exhibit B of the Agreement is hereby replaced with the updated amount of \$1,021.97, and the total annual cost for the Services on Exhibit B shall be updated accordingly.
2. **Recitals.** The above recitals are true and correct and incorporated into this Amendment for all purposes.
3. **Defined Terms.** The defined terms in the Agreement shall have the same meaning in this Amendment, except as otherwise provided in this Amendment.

4. Effect of Amendment. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. In the event of any inconsistency or conflict between the provisions of the Agreement and this Amendment, the provisions of this Amendment will prevail and govern. All references to the Agreement or in any exhibit or schedule thereto shall hereinafter refer to the Agreement as amended by this Amendment.
5. No Third-Party Beneficiaries. Nothing expressed or implied in this Amendment is intended, nor shall be construed, to confer upon or give any individual or entity other than the Parties hereto and their respective successors and assigns any rights or remedies under or by reason of this Amendment.
6. Entire Agreement. The Agreement, as amended hereby, constitutes the full and entire understanding and agreement between the Parties regarding the subject matter hereof and thereof and supersedes and cancels all prior agreements, negotiations, correspondence, undertakings, and communications of the Parties, oral or written, with respect to such subject matter.
7. Authority and Representations. Each Party executing this Amendment warrants and represents that the individual executing this Amendment on its behalf has the authority and power to execute this Amendment for the entity on behalf of which he or she executes this Amendment.
8. Counterpart Execution. This Amendment may be executed in any number of counterparts, each of which shall be, for all purposes, deemed to be an original, and all such counterparts shall together constitute and be one and the same instrument. A facsimile or other electronic copy of a signature, and a counterpart transmitted electronically (e.g., by fax, email, text, or similar means), will be deemed to be and will have the same force and effect as an original signature for all purposes.

[Remainder of page intentionally blank]

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

**BELVEDERE MUNICIPAL UTILITY
DISTRICT**

By:



Jim Koerner, President, Board of Directors

Date:

January 21, 2023

ATTEST:



Kim Clifford, Secretary, Board of Directors

SUNSCAPE LANDSCAPING, LLC

By: Jesse Trevino
Jesse Trevino, Account Manager

Date: 10.5.2022

- Remove trash and litter from trail areas during each visit, and remove it from the District. This does not include emptying trash cans along the trail.
 - Remove animal waste from trail areas during each visit, and remove it from the District.
 - Control fire ants within the trail surfaces.
 - Clean benches, swings and exercise equipment along the trails, as well as the playscape equipment and the benches adjacent thereto every 6 months.
5. Additional maintenance or minor repair items to landscaping, trails, or other facilities on the Premises may be requested by Client or Client's representative in writing ("Optional Services"). The Optional Services will be billed on a monthly basis.
 6. Sunscape Landscaping will make a representative available to attend Client Board meetings to provide a report at the request of the Client.
 7. Sunscape Landscaping shall at all times be solely responsible and liable for any damage caused by Sunscape landscaping, its staff, employee and sub-contractors to any of Client's equipment, property or fixtures and make all repairs and/or replacement to substantially the condition as existed before the damage for any such damage without cost to Client.
 8. Sunscape Landscaping shall at all times maintain liability insurance coverage to cover any claims for injuries to persons or damages to property which may arise in connection with the performance of the Services by Sunscape Landscaping, its staff, employees and sub-contractors. Coverage shall in an amount of not less than \$1,000,000 Commercial General Liability and \$1,000,000 Automobile Liability. Sunscape Landscaping shall also provide workers' compensation insurance for its staff, employees and sub-contractors in compliance with state requirements. Contractor shall provide proof of liability insurance and workers' compensation insurance and any other certificates or documents reflecting that Sunscape Landscaping is in full compliance with all legal requirements and obligations for companies providing Services.
 9. The parties acknowledge that (i) the relationship between Client and Sunscape Landscaping is that of an independent contractor and client and (ii) Sunscape Landscaping alone has exclusive control and supervision of its staff, employees and sub-contractors. Nothing herein shall be construed to mean that Sunscape Landscaping or any of its staff, employees or sub-contractors are agents, employees or representatives of Client.
 10. Sunscape Landscaping shall at all times ensure that industry accepted safety standards and practices are followed while performing the Services. Sunscape Landscaping shall at all times comply with all ordinances, laws, regulations and other legal requirements and obligation of the applicable jurisdiction while performing the Services.
 11. **Sunscape Landscaping agrees to indemnify and save harmless Client, its officers, agents, servants and employees for and against any and all suits, actions, legal proceedings, claims, demands, damages, costs, expenses, and attorney's fees, arising out of the Sunscape Landscaping's willful or negligent act or omission under this Contract, including Sunscape Landscaping's officers, agents, servants, and employees.**
 12. This Contract constitutes the entire agreement between the parties and supersede all prior agreements, representations, warranties, statements, promises, information, arrangements and understands, whether oral or written, express or implied, with respect to the subject matter hereof. In the event a court of competent jurisdiction finds any provisions of this Contract invalid or unenforceable, the remaining terms shall remain in full force and effect. This contract shall be

September 10, 2020

unenforceable, the remaining terms shall remain in full force and effect. This contract shall be governed in accordance with the laws of the State of Texas. The Parties hereby irrevocably submit to the jurisdiction of the courts of the State of Texas located in Travis County.

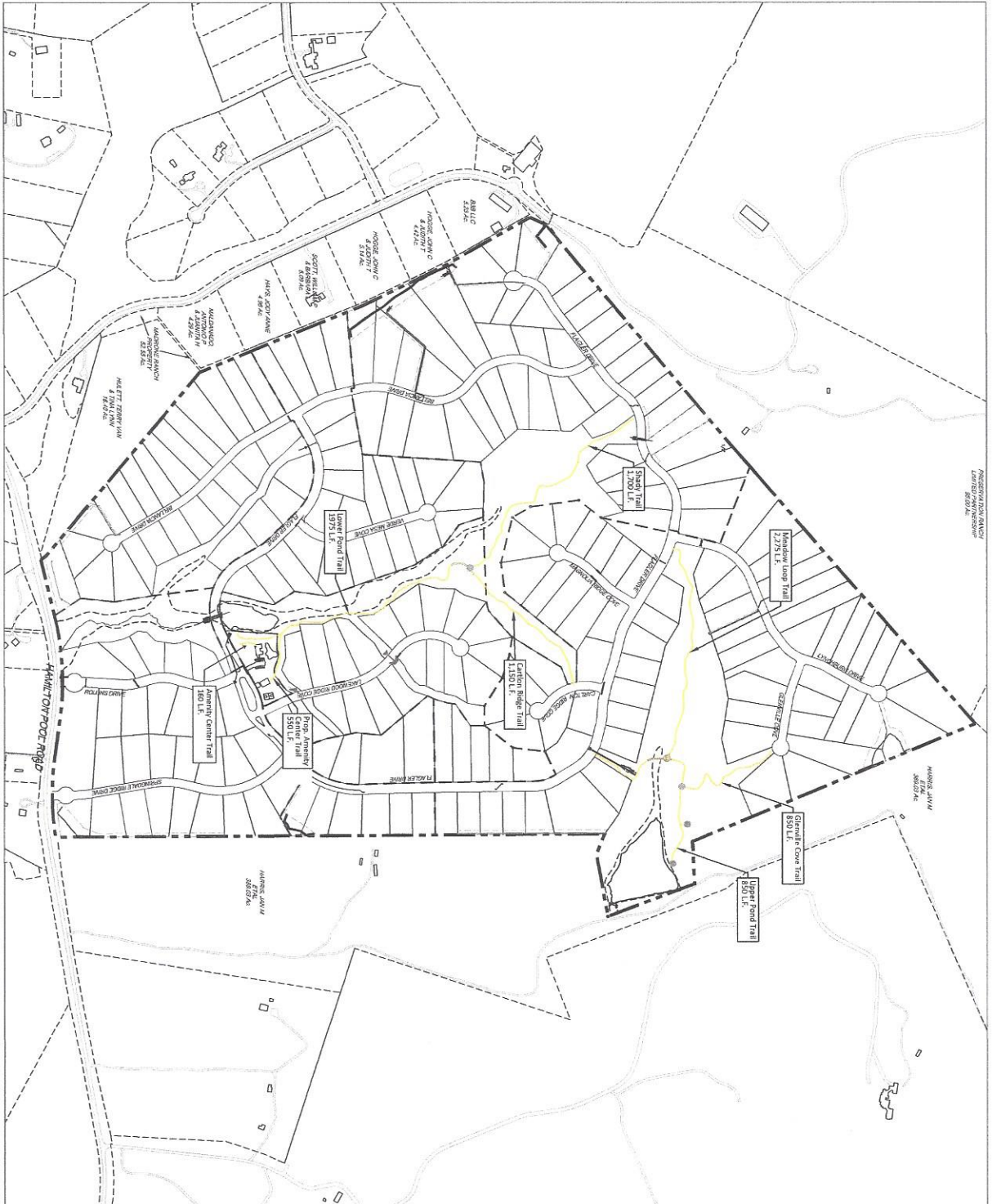
Executed as of the dates set forth below.

Sunscape Landscaping

By: Jesse Trevino
Printed: Jesse Trevino
Title: Account Manager
Date: 9.14.2020

Belvedere Municipal Utility District

By: Kim Clifford
Printed: ~~Peter Golde~~ KIM CLIFFORD
Title: ~~President~~ ^{SECRETARY}, Board of Directors
Date : 9/14/20



Page 4 of 5

September 14, 2020

EXHIBIT B**Billing Schedule for Services**

MONTHLY BILLING SCHEDULE	SERVICE COST	SALES TAX	TOTAL COST
September	\$894.85	\$0.00	\$894.85
October	\$894.85	\$0.00	\$894.85
November	\$894.85	\$0.00	\$894.85
December	\$894.85	\$0.00	\$894.85
January	\$894.85	\$0.00	\$894.85
February	\$894.85	\$0.00	\$894.85
March	\$894.85	\$0.00	\$894.85
April	\$894.85	\$0.00	\$894.85
May	\$894.85	\$0.00	\$894.85
June	\$894.86	\$0.00	\$894.86
July	\$894.85	\$0.00	\$894.85
August	\$894.86	\$0.00	\$894.86
	\$10,738.22	\$0.00	\$10,738.22