

**BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF SPECIAL MEETING**

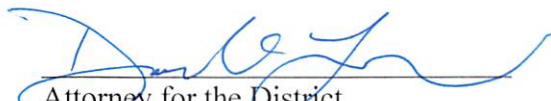
TO: THE BOARD OF DIRECTORS OF BELVEDERE MUNICIPAL UTILITY DISTRICT
AND TO ALL OTHER INTERESTED PERSONS:

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 special meeting, open to the public, on Monday, September 29, 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. Conduct a public hearing regarding a proposal to set a 2025 tax rate.
3. Discuss, consider, and take action concerning adoption of a budget for the 2025-2026 fiscal year.
4. Discuss, consider, and take action as necessary to adopt a 2025 tax rate.
5. Discuss, consider, and take action as necessary to approve amendments to District Information Form and Notice to Purchaser.
6. Adjournment.

EXECUTED this the 18th day of September 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 Gosselink, Attorney for the District, at (512) 322-5818, for information.

BELVEDERE MUNICIPAL UTILITY DISTRICT

TAXPAYER IMPACT STATEMENT

Fiscal Year 2025-2026

This information is provided pursuant to Texas Government Code § 551.043, as amended by House Bill 1522 of the 89th Texas Legislature, effective September 1, 2025.

Average Taxable Homestead Value ¹

Current Fiscal Year (2024-2025)	\$2,237,418
Upcoming Fiscal Year (2025-2026)	\$2,163,304

Estimated Annual Tax Bill Comparison for the Average Homestead Property ¹

Property Tax Bill for the Current Fiscal Year	
<i>based on Total Tax Rate</i>	\$3,712.13
<i>based on Maintenance & Operations Tax Rate only</i>	\$1,494.49
Estimated Property Tax Bill for the Upcoming Fiscal Year if the Proposed Budget ² is adopted	
<i>based on Total Tax Rate</i>	\$3,791.45
<i>based on Maintenance & Operations Tax Rate only</i>	\$1,567.13
Estimated Property Tax Bill for the Upcoming Fiscal Year if a Balanced Budget funded at the No-New Revenue Tax Rate as calculated under Texas Tax Code Chapter 26 is adopted ³	
<i>based on Total Tax Rate</i>	\$3,726.13
<i>based on Maintenance & Operations Tax Rate only</i>	N/A

¹ House Bill 1522 states that a taxpayer impact statement must show, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year. Travis County Appraisal District does not report “median” homestead values, only “average” homestead values. Therefore, the calculations in this Taxpayer Impact Statement are based on the “average” homestead value of the District as reported by Travis County Appraisal District excluding 65 years of age or older or disabled person’s exemptions.

² A copy of the Proposed Budget for the Upcoming Fiscal Year is available on the District’s website:
<https://belvederemud.org/>.

³ The No-New-Revenue Tax Rate, expressed in dollars per \$100 of taxable value is calculated as follows:

$$\text{No-New-Revenue Tax Rate} = \frac{(\text{Last Year's Levy} - \text{Lost Property Levy})}{(\text{Current Total Value} - \text{New Property Value})}$$

The definitions for “Last Year’s Levy,” “Lost Property Levy,” “Current Total Value,” and “New Property Value” are provided in Texas Tax Code § 26.012.

Agenda Item No. 2

Conduct a public hearing regarding a proposal to set a 2025 tax rate.

WATER DISTRICT

NOTICE OF PUBLIC HEARING ON TAX RATE

The Belvedere Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2025 on September 29, 2025 at 6:00 PM at 17400 Flagler Drive, Austin, Texas. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in taxable value of your property in relation to the change in taxable value of all other property. The change in taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

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

For the proposal:	Directors James Koerner, Ronald Ubertini, Fred King, and Geoffrey Webster
Against the proposal:	None
Present and not voting:	None
Absent:	Keri Parker

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

	Last Year	This Year
Total tax rate (per \$100 of value)	<u>\$0.1925/\$100</u> Adopted	<u>\$0.1875/\$100</u> Proposed
Difference in rates per \$100 of value		<u>(\$0.0050)/\$100</u>
Percentage increase/decrease in rates (+/-)		<u>-2.59%</u>
Average appraised residence homestead value	<u>\$2,237,418.00</u>	<u>\$2,163,304.00</u>
General homestead exemption available (excluding 65 years of age or older or disabled person's exemptions)	<u>\$309,041.00</u>	<u>\$141,199.00</u>
Average residence homestead taxable value (excluding 65 years of age or older or disabled person's exemptions)	<u>\$1,928,377.00</u>	<u>\$2,022,105.00</u>
Tax on average residence homestead (excluding 65 years of age or older or disabled person's exemptions)	<u>\$3,712.13</u>	<u>\$3,791.45</u>
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	<u>\$79.32</u>	
and percentage of increase (+/-)	<u>2.13%</u>	
(excluding 65 years of age or older or disabled person's exemptions)		

NOTICE OF VOTE ON TAX RATE

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

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

Taxable Value: 431,348,287

	<u>Tax Rate</u>	<u>Gross</u>		<u>Net</u>	<u>OP Budget</u>	<u>Excess</u>
Recommended Posted Max Rate>>	0.0775	334,295	0.99	330,952	284,400	46,552
	0.0765	329,981	0.99	326,682	284,400	42,282
	0.0755	325,668	0.99	322,411	284,400	38,011
	0.0745	321,354	0.99	318,141	284,400	33,741
	0.0735	317,041	0.99	313,871	284,400	29,471
Recommended Range >>>	0.0725	312,728	0.99	309,600	284,400	25,200
	0.0715	308,414	0.99	305,330	284,400	20,930
	0.0705	304,101	0.99	301,060	284,400	16,660

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS

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

July 19, 2025

BELVEDERE MUD

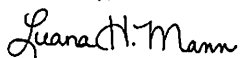
JAMES P. KOERNER, PRESIDENT
816 CONGRESS AVE, STE 1900
AUSTIN, TX 78701

In accordance with Tax Code Section 26.01(a-1), enclosed is the **2025 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Therefore, it is a conservative estimate.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2025.

Approved Freeze Adjusted Taxable	\$419,298,820
Certification Percentage	97.17%
Section 26.01(c) Value Under Protest	\$12,049,467
Net Taxable Value	\$431,348,287

Sincerely,



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

Line	Worksheet	Amount
1	Prior year average appraised value of residence homestead.	\$2,237,418
2	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$309,041
3	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$1,928,377
4	Prior year adopted M&O tax rate.	0.077500
5	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$1,494.49
6	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.035.	\$1,546.80
7	Current year average appraised value of residence homestead.	\$2,163,304
8	Current year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$141,199
9	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$2,022,105
10	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100.	0.076495

Notice of Public Hearing – Budget/Tax Rate Information

2024 Average appraised value of properties with a homestead exemption	\$2,237,418
2024 Total appraised value of all property	\$469,299,532
2024 Total appraised value of all new property	\$15,239,465
2024 Average taxable value of properties with a homestead exemption	\$1,928,377
2024 Total taxable value of all property	\$411,657,270
2024 Total taxable value of all new property	\$15,239,465
2025 Average appraised value of properties with a homestead exemption	\$2,163,304
2025 Total appraised value of all property	\$457,542,834
2025 Total appraised value of all new property	\$2,438,582
2025 Average taxable value of properties with a homestead exemption	\$2,022,105
2025 Total taxable value of all property	\$431,348,287
2025 Total taxable of all new property	\$2,438,582

Please join us for our annual Truth in Taxation Portal Training on Monday, July 28, 2025, at 10 a.m. Register for the webinar at Traviscad.org/TNT.

APPRAISAL TOTALS

7-19-2025

Run ID: 5607

Type: Adjusted Certified Totals

Year: 2025

As of Roll Correction: 1

Property Type List: All

Taxing Unit List: All

Taxing Unit Selection Type: All

Mineral Company:

Tag List:

Property List:

Custom Query:

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (227)	(Count) (8)	(Count) (235)
Land HS Value	158,927,525	3,827,780	162,755,305
Land NHS Value	6,719,252	1,319,450	8,038,702
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	165,646,777	5,147,230	170,794,007
Improvement HS Value	278,838,660	7,824,278	286,662,938
Improvement NHS Value	343,572	0	343,572
Total Improvement	279,182,232	7,824,278	287,006,510
Market Value	444,829,009	12,971,508	457,800,517
BUSINESS PERSONAL PROPERTY	(4)	(0)	(4)
Market Value	96,234	0	96,234
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (231)	(Total Count) (8)	(Total Count) (239)
TOTAL MARKET	444,925,243	12,971,508	457,896,751
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	444,925,243	12,971,508	457,896,751
	97.1%	2.9%	100.0%
HS CAP Limitation Value (-)	22,712,064	588,984	23,301,048
CB CAP Limitation Value (-)	567,814	0	567,814
NET APPRAISED VALUE	421,645,365	12,382,524	434,027,889
Total Exemption Amount	2,346,545	0	2,346,545
NET TAXABLE	419,298,820	12,382,524	431,681,344
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	419,298,820	12,382,524	431,681,344
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	419,298,820	12,382,524	431,681,344

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

\$830,986.59 = 431,681,344 * (0.192500 / 100)

2025 Adjusted Certified
1K Totals

BELVEDERE MUD
Exemptions

TRAVIS CAD
As of Roll # 1

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	2,289,205	1	0	0	2,289,205	1
DVHS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	2,289,205	1	0	0	2,289,205	1
Special Exemptions						
SO	56,722	3	0	0	56,722	3
Subtotal for Special Exemptions	56,722	3	0	0	56,722	3
Absolute Exemptions						
EX366	618	1	0	0	618	1
Subtotal for Absolute Exemptions	618	1	0	0	618	1
Total:	2,346,545	5	0	0	2,346,545	5

2025 Adjusted Certified
1K Totals

BELVEDERE MUD
No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Roll # 0

New Value

Total New Market Value: \$2,438,582
Total New Taxable Value: \$2,438,582

JETI

New Market Value: \$0
New Taxable Value: \$0

Chapter 313

New Market Value: \$0
New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

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

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
Partial Exemption Value Loss:		0	0
Total NEW Exemption Value			0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			0

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	179	2,163,304	12,789	2,022,105
A & E	179	2,163,304	12,789	2,022,105

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
8	12,971,508	12,617,591	12,049,467

2025 Adjusted Certified
1K Totals

BELVEDERE MUD
State Category Breakdown

TRAVIS CAD
As of Roll # 1

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	203		2,438,582	435,157,892	410,099,901
C1	Vacant Lots and Tracts	27		0	9,671,117	9,103,303
L1	Commercial Personal Property	3		0	95,616	95,616
XB	Income Producing Tangible Personal	1		0	618	0
Totals:			0	2,438,582	444,925,243	419,298,820

2025 Adjusted Certified
1K Totals

BELVEDERE MUD
State Category Breakdown

TRAVIS CAD
As of Roll # 1

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	6		0	11,652,058	11,063,074
C1	Vacant Lots and Tracts	2		0	1,319,450	1,319,450
	Totals:		0	0	12,971,508	12,382,524

2025 Adjusted Certified
1K Totals

BELVEDERE MUD
State Category Breakdown

TRAVIS CAD
As of Roll # 1

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	209		2,438,582	446,809,950	421,162,975
C1	Vacant Lots and Tracts	29		0	10,990,567	10,422,753
L1	Commercial Personal Property	3		0	95,616	95,616
XB	Income Producing Tangible Personal	1		0	618	0
Totals:			0	2,438,582	457,896,751	431,681,344

2025 Adjusted Certified
1K Totals

BELVEDERE MUD
Top Taxpayers

TRAVIS CAD
As of Roll # 1

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1592867		\$4,224,345	\$4,224,345
2	1962734		\$3,149,954	\$3,149,954
3	1757500		\$3,090,877	\$3,090,877
4	2010609		\$3,003,295	\$3,003,295
5	1991185		\$2,994,040	\$2,994,040
6	1464552		\$3,126,484	\$2,939,181
7	1876991		\$3,715,171	\$2,898,918
8	1985645		\$2,880,746	\$2,880,746
9	1854038		\$2,827,731	\$2,827,731
10	1906699		\$2,812,655	\$2,812,655
11	1875488		\$2,799,357	\$2,799,357
12	1899145		\$2,733,806	\$2,733,806
13	1818837		\$2,747,787	\$2,708,585
14	1566762		\$2,703,351	\$2,703,351
15	2035547		\$2,697,682	\$2,697,682
16	2005370		\$2,683,560	\$2,683,560
17	2019988		\$2,671,752	\$2,671,752
18	1906204		\$2,634,710	\$2,634,710
19	2041385		\$2,624,002	\$2,624,002
20	1867258		\$2,613,890	\$2,613,890
Total			\$58,735,195	\$57,692,437

Agenda Item No. 3

Discuss, consider, and take action concerning adoption of a budget for 2025-2026 fiscal year.

ORDER ADOPTING 2025-2026 DISTRICT BUDGET

THE STATE OF TEXAS

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 29th day of September, 2025; whereupon the roll was called of the members of the Board of Directors, to wit:

James Koerner	President
Ronald Ubertini	Vice President
Fred King	Secretary
Keri Parker	Assistant Secretary
Geoffrey Webster	Assistant Secretary

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

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

"Aye" __; "No" __.

The Order thus adopted is as follows:

WHEREAS, a special meeting of the Board of Directors of Belvedere Municipal Utility District (the "District") was held on September 29, 2025; and

WHEREAS, the Board of Directors projected the operating expenses and revenues for the District for the period October 1, 2025 through September 30, 2026, and desires to adopt a budget consistent therewith.

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

1. That the operating budget attached hereto as Exhibit "A" is hereby adopted.
2. The Secretary of the Board of Directors is hereby directed to file a copy of this Resolution Adopting the 2025-2026 District Budget in the official records of the District.

PASSED AND ADOPTED this 29th day of September, 2025.

**BELVEDERE MUNICIPAL UTILITY
DISTRICT**

James Koerner, President

ATTEST:

Fred King, Secretary

(SEAL)

Belvedere Municipal Utility District
General Operating Fund
Statement of Projected Revenues and Expenditures
Budget for the Fiscal Year October 1, 2025 to September 30, 2026

Revenues

Property Taxes	\$ 330,952
Interest Income	<u>10,000</u>
Total Revenues	<u>340,952</u>

Expenditures

Solid Waste Disposal	66,500
Legal Fees	40,000
Audit Fees	7,500
Accounting Fees	16,800
Engineering Fees	44,000
Engineering Special Projects	4,800
Amenity Center Operations and Maintenance	55,000
Drainage and Trail Maintenance	30,000
Insurance	6,000
Tax Appraisal and Collection Fees	6,000
Bank Charges	200
Other fees	100
Newspaper notices	3,000
Website	<u>500</u>
Total Expenditures	<u>280,400</u>
Projected Excess Revenue Over Expenditures	<u><u>\$ 60,552</u></u>

Belvedere Municipal Utility District
Debt Service Fund
Statement of Projected Revenues and Expenditures
Budget for the Fiscal Year October 1, 2025 to September 30, 2026

Revenues

Property Taxes	\$ 469,738
Interest Income	<u>10,000</u>
Total Revenues	<u>479,738</u>

Expenditures

Principal	355,000
Interest	<u>127,731</u>
Total Expenditures	<u>482,731</u>

Projected Excess (Deficit) Revenue Over (Under) Expenditures	<u><u>\$ (2,993)</u></u>
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Belvedere Municipal Utility District
Property Taxes for the Fiscal Year October 1, 2025 to September 30, 2026

<u>Property Taxes</u>		<u>Debt</u>	<u>M&O</u>
Taxable value	\$ 431,348,287		
Tax rate	<u>\$ 0.1875</u>	<u>\$ 0.1100</u>	<u>\$ 0.0775</u>
Tax levy		<u><u>\$ 474,483</u></u>	<u><u>\$ 334,295</u></u>

99% collection rate

	<u>Debt</u>	<u>M&O</u>
	<u>\$ 474,483</u>	<u>\$ 334,295</u>
	<u>0.99</u>	<u>0.99</u>
Estimated Collections	<u><u>\$ 469,738</u></u>	<u><u>\$ 330,952</u></u>

Agenda Item No. 4

Discuss, consider, and take action as necessary to adopt a 2025 tax rate.

**ORDER SETTING 2025 DEBT SERVICE TAX RATE AND
OPERATIONS AND MAINTENANCE TAX RATE**

THE STATE OF TEXAS

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 29th day of September, 2025; whereupon the roll was called of the members of the Board of Directors, to wit:

James Koerner	President
Ronald Ubertini	Vice President
Fred King	Secretary
Keri Parker	Assistant Secretary
Geoffrey Webster	Assistant Secretary

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

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

"Aye": __; "No": __.

The Order thus adopted is as follows:

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

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

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

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

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

WHEREAS, the Board of Directors has reviewed and approved its operation budget for its fiscal year October 1, 2025 through September 30, 2026 and has determined what maintenance tax rate should be set to meet such budget requirements; and

WHEREAS, the appraisal roll of the District for 2025 has been prepared and certified by the Travis Central Appraisal District, and submitted to the District's tax collector;

WHEREAS, the District published notice in the *Austin American-Statesman* that it would conduct a public hearing regarding the potential adopting of a debt service tax rate in the amount of \$0.11 per \$100 of assessed valuation and a maintenance and operations tax rate in the amount of \$0.0775 per \$100 of assessed valuation;

WHEREAS, the District held a public hearing regarding such tax rates on September 29, 2025; and

WHEREAS, the Board of Directors desires to adopt new tax rates for 2025, as provided herein.

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

I.

The debt service tax rate for the year 2025 to pay interest on bonds and create a sinking fund for payment of principal on bonds shall be \$0.____ per \$100 of assessed valuation, and the operations and maintenance tax rate for the year 2025 shall be \$0.____ per \$100 of assessed valuation for a total tax rate of \$0.____ per \$100 of assessed valuation.

II.

The Travis County Tax Assessor and Collector shall take all steps necessary and authorized by the law to collect taxes as owed pursuant to this order. Said taxes shall be levied, assessed and collected at the total tax rate of \$0.____ per \$100 of assessed valuation for 2025 as provided in Chapter 49, Texas Water Code, and all other applicable laws.

III.

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

IV.

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

PASSED, APPROVED, AND ADOPTED this the 29th day of September, 2025.

ATTEST:

James Koerner, President
Board of Directors

Fred King, Secretary
Board of Directors

[SEAL]

Agenda Item No. 5

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

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

1. The name of the District is Belvedere Municipal Utility District of Travis County.
2. The District consists of 443.695 acres, more or less, more particularly described by the metes and bounds map in the Belvedere Municipal Utility District Amended Information Form dated September 16, 2014, recorded as Document No. 2007177340, Official Public Records, Travis County, Texas.
3. The most recent rate of District-wide taxes on property located in the District for operation and maintenance purposes is \$0._____ on each \$100 of assessed valuation.
4. The most recent rate of District-wide taxes on property located in the District for debt service is \$0._____ on each \$100 of assessed valuation.
5. The total amount of bonds which have been approved by the voters and may be issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$7,920,000.
6. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is \$6,490,000.
7. The District does not currently impose a standby fee.
8. The District was duly and lawfully created and operates pursuant to the terms and provisions of Article XVI, Section 59 of the Texas Constitution, and Chapters 49 and 54 of the Texas Water Code.
9. The functions performed or to be performed by the District are to provide water, and drainage services, and recreational facilities.
10. The particular form of Notice to Purchasers required by Sec. 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District, completed by the District with all information required to be furnished by the District, is attached hereto as **Exhibit "A"**.

This Amended Information Form supersedes the Information Form filed in the Travis County Official Public Records as Document No. 2024105126.

SIGNED this 29th day of September, 2025.

James Koerner, President
Board of Directors

Ronald Ubertini, Vice President
Board of Directors

Fred King, Secretary
Board of Directors

Keri Parker, Assistant Secretary
Board of Directors

Geoffrey Webster, Assistant Secretary
Board of Directors

(SEAL)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 29, 2025 by James Koerner, Ronald Ubertini, Fred King, Keri Parker, and Geoffrey Webster as Directors of Belvedere Municipal Utility District.

Notary Public, State of Texas

(SEAL)

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, that you are about to purchase, is located in BELVEDERE MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY, and may be subject to District taxes or assessments. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, impose taxes and issue bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0._____ on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters or any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters are: \$6,700,000 for water and drainage facilities; and \$1,220,000 for parks and recreational facilities. The aggregate initial principal amounts of all such bonds issued are: \$5,270,000 for water and drainage facilities; and \$1,220,000 for parks and recreational facilities.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sewer, sanitary, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$0.00 per month. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

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

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

Date

Signature of Seller

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

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

Date

Signature of Purchaser