

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 trucks 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.

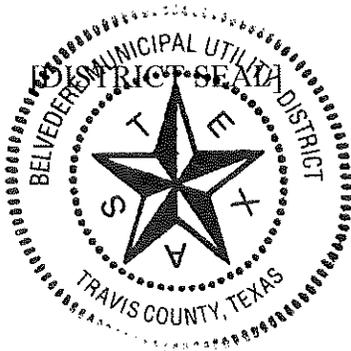
Ms. Norris stated that the home builder had completed the drainage ditch improvements at 8708 Springdale Ridge Cove, and that Director Koerner communicated to the resident on March 31, 2025 that the District approved of the improvements. Next, Ms. Norris reported that her firm had inspected the District’s 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.



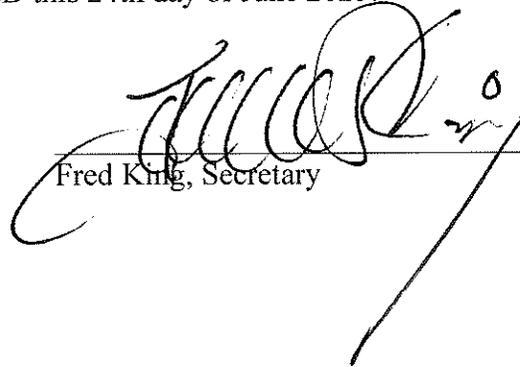

Fred King, Secretary

Exhibit A

**CERTIFICATE OF POSTING
BELVEDERE MUNICIPAL UTILITY DISTRICT
NOTICE OF BOARD MEETING
April 15, 2025**

THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

I, JAMES P. KOERNEL, hereby certify that on April 15, 2025, I posted the attached notice of public meeting of the Board of Directors of Belvedere Municipal Utility District at the following time and at the following location:

(1) at approximately 9:25 AM, at the posting board/sign located by the mailboxes near the Belvedere Amenity Center, within the boundaries of the District.

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

Dated this 11 day of April, 2025.



**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, April 15, 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 February 10, 2025 regular meeting of the Board of Directors.
3. Discuss, consider, and take action concerning the resignation of Director Vito Sciaraffia;
4. Discuss, consider, and take action to appoint a new director;
5. Discuss, consider, and take action to elect new officers;
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*).
7. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. TexPool investments; and
 - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
8. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District.
9. Discuss, consider, and take action as necessary concerning the use of upper pond for potential fire protection purposes.
10. Discuss, consider, and take action regarding the posting of information on the District's website.
11. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - a. Report from the District's Engineer;
 - b. Drainage facilities;

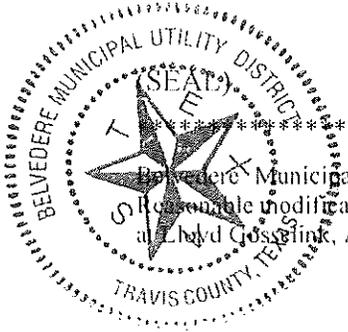
c. Trail maintenance.

- 12. Receive update on 2025 Legislative Session.
- 13. Discuss, consider, and take action on future meeting schedule.
- 14. Adjournment.

EXECUTED this the 10th day of April 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 Lind Gosslink, Attorney for the District, at (512) 322-5818, for information.



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

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

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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 February 10, 2025 regular meeting of the Board of Directors.
3. Discuss, consider, and take action concerning the resignation of Director Vito Sciaraffia;
4. Discuss, consider, and take action to appoint a new director;
5. Discuss, consider, and take action to elect new officers;
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*).
7. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
 - a. Payment and ratification of invoices;
 - b. TexPool investments; and
 - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
8. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District.
9. Discuss, consider, and take action as necessary concerning the use of upper pond for potential fire protection purposes.
10. Discuss, consider, and take action regarding the posting of information on the District's website.
11. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - a. Report from the District's Engineer;
 - b. Drainage facilities;

- c. Trail maintenance.
- 12. Receive update on 2025 Legislative Session.
- 13. Discuss, consider, and take action on future meeting schedule.
- 14. Adjournment.

EXECUTED this the 10th day of April 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 David Gosselin, Attorney for the District, at (512) 322-5818, for information.



Came to hand and posted on a Bulletin Board in the
 County Recording Office, Austin, Travis County, Texas on this the
10th day of April 2025

By Dyana Limon-Mercado
 County Clerk, Travis County, Texas
 Deputy

D. DAVIS

**FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS**



Dyana Limon-Mercado
 Dyana Limon-Mercado, County Clerk
 Travis County, Texas

202580505

Apr 11, 2025 10:00 AM
 Fee: \$2.00 DAVISD

Environmental Quality requirement, and his finding resulted in a clean report, and that no issues relating to risk were found. Director Koerner moved to approve the financial audit as presented. Director Ubertini seconded the Motion and the Motion passed unanimously, 3-0.

5. 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"**. Director Koerner 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 Parker seconded the Motion and the Motion passed unanimously, 3-0.

6. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District. Director Koerner announced that Director Ubertini had become a member of the HOA and been appointed as the new District liaison to the HOA. Director Koerner also stated that he is collaborating with other entities in the area regarding the water service received from the West Travis County Public Utility Agency (the "WTCPUA").
7. Discuss, consider, and take action as necessary concerning the use of the upper pond for potential fire protection purposes. Director Koerner introduced this Item. He reported that the District had a pond that was not being fully utilized and presented the question of whether the District would like to use the upper pond for water retention primarily for fire prevention purposes and have engineering and legal consultants look into feasibility. Director Koerner gave Quiddity a directive to review any purposes and possible restrictions associated with the use of the upper pond. No action was taken.
8. Discuss, consider, and take action as necessary regarding the posting of information on the District's website. Director Koerner introduced this Item. Director Koerner reported that several comments had been received from the community regarding the website. After discussion, the Board agreed Director Parker would review and attempt to reorganize the posted documents on the website.
9. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
 - a. Report from the District Engineer;
 - b. Drainage facilities, including, but not limited to:
 - (i) review of landscaping improvements within the ditch in front of the property at 8708 Springdale Ridge Drive;

(ii) review of landscaping improvements within the ditch in front of the property at 8700 Springdale Ridge Drive;

(iii) ditch inquiry at 17107 Flagler Drive; and

c. Trail maintenance.

Ms. Norris stated that survey work for the drainage ditch and a portion of the driveway improvements was performed at the property located at 8708 Springdale Ridge Cove had been completed. She added that the homeowner's contractor had presented a proposal to address identified issues. Ms. Norris asked the Board what level of review of the completed work would the Board like to be required. The Board agreed that Ms. Norris would conduct an assessment of the work using hand tools and Director Koerner directed her to do so. Ms. Norris stated that the proposed landscaping improvements within the ditch in front of the property at 17107 Springdale Ridge Drive were presented to her and she directed them toward the rules contained within the District's Drainage Rules. No action was taken.

10. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item and suggested that the next Board meeting be held at 6:00 p.m. at the Belvedere Amenity Center on April 15, 2025. There was a consensus of the Board to hold the meeting at that time and location, and they directed the District's consultants to take the steps necessary to schedule such meeting.

9. Adjournment. Director Ubertini moved to adjourn the meeting. Director Parker seconded the Motion and the Motion passed unanimously, 3-0. The meeting was adjourned at 7:00 p.m.

PASSED, APPROVED, AND ADOPTED this 15th day of April 2025.

[DISTRICT SEAL]

Keri Parker, Assistant Secretary

Exhibit C

Fred Castro

From: Vito Sciaraffia [REDACTED]
Sent: Tuesday, April 15, 2025 3:11 AM
To: Jim Koerner; Fred Castro
Cc: David Klein; Danielle Lam
Subject: Re: MUD Board Resignation

Board of Directors Belvedere MUD,
I hereby resign from the Board of Directors of Belvedere MUD, effective immediately. It has been my pleasure serving you and the Board of Directors.
Thank you.
Vito

Vito Sciaraffia, PhD

On Apr 11, 2025, at 4:06 PM, Fred Castro <fcastro@lglawfirm.com> wrote:

Vito,
Please provide us with a letter of resignation. It need not be any more complicated than an email addressed to the Board of Directors stating, "I hereby resign from the Board of Directors of Belvedere MUD, effective immediately." It has been my pleasure serving you and the Board of Directors.
Best regards,



FRED CASTRO
Paralegal
512-322-5845 · Direct
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Ave., Suite 1900, Austin, TX 78701
www.lglawfirm.com | 512-322-5800

****ATTENTION TO PUBLIC OFFICIALS AND OFFICIALS WITH OTHER INSTITUTIONS SUBJECT TO THE OPEN MEETINGS ACT ****

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From: Vito Sciaraffia [REDACTED]

Sent: Tuesday, February 11, 2025 2:12 PM

To: David Klein <dklein@lglawfirm.com>

Cc: Fred Castro <fcastro@lglawfirm.com>; Jim Koerner [REDACTED]

Subject: MUD Board Resignation

Hi David,

I hope you're doing well. The past few months have been particularly challenging due to a family loss, which has required me to take on additional responsibilities in Houston, caring for my father and his two children. As a result, I haven't been able to dedicate the time and attention that the MUD Board deserves.

After careful consideration, I've decided that I must step down from my position on the Board. I spoke with Jim about this possibility last month, and I wanted to reach out to discuss the next steps.

Please let me know how best to proceed.

Best,

Vito

Vito Sciaraffia, PhD
[REDACTED]

Exhibit D

Belvedere MUD Board Meeting

April 15, 2025

Financial Information

Schedule of Cash Activity

**BELVEDERE MUD
SCHEDULE OF CASH ACTIVITY
GENERAL FUND
MEETING DATE: APRIL 15, 2025**

GENERAL FUND CHECKING ACCOUNT BALANCE **\$ 522,862.04**

Revenue:

Deposit Date	Description	Amount
	Transfer from Money Market	\$ -
Total Deposits:		\$ -

Expenses paid since last meeting on 2/10/25

EFT	AT & T	Telephone	\$ 155.16
EFT	Pedernales Electric Cooperative	Utilities	\$ 206.99
1573	Sunscape Landscaping	Amenity Center Operations	\$ 4,030.90
1574	Travis Central Appraisal District	Appraisal Fees	\$ 1,000.38
1575	ABC Home & Commercial Services	Amenity Center Operations	\$ 304.00
EFT	AT & T	Telephone	\$ 155.16
EFT	Pedernales Electric Cooperative	Utilities	\$ 211.59
EFT	AT & T	Telephone	\$ 155.16
Total Expenditures:			\$ 6,219.34

Cash Balance Before Expenditures **\$ 516,642.70**

Expenditures:

Check Number	Description	Amount
1576	Montoya & Monzingo LLP	\$ 2,400.00
1577	Lloyd Gosselink	\$ 4,781.00
1578	Quiddity Engineering, LLC	\$ 11,316.30
1579	Sunscape Landscaping	\$ 4,030.90
1580	Texas Disposal Systems	\$ 15,669.15
Transfer	Belvedere - Money Market	\$ 170,000.00
Transfer	Belvedere - Debt Service	\$ 193,518.47
Transfer	Belvedere - Debt Service	\$ 79,161.03
Total Expenditures:		\$ (480,876.85)

ENDING BALANCE - GENERAL FUND CHECKING AS OF APRIL 15, 2025 **\$ 35,765.85**

CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 11,765.06**

Transfer	Transfer to Checking	\$ 170,000.00
Total Deposits:		\$ 170,000.00

ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED **\$ 181,765.06**

CASH BALANCE - GENERAL FUND - TEXPOOL **\$ 301,280.16**

TOTAL GENERAL FUND OPERATING CASH **\$ 518,811.07**

The operating reserves are one to two times operating budget.

CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET			\$ 191,604.35
Transfer	Operating Checking	Property Taxes	\$ 193,518.47
Transfer	Operating Checking	Property Taxes	<u>\$ 79,161.03</u>
		Total Deposits:	<u>\$ 272,679.50</u>
ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET			\$ 464,283.85
CASH BALANCE - DEBT SERVICE - TEXPOOL			\$ 197,959.02
TOTAL CASH BALANCE - DEBT SERVICE			\$ 662,242.87

Budget vs Actual

Belvedere Municipal Utility District
Statement of Revenues and Expenditures Budget vs. Actual
For the Year to Date Ended April 15, 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	\$ 310,326	\$ 157,506	\$ 152,821	\$ 315,011	\$ (4,685)
Other Income - Drainage Ditch	750	-	-	-	-
Interest Income	5,933	5,000	933	10,000	(4,067)
Total Revenues	317,009	162,506	153,754	325,011	(8,752)
<u>Expenditures</u>					
Solid Waste Disposal	46,401	45,000	(1,401)	60,000	13,599
Legal Fees	13,433	26,249	12,816	45,000	31,567
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	8,400	8,400	(0)	14,400	6,000
Engineering Fees	25,830	20,999	(4,831)	36,000	10,170
Amenity Center Operations	21,761	40,831	19,070	70,000	48,239
Drainage and Trail Maintenance	7,154	16,041	8,887	27,500	20,346
Playscape Repairs and Maintenance	-	2,917	2,917	5,000	5,000
Insurance	2,769	2,917	148	5,000	2,231
Tax Appraisal and Collection Fees	2,574	3,500	926	6,000	3,426
Bank Charges	5	100	95	200	195
Other Fees	1,903	58	(1,845)	100	(1,803)
Newspaper notices	-	1,167	1,167	2,000	2,000
Website	227	292	65	500	273
Total Expenditures	137,957	175,968	38,011	279,200	140,970
Projected Excess Revenue Over Expenditures	\$ 179,052	\$ (13,462)	\$ 192,514	\$ 45,811	\$ 133,241

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 April 15, 2025

	<u>Apr 15, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - ABC Bank	25,765.85
Money Market - ABC Bank	191,765.06
TexPool	<u>301,280.16</u>
Total Checking/Savings	518,811.07
Accounts Receivable	
Taxes Receivable	<u>5,327.84</u>
Total Accounts Receivable	<u>5,327.84</u>
Total Current Assets	<u>524,138.91</u>
TOTAL ASSETS	<u>524,138.91</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>5,327.84</u>
Total Other Current Liabilities	<u>5,327.84</u>
Total Current Liabilities	<u>5,327.84</u>
Total Liabilities	5,327.84
Equity	
Unassigned	339,759.37
Net Income	<u>179,051.70</u>
Total Equity	<u>518,811.07</u>
TOTAL LIABILITIES & EQUITY	<u>524,138.91</u>

Belvedere Municipal Utility District
Profit & Loss
 October 1, 2024 through April 15, 2025

	<u>Oct 1, '24 - Apr 15, 25</u>
Ordinary Income/Expense	
Income	
Interest Income	5,932.56
Income	
Property Taxes	<u>310,326.07</u>
Total Income	<u>310,326.07</u>
Total Income	316,258.63
Expense	
Website Expenses	226.70
Amenity Center Operations	21,760.76
Trail Repairs	
Trail General Maintenance	<u>7,153.51</u>
Total Trail Repairs	7,153.51
Audit Fees	7,500.00
Bank Service Charges	5.00
Bookkeeping Fees	8,400.00
Engineering	
District Engineering	<u>25,830.05</u>
Total Engineering	25,830.05
Insurance	
Liability Insurance	<u>2,768.99</u>
Total Insurance	2,768.99
Legal Fees	13,433.00
Collection and Appraisal Fees	2,574.36
Telephone	915.02
Utilities	988.18
Waste Disposal	<u>46,401.36</u>
Total Expense	<u>137,956.93</u>
Net Ordinary Income	178,301.70
Other Income/Expense	
Other Income	
Other Income-Drainage Ditch	<u>750.00</u>
Total Other Income	<u>750.00</u>
Net Other Income	750.00
Net Income	<u><u>179,051.70</u></u>

Belvedere MUD-Debt Service Fund
Balance Sheet
As of April 15, 2025

	<u>Apr 15, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
MUD Debt Service Fund	464,283.85
TexPool	<u>197,959.02</u>
Total Checking/Savings	662,242.87
Accounts Receivable	
Taxes Receivable	<u>7,905.79</u>
Total Accounts Receivable	<u>7,905.79</u>
Total Current Assets	<u>670,148.66</u>
TOTAL ASSETS	<u>670,148.66</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue	<u>7,905.79</u>
Total Other Current Liabilities	<u>7,905.79</u>
Total Current Liabilities	<u>7,905.79</u>
Total Liabilities	7,905.79
Equity	
Restricted	268,933.39
Net Income	<u>393,309.48</u>
Total Equity	<u>662,242.87</u>
TOTAL LIABILITIES & EQUITY	<u>670,148.66</u>

Belvedere MUD-Debt Service Fund
Profit & Loss
October 1, 2024 through April 15, 2025

	<u>Oct 1, '24 - Apr 15, 25</u>
Ordinary Income/Expense	
Income	
Tax Revenue	459,718.02
	<hr/>
Total Income	459,718.02
Expense	
Bank Service Charges	22.00
Interest Expense	70,087.51
Paying Agent Fee	600.00
	<hr/>
Total Expense	70,709.51
Net Ordinary Income	389,008.51
Other Income/Expense	
Other Income	
Interest Income	4,300.97
	<hr/>
Total Other Income	4,300.97
Net Other Income	4,300.97
Net Income	<u><u>393,309.48</u></u>

Property Tax Statement

TXDISTIA RECEIVABLE BALANCE 'R' REPORT ALL OTHERS

YEAR	TXDISTIA	RECEIVABLE BALANCE 'R' REPORT	ALL OTHERS	NET BASE TAX COLLECTED	PERCENT COLLECTED	TAX BALANCE ENDING	P & I COLLECTED	P & I REVERSALS	LRP OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2014	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2015	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00
2016	.60	.00	.60	100.00 %	.65	.00	.00	.00	.00	1.25
2017	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2018	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2019	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2020	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2021	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
2022	.31	727.11	727.11	100.00 %	.31	.00	50.90	.00	.00	778.01
2023	.00	1218.93	1218.93	100.00 %	.00	.00	.00	.00	.00	1218.93
TOTL	.91	1946.04	1946.04	100.02 %	.31	.65	50.90	.00	.00	1995.69
2024	792142.90	345.48	779255.06	98.33 %	13233.32	1711.61	.00	.00	.00	780966.67

ENTITY	TOTL	RECEIVABLE BALANCE 'R' REPORT	ALL OTHERS	NET BASE TAX COLLECTED	PERCENT COLLECTED	TAX BALANCE ENDING	P & I COLLECTED	P & I REVERSALS	LRP OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
ENTITY	792143.81	1600.56	779255.66	98.33 %	13233.63	1712.26	50.90	.00	.00	776970.98

Outstanding property tax receivable

Operating Debt Service

2022 = .11
2024 = 5327.73
5327.84

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 #
3/4/2025	31284

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

Description	Amount
March 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 #
4/2/2025	31403

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

Description	Amount
April 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

February 24, 2025

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

Invoice: 97557356
Client: 2364
Matter: 0
Billing Attorney: DJK

Tax ID # 74-2308445

INVOICE SUMMARY

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

RE: Belvedere Community

Professional Services	\$ 2,951.00
Total Disbursements	<u>\$ 6.00</u>
TOTAL THIS INVOICE	\$ 2,957.00

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:**

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



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

March 26, 2025

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

Invoice: 97558134
Client: 2364
Matter: 0
Billing Attorney: DJK

Tax ID # 74-2308445

INVOICE SUMMARY

For professional services and disbursements rendered through February 28, 2025:

RE: Belvedere Community

Professional Services	\$ 1,824.00
Total Disbursements	<u>\$.00</u>
TOTAL THIS INVOICE	\$ 1,824.00

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 **\$1,825.00**

Invoice #: ARIV1032574
Invoice date: 2/17/2025
Project Number: 16654-0900-25

Belvedere Municipal Utility District
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	ACH Info
Quiddity Engineering	Vantage Bank
PO Box 991	Acct #: 108119104
Houston, TX 77001	ABA #: 114916272

For professional services from 18-Jan-2025 through 07-Feb-2025

16654-0900-25 2025 General Consultation (Belvedere MUD)
16654-0900-25.001 - 2025 General Consultation

Role	Hours	Rate	Amount
Graduate Engineer I	0.75	130.00	97.50
Professional Engineer III	0.25	240.00	60.00
Professional Engineer V	5.75	290.00	1,667.50
Subtotal	6.75		1,825.00
		Invoice subtotal	1,825.00
		Total	1,825.00

Services include review of past trail inspections and related activities; correspondence related to 8708 Springdale Ridge Cv drainage ditch; preparation for the next board meeting; and routine district operational activities.

Outstanding invoices

Invoice	Date	Balance
ARIV1031910	2/3/2025	2,680.00



QUIDDITY

Invoice Total **\$9,491.30**

Invoice #: ARIV1033809
Invoice date: 3/12/2025
Project Number: 16654-0900-25

Belvedere Municipal Utility District
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	ACH Info
Quiddity Engineering	Vantage Bank
PO Box 991	Acct #: 108119104
Houston, TX 77001	ABA #: 114916272

For professional services from 08-Feb-2025 through 07-Mar-2025
2025 General Consultation (Belvedere MUD)
Progress detail

Phase	Fee	Percent complete	Previous billing	Remaining contract	Current billing
2025 Trail Inspection	4,500.00	70.00%	0.00	1,350.00	3,150.00
Subtotal	4,500.00	70.00%	0.00	1,350.00	3,150.00
				Subtotal	3,150.00

16654-0900-25.001 - 2025 General Consultation

Role	Hours	Rate	Amount
Admin II	0.25	100.00	25.00
Graduate Engineer II	9.75	130.00	1,267.50
Professional Engineer III	1.00	240.00	240.00
Professional Engineer V	16.50	290.00	4,785.00
Subtotal	27.50		6,317.50

Category	Vendor Id	Amount
Mileage		23.80
Subtotal		23.80

Invoice subtotal	9,491.30
Total	9,491.30

General Consultation Services include preparation, travel and attendance at the routine board meeting; research for pond access and fire suppression related information, correspondence for the 8708 Springdale Ridge Ditch, capital asset review, and routine district operational activities. Trail Inspection services include the trail inspection activities, review of findings, and partial drafting of the inspection report.



SUNSCAPE
LANDSCAPING

INVOICE

Invoice: 24134
Invoice Date: 04/01/2025

BILL TO **PROPERTY ADDRESS**

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

Belvedere Municipal Utility District
17400 Flagler Drive
Austin, TX 78738

Phone: 512-251-5668 x25

INVOICE **TERMS** **ACCOUNT MANAGER**

04/01/2025 Net 30 Tyler Lambourne

DESCRIPTION **PRICE**

#30770 - Trail Maintenance Contract + MUD / 2024-25 April 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!!



TEXAS DISPOSAL SYSTEMS

PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
04/01/2025	8444430
Customer Number	Invoice Total
1-114386	15669.15
Payment Amount	

0101143863844443000015669150

Bill To:

JEFF MONZINGO
BELVEDERE MUD
P.O. BOX 2029
PFLUGERVILLE TX 78691

Service Address:

BELVEDERE MUD
VARIOUS RESIDENTIAL
AUSTIN TX 78738

For proper credit please return this portion.

Service Period APR, MAY, JUNE
SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
	Total 76.35			
04/01/25		1.00		76.35
04/01/25		1.00		76.35
	PAYMENT DUE UPON RECEIPT		Total Invoice:	15,669.15

AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT	15669.15	0.00	0.00	-31.80	15637.35

TEXAS DISPOSAL SYSTEMS

Account No.: 1-114386 3

Service Period: APR, MAY, JUNE SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 8444430

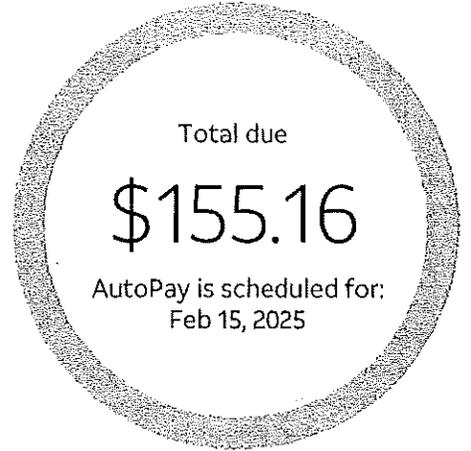
Invoices Paid Between Board Meetings



BELVEDERE MUD
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

Page: 1 of 3
 Issue Date: Jan 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	\$155.00
Payment, Jan 12 - Thank you!	-\$155.00
<hr/>	
Remaining balance	\$0.00

Service summary

Internet	Page 2	\$86.02
Phone	Page 2	\$69.14
<hr/>		
Total services		\$155.16

*Paid EFT 2/15/25
 Rec'd 2/2/25*

Total due

\$155.16

AutoPay is scheduled to debit your bank account on Feb 15, 2025

Ways to pay and manage your account:

myAT&T app
 iPhone and Android

att.com/pay

800.321.2000
 TTY: 800.651.5111





Questions? Call 888-554-4732
Se habla Español
Monday through Friday, 8 a.m. - 5 p.m.
Report an outage: 888-883-3379
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Member-owned since 1938
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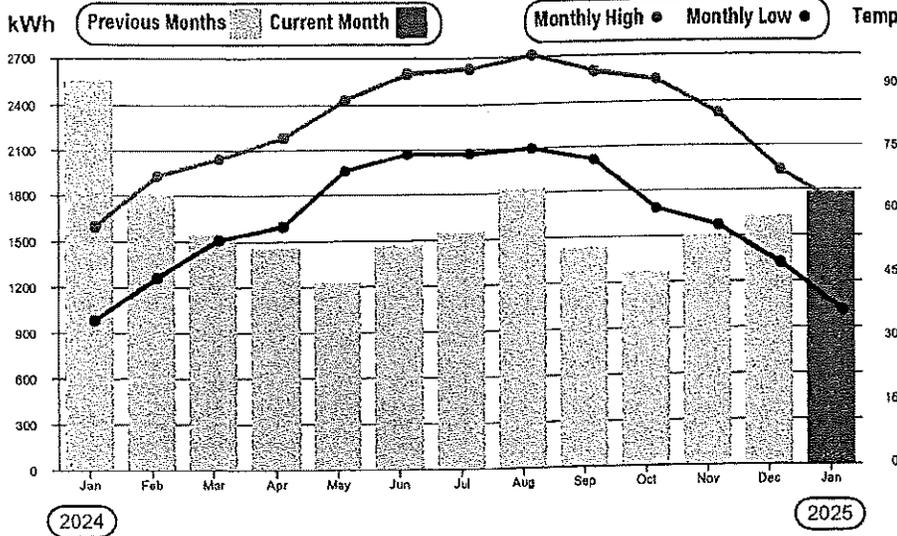
Account #: 3001549599
Member Name: Belvedere Mud
Director District: 5
Bill Date: 01/29/2025

AUTOPAY AMOUNT
\$206.99
Paid By Bank Draft
02/18/2025

This bill does not reflect payments after 01/29/2025.
Charge detail found on the back of this page.

Service Address: 17400 FLAGLER DRIVE

Monthly energy use



Energy comparison

Total energy use this month 1,776 kWh \$222.42	Total energy use last month 1,622 kWh \$206.39
Total energy use this month last year 2,563 kWh \$286.98	Average daily use and temp this month 57 kWh/Day 48°

IMPORTANT MEMBER INFORMATION

Stay warm by keeping your bill cool this winter! Use our tips to keep your energy use manageable when temperatures drop. Only raise the temperature on your heat pump 2 degrees at a time to avoid auxiliary heating. Get more tips at myPEC.com/winter-tips.

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

*Paid PFT 2/18/25
Rec'd 2/11/25*



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

Bill Date: 01/29/2025
Account #: 3001549599
AutoPay Amount - DO NOT PAY: \$206.99
Bank Draft on 02/18/2025

PEC Secure Pay Station barcode



Mail payment to:

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

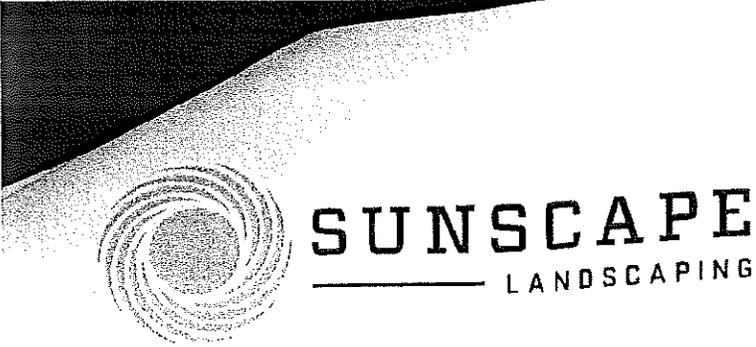


7608 0 AB 0.593
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7608
C-28



460763001549599000020699000022769012920255



INVOICE

Invoice: 23745
 Invoice Date: 03/01/2025

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	TERMS	ACCOUNT MANAGER
03/01/2025	Net 30	Tyler Lambourne

DESCRIPTION	PRICE
#30770 - Trail Maintenance Contract + MUD / 2024-25 March 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.

*Paid with #1573
2/28/25*

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!!

CENTRAL APPRAISAL DISTRICT

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

	Invoice Date	Invoice Number
Invoice	3/1/2025	9024

Jurisdiction ID: 1K

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.

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

Invoice Date	Charge Code	Description	Amount
1/2025	Appraisal Revenue	Appraisal Fees - Q2-25 (03.01-05.31.25)	\$1,000.38
			<i>Paid ok # 1574 2/28/25</i>
Due Date: 3/31/2025		Total:	\$1,000.38

9024 3/1/2025

Invoice Date	Charge Code	Description	Amount
1/2025	Appraisal Revenue	Appraisal Fees - Q2-25 (03.01-05.31.25)	\$1,000.38

< Belvedere MUD

Total Due: \$1,000.38

Due Date: 3/31/2025

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.



Account Number
10511046
Invoice Date
2/28/2025
Invoice Number
668383548-4
P.O.

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

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

Services Provided

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

*Paid check 1575
2/28/25*

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/austln
austln@goanteater.com

Account Number
10511046

Invoice Number
668383548-4

Amount Paid: _____

Check No.: _____

Credit Card No.: _____

CSV Code: _____

Expiration: _____

Signature: _____





Account Number
10511046
Invoice Date
2/3/2025
Invoice Number
668358501-3
P.O.

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

Bill To:
MONTOYA & 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

*Paid ck# 1575
2/28/25*

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
668358501-3

Amount Paid: _____

Check No.: _____

Credit Card No.: _____

CSV Code: _____

Expiration: _____

Signature: _____

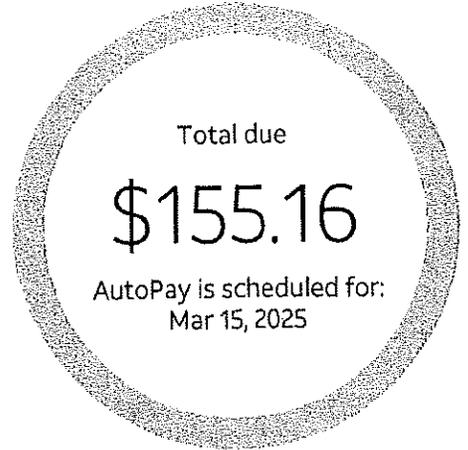




BELVEDERE MUD
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

Page: 1 of 3
 Issue Date: Feb 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, Feb 15 - Thank you!	-\$155.16
Remaining balance	\$0.00

Service summary

Internet	<i>Page 2</i>	\$86.02
Phone	<i>Page 2</i>	\$69.14
Total services		\$155.16

Total due

\$155.16

AutoPay is scheduled to debit your bank account on Mar 15, 2025

Paid EFT 3/15/25

Ways to pay and manage your account:



800.321.2000
 TTY: 800.651.5111





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

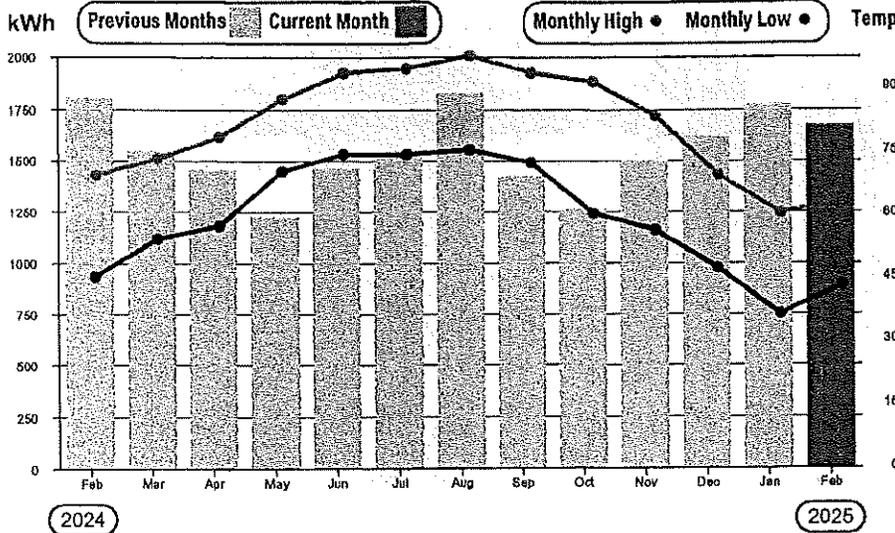
Account #: 3001549599
Member Name: Belvedere Mud
Director District: 5
Bill Date: 02/27/2025

AUTOPAY AMOUNT
\$211.59
Paid By Bank Draft
03/18/2025

Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 02/27/2025.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month: 1,672 kWh, \$211.59
Total energy use last month: 1,776 kWh, \$222.42
Total energy use this month last year: 1,808 kWh, \$213.48
Average daily use and temp this month: 54 kWh/Day, 53°

IMPORTANT MEMBER INFORMATION

If you live in PEC district 4 or 5 and would like to be an advocate for your community at PEC, now is your chance to run for a seat on the PEC Board of Directors. The nomination period is currently open. Find your district and learn more at myPEC.com/election.

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

Paid EFT 3/18/25



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

Bill Date: 02/27/2025
Account #: 3001549599
AutoPay Amount - DO NOT PAY: \$211.59
Bank Draft on 03/18/2025

PEC Secure Pay Station barcode



Mail payment to:

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



7938 0 AB 0.593
BELVEDERE MUD
PO BOX 2029
PEFLUGERVILLE TX 78691-2029

5 7938
C-33



460763001549599000021159000023275022720258



BELVEDERE MUD
 PO BOX 2029
 PFLUGERVILLE TX 78691-2029

Page: 1 of 3
 Issue Date: Mar 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.

Total due
\$155.16
 AutoPay is scheduled for:
 Apr 12, 2025

Account summary

Your last bill	\$155.16
Payment, Mar 15 - Thank you!	-\$155.16
Remaining balance	\$0.00

Service summary

 Internet <i>Page 2</i>	\$86.02
 Phone <i>Page 2</i>	\$69.14
Total services	\$155.16

Total due **\$155.16**

AutoPay is scheduled to debit your bank account on Apr 12, 2025

Ways to pay and manage your account:



att.com/pay



800.321.2000
 TTY: 800.651.5111

Scan to pay



ABC Bank Statements

TexPool Statements



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

4122037

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

Date 2/28/25 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
General Funds

Business Checking Public Funds	Enclosures/Images	13
Account Number XXXXXXXXXXXX	Statement Dates	2/03/25 thru 3/02/25
Previous Balance 630,731.20	Days in the Statement Period	28
6 Deposits/Credits 132,509.26	Average Ledger Balance	648,247.83
15 Checks/Debits 233,240.57	Average Collected	648,247.83
Service Charge Amount .00		
Interest Paid .00		
Current Balance 529,999.89		

Deposits and Other Credits

* 0 0 5 4 0 0 0 9 2 1 0 3 0 3 0 0 0 0 *

Date	Description	Amount
2/03	PPD F746000192	35,821.83
	CONS PAY PT CLEARING	
2/04	PPD F746000192	71,045.63
	CONS PAY PT CLEARING	
2/05	PPD F746000192	19,536.10
	CONS PAY PT CLEARING	
2/12	PPD F746000192	4,204.05
	CONS PAY PT CLEARING	
2/14	PPD F746000192	19.97
	CONS PAY PT CLEARING	
2/19	PPD F746000192	1,881.68
	CONS PAY PT CLEARING	



Date 2/28/25 Page 2
 Primary Account XXXXXXXXXXXX

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

Business Checking Public Funds XXXXXXXXXXXX (Continued)

Date	Description	Debits	Amount
2/18	PPD 9864031004		155.16-
2/19	Payment ATT CCD 2740828412 ELEC_BILL Pedernales_Elec 3001549599		206.99-

		Checks			
Date	Check No.	Amount	Date	Check No.	Amount
2/18		2,362.93	2/25	1567*	90.00
2/18		183,530.21	2/12	1568	1,200.00
2/13	1559*	3,138.75	2/13	1569	1,792.00
2/12	1562*	2,400.00	2/21	1570	6,055.00
2/13	1563	6,860.00	2/19	1571	4,030.90
2/21	1564	5,525.00	2/19	1572	226.70
2/20	1565	15,666.93			

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
2/03	666,553.03	2/13	745,948.06	2/20	541,669.89
2/04	737,598.66	2/14	745,968.03	2/21	530,089.89
2/05	757,134.76	2/18	559,919.73	2/25	529,999.89
2/12	757,738.81	2/19	557,336.82		

End of Statement



Belvedere Municipal Utility District
Reconciliation Detail
 Checking Account - ABC Bank, Period Ending 02/28/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						
Cleared Transactions						630,731.20
Checks and Payments - 15 items						
Check	01/10/2025	1559	Belvedere HOA	X	-3,138.75	-3,138.75
Check	01/21/2025	Tran...	Belvedere MUD ...	X	-183,530.21	-186,668.96
Check	01/21/2025	1565	Texas Disposal S...	X	-15,666.93	-202,335.89
Check	01/21/2025	1563	Lloyd Gosselink ...	X	-6,860.00	-209,195.89
Check	01/21/2025	1564	Quiddity Engineer...	X	-5,525.00	-214,720.89
Check	01/21/2025	1562	Montoya & Monzi...	X	-2,400.00	-217,120.89
Check	01/21/2025	Tran...	Belvedere MUD ...	X	-2,362.93	-219,483.82
Check	01/21/2025	1567	ABC Home & Co...	X	-90.00	-219,573.82
Check	02/10/2025	1570	Quiddity Engineer...	X	-6,055.00	-225,628.82
Check	02/10/2025	1571	Sunscape Lands...	X	-4,030.90	-229,659.72
Check	02/10/2025	1569	Lloyd Gosselink ...	X	-1,792.00	-231,451.72
Check	02/10/2025	1568	Montoya & Monzi...	X	-1,200.00	-232,651.72
Check	02/10/2025	1572	Peter Goide	X	-226.70	-232,878.42
Check	02/15/2025	EFT	AT & T	X	-155.16	-233,033.58
Check	02/18/2025	EFT	Pedernales Electr...	X	-206.99	-233,240.57
Total Checks and Payments					-233,240.57	-233,240.57
Deposits and Credits - 6 Items						
Deposit	02/03/2025			X	35,821.83	35,821.83
Deposit	02/04/2025			X	71,045.63	106,867.46
Deposit	02/05/2025			X	19,536.10	126,403.56
Deposit	02/12/2025			X	4,204.05	130,607.61
Deposit	02/14/2025			X	19.97	130,627.58
Deposit	02/19/2025			X	1,881.68	132,509.26
Total Deposits and Credits					132,509.26	132,509.26
Total Cleared Transactions					-100,731.31	-100,731.31
Cleared Balance					-100,731.31	529,999.89
Uncleared Transactions						
Checks and Payments - 1 item						
Check	01/21/2025	1566	West, Davis & Co...		-7,500.00	-7,500.00
Total Checks and Payments					-7,500.00	-7,500.00
Total Uncleared Transactions					-7,500.00	-7,500.00
Register Balance as of 02/28/2025					-108,231.31	522,499.89
New Transactions						
Checks and Payments - 2 items						
Check	03/15/2025	EFT	AT & T		-155.16	-155.16
Check	03/18/2025	EFT	Pedernales Electr...		-211.59	-366.75
Total Checks and Payments					-366.75	-366.75
Total New Transactions					-366.75	-366.75
Ending Balance					-108,598.06	522,133.14



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

4121231

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

Date 2/28/25 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
Operating Money Market

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXXXX	Statement Dates	2/03/25 thru 3/02/25
Previous Balance	11,749.29	Days in the Statement Period	28
Deposits/Credits	.00	Average Ledger Balance	11,749.29
Checks/Debits	.00	Average Collected	11,749.29
Service Charge Amount	.00	Interest Earned	15.77
Interest Paid	15.77	Annual Percentage Yield Earned	1.76%
Current Balance	11,765.06	2025 Interest Paid	34.33

Deposits and Other Credits

Date	Description	Amount
3/02	Interest Deposit	15.77

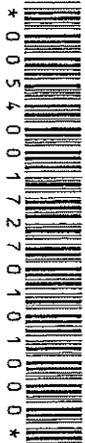
Daily Balance Information

Date	Balance	Date	Balance
2/03	11,749.29	3/02	11,765.06

INTEREST RATE SUMMARY

Date	Rate
2/02	1.750000%

End of Statement



Belvedere Municipal Utility District
Reconciliation Detail
Money Market - ABC Bank, Period Ending 02/28/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						11,749.29
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	02/28/2025			X	15.77	15.77
Total Deposits and Credits					15.77	15.77
Total Cleared Transactions					15.77	15.77
Cleared Balance					15.77	11,765.06
Register Balance as of 02/28/2025					15.77	11,765.06
Ending Balance					15.77	11,765.06

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



Participant Statement

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

Statement Period 02/01/2025 - 02/28/2025

Page 1 of 2

Customer Service 1-866-TEX-POOL
 Location ID 000070005
 Investor ID 000000000

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	\$300,276.87	\$0.00	\$0.00	\$1,003.29	\$301,280.16	\$300,312.70
Total Dollar Value	\$300,276.87	\$0.00	\$0.00	\$1,003.29	\$301,280.16	

Portfolio Value

Pool Name	Pool/Account	Market Value (02/01/2025)	Share Price (02/28/2025)	Shares Owned (02/28/2025)	Market Value (02/28/2025)
Texas Local Government Investment Pool	██████████████████	\$300,276.87	\$1.00	301,280.160	\$301,280.16
Total Dollar Value		\$300,276.87			\$301,280.16

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	██████████████████	\$1,003.29	\$2,119.19
Total		\$1,003.29	\$2,119.19



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

Statement Period 02/01/2025 - 02/28/2025

Page 2 of 2

Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: [REDACTED]

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
02/01/2025	02/01/2025	BEGINNING BALANCE	\$300,276.87	\$1.00		300,276.870
02/28/2025	02/28/2025	MONTHLY POSTING	\$1,003.29	\$1.00	1,003.290	301,280.160
Account Value as of 02/28/2025			\$301,280.16	\$1.00		301,280.160

Belvedere Municipal Utility District
Reconciliation Detail
 TexPool, Period Ending 02/28/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						300,276.87
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	02/28/2025			X	1,003.29	1,003.29
Total Deposits and Credits					1,003.29	1,003.29
Total Cleared Transactions					1,003.29	1,003.29
Cleared Balance					1,003.29	301,280.16
Register Balance as of 02/28/2025					1,003.29	301,280.16
Ending Balance					<u>1,003.29</u>	<u>301,280.16</u> <i>W</i>



Drawer 9
Wolfforth, Texas 79382-0009

www.theabcbank.com

4122038

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

Date 2/28/25 Page 1
Primary Account XXXXXXXXXXXXXXX

4

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

Checking Account

Account Title: Belvedere Municipal Utility District
Debt Services

Money Market Public Fund		Enclosures/Images	2
Account Number	XXXXXXXXXXXX	Statement Dates	2/03/25 thru 3/02/25
Previous Balance	5,570.82	Days in the Statement Period	28
2 Deposits/Credits	185,893.14	Average Ledger Balance	91,878.34
Checks/Debits	.00	Average Collected	91,878.34
Service Charge Amount	.00	Interest Earned	140.39
Interest Paid	140.39	Annual Percentage Yield Earned	2.01%
Current Balance	191,604.35	2025 Interest Paid	243.97

Deposits and Other Credits

Date	Description	Amount
2/18	Deposit	2,362.93
2/18	Deposit	183,530.21
3/02	Interest Deposit	140.39

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
2/03	5,570.82	2/18	191,463.96	3/02	191,604.35

INTEREST RATE SUMMARY

Date	Rate
2/02	1.750000%
2/18	2.000000%



Belvedere MUD-Debt Service Fund
Reconciliation Detail
MUD Debt Service Fund, Period Ending 02/28/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						5,570.82
Cleared Transactions						
Deposits and Credits - 3 Items						
Deposit	01/21/2025			X	2,362.93	2,362.93
Deposit	01/21/2025			X	183,530.21	185,893.14
Deposit	02/28/2025			X	140.39	186,033.53
Total Deposits and Credits					<u>186,033.53</u>	<u>186,033.53</u>
Total Cleared Transactions					<u>186,033.53</u>	<u>186,033.53</u>
Cleared Balance					<u>186,033.53</u>	<u>191,604.35</u>
Register Balance as of 02/28/2025					<u>186,033.53</u>	<u>191,604.35</u>
Ending Balance					<u><u>186,033.53</u></u>	<u><u>191,604.35</u></u> <i>m</i>

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



TEXAS TRUST
 TEXAS TREASURY SAFEGUARDING 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 **02/01/2025 - 02/28/2025**

Page 1 of 2

Customer Service **1-866-TEX-POOL**
 Location ID **000070000**
 Investor ID **[REDACTED]**

TexPool Update

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

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$197,299.77	\$0.00	\$0.00	\$659.25	\$197,959.02	\$197,323.31
Total Dollar Value	\$197,299.77	\$0.00	\$0.00	\$659.25	\$197,959.02	

Portfolio Value

Pool Name	Pool/Account	Market Value (02/01/2025)	Share Price (02/28/2025)	Shares Owned (02/28/2025)	Market Value (02/28/2025)
Texas Local Government Investment Pool	1977300000000	\$197,299.77	\$1.00	197,959.020	\$197,959.02
Total Dollar Value		\$197,299.77			\$197,959.02

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	1977300000000	\$659.25	\$1,392.49
Total		\$659.25	\$1,392.49



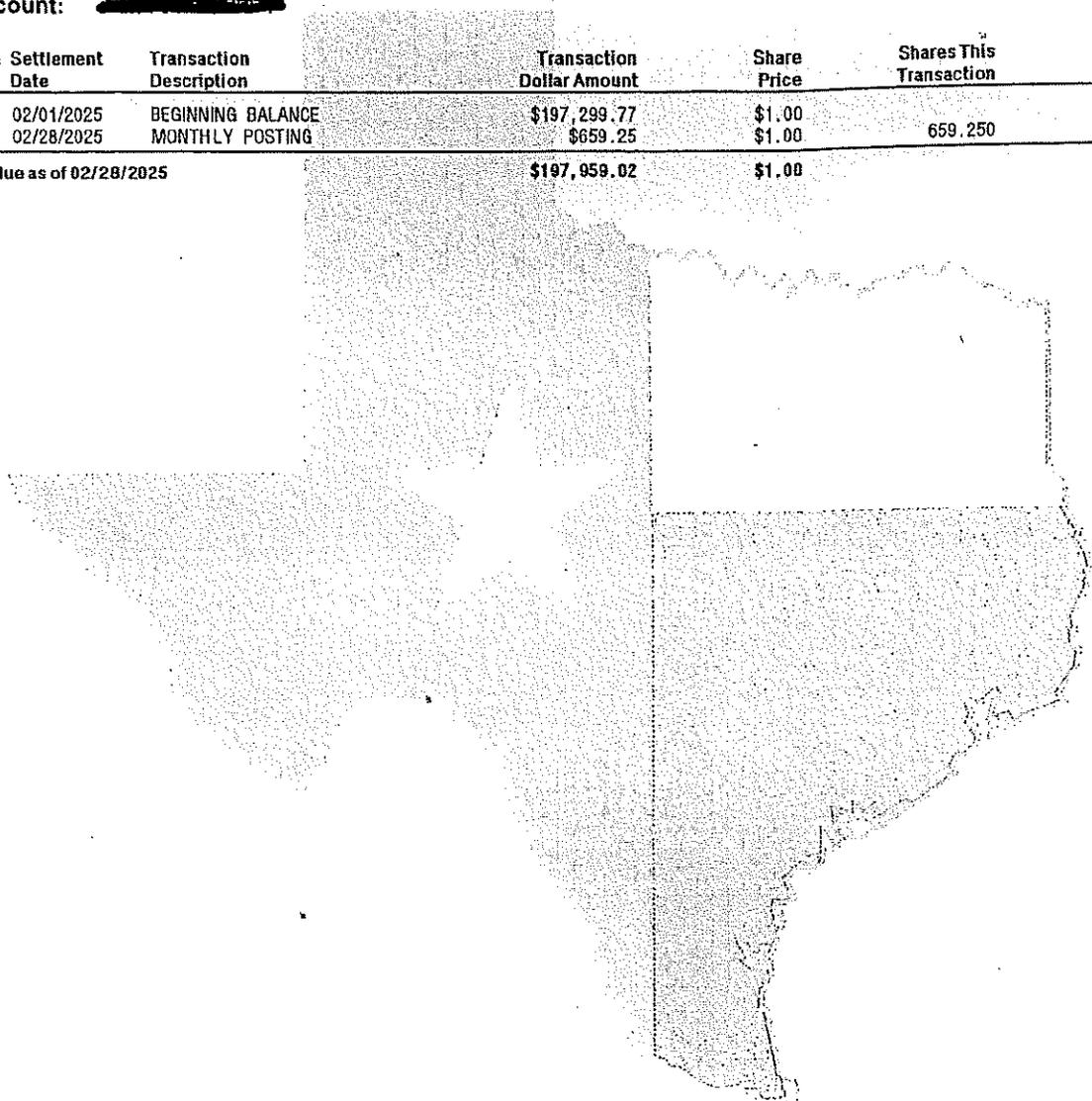
Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: ██████████

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
02/01/2025	02/01/2025	BEGINNING BALANCE	\$197,299.77	\$1.00		197,299.770
02/28/2025	02/28/2025	MONTHLY POSTING	\$659.25	\$1.00	659.250	197,959.020
Account Value as of 02/28/2025			\$197,959.02	\$1.00		197,959.020



Belvedere MUD-Debt Service Fund
Reconciliation Detail
 TexPool, Period Ending 02/28/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						197,299.77
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	02/28/2025			X	659.25	659.25
Total Deposits and Credits					659.25	659.25
Total Cleared Transactions					659.25	659.25
Cleared Balance					659.25	197,959.02
Register Balance as of 02/28/2025					659.25	197,959.02
Ending Balance					659.25	197,959.02

Exhibit E



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

April 8, 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 April 15, 2025

Dear Directors:

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

1) **Drainage Facilities**

a) Ditch Lining Evaluations

- i) 8708 Springdale Ridge Cove – The builder has completed the drainage ditch improvements, and Director Koerner communicated the District’s approval to the resident on March 31st.

2) **Trail Facilities Maintenance** – Quiddity inspected the District’s trails on February 25th and documented the findings in the enclosed report. Several culverts were observed to have blockage from leaves, vegetation, dirt, and rocks.

3) **Upper Pond Inquiry** – Quiddity has prepared information related to the Board’s inquiry regarding the concept of pumping water from the Upper Pond, and we will be prepared to discuss this information at the board meeting.

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

Sincerely,

A handwritten signature in black ink that reads "Meagan Norris".

Meagan Norris, P.E.

Enclosure

MNN/mcs

K:\16654\16654-0900-25 2025 General Consultation (Belvedere MUD)\Meeting Files\Status Reports\Status Report for Belvedere 20250408.docx

March 25, 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: 2025 Trail Inspection Report
Belvedere Municipal Utility District

Dear Directors:

We completed a walking inspection of all trails within the District on Tuesday, February 25, 2025. Most culverts had moderate blockage, and there were a few sections of cracking on the flagstone path. Additionally, areas of washout of the crushed granite were observed.

The following sections include the most notable findings along each trail. The remaining photos taken along each trail can be made available upon request.

Amenity Center Trail

Along the Amenity Center Trail, seven drainage crossings were observed and photographed. A few example locations from this trail are shown below. Most culverts on this trail were observed to have reduced flow capacity due to vegetation and debris located within and around the culvert. There was one damaged culvert. The Amenity Center Trail also had signs of drainage washout from heavy flow in one location. All culverts along the trail included partial dirt and leaf blockage.



Carlton Ridge Trail

Along the Carlton Ridge Trail, ten drainage crossings were observed and photographed. A few example locations from this trail are shown below. The Carlton Ridge Trail also had signs of drainage washout from heavy flow in one location. The culverts on Carlton Ridge Trail showed heavy blockage from leaves, vegetation, dirt, and rocks. There was a section of minor drainage washout as well as a section of cracked flagstone.





QUIDDITY

Board of Directors
Belvedere MUD
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March 25, 2025

Carlton Ridge Trail (continued)



Board of Directors
Belvedere MUD
Page 4
March 25, 2025

Glenville Cove Trail

The one culvert along Glenville Cove Trail had heavy blockage from leaves and gravel. The two images below show views from each end of the culvert.



Lower Pond Trail

Along the Lower Pond Trail, ten drainage crossings were observed and photographed. A few example locations from this trail are shown below. Some of the culverts along Lower Pond Trail had heavy blockage from leaves, vegetation, dirt, and rocks. There was one section of the flagstone pavers that was collecting runoff gravel due to a low point in the pavers.





QUIDDITY

Board of Directors
Belvedere MUD
Page 6
March 25, 2025

Lower Pond Trail (continued)





Board of Directors
Belvedere MUD
Page 7
March 25, 2025

Meadow Loop Trail

Along the Meadow Loop Trail, thirty-three drainage crossings were observed and photographed. A few example locations from this trail are shown below. There were a couple sections of flagstone paver cracking. Six culverts were deformed, and all thirty-three were blocked by rocks, gravel, vegetation, leaves, and mulch.





QUIDDITY

Board of Directors
Belvedere MUD
Page 8
March 25, 2025

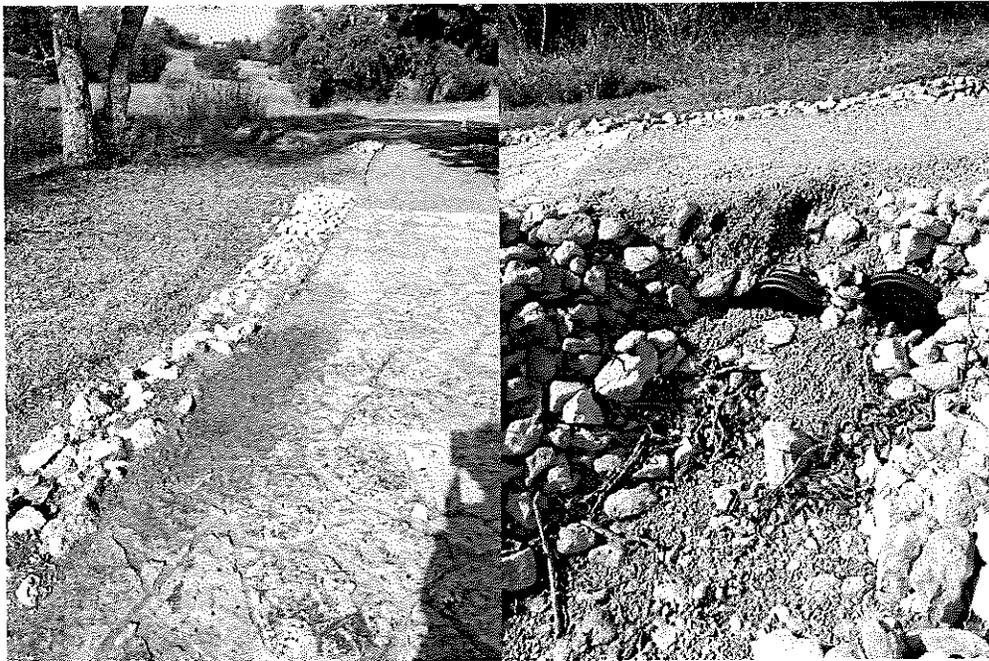
Meadow Loop Trail (continued)



Board of Directors
Belvedere MUD
Page 9
March 25, 2025

Shady Trail

Along the Shady Trail, thirteen drainage crossings were observed and photographed. A few example locations from this trail are shown below. Shady Trail had one low point in a flagstone paved section where gravel runoff had collected. Six of the culverts had blockage from leaves, gravel, and rocks.





QUIDDITY

Board of Directors
Belvedere MUD
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March 25, 2025

Upper Pond Trail

Along the Upper Pond Trail, four drainage crossings were observed and photographed. A few example locations from this trail are shown below. The Upper Pond Trail had one section of crumbling flagstone pavers. There were two deformed culverts, and all four culverts were blocked by rocks, gravel, and vegetation.





QUIDDITY

Board of Directors
Belvedere MUD
Page 11
March 25, 2025

Upper Pond Trail (continued)



Recommendations

Based on the findings during the inspection visit, the Board may consider having the culverts cleaned to remove the observed materials in the pipes with associated grading and debris removal near the inflow and outflow points. Additionally, at the low points of the trails where gravel has collected, the existing rocks along the downstream edge of the trail in these locations could be replaced with flat pavers or small concrete pads to allow the drainage to flow off the trail. Finally, the areas with gravel washout could be restored with additional gravel material. These locations of washout can also be revisited in future inspections, and additional action may be suggested if the area is observed to have repeated washout or if the size of the washout increases.

Sincerely,

Meagan Norris, P.E.

MNN/mcs

K:\16654\16654-0900-25 2025 General Consultation (Belvedere MUD)\Drainage Consultation\Trail Inspection 20250225\Trail Inspection Report 2025.docx