



Disclaimer:

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MEMORANDUM

TO: Brenda Richter
Christopher Capers
R. Lee Hill
Robin Campbell
Felix Amaro, Jr.

FROM: Angelic Poe, Legal Assistant

DATE: May 21, 2024

RE: Northtown Municipal Utility District
May 28, 2024 Board Meeting

Attached please find the agenda and meeting materials for a meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Tuesday, May 28, 2024, at 5:45 p.m. at 700 East Wells Branch Parkway, Pflugerville, Texas.**

Please let us know if you will be unable to attend the meeting so that we can determine if a quorum of the Board of Directors will be present.

Mona Oliver
Carter Dean
Scott Foster
Richard Fadal *via email**
Ja-Mar Prince *via email**
Jacqueline Hale *via email**
Noel Barfoot *via email**
Lupe Serna *via 1st Class US mail**

Allen Douthitt *via email*
Dennis Hendrix *via email*
Cheryl Allen *via email*
Carol Pumbo *via email**
Lori Bohannon *via email**
Colton Yarborough *via email**
Crystal Lightfield *via email**

*Agenda Only

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA**

May 28, 2024

TO: THE BOARD OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PARTIES:

Notice is hereby given that the Board of Directors of Northtown Municipal Utility District will hold a meeting at **5:45 p.m. on Tuesday, May 28, 2024. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas.** Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

PUBLIC INPUT

1. Resident communications and Board member announcements;

DISCUSSION/ACTION ITEMS

2. Minutes of April 23, 2024 Board meeting;
3. District security and public safety and related action items, including:
 - (a) Report from Travis County Sheriff's Office, including crime statistics;
 - (b) Legal/Security Committee report;
 - (c) Homeless encampment on District property;
4. District operations manager and utility operator's report and related action items, including:
 - (a) Utility operations and repairs, including any proposals;
 - (b) Billing report and write-offs;
 - (c) Sale of surplus water meters, including Resolution Declaring Certain Property Surplus and Order Authorizing Sale;
5. Landscape maintenance report and related action items, including any proposals, including:
 - (a) Proposal #10385 from TexaScapes, Inc. for annual repairs and topdressing at District sports fields;
6. District manager's report and related action items, including:
 - (a) Legal/Security Committee report, including covenant violations and enforcement actions;
 - (b) Monthly expenditure report;
 - (c) Reservation ledger;
 - (d) Solid waste services, including monthly TDS report;
 - (e) Parks and recreational facilities;

- (f) District website, including hosting, redesign, maintenance, and related action items;
 - (g) Purchase requests and/or proposals, including:
 - (i) Proposal from ConcreTex LLC for fence repair at 13708 Lampting Drive;
 - (ii) An Agreement for the Provisions of Limited Professional Services with Fatter & Evans Architects, Inc. for consulting services on various small projects;
7. District engineer's report and related action items, including:
- (a) Development matters, including:
 - (i) Village at Northtown Section 2 (Condominiums), including any pay applications and change orders and acceptance for operation and maintenance;
 - (ii) Village at Northtown Multifamily (North Wells Branch/The Parker), including easements and construction agreements;
 - (iii) Village at Northtown Multifamily (Edenbrook), including easements and restrictive covenants;
 - (iv) The Lakes Retail Center;
 - (v) AvalonBay Multifamily;
 - (vi) JD's Supermarket Dessau;
 - (b) MS4 compliance matters, including:
 - (i) Proposal from LJA Engineering, Inc. for environmental consulting services for the development and implementation of the Stormwater Management Program;
 - (ii) Proposal from Absolute Commercial and Environmental Services, Inc. for repairs at Meadowpointe Pond
 - (c) Parks Master Plan;
 - (d) Surplus Bond Matters;
8. District bookkeeper's report and related action items, including:
- (a) Payment of bills and invoices;
 - (b) Fund transfers;
 - (c) Investments;
 - (d) Developer escrow report and reconciliation;
9. Water conservation and drought management, including:
- (a) Regulatory five-year drought contingency plan review, including opportunity for public input;
 - (b) Order Establishing Revised Water Conservation and Drought Contingency Plan;
10. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;
11. Attorney's report and related action items, including possible acquisition of Lot 3, Block C, Village at Northtown Section 3 for additional parkland;
12. Future agenda items and meeting schedule.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices (Section 551.076); or discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.



Attorney for the District

Northtown Municipal Utility District is committed to compliance with the Americans With Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information.

**MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF
NORTHTOWN MUNICIPAL UTILITY DISTRICT**

April 23, 2024

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on April 23, 2024 at 700 E. Wells Branch Parkway, Pflugerville, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificates of Posting of the Notice are attached as **Exhibit “A”**.

The roll was called of the members of the Board:

Brenda Richter	-	President
Robin Campbell	-	Vice President
Felix Amaro	-	Treasurer
Christopher Capers	-	Secretary
Lee Hill	-	Assistant Secretary

and all of the Directors were present except Director Campbell and Director Amaro, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Tyler Douthitt of Bott & Douthitt, PLLC (“Bott & Douthitt”); Richard Fadal of TexaScapes; Dennis Hendrix of Crossroads Utility Services LLC (“Crossroads”); Carter Dean of Armbrust & Brown, PLLC (“A&B”); Deputy Yarborough of the Travis County Sheriff’s Office (“TCSO”); Brent Baker of Studio 16:19, LLC; and Scott Foster of 360 Professional Services, Inc.

Director Richter called the meeting to order at 5:45 p.m. and stated that the Board would first receive resident communications and Board member announcements. Director Hill stated that Travis County ESD No. 2 and Travis County ESD No. 17 were negotiating with the City of Pflugerville to provide emergency services within its boundaries, and that the District and its neighboring entities, like Wells Branch MUD, needed to ensure that their residents’ tax dollars did not subsidize Pflugerville. Director Hill added that he was also concerned that if Travis County ESD No. 2 and Travis County ESD No. 17 provided emergency services to Pflugerville, response times in the District would increase.

Director Richter next stated that the Board would consider the minutes of the March 26, 2024 Board meeting. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the minutes, as presented.

Director Richter next stated that the Board would receive the operations manager’s report and recognized Mr. Hendrix. Mr. Hendrix reviewed the operations manager’s report attached as **Exhibit “B”** with the Board. He reported that there were 3,134 occupied connections as of March, that the water accountability for the reporting period was -5.76%, and that the March water samples were satisfactory. Mr. Hendrix advised that the high water loss experienced during the last few months was likely due to the exchange of meters at apartments in the District. He next presented the write-offs included in his report for Board consideration. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the write-offs. Mr. Hendrix then reported that all of the new electronic meters had been installed in residences, and that there were two or three more electronic meters to install at commercial

connections. He then stated that he had received an inventory of the surplus new and old meters earlier in the day, which he would present to the Board at its next meeting, so that the Board could decide what to do with them. Mr. Hendrix next presented Quotation No. 20160113 from Crossroads, attached as **Exhibit “C”**, to purchase and install three cellular dialers to replace the hard line dialers at the District’s lift stations. He stated that this would allow for more remote capabilities. Director Hill asked how the lift stations would fare with the cellular dialers in the event of a power outage. Mr. Hendrix responded that FirstNet would provide a mobile cellular tower in the event of such a disruption. After discussion, upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the proposal for the three cellular dialers. Mr. Hendrix then reviewed the letter from the TCEQ attached as **Exhibit “D”** with the Board. He stated that Crossroads had already addressed the issues presented in the letter and that the District had not been assessed any violations.

Director Richter next recognized Deputy Yarborough to present the security report attached as **Exhibit “E”**. Deputy Yarborough reviewed the security report with the Board. He stated that it had been a good month, noting that there had been one burglary of vehicle. He next reported that he and Officer Gomez had cleared the homeless encampment on District property and issued trespass warnings to the trespassers. He stated that the encampment included a bonfire, trash, and shopping carts. He added that the District had purple posts and signs posted that allowed the trespass warnings to be issued. Director Hill commented that the trespassers had, until recently, been camping on the adjacent land owned by Village @ Northtown, Ltd., which had recently been cleared. Deputy Yarborough stated that there was one remaining person that he had not been able to catch at the property to issue a warning. He then suggested that the District consider clearing the property to prevent this issue in the future.

Director Richter then stated that the Board would consider landscape maintenance matters and recognized Mr. Fadal. Mr. Fadal presented the landscape maintenance report attached as **Exhibit “F”** and reviewed it with the Board. He then presented the “plant of the month”: Japanese Aurelia. He explained that the plant fared well in shade and grew around five feet tall. He next presented proposal no. 10366 to clear the overgrowth on Lot 8, Block A, as well as remove any debris and trash, attached as **Exhibit “G”**. He stated that, since this was the area at which the homeless encampment was located, he would first ask that the patrol officers check the area before he directed his crew to complete the work. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve proposal no. 10366. Mr. Foster stated that he would let the owner of the adjacent property, Clifton Lind, know ahead of time when Mr. Fadal’s crew was going to begin work, since access to the area was through his property. Mr. Foster suggested that the Board consider installing an access gate to the property so that use of Mr. Lind’s property was not required to access Lot 8, Block A in the future. Director Hill requested that Mr. Fadal leave the patch of dewberries in place at the site. Mr. Fadal responded that he would take a look and consider whether this would make sense to do.

Director Richter announced that the Board would next receive the District manager’s report and recognized Ms. Oliver. Ms. Oliver called the Board’s attention to her monthly reports included in the meeting packet attached as **Exhibit “H”**. Ms. Oliver reviewed the Restrictive Covenant Committee report and the monthly expenditure report with the Board. She next reviewed the report from Texas Disposal Systems with the Board. Ms. Oliver then reported that the electric car charging station had been hit, and that she had filed a report with TCSO. She added that hopefully the driver’s insurance would cover the cost of the damage. She then stated that the Communications Committee planned to review the District’s new test website with Sommers Marketing next week. Director Hill stated that, so far, he was not thrilled with the product. Ms. Oliver then presented the employee healthcare and benefits renewal forms attached as **Exhibit “I”** for approval, noting that prices had increased 14% from the prior year. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve

the renewal forms. Ms. Oliver then asked if the Board would like to renew the District's CASE membership for \$500. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to renew the District's membership in CASE. Ms. Oliver then stated that one of the District's concrete fences needed to be repaired on Lampting Drive, noting that the neighboring property owner's tree grew into the fence. Ms. Oliver presented a proposal from Concretex for \$3,400 to repair the fence, attached as **Exhibit "J"**. Director Hill stated that he would like to know what type of tree grew into the fence before approving the repair, since it may be sensible to have the tree removed first, depending on the type. Ms. Oliver stated that there was an easement agreement between the District and the neighboring property owner regarding the tree and the wall. The Board directed Ms. Oliver, Mr. Foster, Mr. Fadal, and Mr. Dean to assess the situation, and tabled the item for the May Board meeting. Ms. Oliver next presented the proposal attached as **Exhibit "K"** from AOK Innovations, LLC to repaint the pavilion at the 50-Acre Park. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the proposal.

Director Richter stated that the Board would receive the engineer's report attached as **Exhibit "L"**. Mr. Foster reviewed his report with the Board. He stated that the Village at Northtown Condominium project was essentially complete and recommended payment of Pay Application Nos. 6 and 7 for the Village at Northtown Condominium project attached as **Exhibit "M"**. He also recommended acceptance of the project upon receipt of a final approval letter from the City of Austin. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve Pay Application Nos. 6 and 7 and to accept the project upon receipt of a final approval letter from the City of Austin. Mr. Foster next stated that Jones-Heroy continued to work on the surplus funds application to the TCEQ, and that he planned to meet with Jones-Heroy soon to discuss further. Mr. Baker addressed the Board and provided a status update regarding development of the new Parks Master Plan. Director Hill stated that he would like the sidewalk gap near the intersection of Dessau and Tudor House to be filled. Mr. Foster stated that he would inspect the sidewalk gap and report back.

Director Richter then recognized Mr. Douthitt for purposes of receiving the bookkeeper's report. Mr. Douthitt presented the updated cash activity report attached as **Exhibit "N"** and reviewed it with the Board. Mr. Douthitt next reviewed the checks being presented for approval and recommended approval of the transfers listed on page one of his report. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the transfers and payment of bills and invoices.

Mr. Dean requested that the Board table the water conservation and drought management items until the next Board meeting, since the City of Austin had not yet completed its water conservation and drought contingency plan update, which meant that the District's was not yet ready to review and approve. The Board agreed to table the item.

Director Richter stated that the Board would consider its wholesale water and wastewater services, including contract negotiations with the City of Austin. Mr. Dean stated that he had not yet heard from John Carlton regarding the letter that the Board had requested be sent to the City of Austin regarding the initiation of contract negotiations.

Director Richter recognized Mr. Dean for the purpose of receiving the attorney's report. Mr. Dean reviewed the arbitrage rebate reviewed and compliance summary from BLX Group attached as **Exhibit "O"** for the District's \$10,000,000 Unlimited Tax and Revenue Bonds, Series, 2020. He stated that the District would need to remit an arbitrage rebate payment to the IRS, and that he would discuss the matter further with Mr. Douthitt. Mr. Dean then reviewed the letter from the TCEQ attached as **Exhibit "P"** notifying the District that an update to its

Risk and Resilience Assessment and Emergency Response Plan would be due in 2026. He stated that he would coordinate with Messrs. Hendrix and Foster regarding completion of the update.

Director Richter then stated that the Board would consider future agenda items and its meeting schedule. The Board agreed to hold its next meeting as regularly scheduled.

There being no further business to come before the Board, upon motion by Director Hill and second by Director Capers, the meeting was adjourned at 6:58 p.m.



Date: May 28, 2024

Christopher Capers, Secretary
Board of Directors

Crime Stats

Date	Crime	Location	Notes
4/1/24	Burg Vehicle	31X E WILD SENNA DR	
4/8/24	Burg Non Residence	144XX JACKSON BROWNING LN	
4/12/24	CRIM MISCHIEF<1500	136XX MERSEYSIDE DR	



UTILITY MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



May 28, 2024



To: Northtown MUD Board of Directors

From: Dennis Hendrix, General Manager

Subject: Operations Report

Operations Report

- Operations/Billing report including water accountability: **-5.05%**
-
- **Occupied Connections: 3141**
- **Total Connections: 3231**
 - **All Samples were satisfactory**
- Review and approve delinquent accounts and write-offs: **-2-\$364.19(1 owner, 1 renters)**

Monthly Update on District facilities including non-routine maintenance and repairs:

- **System Maintenance**
 1. Repair logs attached
- **MISC:**
 - AMR Project:**
 1. New meter install will begin Monday, December 4th – **IN PROCESS**
 - a. HydroPro has completed about 100 % of the residential full change out in the district.
 - b. Commercial meter install has 2 meters remaining for 100% completion.
 - c. Proposal for purchase or de-commissioning of old meters attached

**Northtown Municipal Utility District
Operations Report
For the Month of April 2024**

GENERAL INFORMATION

Occupied Single Family Connections	<u>3141</u>	x 3 =	<u>9423</u>	
Vacant Single Family Connections	<u>13</u>			
Multi Family Connections	<u>0</u>	830 Units x 3 =	<u>2490</u>	
Commercial	<u>9</u>			
Builder Connections	<u>11</u>			
Builder New Taps	<u>11</u>			
Schools	<u>2</u>			
Non-Profit	<u>0</u>			
Fire Hydrants	<u>0</u>			
District Connections	<u>13</u>			
Irrigation Connections	<u>31</u>			
 TOTAL CONNECTIONS	 <u>3231</u>		 <u>11913</u>	 Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>04/03/24</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>04/15/24</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>04/01/24</u>	to	<u>04/30/24</u>	<u>51,965,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>03/06/24</u>	to	<u>03/28/24</u>	<u>17,577,000</u> Gallons
Total Gallons Billed				
from	<u>03/06/24</u>	to	<u>03/28/24</u>	<u>16,683,000</u> Gallons
Flushing	<u>03/06/24</u>	to	<u>03/28/24</u>	<u>6,750</u> Gallons
Billing Adjustments				
from	<u>03/06/24</u>	to	<u>03/28/24</u>	<u>0</u> Gallons
Gallons gain/loss				<u>(887,250)</u> Gallons
Percentage gain/loss				<u>-5.05%</u>

CUSTOMER BILLING REPORT
NORTHTOWN MUNICIPAL UTILITY DISTRICT
March 23, 2024 Through April 20, 2024

Current Billing

Basic Service	138,404.55	
Water	91,027.37	
Sewer	97,633.62	
TCEQ	945.20	
Deposit	7,350.00	
Misc	19,298.00	
	<u>3,649.58</u>	
Total Current Billing		\$354,658.74

Aged Receivables

Thirty (30) Days	3,213.42	
Sixty (60) Days	45,883.40	
Ninety (90) Days	11,176.66	
One Hundred Twenty (120) Days	3,649.58	
	<u>63,923.06</u>	
Billed Arrears	63,923.06	
Credit Bal Fwd	<u>-8,570.80</u>	
Total Aged Receivables		\$55,352.26

Accounts Receivables

Penalty	6,018.77	
Basic Service	145,702.94	
Water	117,988.09	
Sewer	94,874.85	
TCEQ	1,066.43	
Deposit	\$7,536.78	
Miscellaneous	19,055.00	
	<u>392,242.86</u>	
Total Accounts Receivables		\$392,242.86

Deposit Liability

Balance As Of	03/23/24	\$737,421.45
Collections		7,536.78
Deposits Applied		<u>-6,550.00</u>
Balance As Of	04/20/24	\$738,408.23

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

April 2024

Connections	March	April
Active	3218	3220
Inactive	25	13
Total	3243	3233

New Connects	4	2
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Billing Recap

	March	April
Current Billing	\$374,109.56	\$354,658.74
Water	\$99,468.54	\$91,027.37
Sewer	\$94,779.28	\$97,633.62
State Assessment	\$972.44	\$945.20
Basic Service	\$139,265.30	\$138,404.55
Miscellaneous	\$29,574.00	\$19,298.00
Deposit	\$10,050.00	\$7,350.00
Current Payments	\$350,183.94	\$392,242.86
Arrears	March	April
30 Day	\$48,811.07	\$3,213.42
60 Day	\$4,527.73	\$45,883.40
90 Day	\$44.81	\$11,176.66
120 Day	\$3,750.93	\$3,649.58
Gross Arrears	\$57,134.54	\$63,923.06

Month	Mar	April
Total Customers	3243	3233
Letters	391	448
Disconnects	8	41

NORTHTOWN M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	MASTER METER	CONSUMPTION TOTALS	FLUSHING TOTALS	BILLING ADJUSTMENTS	GALLONS UNACCOUNTED	NTWN CONNECTS	PERCENT GAIN/LOSS
01/27/22	02/28/22	20,936.0	19,859.0	67.5	-	-1009.5		-4.82%
03/01/22	03/28/22	19,510.0	17,810.0	48.0	-	-1652.0		-8.47%
03/29/22	04/27/22	25,975.0	23,512.0	157.0	-	-2306.0		-8.88%
04/28/22	05/26/22	25,606.0	23,075.0	107.3	-	-2423.7		-9.47%
05/27/22	06/23/22	28,653.0	27,654.0	47.3	-	-951.7		-3.32%
06/24/22	07/27/22	37,409.0	35,142.0	121.3	-	-2145.7		-5.74%
07/28/22	08/30/22	37,270.0	36,104.0	116.3	-	-1049.7		-2.82%
08/31/22	09/29/22	30,568.0	27,773.0	60.4	-	-2734.6		-8.95%
TOTALS		341,949.0	322,603.0	968.7	-	(18,377.3)		---
AVERAGE		26,303.8	24,815.6	74.5	-	(1,413.6)		-5.37%
09/30/22	10/27/22	28,684.0	28,240.0	85.6	-	-358.4		-1.25%
10/28/22	11/29/22	26,036.0	25,733.0	104.6	-	-198.4		-0.76%
11/30/22	12/28/22	18,558.0	19,331.0	123.7	-	896.7		4.83%
12/29/22	01/30/23	23,088.0	22,222.0	58.7	-	-807.3		-3.50%
01/31/23	02/28/23	18,815.0	18,053.0	27.4	-	-734.6		-3.90%
03/01/23	03/27/23	19,935.0	18,764.0	9.5	-	-1161.5		-5.83%
03/28/23	05/01/23	25,800.0	24,530.0	30.5	-	-1239.5		-4.80%
05/02/23	05/26/23	18,100.0	17,075.0	56.0	-	-969.0		-5.35%
05/27/23	06/29/23	29,995.0	29,631.0	167.0	-	-197.0		-0.66%
06/30/23	07/27/23	29,354.0	27,381.0	39.9	-	-1933.1		-6.59%
07/28/23	08/29/23	36,271.0	34,174.0	14.0	-	-2083.0		-5.74%
08/30/23	09/27/23	34,519.0	29,015.0	30.4	-	-5473.6	3231	-15.86%
TOTALS		309,155.0	294,149.0	747.3	-	(14,258.7)		---
AVERAGE		25,762.9	24,512.4	62.3	-	(1,188.2)		-4.61%
09/28/23	10/31/23	31,915.0	30,060.0	18.2	-	-1836.8	3231	-5.76%
11/01/23	11/29/23	23,219.0	22,075.0	23.4	-	-1120.6	3231	-4.83%
11/30/23	12/29/23	22,184.0	20,806.0	41.5	-	-1336.6	3231	-6.02%
12/30/23	01/29/24	22,345.0	19,980.0	14.8	-	-2350.3	3231	-10.52%
01/30/24	03/05/24	22,737.0	21,415.0	13.0	-	-1309.0	3231	-5.76%
03/06/24	03/28/24	17,577.0	16,683.0	6.8	-	-887.3	3231	-5.05%
TOTALS		99,663.0	92,921.0	97.8	-	(6,644.2)		---
AVERAGE		24,915.8	23,230.3	24.5	-	(1,661.1)		-6.67%

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
April-24

Total Water Flows

Month	2018	2019	2020	2021	2022	2023	2024
January	21,876	9,926	22,272	24,544	21,970	19,561	23,642
February	18,713	8,785	18,548	15,091	18,007	17,215	21,287
March	22,278	21,734	21,764	22,854	22,763	20,550	23,484
April	23,185	12,957	22,182	23,806	25,955	27,151	51,965
May	27,596	22,203	24,751	23,113	27,691	19,470	
June	26,292	22,308	27,650	24,121	31,151	25,098	
July	27,286	25,733	30,449	24,990	33,802	31,554	
August	27,286	19,975	37,691	25,512	32,368	33,994	
September	21,624	27,539	31,636	29,383	34,355	37,001	
October	12,482	26,984	31,147	25,791	29,539	28,424	
November	11,181	23,276	32,200	22,580	21,941	24,117	
December	7,783	23,114	22,754	23,551	20,209	22,094	
TOTAL	247,582	244,534	323,044	285,336	319,751	306,229	120,378

Bacteriological Analyses

Samples: satisfactory taken on 4/3/24, 4/15/24

Chlorine Residual

	April
Average	2.0
Maximum (4.0)	2.3
Minimum (0.5)	1.4

Total Wastewater Billed

Month	2018	2019	2020	2021	2022	2023	2024
January	15,158	13,169	14,553	16,930	15,630	15,525	13,738
February	15,759	15,529	15,095	16,110	16,402	17,193	13,187
March	14,826	14,513	14,047	15,732	17,357	15,299	13,756
April	15,060	14,881	16,608	16,685	18,421	15,282	14,170
May	15,883	15,597	16,834	17,978	17,141	15,300	
June	16,651	15,290	17,042	16,190	16,956	13,857	
July	15,933	14,310	17,187	18,157	16,565	14,449	
August	16,304	14,947	18,367	16,734	17,836	15,633	
September	16,386	14,979	18,735	17,557	17,071	16,881	
October	14,907	14,626	22,891	18,225	16,991	16,824	
November	15,737	15,138	15,472	17,006	16,201	15,848	
December	15,003	14,068	21,766	17,640	16,796	14,736	
TOTAL	187,607	177,047	208,597	204,944	203,366	186,827	54,852

Northtown MUD
Water Usage Analysis

Billing Period	Residential (gallons)	#	Builder (gallons)	#	School (gallons)	#	Non-Profit (gallons)	#	Fire Hydrant (gallons)	#	Multi-Family (gallons)	#	Irrigation (gallons)	#	Commercial (gallons)	#	District (gallons)	#	Monthly Totals (gallons)	Number of Residential Connections	Average Usage	Letters	Terminations
October 2021	17,330,000		53,000		107,000		19,000		10,000		5,415,000		2,626,000		2,900,000		407,000		28,867,000	3,167	5.5	420	28
November 2021	17,692,800		18,000		121,000		13,000		8,000		1,054,200		2,845,000		1,382,000		190,000		23,324,000	3,167	5.6	422	31
December 2021	17,297,000		9,000		111,000		1,000		8,000		1,348,000		1,241,000		2,423,000		185,000		22,623,000	3,167	5.5	418	21
January 2022	13,630,000		7,000		84,000		34,000		0		1,136,000		1,340,000		1,614,000		130,000		17,975,000	3,163	4.3	476	9
February 2022	10,442,000		6,000		68,000		17,000		0		4,297,000		994,000		2,899,000		162,000		18,885,000	3,168	3.3	418	26
March 2022	11,130,000		18,000		104,000		1,000		0		4,839,000		224,000		3,438,000		105,000		19,859,000	3,168	3.5	368	31
April 2022	12,743,000		6,000		95,000		1,000		74,000		1,903,000		811,000		2,050,000		127,000		17,810,000	3,168	4.0	368	31
May 2022	12,025,000		6,000		149,000		-		401,000		4,918,000		2,307,000		3,508,000		198,000		23,512,000	3,169	3.8	400	27
June 2022	12,189,000		8,000		100,000		1,000		14,601,000		5,559,000		2,228,000		3,407,000		210,000		38,303,000	3,169	3.8	446	40
July 2022	13,953,000		10,000		44,000		-		0		5,755,000		2,064,000		3,091,000		262,000		25,179,000	3,168	4.4	494	48
August 2022	18,397,015		12,000		31,000		-		0		7,068,000		3,160,000		4,553,000		371,000		33,592,015	3,172	5.8	498	19
September 2022	16,623,015		13,000		80,000		-		6,000		6,011,000		3,015,000		3,990,000		1,905,000		31,643,015	3,179	5.2	463	36
Total	173,451,830		166,000		1,094,000		87,000		15,108,000		49,303,200		22,855,000		35,255,000		4,252,000		301,572,030				

October 2022	13,059,028		28,000		101,000		-		1,000		6,900,000		3,249,000		4,083,000		352,000		27,773,028	3,181	4.1	568	25
November 2022	11,794,011		10,000		144,000		-		0		10,714,000		2,168,000		2,972,000		438,000		28,240,011	3,184	3.7	487	21
December 2022	15,860,048		7,000		46,000		-		459,000		5,730,000		2,143,000		1,314,000		174,000		25,733,048	3,184	5.0	-	-
January 2023	13,565,077		23,000		137,000		-		529,000		3,407,000		1,106,000		338,000		226,000		19,331,077	3,181	4.3	474	-
February 2023	10,995,038		666,000		105,000		-		3,000		4,851,033		1,146,000		4,260,000		196,000		22,222,071	3,183	3.5	398	-
March 2023	13,412,066		186,000		119,000		-		2,000		3,433,000		339,000		262,000		319,000		18,072,066	3,185	4.2	330	-
April 2023	13,811,057		58,000		84,000		-		1,000		2,546,000		1,720,000		314,000		230,000		18,764,057	3,189	4.3	399	30
May 2023	17,418,082		43,000		135,000		-		2,000		4,280,000		1,968,000		428,000		256,000		24,530,082	3,173	5.5	358	30
June 2023	11,790,050		40,000		97,000		-		1,000		2,855,000		1,776,000		280,000		237,000		17,076,050	3,219	3.7	392	27
July 2023	19,243,000		268,000		76,000		-		5,000		5,265,000		3,542,000		365,000		867,000		29,631,000	3,222	6.0	347	26
August 2023	17,998,000		275,000		15,000		104,000		308,000		4,203,000		2,774,000		369,000		1,335,000		27,381,000	3,233	5.6	371	20
September 2023	24,011,000		443,000		85,000		119,000		0		3,460,000		3,811,000		254,000		1,991,000		34,174,000	3,234	7.4	371	22

Total	182,956,457		2,047,000		1,144,000		223,000		1,311,000		57,644,033		25,742,000		15,239,000		6,621,000		292,927,490				
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October 2023	18,833,000	3092	347,000	32	122,000	2	32,000	-	253,000	1	4,062,000	6	4,034,000	31	443,000	9	889,000	13	29,018,173	3,231	5.8	448	33
November 2023	18,775,000	3202	266,000	14	126,000	2	28,000	-	89,000	1	5,526,000	6	4,278,000	31	217,000	9	755,000	13	30,060,000	3,232	5.8	484	40
December 2023	14,611,000	3202	472,000	14	89,000	2	-	-	0	1	4,152,000	6	2,068,000	31	217,000	9	292,000	13	21,901,000	3,234	4.5	472	-
January 2024	13,854,000	3113	197,000	18	56,000	2	16,000	-	0	1	4,457,000	6	1,625,000	31	286,000	9	315,000	13	20,806,000	3,234	4.3	442	34
February 2024	13,701,000	3125	747,000	14	102,000	2	-	-	0	1	3,747,000	6	1,162,000	31	350,000	9	171,000	13	19,980,000	3,242	4.2	402	29
March 2024	15,663,000	3159	26,000	11	131,000	2	-	-	0	1	3,171,000	6	1,694,000	31	392,000	9	338,000	13	21,415,000	3,243	4.8	391	8
April 2024	13,727,000	3141	25,000	11	98,000	2	-	-	51,000	1	1,673,000	6	846,000	31	137,000	9	126,000	13	16,683,000	3,233	4.2	448	41

Total	109,164,000		2,080,000		724,000		76,000		393,000		26,788,000		15,707,000		2,042,000		2,886,000		159,863,173				
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Active	Residential	Builder	School	Non-Profit	Fire Hydrant	Multi-Family	Irrigation	Commercial	District	Builder Taps	3239
Vacant	3141	11	2	0	1	6	31	9	13	11	
	13						1				

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
APRIL 2024

DATE	ADDRESS	PROBLEM	COST
01/17/24	886 W. HOWARD LN.	REPLACED CHECK VALVE. ISOLATED LINE ON ARRIVAL UPSTREAM AND DOWNSTREAM OF BACK FLOW. REMOVED OLD BACK FLOW AND HAD TO EXCAVATE OUTSIDE OF VAULT TO TRIM PIPE TO MAKE NEW BACK FLOW FIX. REPLACED 18" GLAND PACK WITH MEGA LUG RESTRAINT OUTSIDE OF VAULT. DROPPED IN NEW BACK FLOW AND PRESSURE TESTED REPAIR. LEFT WATER ON. WILL RETURN TO BACK BILL REPLACED DISTRICT BACK FLOW.	\$15,178.45
01/24/24	IN DISTRICT	PUMPED OUT METER VAULT -READ METER. VAULT FULL OF WATER. CAME OUT AND PUMPED OUT UNTIL EMPTY.	\$705.00
01/25/24	NTWN MM - THE LAKES	WATER SYSTEM WORK COMPLETE. WE CAME OUT TO FIX THE CONCRETE IN THE MM VAULT AFTER A WATER LINE REPAIR WE PUT DOWN 4 BAGS OF CONCRETE AND CLEANED UP CONFINED SPACE ENTRY. MM VAULT	\$1,481.46
02/09/24	13903 MERSEYSIDE DR	REPLACED BROKEN CURBSTOP. FACE OF ANGLE STOP VALVE (TOP) WAS LEAKING. REMOVED METER BOX AND CRIMPED 1" SERVICE. WAITED ON PARTS (1' ANGLE STOP) THEN REPLACED.	\$918.68
02/08/24	IN DISTRICT	MARKED DISTRICT LINE. WENT AND DID WATER AND SEWER LOCATES FOR BORING COMPANY. APPROXIMATELY 2,000 FEET.	\$628.81
02/08/24	1233 TUDOR HOUSE RD	REPLACED BROKEN CURBSTOP. REPLACED BROKEN CURBSTOP. WAS BROKEN UPON ARRIVAL.	\$907.25
02/09/24	IN DISTRICT	FILLED DEPRESSION. WE CAME OUT FILLING AROUND THE METER BOX ON DARJEELING. WE PUT DOWN 1 YARD OF TOP SOIL.	\$1,613.20
02/21/24	IN DISTRICT	RESET/RESEALED MANHOLE RING. REPAIRED CONCRETE AROUND MANHOLES AROUND THE HARRIS BRANCH CREEK. WILL RETURN WITH BOLTS FOR MANHOLE.	\$2,127.61
03/03/24	IN DISTRICT	WATER SYSTEM WORK COMPLETE-LINE LOOCATES	\$1,010.86
03/08/24	812 SWEET LEAF	REPAIRED METER LEAK W/WASHERS. ARRIVED AT ADDRESS FOR POSSIBLE METER LEAK. DISCOVERED REDUCER THREADED TO ANGLE STOP WAS NOT TIGHTENED FULLU. TIGHTENED DOWN AND STOPPED LEAK.	\$527.00
03/14/24	900 TUDOR HOUSE RD IRR	INVESTIGATED POSSIBLE LEAK. CONTRACTOR BROKE WATER LNE WHEN INSTALLING NEW METER AT SCHOOL. DUEG UP AROUND LINE AND MADE ROOM TO WORK LINE ENDED UP BEING BROKEN IN 3 SPOTES AS I KEPT EXPOSING THE MORE BREAKS I FOUND. PRESSUREIZED LINE WHEN DONE AND TAPED OFF JOB SITE. (NEED TO BACK FILL 8 BAGES)	\$1,827.91
03/14/24	IN DISTRICT	EXCAVATED & REPAIRED WATER MAIN. HARRIS RIDGE PARK PAVILLION. EXCAVATED 1"BALL VALVE 3 FT. DEEPUNDER CONCRETE DOUBLE VALVESTACK SLAB REPLACED BALL VAVE. BACK FILLED RESET STACKES AND CONCRETE SLAB. REPLACED BALL VAVE BACK FILLED AROUND AND PUT BACK THE GRASS WE COULD. CLEANED AREA AND TESTED. HARRIS RIDGE PARK PAVILLION.	\$3,406.66

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
APRIL 2024**

DATE	ADDRESS	PROBLEM	COST	
04/02/24	13918 RANDALSTONE DR.	REPLACED METER BOXC & LID. DUG OUT THE WHOLE METER BOX AND LIFTED IT HALF A FOOT.	\$542.34	
TOTAL FOR 2024			\$30,875.23	

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
APRIL 2024**

DATE	ADDRESS	PROBLEM	COST	
01/11/24	NTWN LS2 - TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY - CLEANED WET WELL	\$1,456.39	
01/04/24	NTWN LS2 - HARRIS RIDGE	FACILITY WORK COMPLETED - WASTEWATER TRANSPORT CLEANED WET WELL	\$1,594.78	
01/04/24	NTWN LS2 - TUDOR HOUSE	FACILITY WORK COMPLETED - WASTEWATER TRANSPORT CLEANED WET WELL	\$1,745.06	
01/04/24	NTWN LS2 - DESSAU	FACILITY WORK COMPLETED - WASTEWATER TRANSPORT CLEANED WET WELL	\$1,444.51	
01/10/24	NTWN LS2 - TUDOR HOUSE	CHECKED LIGHTING. RESPONDED TO INTERIOR LIGHTS NOT WORKING. CHECKED BREAKER, REPLACED BULBS, CLEANED CONTACTS, LIGHTS NOW WORKING GOOD.	\$540.56	
01/24/24	NTWN LS2 - DESSAU	FACILITY WORK COMPLETED - CLEANED UP REMAINING DEBRIS AND TRASH PARTS. PRESSURE WASHED PAD TO CLEAN DIRT AND MUD. APPLIED CONCRETE CLEANER, SCRUBBED IN AND WASHED OFF.	\$1,182.13	
01/24/24	NTWN LS2 - HARRIS RIDGE	WASTE WATER TRANSPORT CLEANED WET WELL	\$1,592.14	
01/24/24	NTWN LS2 - TUDOR HOUSE	WASTE WATER TRANSPORT CLEANED WET WELL	\$1,742.15	
01/26/24	NTWN LS2 - TUDOR HOUSE	FACILITY WORK COMPLETED - PUMP 1 BREAKER WAS TRIPPED, CYCLED BREAKER, WATCHED BOTH PUMPS CYCLE IN AUTO. EVERYTHING LOOKS GOOD NOW. UNSURE WHAT TRIPPED THE PUMP.	\$525.00	
02/27/24	NTWN LS1 - HARRIS RIDGE	2.12 FACILITY WORK COMPLETED. OPERATOR REPORTED CHEMICAL FEED PUMP NOT WORKING. FOUND PUMP TO BE BAD. ORDERED A REPLACEMENT. REPLACEMENT WAS INTALLED BY OPERATOR. CHEMICAL FEED PUMP.	\$4,351.71	

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
APRIL 2024**

DATE	ADDRESS	PROBLEM	COST
02/02/24	NTWN LS2 - TUDOR HOUSE	GENERATOR WAS NOT EXERCISING. CONTACTED FLEET MAINTENANCE FOR REPAIR. THEY REPLACED THE BATTERY AND HOUR METER. GENERATOR IS NOT WORKING.	\$1,031.99
02/13/24	NTWN LS2 - TUDOR HOUSE	BREAKER TRIPPED-RESET BREAKER. TROUBLE SHOOT MOTOR STARTER, SWAPPED CONTACTORS.	\$653.50
02/02/24	NTWN LS1 - HARRIS RIDGE	WASTEWATER CLEANED WET WELL.	\$1,742.15
02/02/24	NTWN LS2 - TUDOR HOUSE	WASTEWATER CLEANED WET WELL.	\$1,442.13
02/02/24	NTWN LS3 - DESSAU	WASTEWATER TRANSPORT CLEANED WET WELL	\$1,442.13
02/16/24	NTWN LS2 - TUDOR HOUSE	PUMPED OUT METER VAILT - READ METER. WE CAME OUT TO PUMP DOWN A VAULT. WILL BE BACK TO FINISH PUMPING IT DOWN. *PUMPED DOWN VAULT COMPLETELY.	\$1,187.00
03/03/24	IN DISTRICT	SANTARY SYSTEM WORK COMPLETE- LINE LOCATES	\$945.00
04/04/24	13808 CEYLON TEA CIR	RAN DYE TEST. TELEVISIONING OF STORM LINE AND SEWER PER DISTRICTS REQUEST. ISSUE IS CRACKING OF ASPHALT IN LINE WITH UTILITIES. NO ISSUES FOUND.	\$2,263.08
03/26/24	IN DISTRICT	EXCAVATED & REPAIRED SANITARY LINE. LIFTED HAND HOLE 6" WITH 2 CONCRETE DONUTS. REAPPLIED CONCRETE. DUG DOWN 2" ON THE SIDE OF HAND HOLE AND FRILLED 4 1/2" HOLE. PIPED OUT WITH 4" ABOUT A FOOT LONG 90 ELBOW UP 5' ABOVE GRADE AND ADDED 180 ELBOW CANDY CANE. 12609 DESSAU RD	\$4,821.36
04/25/24	IN DISTRICT	MET WITH AREA MUD, DENNIS AND CROSSROADS MANGER AND WENT THROUGH FACILITIES ABOUT UPGRADES AND FUTURE POSSIBLE PROJECTS.	\$2,117.50
TOTAL FOR 2024			\$23,673.33

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
GENERAL MANAGER'S REPORT
WRITE-OFF LIST
Apr-24**

Name	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Amanda Farley	Renter	4/3/2024	\$188.56	\$300.00
Daniel Robert Girouard	Owner	3/19/2024	\$175.63	\$150.00

TOTAL: \$364.19

**NORTHTOWN MUD
WRITE-OFFS
FISCAL YEAR TOTALS**

	2020/21	2021/22	2022/23	2023/24
OCTOBER				
WRITE-OFF	\$ 1,681.38	\$ 1,620.83	\$ 684.38	\$ 129.42
COLLECTED	\$ -	\$ -	\$ -	\$ -
NOVEMBER				
WRITE-OFF	\$ 1,810.70	\$ 3,140.46	\$ 633.24	\$ 5,418.93
COLLECTED	\$ -	\$ -	\$ -	\$ -
DECEMBER				
WRITE-OFF	\$ 577.34	\$ 80.62	\$ 294.65	\$ 120.43
COLLECTED	\$ -	\$ -		
JANUARY				
WRITE-OFF	\$ 1,945.60	\$ -	\$ 374.77	\$ 1,161.29
COLLECTED	\$ -	\$ -	\$ -	
FEBRUARY				
WRITE-OFF	\$ 898.79	\$ 597.86	\$ 319.31	\$ 487.32
COLLECTED	\$ -	\$ -	\$ -	
MARCH				
WRITE-OFF	\$ -	\$ -	\$ 1,124.35	\$ 228.01
COLLECTED	\$ -	\$ -	\$ -	\$ -
APRIL				
WRITE-OFF	\$ -	\$ 156.90	\$ 492.35	\$ 364.19
COLLECTED	\$ -	\$ -	\$ -	\$ -
MAY				
WRITE-OFF	\$ 5,502.46	\$ 1,070.12	\$ 866.35	
COLLECTED	\$ -		\$ -	
JUNE				
WRITE-OFF	\$ 1,130.42	\$ 732.92	\$ 307.72	
COLLECTED	\$ -	\$ -	\$ -	
JULY				
WRITE-OFF	\$ 5,413.65	\$ 294.08	\$ 227.76	
COLLECTED	\$ -	\$ -	\$ -	
AUGUST				
WRITE-OFF	\$ 2,420.24	\$ 1,739.84	\$ 1,233.60	
COLLECTED	\$ -	\$ -	\$ -	
SEPTEMBER				
WRITE-OFF	\$ 226.38	\$ 613.52	\$ 2,507.29	
COLLECTED	\$ -	\$ -	\$ -	
TOTAL COLLECTIONS:	\$ 21,606.96	\$ 10,047.15	\$ 9,065.77	\$ 7,909.59
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -

Northtown decommissioned inventory

TOTAL INVENTORY VALUE: \$48,393.00

INVENTORY ITEMS: 9

DESCRIPTION	LOCATION	UNIT	QTY	Offer amount	INVENTORY VALUE	Notes
5/8 manual read meter	NTWN-Warehouse	Each	3143	\$1.00	\$3,143.00	Scrap value
3/4 manual read meter	NTWN-Warehouse	Each	0	\$1.00	\$0.00	Scrap value
2"	NTWN-Warehouse	Each	0	\$25.00	\$0.00	Scrap value
3"	NTWN-Warehouse	Each	0	\$45.00	\$0.00	Scrap value
4"	NTWN-LS2	Each	0	\$75.00	\$0.00	Scrap value
6"	NTWN-LS3	Each	0	\$100.00	\$0.00	Scrap value
8"	NTWN-LS4	Each	0	\$150.00	\$0.00	Scrap value
DWR19AMR meter lid	NTWN-LS2	Each	500	\$69.50	\$34,750.00	To be sold to other MUD for AMR project
DFW1200 Box w Blue lid	NTWN-LS3	Each	500	\$21.00	\$10,500.00	To be sold to other MUD for AMR project

**RESOLUTION DECLARING CERTAIN PROPERTY
TO BE SURPLUS AND ORDER AUTHORIZING SALE**

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, Northtown Municipal Utility District (the “District”) is a political subdivision of the State of Texas, operating under Chapters 49 and 54, Texas Water Code; and

WHEREAS, the District owns the personal property described on the attached **Exhibit “A”** (the “Property”), which the Board of Directors of the District (the “Board”) has determined is surplus and not needed by the District, and the Board desires to proceed with the sale of that Property;

NOW, THEREFORE, it is hereby resolved by the Board as follows:

Section 1. The Property is hereby declared to be surplus, and not needed by the District.

Section 2. It is hereby ordered that the Property be sold either by public or private sale in accordance with Section 49.226 of the Texas Water Code. The District’s general manager is hereby authorized and directed to carry out such sale.

Section 3. **TRANSFER OF THE PROPERTY WILL BE ON AN “AS IS”, “WHERE IS”, “WITH ALL FAULTS” BASIS AND WITHOUT REPRESENTATION OR WARRANTY BY, OR RECOURSE UPON OR AGAINST (EVEN AS TO THE RETURN OF THE PURCHASE PRICE), THE DISTRICT OF ANY KIND OR NATURE, INCLUDING ANY EXPRESS, IMPLIED, OR STATUTORY WARRANTIES.** Disclaimers similar to the foregoing in form satisfactory to the District may be inserted in any and all documents to be delivered by the District to the purchaser.

* * *

(signature page follows)

ADOPTED this 28th day of May, 2024.

**NORTHTOWN MUNICIPAL UTILITY
DISTRICT**

(SEAL)

Brenda Richter, President
Board of Directors

ATTEST:

Christopher Capers, Secretary
Board of Directors

Exhibit “A”

Description of Surplus Property

TOTAL INVENTORY VALUE:		\$48,393.00		INVENTORY ITEMS: 9		
DESCRIPTION	LOCATION	UNIT	QTY	Offer amount	INVENTORY VALUE	Notes
5/8 manual read meter	NTWN-Warehouse	Each	3143	\$1.00	\$3,143.00	Scrap value
3/4 manual read meter	NTWN-Warehouse	Each	0	\$1.00	\$0.00	Scrap value
2"	NTWN-Warehouse	Each	0	\$25.00	\$0.00	Scrap value
3"	NTWN-Warehouse	Each	0	\$45.00	\$0.00	Scrap value
4"	NTWN-LS2	Each	0	\$75.00	\$0.00	Scrap value
6"	NTWN-LS3	Each	0	\$100.00	\$0.00	Scrap value
8"	NTWN-LS4	Each	0	\$150.00	\$0.00	Scrap value
DWR19AMR meter lid	NTWN-LS2	Each	500	\$69.50	\$34,750.00	To be sold to other MUD for AMR project
DFW1200 Box w Blue lid	NTWN-LS3	Each	500	\$21.00	\$10,500.00	To be sold to other MUD for AMR project



MONTHLY REPORT

Northtown M.U.D.

Report Period: 04/01/2024 - 04/30/2024

Parks & Entrance Grounds Maintenance

The park areas, entrances, medians, and/or easements received regular maintenance (including weed control, litter control, mowing, string-trimming, tree trimming, and shrub pruning) on the following dates:



4/2 – 4/3

4/9 – 4/10

4/16 – 4/17

4/23 – 4/24

4/30 – 5/1

Task/Observation/Area Highlights of services performed during regular maintenance

Crews completed the standard maintenance tasks such as mowing & string-trimming of the District's irrigated turf areas, as well as detailed the District's beds & tree rings. In addition, crews applied post-emergent fertilizer at Settler's Park and then changed out the District's color beds. Finally, crews removed tree stakes where needed throughout the District's boundaries.

Greenbelt & Drainage Maintenance

Greenbelt & Drainage maintenance occurred during the week(s) of:

04/11/2024

Task/Observation/Area: Additional services/observations pertaining to the greenbelts & drainage

Crews performed the standard maintenance tasks such as mowing & string-trimming of the District's channels & greenbelts, as well as removed approximately 16-cu. ft. of trash/litter from within these same areas located within the District.



Trail System Maintenance

4/2 – 4/3

4/9 – 4/10

4/16 – 4/17

4/23 – 4/24

4/30 – 5/1

Task/Observation/Area: Additional services/observations pertaining to the trail system

After completing the standard maintenance tasks such as mowing & string-trimming of the District's entire trail system, crews also performed weed control in areas where needed within the District's trails. Finally, crews also raked out any rough areas they observed within the District's trail system in an effort to achieve a smoother, neater overall appearance to the District's trails.



Irrigation System Maintenance

4/2 – 4/3

4/9 – 4/10

4/16 – 4/17

4/23 – 4/24

4/30 – 5/1

Task/Observation/Area: Additional services/observations pertaining to the irrigation system

The Licensed Irrigator performed a comprehensive irrigation system analysis and he made any subsequent repairs totaling less than the pre-approved \$300 maximum while he was still on site.



Status of Proposal Work	
Proposal # 10351 - District Office & Misc. Infill Planting	- Approved 04/23/24 / Completed 04/30/2024
Proposal # 10366 - Lot 8, Block A, Cleanup Overgrowth, Debris, Mow & Trim	- Approved 04/23/24

Notes / Miscellaneous



TEXASCAPES, INC.
13740 Research Blvd Ste J7
Austin, TX 78750

512-472-0207
(fax) 512-472-0229
www.texasclapes.com

PROPOSAL FOR LANDSCAPE SERVICES

08-May-24

TO: NORTHTOWN Municipal Utility District
 ATTN: Mona Oliver, District Manager
 P.O. Box 2405
 Pflugerville TX 78691-2405

PROPOSAL ID: 10385
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: NT MUD PARK SPORTS FIELDS ANNUAL REPAIRS & TOPDRESSING

It is time to schedule the annual summer seasonal work on the two District Soccer Fields. This proposal includes the supervision, equipment, labor and materials as listed below and needed to perform the following sports field renovation services: (1) Locate and flag all irrigation heads and valves on or immediately adjacent to each sport field. (2) Hand cultivate the smaller highly compacted areas and add topsoil to any depressions. (3) Top-dress using an organic compost topdressing mix that is applied with professional topdressing equipment. (4) Overseed bare and thin areas with coated bermudagrass seed. (5) Apply a slow-release balanced fertilizer. (6) special fire ant control application (7) Coordinate with Mona Oliver to close the fields to use for 4 to 6 weeks, while we irrigate as needed, monitor, and preform mowing practices to promote germination of the new seed and healthy regrowth of the existing turfgrass. If the Board desires to have this work scheduled for this summer, please return an executed copy of this proposal to our office. Thank you!

DESCRIPTION	QTY	UM
LABOR, LANDSCAPE CREW EQUIPPED	1	LT
ATHLETIC FIELD SOIL MIX	2	
1/4" SCREENED ORGANIC COMPOST	36	YDS.
TEXASCAPES TRUF NITROGEN 21-0-0-22S	22	50# BAG
COATED BERMUDAGRASS SEED	200	LBS
TOP CHOICE FIRE ANT PRODUCT BROADCAST APPLIED	6	50

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13740 Research Blvd., Suite J-7
 Austin, Texas 78750



SUBTOTAL	\$12,093.80
SALES TAX	\$0.00
TOTAL	\$12,093.80

PROPOSAL ADDENDUM

This Proposal Addendum ("Addendum") is incorporated into the attached proposal (the "Proposal") between **TexaScapes, Inc.** ("Contractor") and **Northtown Municipal Utility District** (the "District"). If there is any conflict between the terms of the attached Proposal and this Addendum, the terms of this Addendum will control.

1. Interested Parties. Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Proposal, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the Contractor executes and submits the Proposal to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Proposal is not effective until the requirements listed above are satisfied and any approval or award of the Proposal by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. Conflicts of Interest. Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Proposal to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. Verification Under Chapter 2271, Texas Government Code. If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Proposal, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described in Subchapter B of Chapter 808 of the Texas Government Code and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

4. Verification Under Subchapter F, Chapter 2252, Texas Government Code. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

Phone 512-472-0207 • Fax 512-472-0229
www.texaspaces.com



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Austin, Texas 78750



5. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries. If required under Chapter 2274, Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Proposal against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity," "firearm entity," and "firearm trade association" have the meanings ascribed to them in Section 2274.001 of the Texas Government Code.

6. Verification Under Chapter 2276, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2276 of the Texas Government Code (as amended, "Chapter 2276"), Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Proposal, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described in Subchapter B of Chapter 809 of the Texas Government Code and posted on the Comptroller's internet website at

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2276. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

Respectfully Submitted,

District:

Northtown Municipal Utility District

Richard Fadal, President

By: _____

Brenda Richter, President

This proposal expires on: 07-Jun-24

Date: May 28, 2024



NORTHTOWN MUD

MAINTENANCE MONTHLY REPORT

April 13, 2024 – May 18, 2024

- Weekly general cleaning at office, pavilion, parks and ponds.
 - Removed and posted next meeting agenda.
 - Posted next monthly board meeting date on entry signs.
 - Changed out memory cards and replaced batteries as needed in game cameras.
 - Assisted with covenant inspections and general administration.
 - Flushed well valves weekly as preventative maintenance recommended by Alterman.
 - Removed 12 bandit signs throughout the district and flyers posted around district.
 - Cleaned out all water fountains & checked for loose bolts on all picnic benches, tables and playscapes.
 - Cut down and disposed of fallen trees and various limbs throughout park system after wind events.
 - Removed various debris from district creeks and ponds.
 - Cleaned and sharpened all chainsaw chains several times and made required repairs.
 - Performed preventive maintenance on all motorized equipment.
 - Monitored Wildflower well status and entered data in log.
 - Washed all shop rags, Ford F150 and ATV's.
 - Stocked wood pile for free disbursement in 50 Acre Park and WildFlower Park.
 - Made minor granite trail repairs due to rain.
 - Continue raising canopy in various park areas to maintain an open line of sight.
 - Picked up and disposed of dumped debris on various alleys & roadways in the District.
 - Continue cutting down dead trees marked for removal.
 - Closed and opened Dog Park during rainfall.
 - Painted posts purple & posted "No Trespassing" signs on Heatherwilde District land.
 - Evicted people in the encampment & TCSO issued Criminal Respass warnings.
 - Removed debris left behind on Heatherwild land.
 - Diagnosed and made repair to battery cable on Kubota #2
 - Replaced tattered outdoor flags in front of district office
 - Gathered washed away mulch from surrounding area to return to the new playscape in WildFlower.
-
- Met with website committee and new web managers to discuss updates and revisions for new website.
 - Contacted Facilities Committee regarding urgent safety issue on NT Heatherwilde lot. 4/9/24
 - TCSO report for EV station that was hit on 4/5/24. CASE #240990321 (*closed item*)
 - Met with District's engineer & vendor to discuss erosion issue in Meadow Pointe (*open item*)
 - Met with district's engineer to discuss erosions matter in Meadow Pointe. (*open item*)
 - Monitoring District wide Water Meter replacement project. (*open item*)
 - Working with STR & consultants regarding warranty items. (*open item*)
 - Working with TCSO Coordinator regarding a parking concern in The Lakes due to resident complaints.
 - Requested the TCSO deputies hired by NT MUD keep an eye out four wheelers using the parks and trails in the evenings and weekends on 3/22/22. (*ongoing*)

Northtown MUD

NEW VIOLATIONS SENT A COURTESY CARD						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	1001 Antique Heritage	5/3/2024	N			Lawn is overgrown and in need of maintenance
	14200 Blue Azalea	4/29/2024	N			Lawn is overgrown and in need of maintenance
	13708 Cambourne	5/7/2024	N			Lawn is overgrown and in need of maintenance
	13718 Cambourne	5/7/2024	N			Lawn is overgrown and in need of maintenance
	900 Castleton	5/12/2024	N			1. Lawn overgrown 2. Bulky debris in view 3. Fence/gate disrepair
red Charger	13800 Conner Downs	5/12/2024	N			1. Lawn overgrown 2. Vehicle parked on lawn
	13807 Conner Downs	5/19/2024	N			1. Lawn overgrown 2. Bulky debris in view
monitor	901 Coronation	3/6/2024	N			Trailer parked in view of street and residents
	1209 Coronation	4/24/2024	N			Bulky; Various debris must be stored out of view
monitor	1400 Darjeeling	3/17/2024	N			Trailer parked in view of street and residents
	1724 Darjeeling	4/14/2024	N			Trailer parked in view of street and residents
	905 Friendship Quilt	5/3/2024	N			Fence/gate is in a state of disrepair
	921 Friendship Quilt	5/3/2024	N			Lawn is overgrown and in need of maintenance
black Infinity	1321 Ginger Spice	5/9/2024	N			Derelict vehicles w/flat tire sparked in view
	13903 Greinert	4/29/2024	N			1. Lawn overgrown 2. Bulky debris in view
	15316 Lady Elizabeth	4/29/2024	N			Lawn is overgrown and in need of maintenance
	13804 Lampting	5/7/2024	N			1. Lawn overgrown 2. Bulky debris in view
	14709 Lantern	5/19/2024	N			Trailer parked in view of street and residents
	15101 Lantern	4/29/2024	N			Lawn is overgrown and in need of maintenance
monitor	15107 Lantern	3/6/2024	N			Boat parked in view of street
	15205 Lantern	4/29/2024	N			Lawn is overgrown and in need of maintenance
	13802 Letti	5/12/2024	N			Fence/gate is in a state of disrepair
	13814 Letti	5/19/2024	N			Bulky; Various debris must be stored out of view
	900 Melted Candle	4/29/2024	N			1. Lawn overgrown 2. Fence/gate in disrepair
	904 Melted Candle	5/3/2024	N			Lawn is overgrown and in need of maintenance
red Ford & blue Honda	908 Melted Candle	5/3/2024	N			Derelict vehicles on jacks & exp tags in view
	13710 Merseyside	4/29/2024	N			Lawn is overgrown and in need of maintenance
	13720 Merseyside	4/29/2024	N			1. Lawn overgrown 2. Bulky debris in view
	13817 Merseyside	4/29/2024	N			Lawn is overgrown and in need of maintenance
	1114 Olympic	5/3/2024	N			ATV vehicle parked on front lawn
	15200 Plowshare	5/3/2024	N			Fence/gate is in a state of disrepair
	13800 Randalstone	5/9/2024	N			Bulky; Various debris must be stored out of view
	13903 Randalstone	5/9/2024	N			Lawn is overgrown and in need of maintenance

Northtown MUD

monitor	13918 Randalstone	3/27/2024	N	careful/angry		Trailer parked in view of street and residents
	909 Rocking Spur	5/3/2024	N			Fence/gate is in a state of disrepair
	910 Rocking Spur	5/3/2024	N			Bulky; Various debris must be stored out of view
	1112 Strickling	5/12/2024	N			Fence/gate is in a state of disrepair
white Toyota Camry abandon 3 wks	(not his) 305 Tudor House	4/9/2024	N			Derelict vehicle w/ exp registration & flat tire
	15108 Valerian Tea	5/9/2024	N			1. Flatbed truck over 3/4 ton is not permitted 2. Lawn overgrown
	14900 Valerian Tea	5/12/2024	N			Trailer parked in view of street and residents
	15205 Valerian Tea	5/7/2024	N			Garage door disrepair
	801 Watson Way	4/29/2024	N			Lawn is overgrown and in need of maintenance
	908 Watson Way	4/29/2024	N			Lawn is overgrown and in need of maintenance
CONTINUING VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	900 Burnsall Gates	3/11/2024	Y			Lawn is overgrown and in need of maintenance
	1809 Darjeeling	4/16/2024	Y			Lawn is overgrown and in need of maintenance
gray Ford & blue hatchback	808 Flatters	4/24/2024	Y			Derelict vehicles on jacks/exp tags parked in view
maroon Honda	13709 Greinert	3/27/2024	Y			3. Derelict vehicle with exp registration & no plates
monitor	13723 Greinert	3/27/2024	Y			Various debris must be stored out of view
gray Honda Odessey & gold sedan	13700 Lampting	3/17/2024	Y			Derelict wrecked vehicles with no plates in view
	13705 Lampting	3/17/2024	Y			1. Bulky debris in view
	13808 Lothian	4/9/2024	Y			Lawn is overgrown and in need of maintenance
	1300 Peppermint	4/16/2024	Y			Boat parked in view of street
	900 Rocking Spur	4/9/2024	Y			1. Lawn overgrown 2. Bulky debris in view 3. Trash can in view
	808 Tapestry	4/16/2024	Y			1. Lawn overgrown 2. Bulky debris in view 3. Lawn overgrown
	1000 Tayside	4/24/2024	Y			1. Lawn overgrown 2. Fence/gate disrepair
CONTINUING VIOLATIONS SENT TO LEGAL						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13712 Cambourne	4/2/2024	Y	Same	5/9/2024	Bulky; Various debris must be stored out of view
monitor	13913 Cambourne	3/22/2024	Y	Same	5/9/2024	Boat parked in view of street

Northtown MUD

	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2, Debris in view
	14912 Earl Grey	3/28/2024	Y	Same	4/18/2024	1. Lawn overgrown 2. Various debris in view
monitor	13711 Greinert	3/27/2024	Y	Same	5/13/2024	1. Various debris in view 2. Trash cans in view
	921 Grey Castle	4/2/2024	Y	Same	5/13/2024	1. Lawn overgrown 2. Fence/gate in disrepair
unenforceable	13902 Lothian	3/1/2024	Y	Same	4/11/2024	2. House disrepair
	13626 Merseyside	1/3/2024	Y	Same	2/16/2024	1. Lawn in need of maintenance 2. Debris in view 3. Trash cans in view
check all	909 Rocking Spur	3/1/2024	Y	Repeat CV	3/1/2024	Derelict vehicle on jacks parked in view
	15016 Saddlegirth	3/6/2024	Y	Same	4/18/2024	Bulky; Various debris must be stored out of view
	1212 Staple Cv	2/1/2024	Y	Same	3/20/2024	1. Lawn overgrown 2. Various debris in view
	905 Twisted Fence	3/11/2024	Y	Ext 7/10/24	4/23/2024	1. Garage door disrepair
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	15000 Antique Finish	4/29/2024	N			Lawn is overgrown and in need of maintenance
	15017 Antique Finish	4/29/2024	N			Lawn is overgrown and in need of maintenance
	910 Antique Heritage	4/29/2024	N			1. Lawn overgrown 2. Trash cans in view
	1004 Antique Heritage	2/7/2024	Y	Same	3/27/2024	1. Lawn overgrown 2. Bulky debris in view
	809 Burnsall Gates	3/11/2024	Y			1. Lawn overgrown 2. Various debris in view
	903 Burnsall Gates	4/9/2024	N			Lawn is overgrown and in need of maintenance
	13719 Cambourne	3/17/2024	Y			Lawn is overgrown and in need of maintenance
	13721 Cambourne	4/2/2024	N			Bulky; Various debris must be stored out of view
	13907 Cambourne	4/2/2024	Y			Lawn is overgrown and in need of maintenance
	14005 Conner Downs	4/24/2024	N			Lawn is overgrown and in need of maintenance
	908 Crieff Cross	3/22/2024	Y			1. Lawn overgrown 2. Various debris in view
	910 Crieff Cross	3/22/2024	N			Lawn is overgrown and in need of maintenance
not her trailer	1221 Darjeeling	4/14/2024	N			Trailer parked in view of street and residents
	1608 Darjeeling	4/14/2024	N			Bulky; Various debris must be stored out of view
	1309 Ginger Spice	2/7/2024	Y	Same	3/28/2024	Fence/gate is in a state of disrepair
	13709 Greinert	3/27/2024	Y			1. Lawn overgrown 2. Various debris in view
	13805 Greinert	4/2/2024	Y			Lawn is overgrown and in need of maintenance
	13908 Greinert	2/26/2024	Y	Same	4/11/2024	1. Lawn overgrown 3. Trash cans in view
	13920 Greinert	4/16/2024	N			Gutters falling off house
	13730 Lampting	4/16/2024	N			Lawn is overgrown and in need of maintenance
	13805 Lampting	4/2/2024	N			Lawn is overgrown and in need of maintenance
	13901 Lampting	2/7/2024	Y	Same	3/28/2024	1. Lawn overgrown 2. Various debris in view

Northtown MUD

	14004 Lampting	2/7/2024	Y	Same	3/28/2024	1. Debris in view 2. Trash cans in view
	14817 Lantern	4/16/2024	N			1. Lawn overgrown 2. Bulky debris in view
	13705 Lothian	4/9/2024	N			Bulky; Various debris must be stored out of view
	812 Mahomet	3/11/2024	Y			Lawn is overgrown and in need of maintenance
	13921 Maricella	4/9/2024	N			Lawn is overgrown and in need of maintenance
black Ram LP#HCD 1098	14038 Maricella	4/2/2024	N			Derelict vehicle w/exp reg. & on jack parked in view
gray Sebring	909 Melted Candle	3/6/2024	Y			1. Derelict vehicle flat tire in view 2. Trash cans in view
Ext 4/24/24	920 Melted Candle	2/13/2024	Y	Cease & Desist	2/13/2024	Building tiny home in side/front yard
	13908 Merseyside	4/24/2024	N			Lawn is overgrown and in need of maintenance
	801 Oatmeal	2/26/2024	Y	Same	4/11/2024	Fence/gate is in a state of disrepair
	824 Oatmeal	4/9/2024	N			Lawn is overgrown and in need of maintenance
gray Mercedes LP# TNL 1416	1104 Olympic	3/6/2024	N			Derelict vehicle flat tire & wrecked parked in view
	921 Peppermint	3/6/2024	Y			Bulky; Various debris must be stored out of view
monitor	1324 Peppermint	11/12/2022	Y	Same	12/27/2022	1. Trailer parked in view
	15108 Plowshare	3/6/2024	Y			Lawn is overgrown and in need of maintenance
tires	904 Polished Stone	3/1/2024	Y			Various debris must be stored out of view
	14200 Purple Azalea	4/24/2024	N			Lawn is overgrown and in need of maintenance
gray Toyota Matrix	13811 Randalstone	3/27/2024	N			Derelict vehicle w/ exp registration
	13920 Randalstone	3/22/2024	N			1. Lawn overgrown 2. Trash cans in view
	924 Smoothing Iron	4/24/2024	N			Bulky; Various debris must be stored out of view
	1000 Strickling	4/9/2024	N			Lawn is overgrown and in need of maintenance
	1001 Strickling	3/11/2024	Y			1. Lawn overgrown 2. Fence/gate in disrepair
	1104 Strickling	4/16/2024	N			Fence/gate is in a state of disrepair
monitor	804 Tapestry	2/18/2024	N			Trailer parked in view of street and residents
	812 Tapestry	2/18/2024	Y	Same	3/28/2024	2. Bulky debris in view 3. Trash cans in view
	409 Tudor House	4/24/2024	N			Bulky; Various debris must be stored out of view
	609 Tudor House	8/19/2023	Y	Same	9/28/2023	1. Lawn overgrown 2. Trash cans in view
	905 Twisted Fence	3/11/2024	Y			2. Fence/gate in disrepair
	912 Twisted Fence	2/7/2024	Y	Same	3/20/2024	1. Lawn overgrown 2. Trash cans in view
	15208 Valerian Tea	4/2/2024	Y			Lawn is overgrown and in need of maintenance
	15213 Valerian Tea	4/9/2024	N			Lawn is overgrown and in need of maintenance

WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13917 Golden Flax	5/22/2024	N			1. Lawn overgrown 2. Mow back area
monitor	14001 Golden Flax	4/23/2024	N			Front trailer parked in view
	14017 Golden Flax	5/17/2024	N			1. Lawn overgrown 2. Mow back area
	14022 Golden Flax	5/17/2024	N			1. Lawn overgrown 2. Mow back area
monitor gold Chrysler Pacifica	114 Mist Flower	5/9/2024	N			1. Derelict w/flat tires 2. Lawn overgrown 3. Mow back area
	115 Mist Flower	5/9/2024	N			1. Mow back area 2. Rear bulky in view
	123 Mist Flower	5/9/2024	N			Mow back area by parking pad
	153 Segovia	5/9/2024	N			Mow back area by parking pad
	201 Segovia	4/3/2024	N			Rear various debris in view
	217 Segovia	5/22/2024	N			1. Lawn overgrown 2. Mow back area
	13800 Spring Heath	5/9/2024	N			Rear bulky debris in view
	13816 Spring Heath	5/22/2024	N			Mow back area by parking pad
monitor	13816 Spring Heath	3/14/2024	N			Front trailer parked in view
	13819 Spring Heath	5/9/2024	N			Mow back area by parking pad
	13820 Spring Heath	5/22/2024	N			1. Lawn overgrown 2. Mow back area
	123 Star Flower	5/7/2024	N			1. Rear camper/trailer parked in view 2. Rear fence disrepair
	120 Wild Senna	5/17/2024	N			1. Lawn overgrown 2. Mow back area
	219 Wild Senna	5/17/2024	N			1. Lawn overgrown 2. Mow back area
	307 Wild Senna	5/22/2024	N			Rear fence/gate disrepair
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13717 Golden Flax	4/11/2024	Y			1. Lawn overgrown 2. Mow back area
monitor	13801 Golden Flax	4/23/2024	Y			Side/front trailer parked in view
	136 Segovia	3/25/2024	Y			1. Mow back area
	165 Segovia	4/29/2024	Y			1. Lawn overgrown 2. Mow back area
monitor	201 Segovia	4/3/2024	Y			Front trailer parked in view
monitor	13735 Spring Heath	3/7/2024	Y			1. Mow back area 2. Rear fence/gate disrepair
	13806 Spring Heath	4/29/2024	Y			1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	13815 Spring Heath	4/11/2024	Y			1. Front fence/gate disrepair 2. Lawn maintenance

WildFlower

	212 Wild Senna	4/16/2024	Y			1. Lawn overgrown 2. Mow back area 3. Back debris in view
	320 Wild Senna	4/11/2024	Y			1. Lawn overgrown 2. Mow back area
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	114 Blue Flax	2/11/2023	Y	Same	3/31/2023	Rear fence/gate is in a state of disrepair
	133 Blue Flax	2/23/2024	Y	Same	4/9/2024	Lawn overgrown and in need of maintenance
	13901 Golden Flax	8/22/2023	Y	Same	10/12/2023	Rear fence/gate is in a state of disrepair
	105 Segovia	6/8/2020	Y	Same	12/2/2022	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	141 Segovia	3/25/2024	Y	Same	5/8/2024	1. Lawn overgrown 2. Garage door disrepair
	13804 Spring Heath	1/9/2024	Y	EXT 4/30/24	2/14/2024	1. Mow back area 2. Rear fence/gate disrepair
	13812 Spring Heath	3/6/2024	Y	Same	4/1/2024	Mow back area by parking pad
	127 Star Flower	9/18/2020	Y	Same	5/13/2021	Garage / shed disrepair
	324 Wild Senna	4/3/2024	Y	Same	5/18/2024	1. Garage disrepair
	205 Wild Senna West	3/25/2024	Y	Same	5/8/2024	2. Rear fence/gate disrepair
blue Dodge Nitro LP# NJX 912	214 Wild Senna West	8/11/2020	Y	Same	10/2/2020	1. Front fence/gate disrepair 2. Lawn maintenance 3. Derelict vehicle w/flat tire parked in view.
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	122 Blue Flax	4/11/2024	N			Front bulky debris in view
	13712 Golden Flax	4/29/2024	N			Lawn overgrown and in need of maintenance
	13724 Golden Flax	4/29/2024	N			1. Lawn overgrown 2. Mow back area
	13817 Golden Flax	3/7/2024	Y			Mow back area by parking pad
	13900 Golden Flax	1/22/2024	Y	Same	3/12/2024	1. Lawn overgrown
	13908 Golden Flax	3/7/2024	Y	Same	4/29/2024	Mow back area by parking pad
	13904 Golden Flax	4/23/2024	N			1. Lawn overgrown 2. Mow back area
	14013 Golden Flax	2/2/2024	Y	Same	3/12/2024	Front fence/gate is in a state of disrepair
	14025 Golden Flax	4/29/2024	N			1. Lawn overgrown 2. Mow back area
	122 Mist Flower	4/3/2024	N			Rear bulky debris in view
	101 Segovia	4/16/2024	N			1. Lawn overgrown 2. Mow back area
	133 Segovia	4/11/2024	N			Mow back area by parking pad
	136 Segovia	3/25/2024	Y			2. Rear bulky in view

WildFlower

	169 Segovia	4/3/2024	N			Lawn overgrown and in need of maintenance
	177 Segovia	3/25/2024	N			1. Lawn overgrown 2. Mow back area
	185 Segovia	3//18/24	Y			Lawn overgrown and in need of maintenance
	217 Segovia	3//18/24	Y			1. Lawn overgrown 2. Mow back area
	13711 Spring Heath	4/16/2024	N			1. Lawn overgrown 2. Mow back area
	13715 Spring Heath	4/23/2024	N			1. Lawn overgrown 2. Mow back area
	13718 Spring Heath	4/11/2024	N			1. Lawn overgrown 2. Mow back area
	13730 Spring Heath	4/29/2024	N			1. Lawn overgrown 2. Mow back area
	13832 Spring Heath	2/17/2024	Y	Same	4/9/2024	1. Mow back area 2. Trash cans in view
	126 Star Flower	4/23/2024	N			1. Lawn overgrown 2. Mow back area
	133 Wild Senna	2/17/2024	Y	Same	4/9/2024	2. Mow back area
	208 Wild Senna	4/16/2024	N			Mow back area by parking pad
	300 Wild Senna	4/3/2024	N			1. Lawn overgrown 2. Mow back area
	304 Wild Senna	4/16/2024	N			Mow back area by parking pad
	308 Wild Senna	4/11/2024	N			Lawn overgrown and in need of maintenance
	321 Wild Senna	4/16/2024	N			Rear fence/gate is in a state of disrepair
	324 Wild Senna	4/3/2024	N			2. Front & back fence disrepair
	213 Wild Senna West	3/1/2024	Y	Same	4/12/2024	2. Rear bulky debris 3. Trash cans in view

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – MAY 2024**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Status
214 Wild Senna Drive	Derelict and unregistered vehicle, lawn in need of maintenance, fence in disrepair	12/11/2019 9/15/2020	1/3/2020 10/26/2020	2/5/2020 8/31/2023			Deadline for compliance for SECOND NOIL is as of 9/15/2023
13901 Golden Flax Trail	Fence in disrepair	9/15/2023	10/13/2023	11/7/2023	12/7/2023		Deadline for Special Final Notice compliance is as of 12/21/2023
13804 Spring Heath Road	Lawn in need of maintenance	1/25/2024	2/15/2024	3/7/2024	4/2/2024		Deadline for compliance is as of 4/30/2024
13626 Merseyside Drive	Lawn in need of maintenance, trash cans in view	1/29/2024	2/20/2024	3/15/2024	4/8/2024		Deadline for compliance is as of 4/22/2024
1212 Staples Cove	Debris in view, lawn in need of maintenance	2/26/2024	3/21/2024	4/12/2024	5/2/2024		Deadline for compliance is as of 5/16/2024
13812 Spring Heath Road	Lawn in need of maintenance	3/6/2024	4/2/2024	4/30/2024			Deadline for compliance is as of 5/14/2024
133 Blue Flax Lane	Lawn in need of maintenance	3/12/2024	4/10/2024	5/9/2024			Deadline for compliance is as of 5/24/2024

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – MAY 2024**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Status
14912 Earl Grey Lane	Lawn in need of maintenance	3/28/2024	4/19/2024	5/14/2024			Deadline for compliance is as of 5/29/2024
15016 Saddlegirth Lane	Debris in view	12/13/2022	1/24/2023	4/19/2024	5/14/2024		Deadline for compliance is as of 5/28/2024
905 Twisted Fence Drive	Garage in disrepair	4/5/2024	4/24/2024				Deadline for compliance is as of 7/10/2024
205 Wild Senna Drive	Fence in disrepair	4/12/2024	5/9/2024				Deadline for compliance is as of 5/24/2024
141 Segovia Way	Lawn in need of maintenance, garage in disrepair	4/12/2024	5/9/2024				Deadline for compliance is as of 5/24/2024
13712 Cambourne Drive	Debris in view	4/22/2024	5/10/2024				Deadline for compliance is as of 5/25/2024
13913 Cambourne Drive	Boat and trailer in view	4/18/2024	5/10/2024				Deadline for compliance is as of 5/25/2024
13711 Greinert Drive	Debris in view, trash cans in view	4/18/2024	5/14/2024				Deadline for compliance is as of 5/29/2024

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – MAY 2024**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Status
921 Grey Castle Drive	Lawn in need of maintenance, fence in disrepair	4/22/2024	5/14/2024				Deadline for compliance is as of 5/29/2024

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – MAY 2024**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Status
127 Star Flower Way	Exterior Maintenance – Garage in Disrepair	4/5/2021	5/20/2021	6/16/2021	7/14/2021	1/20/2022	Motion for Summary Judgment to be Heard 7/17/2024.
105 Segovia Way	Lawn in need of maintenance, fence in disrepair	7/16/2020	8/26/2020	10/28/2020	12/10/2020	1/20/2022	First Set of Discovery Requests served 3/25/2024.
114 Blue Flax Lane	Fence in disrepair	3/6/2023	4/3/2023	5/1/2023	6/2/2023	9/25/2023	Motion for Default Judgment to be Heard 6/18/2024.
909 Rocking Spur Cove	Derelict vehicle	1/23/2023	3/2/2023	4/6/2023	5/5/2023		Suit filed 4/5/2024

District Manager

Monthly Expense Approvals

\$5000.00 per month - Approval by BOD 10-25-23

Emergency \$2000.00 per month w/ 1 director notified - Approved by BOD 4-28-15

OFFICE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
4/5/24	Fridge water filter (3 pk)	Replace old	\$88.99
4/16/24	Stamps (2 rolls)	General mail	\$136.00
	Subtotal		<u>\$224.99</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
4/1/24	Diesel fuel	ATV's	\$110.00
4/4/24	Trash bags, (5 bxs), pruners (4), wasp spray (2), chainsaw bar & chain (2), gloves, nuts & bolts, spray paint (3), disposable gloves (100 ct), bar chain oil cleaners (3)	Restock	\$409.86
4/5/24	Mutt mitts (3200 ct), wipers (2 ct), no trespassing signs (4), truck filter, truck cabin filter,	Restock and replace	\$179.82
4/10/24	F150 Truck inspection	Annual for registration	\$18.50
4/10/24	F150 Truck registration	Renewal	\$10.25
4/11/24	Hose adaptor, shut off valve	Drinking fountain repair	\$17.92
4/19/24	Diesel fuel	ATV's	\$120.00
4/26/24	LaForce - Replacement metal door, replace 3 locks & cores to match new key codes & new surface closer	Replace messed up door at 50 A Park	\$2,787.00
	Subtotal		<u>\$3,653.35</u>
	Grand Total for the Month		<u>\$3,878.34</u>

District Manager

Monthly Expense Approvals

\$5000.00 per month - Approval by BOD 10-25-23

Emergency \$2000.00 per month w/ 1 director notified - Approved by BOD 4-28-15

OFFICE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
	Subtotal		<u>\$0.00</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
5/6/24	Battery cables and graphite	Replace on ATV @	\$22.70
5/6/24	Diesel fuel	ATV's	\$115.00
5/7/24	H.E.B gift card	Fuel for F150 & power tools	\$50.00
5/8/24	Toilet paper (2 Cases), paper towels (24)	Restock	\$74.22
5/8/24	Trash bags (5 bxs), gloves (2), spray paint (2), paint handle, paint rollers (3), Clorox (2), toilet cleaner (2), metal can (2), rust remover	Restock	\$340.05
5/8/24	USA flag, Texas flag, Mutt mitts (3), Hp ink (2)	Restock	\$527.72
	Subtotal		<u>\$1,129.69</u>
	Grand Total for the Month		<u>\$1,129.69</u>

Northtown Reservation Ledger 2024

Date Paid & Form Rcv'd	Reservation Date	Name	Pavilion or Disc Golf	In / Out of District	Res. Fee Rcv'd	Deposit Rcv'd	Deposit Withheld	Notes	Refund Amount
2/2/24	3/30/30	R. Siles #001	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 4/5/24	\$100.00
2/6/24	3/9/24	R. Hill #002	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 3/11/24	\$100.00
2/9/24	3/23/24	E. Hernandez #003	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 3/28/24	\$100.00
2/16/24	3/31/24	M. Ragan #004	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 4/5/24	\$100.00
2/28/24	3/17/24	F. Tovar #005	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 3/28/24	\$200.00
3/28/24	10/3/24	L. Meitzler #006	Pav - 50A	Out	\$100.00	\$200.00			
4/5/224	5/25/24	S. Baumann #007	Pav - 50A	Out	\$100.00	\$200.00			
4/5/24	4/28/24	V. Alves #008	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 5/2/24/24	\$100.00
4/10/24	4/27/24	V. Guzman #009	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 5/2/24/24	\$100.00
4/15/24	4/27/24	A. Sheikh #010	Pav - WF	In	\$25.00	\$100.00		Requested refund from B&D 5/2/24/24	\$100.00
4/26/24	5/25/24	A. Horace #011	Pav - SM	Out	\$100.00	\$200.00			
5/6/24	5/11/24	G. Gonzalez #012	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 5/13/24/24	\$100.00
5/7/24	7/27/24	M. Gedeh #013	Pav - 50A	In	\$25.00	\$100.00			
		Total Income =			\$625.00				

Northtown Municipal Utility District Waste & Recycling Report

Northtown MUD April 2024

Service Calls for Misses:

Date	Customer Name	Address	Customer Statement	Resolution/Response
4/26/2024	██████████	13909 Cambourne	Recycling missed	WO for pickup in 24-48 hrs
4/22/2024	██████████	528 Tudor House	Recycling missed	WO for pickup in 24-48 hrs
4/8/2024	██████████	14620 Lipton Ln	Trash service missed	WO for pickup in 24-48 hrs
4/9/2024	██████████	14612 Lipton Ln	Trash service missed	WO for pickup in 24-48 hrs
4/8/2024	██████████	14616 Lipton Ln	Trash service missed	WO for pickup in 24-48 hrs
4/15/2024	██████████	13804 Harris Ridge	Trash service missed	WO for pickup in 24-48 hrs

Container Actions/Services:

Type Service	Number
Cart Exchanges/Swaps	29
Cart Deliveries	6
Carts Terminated	4
Bulky Pickup Service	54



P.O. Box 17126
Austin, TX 78760
(800) 375-8375 Toll Free
(512) 421-1340 Office

texasdisposal.com

Northtown MUD 2024 - Quarterly Operations Reports

First Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	30	3	6	15	16	2
February	30	4	0	16	16	5
March	65	11	8	17	35	1
Totals	125	18	14	48	67	8

Second Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April	54	6	8	6	29	4
May						
June						
Totals	54	6	8	6	29	4

Third Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July						
August						
September						
Totals	0	0	0	0	0	0

Fourth Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October						
November						
December						
Totals	0	0	0	0	0	0

2024 TOTALS	179	24	22	54	96	12
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Northtown MUD - 2024 Operations Report

April

Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61508	██████	905	CASTLETON	4/12/2024	96G TRASH CLEANUP	7842392
68434	██████	14016	MERSEYSIDE	4/12/2024	96G TRASH CLEANUP	7839946
71244	██████	14030	MARICELLA	4/26/2024	96G TRASH CLEANUP	7857300
71754	██████	916	TWISTED FENCE	4/12/2024	96G TRASH CLEANUP	7845401
76031	██████	13622	MERSEYSIDE	4/12/2024	96G TRASH CLEANUP	7843476
79378	██████	13603	LETTI	4/19/2024	96G TRASH CLEANUP	7847773
90936	██████	14612	LIPTON	4/12/2024	96G TRASH CLEANUP	7842176
96388	██████	13804	HARRIS RIDGE	4/19/2024	96G TRASH CLEANUP	7849253

Bulky Waste

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61606	██████	903	TAYSIDE	4/26/2024	BULKY WASTE SRVC 6CU YD	7857637
61785	██████	106	BLUE FLAX	4/26/2024	BULKY WASTE SRVC	7860840
61875	██████	904	CASTLETON	4/19/2024	BULKY WASTE SRVC	7853088
61879	██████	13801	CEYLON TEA	4/26/2024	BULKY WASTE SRVC	7858675
61880	██████	13805	CEYLON TEA	4/5/2024	BULKY WASTE SRVC 6CY	7835657
61888	██████	14117	CEYLON TEA	4/5/2024	BULKY WASTE SRVC	7828047
68667	██████	912	BATTENBURG	4/12/2024	BULKY WASTE SRVC	7844540
68670	██████	1120	BATTENBURG	4/19/2024	BULKY WASTE SRVC	7854164
69319	██████	1208	BATTENBURG	4/12/2024	BULKY WASTE SRVC	7838944
70703	██████	14301	HARCOURT HOUSE	4/19/2024	BULKY WASTE SRVC	7850331
70713	██████	14405	HARCOURT HOUSE	4/5/2024	BULKY WASTE SRVC	7828715
70753	██████	13810	LAMPTING	4/5/2024	BULKY WASTE SRVC	7815242
70792	██████	1420	JASMINE TEA	4/12/2024	BULKY WASTE SRVC	7845603
71263	██████	928	MELTED CANDLE	4/26/2024	BULKY WASTE SRVC	7862662
71337	██████	122	MIST FLOWER	4/19/2024	BULKY WASTE SRVC	7845884
71376	██████	15004	PLOWSHARE	4/5/2024	BULKY WASTE SRVC	7829244
71414	██████	13807	RANDALSTONE	4/19/2024	BULKY WASTE SRVC	7847898
71442	██████	13920	RANDALSTONE	4/26/2024	BULKY WASTE SRVC	7858442
71569	██████	1504	SLEEPYTIME	4/26/2024	BULKY WASTE SRVC	7857677
71606	██████	13804	SPRING HEATH	4/12/2024	BULKY WASTE SRVC	7843745
71637	██████	126	STAR FLOWER	4/26/2024	BULKY WASTE SRVC 6CY	7858700
71654	██████	906	TAYSIDE	4/12/2024	BULKY WASTE SRVC	7841202
71654	██████	906	TAYSIDE	4/16/2024	BULKY WASTE SRVC	7848919
71737	██████	808	TWISTED FENCE	4/26/2024	BULKY WASTE SRVC	7863197
71849	██████	317	WILD SENNA	4/12/2024	BULKY WASTE SRVC	7845950
72043	██████	13916	CONNER DOWNS	4/12/2024	BULKY WASTE SRVC	7838350
72078	██████	907	CRIEFF CROSS	4/26/2024	BULKY WASTE SRVC	7859274
72149	██████	409	TUDOR HOUSE	4/19/2024	BULKY WASTE SRVC	7850557
72203	██████	14908	EARL GREY	4/5/2024	BULKY WASTE SRVC	7807595
73036	██████	1601	VANILLA BEAN	4/26/2024	BULKY WASTE SRVC	7857972

73650	████	1921	WHITTARD OF CHELSE	4/19/2024	BULKY WASTE SRVC	7851382
75583	██████	1413	VANILLA BEAN	4/5/2024	BULKY WASTE SRVC	7807587
77236	██████	15200	MANDARIN	4/12/2024	BULKY WASTE SRVC	7842163
79943	██████	15213	MANDARIN	4/19/2024	BULKY WASTE SRVC	7851588
85483	██████████	15105	HYSON	4/12/2024	BULKY WASTE SRVC	7844434
93879	██████	1209	CORONATION	4/26/2024	BULKY WASTE SRVC	7857842
95943	██████	1312	CORONATION	4/12/2024	BULKY WASTE SRVC	7841482
96792	██████	1212	PEPPERMINT	4/19/2024	BULKY WASTE SRVC	7848325
99757	██████	14301	LEMONGRASS	4/19/2024	BULKY WASTE SRVC	7852271
99897	██████	14708	LIPTON	4/5/2024	BULKY WASTE SRVC	7837312
102038	██████	14720	LIPTON	4/26/2024	BULKY WASTE SRVC	7857730
104723	████████	312	SWEET LEAF	4/12/2024	BULKY WASTE SRVC	7839867
107176	██████	1413	TEA LEAF	4/12/2024	BULKY WASTE SRVC	7844860
110282	██████	901	SEBASTIAN	4/12/2024	BULKY WASTE SRVC	7845798
111035	████████	14809	FALLING STONE	4/26/2024	BULKY WASTE SRVC 6CY	7860959
113898	██████	904	SWEET LEAF	4/12/2024	BULKY WASTE SRVC	7838103
116866	██████	14109	NARUNA	4/19/2024	BULKY WASTE SRVC	7847532
117415	████████	14200	NARUNA	4/26/2024	BULKY WASTE SRVC	7843879
118890	██████	812	MAHOMET	4/19/2024	BULKY WASTE SRVC	7850591
120862	██████	805	SWEET LEAF	4/5/2024	BULKY WASTE SRVC	7827918
120863	██████████	605	SWEET LEAF	4/5/2024	BULKY WASTE SRVC	7837402
122956	████████	629	SWEET LEAF	4/5/2024	BULKY WASTE SRVC	7828006
126590	██████████	2009	GOLDEN SUNRISE	4/12/2024	BULKY WASTE SRVC	7845359
131649	████████	1621	TEA LEAF	4/19/2024	BULKY WASTE SRVC	7851526

Missed Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61824	██████	13909	CAMBOURNE	4/30/2024	96G RECY MISS	7866179
70814	██████	524	TUDOR HOUSE	4/26/2024	DUE TO 96G RECY MISS	7859916
75009	████████	516	TUDOR HOUSE	4/26/2024	DUE TO 96G RECY MISS	7863238
89696	████████	14620	LIPTON	4/9/2024	96G TRASH MISS	7841327
91483	██████	14616	LIPTON	4/9/2024	96G TRASH MISS	7841508
129127	██████	917	SEBASTIAN	4/2/2024	96G TRASH MISS	7828265

Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
72101	██████	13720	GREINERT	4/23/2024	96G RES TRASH CART DLVR	7858061
76031	██████	13622	MERSEYSIDE	4/16/2024	96G RES RECY CART DLVR	7848524
147659	████████	841	OATMEAL	4/30/2024	96G RES TRASH CART DLVR	7867249
161652	████████	14616	LAKE VICTOR	4/16/2024	96G RES TRASH CART DLVR	7848203
14470	██████████		VARIOUS LOCATIONS	4/12/2024	96G RES TRASH CART DLVR	7838733
14470	██████████		VARIOUS LOCATIONS	4/12/2024	96G RES RECY CART DLVR	7838733

Cart Swaps

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
69247	████████	13718	SPRING HEATH	4/19/2024	SWAP 9T CART FOR SAME	7849757
70219	██████	13802	MERSEYSIDE	4/12/2024	SWAP 9T CART FOR SAME	7842920
70668	██████	912	TWISTED FENCE	4/5/2024	SWAP 9Y CART FOR SAME	7808759
70668	██████	912	TWISTED FENCE	4/5/2024	SWAP 9T CART FOR SAME	7829250
70683	██████	13907	GREINERT	4/19/2024	SWAP 9T CART FOR SAME	7849506
70683	██████	13907	GREINERT	4/26/2024	SWAP 9T CART FOR SAME	7859964
70728	██████	13716	LAMPTING	4/5/2024	SWAP 9T CART FOR SAME	7831393
70814	██████	524	TUDOR HOUSE	4/26/2024	SWAP 9Y CART FOR SAME	7859916
71244	████████	14030	MARICELLA	4/26/2024	SWAP 9T CART FOR SAME	7857301
71654	████████	906	TAYSIDE	4/26/2024	SWAP 9Y CART FOR SAME	7848386
71732	██████	817	TUDOR HOUSE	4/5/2024	SWAP 9T CART FOR SAME	7837397
71745	████████	824	TWISTED FENCE	4/19/2024	SWAP 9T CART FOR SAME	7852285
73037	██████	14916	EARL GREY	4/5/2024	SWAP 9T CART FOR SAME	7826411
73115	████████	520	TUDOR HOUSE	4/26/2024	SWAP 9Y CART FOR SAME	7863240
73831	██████	912	GREY CASTLE	4/5/2024	SWAP 9Y CART FOR SAME	7804492
73831	██████	912	GREY CASTLE	4/5/2024	SWAP 9T CART FOR SAME	7826535
73831	██████	912	GREY CASTLE	4/26/2024	SWAP 9T CART FOR SAME	7859351
73831	██████	912	GREY CASTLE	4/26/2024	SWAP 9Y CART FOR SAME	7859351
74116	██████	528	TUDOR HOUSE	4/26/2024	SWAP 9Y CART FOR SAME	7863243
74859	██████	900	ELDERBERRY TEA	4/5/2024	SWAP 9T CART FOR SAME	7828295
75009	████████	516	TUDOR HOUSE	4/26/2024	SWAP 9Y CART FOR SAME	7863238
77113	████████	13702	MERSEYSIDE	4/5/2024	SWAP 9T CART FOR SAME	7828031
86859	██████	1613	DARJEELING	4/19/2024	SWAP 9Y CART FOR SAME	7842394
95474	█	1521	SWEET LEAF	4/26/2024	SWAP 9T CART FOR SAME	7856999
100393	████████	13913	HARRIS RIDGE	4/26/2024	SWAP 9T CART FOR SAME	7855383
103183	██████	529	SWEET LEAF	4/12/2024	SWAP 9T CART FOR SAME	7843840
120246	██████	704	JANE AUSTEN	4/26/2024	SWAP 9Y CART FOR SAME	7852180
139881	████████	924	BETHEL	4/26/2024	SWAP 9T CART FOR SAME	7857137
155224	████████	1020	OATMEAL	4/19/2024	SWAP 9T CART FOR SAME	7855057

Cart Terms

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
71819	██████	201	WILD SENNA	4/26/2024	CART 9T TERM	7856138
76031	██████	13622	MERSEYSIDE	4/5/2024	CART 9T TERM	7838746
76031	██████	13622	MERSEYSIDE	4/5/2024	CART 9Y TERM	7838746
130754	████████	904	MAHOMET	4/12/2024	CART 9T TERM	7842213



P.O. Box 17126
 Austin, TX 78760
 (800) 375-8375 Toll Free
 (512) 421-1340 Office

texasdisposal.com

Northtown MUD Trash and Recycle Weight Report 2024

1st Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
January	233.39	34.79
February	239.71	30.28
March	331.48	45.46

Total Tonnage for 1st Qtr **804.58** **110.53**

2nd Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April	255.26	41.72
May		
June		

Total Tonnage for 2nd Qtr **255.26** **41.72**

3rd Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July		
August		
September		

Total Tonnage for 3rd Qtr **0.00** **0.00**

4th Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October		
November		
December		

Total Tonnage for 4th Qtr **0.00** **0.00**

Total Yearly Tonnage 2024	1059.84	152.25
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Northtown MUD - April 2024

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
4/5/2024	41146	A428	3286862	9.85
4/5/2024	44086	A431	3286891	14.52
4/5/2024	41125	A430	3286937	13.01
4/5/2024	44074	A429	3286941	14.78
4/5/2024	44086	A431	3287176	14.73
4/5/2024	41146	A428	3287185	12.58
4/5/2024	41081	A429	3287225	11.46
4/5/2024	41125	A430	3287264	9.05
4/12/2024	41146	A428	3290707	8.02
4/12/2024	44086	A431	3290775	14.69
4/12/2024	44074	A429	3290781	15.16
4/12/2024	41125	A430	3290819	13.22
4/12/2024	44086	A431	3291034	11.79
4/12/2024	41125	A430	3291057	6.81
4/12/2024	44074	A429	3291084	10.8
4/12/2024	41148	A428	3291086	8.77
4/12/2024	42011	A428	3291093	4.19
4/19/2024	44074	A429	3295154	14.08
4/19/2024	41146	A428	3295166	12.56
4/19/2024	44086	A431	3295175	14.59
4/19/2024	41125	A430	3295221	11.03
4/19/2024	41146	A428	3295384	6.04
4/19/2024	44086	A431	3295409	11.97
4/19/2024	44074	A429	3295473	12.98
4/19/2024	41125	A430	3295516	7.48
4/26/2024	41146	A428	3299457	11.23
4/26/2024	41122	A431	3299483	12.41
4/26/2024	44074	A429	3299536	15.27
4/26/2024	41146	A428	3299795	4.14
4/26/2024	41125	A430	3299822	9.08
4/26/2024	41122	A431	3299829	12.43
4/26/2024	44074	A429	3299838	7.53

Total Trash Tonnage 356.25

Total Northtown Containers	3334
/Total containers on all routes	4653

% of Northtown containers in routes	71.65%
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Total Tonnage	356.25
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X % of Northtown containers in routes	71.65%
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Estimated trash tonnage	255.26
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Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
4/5/2024	41128	A514	327150	5.7
4/5/2024	41128	A514	327166	2.02
4/5/2024	41131	A515	327172	6.62
4/5/2024	41131	A515	327189	0.87
4/5/2024	42011	A515	327190	2.54
4/9/2024	44091	A515	327431	1.31
4/12/2024	41145	A514	327653	4.32
4/12/2024	41115	A514	327687	4.62
4/12/2024	41145	A514	327688	3.54
4/19/2024	41128	A514	328272	5.99
4/19/2024	41131	A515	328275	6.64
4/19/2024	41128	A514	328305	2.67
4/26/2024	42011	A514	328822	1.25
4/26/2024	41115	A514	328848	9.23
4/26/2024	41128	A514	328852	7.36

Total Recycle Tonnage 50.34

Total Northtown Containers 3309
 /Total containers on all routes 3993

% of Northtown containers in routes 82.87%

Total Tonnage 50.34

X % of Northtown containers in routes 82.87%

Estimated recycle tonnage 41.72

Ph. (512) 219-1018
(512) 751-7126
(512) 659-4301
Email info@concretex.net



Via Email

Sam Gultzo
Northtown MUD
sgultzo@northtownmud.org
Repairs- 13700 Lampting Dr, Pflugerville

Friday, April 12, 2024

Dear Sam:

For supply, delivery, and installation of approximately 21 panels, 4 corner posts, and 3 top rails of fencing in our 7ft high Northtown stone-look concrete fence or a colored painted to match the existing fence, the total price is \$3,400.00. Additional fees may be added for custom installation products such as sono tubes, etc.

Delivery Date. To be determined at the date the order is placed but anticipated to start in April/May of 2024. The price quoted will be honored for the next 90 days.

Payment Terms. Billed at the near the end of each month and/or at completion.

Fence Line / Landscaping. ConcreTex requires customer's fence line to be free of clutter, trees, objects, and general debris. At your request, and for an additional fee, ConcreTex may be able to subcontract for the clearing of such impediments. ConcreTex will make commercially reasonable efforts to minimize the impact of its work on customer's landscaping. ***However, customer should expect there to be some impact as a result of ConcreTex's operations, and ConcreTex will not be liable or responsible to customer or any third party for any required repair or re-landscaping of the area.***

Insurance. ConcreTex carries the following insurance policies:

- Standard General Liability insurance policy - \$2,000,000 total and \$1,000,000 per occurrence
- Automobile Liability policy - \$1,000,000
- Umbrella Liability policy - \$1,000,000
- Workmen's compensation insurance – as required by law.

Should you have any special / additional insurance needs, the cost of this insurance will be added to the cost of the project and must be paid in advance.

If you require further information, please feel free to contact us at the above numbers.

Thank you,

Concretex 11800 N Highway 183, Florence, TX, 76527

Jim Bohart & Len Tesoro

Co-CEOs, ConcreTex LLC

Northtown Municipal Utility District:

Brenda Richter, President

Date: May 28, 2024

CONTRACT ADDENDUM

This Contract Addendum (“Addendum”) is incorporated into the attached proposal (the “Proposal”) between ConcreTex LLC (“Contractor”) and Northtown Municipal Utility (the “District”). If there is any conflict between the terms of the attached Proposal and this Addendum, the terms of this Addendum will control.

Interested Parties. Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, “Section 2252.908”) requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Proposal, and electronically file it with the Texas Ethics Commission (“TEC”); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the Contractor executes and submits the Proposal to the District. Form 1295s are available on the TEC’s website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Proposal is not effective until the requirements listed above are satisfied and any approval or award of the Proposal by the District is expressly made contingent upon Contractor’s compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

1. Conflicts of Interest. Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, “Chapter 176”) requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC’s website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Proposal to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

2. Verification Under Chapter 2271, Texas Government Code. If required under Chapter 2271 of the Texas Government Code (as amended, “Chapter 2271”), Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Proposal, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the “Comptroller”) described in Subchapter B of Chapter 808 of the Texas Government Code and posted on the Comptroller’s internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, “boycott Israel” means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with Contractor.

3. Verification Under Subchapter F, Chapter 2252, Texas Government Code. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, “Subchapter F”), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the “Comptroller”) described within Subchapter F and posted on the Comptroller’s internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a

foreign terrorist organization. Contractor understands “affiliate” to mean any entity that controls, is controlled by, or is under common control with Contractor.

4. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries. If required under Chapter 2274, Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Proposal against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms “discriminate against a firearm entity,” “firearm entity,” and “firearm trade association” have the meanings ascribed to them in Section 2274.001 of the Texas Government Code.

5. Verification Under Chapter 2276, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2276 of the Texas Government Code (as amended, “*Chapter 2276*”), Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Proposal, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the “*Comptroller*”) described in Subchapter B of Chapter 809 of the Texas Government Code and posted on the Comptroller’s internet website at

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2276. As used in the foregoing verification, “boycott energy companies” means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

Fatter & Evans Architects, Inc.

AN AGREEMENT FOR THE PROVISION OF LIMITED PROFESSIONAL SERVICES

Client: Northtown Municipal Utility District

Date: May 9, 2024

Address: 700 E Wells Branch Pkwy
Pflugerville, TX 78660

Phone: 512-716-0759

Email: moliver@northtownmud.org

Project Name/Location: Northtown Municipal Utility District

Scope/Intent and Extent of Services: Consulting Services for Miscellaneous Small Projects & Repairs

Fee Arrangement: Hourly, to provide services as needed, when requested.

Retainer Amount: None

Special Conditions and Exclusions: None

Offered by:

Accepted by:

Barnaby Evans
Fatter & Evans Architects Inc
7509 Manchaca Rd, Suite 100
Austin, TX 78745

Brenda Richter, Board President
Northtown Municipal Utility District
700 E Wells Branch Pkwy
Pflugerville, TX 78660

PROJECT : Consulting Services for Miscellaneous Small Projects & Repairs for Northtown Municipal Utility District,
TERMS AND CONDITIONS:

Fatter & Evans Architects, Inc., (hereafter referred to as "the Firm") shall perform the services outlined in this agreement for the stated fee arrangement. The Client shall pay for the services performed, as outlined in this agreement.

Access To Site: Unless otherwise stated, the Firm will have access to the site for activities necessary for the performance of the services. The Firm will take precautions to minimize damage due to these activities, but have not included in the fee the cost of restoration of any resulting damage.

Fee: The total fee, if stated, shall be understood to be an estimate, and shall not be exceeded by more than ten percent without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered. Hourly rates for this project are as follows:

Architect/Principal:	\$150 per hour of Service Performed
Drafting/Technical Support Staff:	\$110 per hour of Service Performed

Billings/Payments: Invoices for the Firm's services shall be submitted, at the Firm's option, either upon completion of such services or on a monthly basis. Invoices shall be payable within 30 days after invoice date. If the invoice is not paid within 30 days, the Firm may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the services. Retainers shall be credited on the final invoice. Reimbursable expenses (printing, copies, shipping, review fees, etc.) will be billed at 1.10 times the actual expense incurred. Records of Reimbursable Expenses, expenses pertaining to Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

Late Payments: Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% on the then unpaid balance (18.0% true annual rate), at the sole election of the Firm. In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification: The Client shall indemnify and hold harmless the Firm and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except the Firm), or anyone for whose acts any of them may be liable. The Architect and Client waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement.

Jobsite Safety: The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents.

Risk Allocation: In recognition of the relative risks, rewards and benefits of the project to both the Client and the Firm, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Firm's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expanses arising out of this agreement from any causes or causes, shall not exceed ten times our fee or \$50,000, whichever is less. Such causes include, but are not limited to, the Firm's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Betterment: The Owner recognizes that the design and construction of the Project is not prototypical and, as a result, there will be a need for coordination of and adjustment to the Contract Documents during the Construction Phase of the Project. This may result in the addition of features that were not included in the original design and will increase the cost of the Project. While the Architect will provide the design services necessary to accomplish the coordination of and adjustment to the Contract Documents as a part of Basic Services, the Owner will be responsible for the additional cost of such features as if they had been included in the original design. The Owner will establish a contingency to cover such additional costs.

Moreover, the Owner recognizes that interpretations by governmental officials ("Code Authority") are often subject to change even after issuance of a building permit. If, after the issuance of the building or other permit, modification(s) to the Contract

given, was different from or inconsistent with a prior interpretation of the Code Authority, the Architect shall make the required modification(s). While the Architect will make the modification(s) as part of Basic Services, the Owner will be responsible for any additional construction costs associated with such modification(s).

Suspension or Termination of Services: This agreement may be terminated by the Client or the Firm should the other fail to perform its obligations hereunder. In the event of termination not the fault of the Firm, the Client shall pay the Firm for all services performed prior to the date of termination, in addition to all reimbursable expenses, and reimbursable termination expenses. Termination Expenses include expenses directly attributable to termination for which the Firm is not otherwise compensated, plus an amount for the Firm's anticipated profit on the value of the services not performed by the Firm.

If the Owner suspends the Project, the Firm shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Firm shall be compensated for expenses incurred in the interruption and resumption of the Firm's services. The Firm's fees for the remaining services and the time schedules shall be equitably adjusted.

If the Owner fails to make payments to the Firm in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Firm's option, cause for suspension of performance of services under this Agreement and the Firm shall be compensated for services performed prior to notice of such suspension or termination.

Ownership of documents: All documents produced by the Firm under this agreement shall remain the property of the Firm and may not be used by the Client for any other endeavor without the written consent of the Firm.

Dispute Resolution: Any claim or dispute between the Client and the Firm shall be submitted to non-biding mediation, subject to the parties agreeing to a mediator(s). This agreement shall be governed by the laws of the principal place of business of the Firm.

Jurisdiction: The Texas Board of Architectural Examiners, P.O. Box 12337 • Austin, TX 78711-2337, (512) 305-9000, has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas.

Initial here: _____ (Fatter & Evans Architects, Inc.) _____ Client Dated ____ / ____ / ____ Page 3 of 3

CONTRACT ADDENDUM

This Contract Addendum ("Addendum") is incorporated into the attached agreement (the "Agreement") between Fatter & Evans Architects, Inc. ("Contractor") and Northtown Municipal Utility District (the "District"). If there is any conflict between the terms of the attached Agreement and this Addendum, the terms of this Addendum will control.

1. Interested Parties. Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the o, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the Contractor executes and submits the Agreement to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Agreement is not effective until the requirements listed above are satisfied and any approval or award of the Agreement by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. Conflicts of Interest. Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Agreement to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. Verification Under Chapter 2271, Texas Government Code. If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Contractor represents and warrants that, at the time of execution and delivery of the Agreement, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Agreement, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described in Subchapter B of Chapter 808 of the Texas Government Code and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

4. Verification Under Subchapter F, Chapter 2252, Texas Government Code. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

5. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries. If required under Chapter 2274, Contractor represents and warrants that, at the time of execution and delivery of the Agreement, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Agreement against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms “discriminate against a firearm entity,” “firearm entity,” and “firearm trade association” have the meanings ascribed to them in Section 2274.001 of the Texas Government Code.

6. Verification Under Chapter 2276, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2276 of the Texas Government Code (as amended, “*Chapter 2276*”), Contractor represents and warrants that, at the time of execution and delivery of the Agreement, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Agreement, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the “*Comptroller*”) described in Subchapter B of Chapter 809 of the Texas Government Code and posted on the Comptroller’s internet website at

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2276. As used in the foregoing verification, “boycott energy companies” means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

DATE: May 20, 2024

TO: Northtown Municipal Utility District
Board of Directors

FROM: Scott J. Foster, P.E.

RE: Northtown MUD – Engineer’s Report for the May 2024 Board Meeting

Report from District Engineer, including:

a) Development Updates;

i) Village at Northtown Section 2 (Condominiums);

At the April 2024 Board Meeting, the project conditional acceptance with the final condition being receipt of the City of Austin acceptance letter which is still pending receipt. The District was authorized to release water meters to serve the home construction that is ongoing.

ii) Village at Northtown Multifamily (North Wells Branch/The Parker), including easements and construction agreements;

Phase 2 of the project is expected to start construction mid-2024.

iii) Village at Northtown Multifamily (Edenbrook), including easements and restrictive covenants;

Construction has started and is expected to last into 2024.

iv) The Lakes Retail Center;

The project started construction in May 2022 and is expected to be completed in early 2024.

v) Avalon Bay Multifamily;

Construction plans have been submitted and reviewed for the first phase of the project, and construction is expected start in mid-2024. The plans are still pending technical approval and the approval of the restrictive covenant submittal. The required easements and restrictive covenant have been recorded.

At the April 2023 Board meeting, it was discussed that a portion of the project was anticipated to have increased parkland fees. Upon further discussion with the developer, it appears that there was an omission in their original plans which should have identified the correct number of units. The approved parkland fees in the for 832 Units (\$300/Unit - \$249,600) was paid on January 12, 2024.

vi) JD’s Supermarket Dessau;

Construction plans were submitted and the review placed on hold pending the receipt of updated documents from the applicant. The applicant has not responded to multiple requests for updates and the documents. As a result, this project is now considered dormant until further action by the applicant occurs. As discussed at the October 2023 Board meeting, the property owner may be considering a change of use for the tract.

In May 2024, the project was resubmitted to the City of Austin. Plans for the District's review have been requested, but not been received.

b) MS4 Compliance Matters;

The TCEQ requires an annual report be filed which summarizes the District's MS4 related activities. The authorized report was completed and filed with the TCEQ prior to the March 2024 deadline.

A summary of compliance matters has been provided under separate cover.

Attached for consideration is the North Austin Stormwater Coalition Proposal that has been previously discussed. The proposal includes the required services for the upcoming MS4 permit renewal and ongoing services, including preparation of the annual reports, through the permitting period.

Attached for consideration is a contract for repairs at the Meadowpointe Pond.

c) Parks Master Plan;

The contract for the District's Parks Master Plan was executed. Studio 16:19 is in the process of completing their initial research, including stake holder meetings, and additional updates will be provided at the meeting.

d) Surplus Bond Matters;

Jones-Heroy & Associates, Inc. is coordinating the gathering of information to prepare the necessary documents for the TCEQ's approval. Additional information has been requested from the developer on projects where the documentation was incomplete. Additional assistance will be required by the District's existing consultants and advisors. It is expected that the application will be submitted in Q3 of 2024.



PROPOSAL

May 9, 2024

Mona Oliver
District Manager
Northtown Municipal Utility District
700 E. Wells Branch Parkway
Pflugerville, TX 78660

Re: Environmental Consulting Services
Stormwater Management Program Implementation: FY 2025 – FY 2028
LJA Proposal No. 24-30563

To Whom It May Concern:

Submitted for your review is an outline of proposed services for the development and implementation of the Stormwater Management Program for Northtown MUD in compliance with the regulations established in TPDES General Permit No. TXR040000. We propose the following services and corresponding fees in accordance with the attached Professional Services Agreement.

Costs for this project will be billed on a time and materials basis in accordance with the annual budgets listed for each fiscal year on Attachment C (summary of annual budgets listed below). These costs will not be exceeded without prior approval and time will be billed according to the attached rate schedule.

Estimated Annual Fees (Detailed Scope of Services included on Attachment D)

FY 2025: \$10,500.00
FY 2026: \$10,500.00
FY 2027: \$10,500.00
FY 2028: \$10,500.00

If this proposal meets with your approval, your signature below and on the attached agreement will be sufficient authorization to commence the stated work. We appreciate the opportunity to submit this proposal and look forward to working with you on this project.

Sincerely,

John Conciencie, CPESC
Vice President
LJA Engineering, Inc.
2615 Calder Avenue, Suite 500
Beaumont, Texas 77702
Office: 409.833.3363
Direct: 409.554.8980
Email: jconciencie@lja.com

APPROVED BY:
NORTHTOWN MUNICIPAL UTILITY
DISTRICT

By: _____

Name: Brenda Richter

Title: President

Date: May 28, 2024



PROFESSIONAL SERVICES AGREEMENT

This Agreement prepared on May 9, 2024 is by and between Northtown Municipal Utility District with address at 700 E. Wells Branch Parkway, Pflugerville, Texas 78660 ("Client") and LJA Engineering, Inc. ("LJA"), who agree as follows:

Client engages LJA to perform professional services (the "Services") for the compensation set forth in one or more proposals or work authorizations (the "Proposal(s)") for one or more projects (the "Project(s)"). LJA shall be authorized to commence the Services upon execution of the Proposal(s) by the Client. Client and LJA agree that this Agreement, the Proposal(s), and any attachments herein incorporated by reference (the "Agreement") constitute the entire agreement between them.

I. LJA'S RESPONSIBILITIES: LJA shall perform or furnish the Services described in the Proposals, which shall be combined and attached as part of this Agreement. Where the terms or conditions of any Proposal conflict with those of Parts I-III contained herein, the Proposal shall control for the Services performed under that Proposal only.

II. CLIENT'S RESPONSIBILITIES: Client, at its expense, shall do the following in a timely manner so as not to delay the Services:

1. INFORMATION/REPORTS: Furnish LJA with all information, reports, studies, site characterizations, advice, instructions, and similar information in its possession relating to the Project.

2. REPRESENTATIVE / ACCESS: Designate a representative for the Project who shall have the authority to transmit instructions, receive information, interpret and define Client's policies, and make decisions with respect to the Services, and provide LJA safe access to any premises necessary for LJA to provide the Services.

3. DECISIONS: Provide all criteria and full information as to requirements for the Project, obtain (with LJA's assistance, if applicable) necessary approvals and permits, attend Project-related meetings, provide interim reviews on an agreed-upon schedule, make decisions on Project alternatives, and participate in the Project to the extent necessary to allow LJA to perform the Services.

III. COMPENSATION, BILLING, & PAYMENT: Client shall pay LJA for Services as denoted in the applicable Proposal and in accordance with the standard rate schedule – Attachment B.

IV. STANDARD TERMS AND CONDITIONS: Attachment A.

The persons signing this Agreement warrant that they have the authority to sign as, or on behalf of, the party for whom they are signing and each of the undersigned parties has caused this Agreement to be duly executed. This Agreement contains a limitation of liability clause and the Client has read and consents to all terms.

APPROVED FOR "CLIENT"
NORTHTOWN MUNICIPAL UTILITY DISTRICT

By: _____

Printed Name: _____

Title: Brenda Richter

Effective Date: May 28, 2024

Attachments:

- A – Standard Terms and Conditions
- B – Standard Rate Schedule
- C – Estimated Budget
- D – Scope of Services

APPROVED FOR "LJA"
LJA ENGINEERING, INC.

By:  _____

Printed Name: John Concienne, CPESC

Title: Vice President

ATTACHMENT A STANDARD TERMS AND CONDITIONS

1. STANDARD OF CARE. The Services shall be performed with the professional skill and care ordinarily provided by competent engineers practicing under the same or similar circumstances and professional license. The Services are not subject to, and LJA cannot provide, any warranty or guarantee, express or implied, including warranties or guarantees contained in any uniform commercial code, work authorization, requisition, or notice, except as provided herein.

2. CHANGE OF SCOPE. The scope of Services set forth in any Proposal is based on facts known at the time of execution of the Proposal, including, if applicable, Client Data (defined below). As the Project progresses, facts discovered, including, but not limited to, site conditions or the existence of differing subsurface or physical conditions, may indicate that the scope, pricing, or other terms must be redefined, and the parties shall reasonably cooperate to equitably adjust the scope, pricing, or terms of this Agreement accordingly.

3. SAFETY. LJA has established and maintains corporate programs and procedures for the safety of its employees. Unless included as part of the Services, LJA specifically disclaims any authority or responsibility for general job site safety and safety of persons other than LJA employees.

4. DELAYS. Where LJA is prevented from completing any part of the Services within the schedule provided under the Agreement due to delay beyond its reasonable control, the schedule will be extended in an amount of time equal to the time lost due to such delay so long as LJA provides written explanation of the delay to Client. Except with regard to payment of any amounts due LJA from any Services, neither party shall be liable to the other for any delays or failure to act, due to unforeseeable causes reasonably beyond the control of the party claiming such circumstances.

5. TERMINATION/SUSPENSION. Either party may terminate this Agreement upon thirty (30) days written notice to the other party. In the event of termination, Client shall pay LJA for all Services, including profit relating thereto, rendered prior to termination, plus any expenses of termination. In the event either party defaults in its obligations under this Agreement (including Client's obligation to make the payments required hereunder), the non-defaulting party may suspend performance under this Agreement. In the event of a suspension of Services, LJA shall have no liability to the Client for delay or damage caused the Client because of such suspension of Services. Before resuming Services, LJA shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of LJA's Services. LJA's fees for the remaining Services and the time schedules shall be equitably adjusted. Obligations under this Agreement, which

by their nature would continue beyond the suspension or termination of this Agreement (e.g., indemnification), shall survive such suspension or termination.

6. INSURANCE. LJA will maintain insurance coverage for Professional Liability, Commercial Liability, Auto, and Workers' Compensation in amounts in accordance with legal and business requirements. Certificates evidencing such coverage will be provided to Client upon request.

7. INDEMNITY. LJA shall indemnify and hold harmless Client from and against loss, liability, and damages sustained by Client and its employees to the extent actually caused by LJA's failure to adhere to the standard of care described herein.

8. LIMITATION OF LIABILITY. No employee or agent of LJA shall have individual liability to Client. Client agrees that, to the fullest extent permitted by law, LJA's total liability to Client for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to the Project or this Agreement from any causes including, but not limited to, LJA's negligence, errors, omissions, strict liability, or breach of contract, and whether claimed directly or by way of contribution, shall not exceed the total compensation received by LJA for the relevant work authorization or proposal under this Agreement. If Client desires a limit of liability greater than that provided above, Client and LJA shall include in Part III of this Agreement the amount of such limit and the additional compensation to be paid to LJA for assumption of such additional risk.

9. CONSEQUENTIAL DAMAGES. IN NO EVENT WILL LJA BE LIABLE TO THE CLIENT FOR CONSEQUENTIAL, INCIDENTAL, PUNITIVE, SPECIAL, OR EXEMPLARY DAMAGES, INCLUDING LOST REVENUES, LOSS OF USE, LOSS OF FINANCING, LOSS OF REPUTATION, LOST PROFITS, DELAYS, OR OTHER ECONOMIC LOSS ARISING FROM ANY CAUSE INCLUDING BREACH OF WARRANTY, BREACH OF CONTRACT, TORT, STRICT LIABILITY OR ANY OTHER CAUSE WHATSOEVER, NOTWITHSTANDING ANY PROVISION OF THIS AGREEMENT TO THE CONTRARY. REGARDLESS OF LEGAL THEORY, LJA SHALL BE LIABLE ONLY TO THE EXTENT THAT ANY DAMAGES SPECIFIED HEREIN ARE FOUND BY A FINAL COURT OF COMPETENT JURISDICTION TO HAVE BEEN THE SEVERAL LIABILITY OF LJA. TO THE EXTENT PERMITTED BY LAW, ANY STATUTORY REMEDIES THAT ARE INCONSISTENT WITH THIS PROVISION ARE WAIVED.

10. REUSE OF PROJECT DELIVERABLES. Reuse of any documents or other deliverables, including electronic media, pertaining to the Project by Client for any purpose other than that for which such were originally prepared, or

alteration of such without the written verification or adaptation by LJA for the specific purpose intended, shall be at the Client's risk. Client agrees to hold harmless LJA from all claims, damages, and expenses (including reasonable litigation costs) arising out of such reuse or alteration by Client or others acting through Client.

11. CLIENT DATA. Client or any third party designated by Client may provide information, reports, studies, site characterizations, advice, instructions, and similar information in its possession relating to the Project ("Client Data"). LJA may reasonably and in good faith rely upon the accuracy of Client Data and unless described as part of the Services, LJA is not required to audit, examine, or verify Client Data. However, LJA will not ignore the implications of information furnished to LJA and may make reasonable inquiries if Client Data as furnished appears to be incorrect or incomplete. LJA makes no representations or warranties (express or implied) as the quality, accuracy, usefulness, or completeness of any Services to the extent LJA relies on Client Data. LJA, its affiliates, its officers, directors, and employees shall have no liability whatsoever with respect to the use of unreliable, inaccurate, or incomplete Client Data.

12. ASSIGNMENT/BENEFICIARIES. Neither party may assign this Agreement without the written consent of the other party. With the exception of such assignments, nothing contained in this Agreement, nor the performance of the parties hereunder, is intended to benefit, nor shall inure to the benefit of, any third party, including Client's contractors, if any. The Services may be performed by any affiliated company of LJA under its common insurance program.

13. AMENDMENT, NO WAIVER, SEVERABILITY. This Agreement can be amended in writing and signed by the parties. No waiver by either party of any default by the other party in the performance of this Agreement shall invalidate any other section of this Agreement or operate as a waiver of any future default. The various terms, provisions, and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.

14. INDEPENDENT PARTIES. Each party is an independent entity and is not a partner, agent, principal, or employee of the other party, unless otherwise agreed to by the parties in writing. Nothing in this Agreement shall restrict or otherwise prohibit either party or their respective affiliates in the conduct of their businesses.

15. STATUTE OF LIMITATION. To the fullest extent permitted by law, the parties agree that, except for claims for indemnification, the time period for bringing claims under this Agreement shall expire one (1) year after Project completion.

16. DISPUTE RESOLUTION The parties shall attempt to settle all claims, disputes, and controversies arising out of or in relation to the performance, interpretation, application, or enforcement of this Agreement, including but not limited to breach thereof, by discussion between the parties' senior representatives. If any dispute cannot be resolved in this manner, within five (5) business days, the parties agree to refer such claims, disputes, and

controversies to mediation by a mediator mutually agreed to and equally paid for by the parties before, and as a condition precedent to, the initiation of any adjudicative action or proceeding, including arbitration. The mediator shall convene the mediation at the request of either party, and the mediation will last at such times and as long as the mediator reasonably believes agreement is probable. Notwithstanding the foregoing, prior to or during negotiation or mediation, either party may initiate litigation that would otherwise become barred by a statute of limitation. In the event any actions are brought to enforce this Agreement, the prevailing party shall be entitled to collect its litigation costs including reasonable attorney's fees from the other party.

17. LITIGATION SUPPORT. LJA will not be obligated to provide expert witness or other litigation support related to its Services, unless expressly agreed in writing. In the event LJA is required to respond to a subpoena, inquiry, or other legal process related to the Services in connection with a proceeding to which LJA is not a party, Client will reimburse LJA for its costs and compensate LJA at its then standard rates for the time it incurs in gathering information and documents and attending depositions, hearings, and the like.

18. STATUTORY TERMS APPLICABLE TO STATE POLITICAL SUBDIVISIONS. As required by Chapter 2252 of the Texas Government Code (the "Code"), and as such terms are defined therein, LJA is not listed on, nor does not do business with, "Companies" that are on the Texas Comptroller of Public Accounts' list of "Designated Foreign Terrorist Organizations." As required by Chapter 2271 of the Code, and as such terms are defined therein, LJA verifies that it does not, nor will it, "boycott Israel" through the term of this Agreement. As required by Chapter 2274 of the Code, and as such terms are defined therein, LJA hereby verifies that it does not, nor will it, "boycott energy companies," through the term of this Agreement. As required by Chapter 2274 of the Code, and as such terms are defined therein, LJA hereby verifies that it does not have a practice, policy, guidance, or directive that discriminates against a "firearm entity" or "firearm trade association," and will not discriminate against a firearm entity or firearm trade association through the term of this Agreement. As required by Chapter 113 of the Texas Business & Commerce Code, and as such terms are defined therein, LJA is not owned by nor has the majority of stock or other ownership interest of the company held by (i) individuals who are citizens of China, Iran, North Korea, Russia or a "designated country", or (ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia or a "designated country." LJA is headquartered in Houston, Texas.

19. GOVERNING LAW. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Texas without giving effect to any conflict or choice of law rules or principles under which the law of any other jurisdiction would apply. Each party hereby submits to the jurisdiction of the federal and state courts located in Harris County and agrees that such courts shall be exclusive forum and venue for resolving any legal suit, action or proceeding arising out of or relating to this Agreement.

Ver.20OCT2023

ATTACHMENT B**STORMWATER DIVISION
RATE SCHEDULE**

Labor Classification	Hourly Rate
Vice President	\$205.00
Project Manager	\$145.00
Assistant Project Manager	\$135.00
Senior Environmental Scientist	\$190.00
Environmental Scientist II	\$115.00
Environmental Scientist I	\$105.00
Environmental Technician III	\$ 98.00
Environmental Technician II	\$ 86.00
Environmental Technician I	\$ 78.00
Administrative Technician	\$ 65.00
CADD Technician	\$100.00
Expert Witness Work	\$425.00

Payments

LJA reserves the right to suspend work should invoices not be paid within the stated terms. Client affirms that the Services to be provided by LJA should not be subject to the addition of any sales tax, value added tax, stamp duty, wage withholding, or similar tax or withholding, including at the source of payment, and as such, requests that LJA not add any such taxes to its invoices. If applicable, Client shall provide LJA with appropriate exemption certificates. The amount of any excise, VAT, or gross receipts tax that may be imposed for professional services shall be added to the compensation as determined above. In the case where Client is obliged to make any deduction or withholding on account of any such addition, the amount paid to LJA by Client for any invoice shall be grossed up to the amount of the invoice so that any fees and other sums payable to LJA are not subject to such taxes.

Reimbursable expenses such as outside reproduction services, courier service, laboratory fees, etc. will be invoiced at cost.

This Rate Schedule is subject to annual change at LJA's discretion to reflect increases in costs of operation, inflation, etc.



District Control No. 20240528-7b1

409.833.3363
TBPELS F-1386
TBPELS 10110501
www.LJA.com

2615 Calder Avenue, Suite 500, Beaumont, Texas 77702

Attachment C

North Austin Stormwater Quality Coalition

North Austin MUD No. 1, *Travis County MUD No. 3, Travis County WCID No. 20, Wells Branch MUD, Williamson County WSIDD No. 3, Vista Oaks MUD, Williamson County MUD No. 13, and Northtown MUD

**Stormwater Management Program Implementation
Estimated Budget**

Key Implementation Activities by Minimum Control Measure	Implementation Cycle 1 (FY 2025)	Implementation Cycle 2 (FY 2026)	Implementation Cycle 3 (FY 2027)	Implementation Cycle 4 (FY 2028)
1.0 Public Education, Outreach, and Involvement				
Development of Public Education Materials	\$17,700.00	\$17,700.00	\$17,700.00	\$17,700.00
Annual SWMP Review				
Development and Maintenance of Stormwater Website				
Reproduction Costs for Flyers/Brochures				
Conduct Public Involvement Sessions				
SWMP Committee Meetings				
Record Maintenance/Data Entry				
2.0 Illicit Discharge Detection and Elimination				
Regulatory Compliance Assistance	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00
Standard Operating Procedure Development				
Outfall Inspections/Mapping				
Maintain/Update Outfall Inventory Map				
Record Maintenance/Data Entry				
3.0 Construction Site Stormwater Runoff Control				
Regulatory Compliance Assistance	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00
Standard Operating Procedure Development				
Construction Plan Review Assistance				
Construction Site Inspections				
Record Maintenance/Data Entry				
4.0 Post-Construction Stormwater Management				
Regulatory Compliance Assistance	\$6,300.00	\$6,300.00	\$6,300.00	\$6,300.00
Standard Operating Procedure Development				
Inspection of Post-Construction Controls				
Record Maintenance/Data Entry				
5.0 Good Housekeeping for Municipal Operations				
MS4 Employee Training Programs	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
Municipal Facility Inspections				
Pollution Prevention Plan Annual Review/Updates				
SOP Annual Review				
Maintain/Update MS4 Facility Inventory				
Record Maintenance/Data Entry				
TMDL/Impaired Water Bodies				
TMDL/Stakeholder Representation	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00
Annual Impaired Water Bodies Review				
Focused BMP Implementation				
Additional Services				
TCEQ Stakeholder Representation	\$13,000.00	\$13,000.00	\$13,000.00	\$13,000.00
Permit Renewal Tasks				
Development/Submittal of Annual Reports				
Total Annual Cost For Combined Activities	\$84,000.00	\$84,000.00	\$84,000.00	\$84,000.00
Total Annual Cost Per Entity (based on 8 coalition members)	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00

*Travis County MUD No. 3 is the participating member in the North Austin Stormwater Quality Coalition, however contracting is done through Travis County MUD No. 4 as the Master District.

*All scope items listed will be implemented in accordance with the measureable goals established in the Stormwater Management Program.
(Each implementation cycle will run from October 1st - September 30th)

ATTACHMENT D**North Austin Stormwater Quality Coalition****SWMP Implementation - Scope of Services**

(FY 2025 – FY 2028)

Minimum Control Measure 1.0

- I. Assist with implementation of Public Education, Outreach, and Involvement Program in compliance with TPDES General Permit No. TXR040000
 - a. Develop stormwater quality public education materials in compliance with the regulations of TXR040000
 - b. Maintain stormwater quality website for all coalition members
 - c. Conduct SWMP committee meetings (minimum of 2 per year)
 - d. Maintain all associated permit compliance records/documentation
 - e. Conduct annual review of the stormwater management program

Minimum Control Measure 2.0

- II. Assist with implementation of the Illicit Discharge Detection and Elimination Program in compliance with TPDES General Permit No. TXR040000
 - a. Update outfall inventory map (minimum of 1 update per permit term)
 - b. Conduct annual outfall inspections (minimum of 20% of outfalls per year)
 - c. Provide assistance with illicit discharge complaints reported by citizens or referred by the TCEQ
 - d. Review and update IDDE standard operating procedures once per year
 - e. Maintain all associated permit compliance records/documentation

Minimum Control Measure 3.0

- III. Assist with implementation of Construction Site Stormwater Runoff Control Program in compliance with TPDES General Permit No. TXR040000
 - a. Conduct non-traditional MS4 construction site inspections once per quarter (4 inspection cycles per year)
 - b. Provide assistance with construction site runoff complaints reported by citizens or referred by the TCEQ
 - c. Review and update construction site stormwater runoff standard operating procedures once per year
 - d. Maintain an inventory of all construction site notices received by the coalition on an annual basis
 - e. Maintain all associated permit compliance records/documentation

Minimum Control Measure 4.0

- IV. Assist with implementation of Post-Construction Stormwater Management Program in compliance with TPDES General Permit No. TXR040000
- a. Conduct inspections of all applicable post-construction control measures (permittee-owned) once per permit term
 - b. Provide assistance with post-construction runoff complaints reported by citizens or referred by the TCEQ
 - c. Review and update post-construction stormwater management standard operating procedures once per year
 - d. Maintain all associated permit compliance records/documentation

Minimum Control Measure 5.0

- V. Assist with implementation of Good Housekeeping Program in compliance with TPDES General Permit No. TXR040000
- a. Conduct MS4 municipal facility inspections once per permit term
 - b. Facilitate employee training program regarding the SWMP once per permit term
 - c. Maintain/update MS4 facility inventory once per permit term
 - d. Review and update good housekeeping standard operating procedures once per year
 - e. Review and update general pollution prevention plan once per year

TMDL/Impaired Water Bodies

- VI. Assist with implementation of the BMPs associated with the TMDL/Impaired Water Bodies section of the coalition's Stormwater Management Program
- a. Provide stakeholder representation as needed
 - b. Conduct annual impaired water bodies review
 - c. Conduct annual analysis of progress made toward reaching established TMDL benchmarks

Additional Services

- VII. Additional MS4 permit compliance tasks
- a. MS4 annual report development (1 shared annual report for all coalition members)
 - b. MS4 permit renewal process for TPDES General Permit No. TXR040000
 - c. Provide stakeholder representation at TCEQ Water Quality Advisory meetings

Scope of Service – Additional Information

This scope of services was developed in compliance with the existing regulations established in TPDES General Permit No. TXR040000. The new Phase II MS4 Permit is currently scheduled for issuance in August of 2024, which could require this scope of services to be updated to maintain compliance with TPDES General Permit No. TXR040000.

All items identified in this scope of services will be implemented in accordance with the measurable goals established in the SWMP for the North Austin Stormwater Quality Coalition, with an initiation of services beginning on **October 1, 2024**.

CONTRACT ADDENDUM

This Contract Addendum ("Addendum") is incorporated into the attached proposal (the "Proposal") between LJA Engineering, Inc. ("Contractor") and Northtown Municipal Utility District (the "District"). If there is any conflict between the terms of the attached Proposal and this Addendum, the terms of this Addendum will control.

1. Interested Parties. Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the o, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the Contractor executes and submits the Proposal to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Proposal is not effective until the requirements listed above are satisfied and any approval or award of the Proposal by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. Conflicts of Interest. Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Proposal to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. Verification Under Chapter 2271, Texas Government Code. If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Proposal, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described in Subchapter B of Chapter 808 of the Texas Government Code and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

4. Verification Under Subchapter F, Chapter 2252, Texas Government Code. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

5. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries. If required under Chapter 2274, Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Proposal against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms “discriminate against a firearm entity,” “firearm entity,” and “firearm trade association” have the meanings ascribed to them in Section 2274.001 of the Texas Government Code.

6. Verification Under Chapter 2276, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2276 of the Texas Government Code (as amended, “*Chapter 2276*”), Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Proposal, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the “*Comptroller*”) described in Subchapter B of Chapter 809 of the Texas Government Code and posted on the Comptroller’s internet website at

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2276. As used in the foregoing verification, “boycott energy companies” means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

Date: May 6, 2024

WORK ESTIMATE



ABSOLUTE

Absolute Commercial and Environmental Services, Inc.

PO Box 82433
Austin TX, 78708
Phone 512 560 1099
www.absoluteenvironmental.net

Customer:

Northtown MUD
C/O 360 Professional Services, Inc.
scott.foster@360psinc.com

PROJECT DESCRIPTION

Northtown MUD - Meadowpointe Pond

DESCRIPTION: Stage 1

Dam/Spillway

- De-water pond approximately 3' in surface elevation
- Remove stumps and current concrete dam/spillway structure.
- Flow fill void where water is bypassing under spillway.
- Over excavate for new dam.
- Replace existing dam and add additional apron

Gabion Baskets

- Install approx. 180 feet of gabion baskets along creek edge.
- Baskets will be filled with 3x5 limestone rock.
- Back fill and compact around baskets as they are set.
- Install 3 deadmans along the berm to help hold baskets in place.
- Tie baskets in with mattress to lock it all together.

Gabion mattress

- Remove 1 Sycamore tree, 1 Willow tree & 4 Hackberry Trees In area to install mattress.
- Reshape area to prep for mattress installation.
- Install Geotextile fabric down to help stabilize ground and prevent vegetation from contaminating mattress.
- Install approx. 550 sf of gabion mattress.
- Fill baskets in with 3x5 limestone rock.
- Tie gabion mattress to gabion baskets to lock it all together.

Limestone Rock Boulders

- Install approx. 180 tons of 18-30" limestone rock boulders in specified area (approx. 1500 sq ft) to help prevent erosion.

TOTAL

SUBTOTAL

\$57,869.25

SALES TAX

Exempt

TOTAL ESTIMATED

\$57,869.25

Above information is not an invoice. Actual invoice price could vary if additional time or material is required.

If you have any questions concerning this estimate, please contact

Matt Proctor ~ 512 560 1099 ~ matt@absoluteenvironmental.net

Thank you for your business!

May 28, 2024

Signature of Approval

Brenda Richter, President

Date

CONTRACT ADDENDUM

This Contract Addendum ("Addendum") is incorporated into the attached proposal (the "Proposal") between Absolute Commercial and Environments Services, Inc. ("Contractor") and Northtown Municipal Utility District (the "District"). If there is any conflict between the terms of the attached Proposal and this Addendum, the terms of this Addendum will control.

1. Interested Parties. Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the o, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the Contractor executes and submits the Proposal to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Proposal is not effective until the requirements listed above are satisfied and any approval or award of the Proposal by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. Conflicts of Interest. Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Proposal to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. Verification Under Chapter 2271, Texas Government Code. If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Proposal, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described in Subchapter B of Chapter 808 of the Texas Government Code and posted on the Comptroller's internet website at:

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4. Verification Under Subchapter F, Chapter 2252, Texas Government Code. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

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The foregoing verification is made solely to comply with Chapter 2276. As used in the foregoing verification, “boycott energy companies” means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

Northtown Municipal Utility District

Accounting Report

May 28, 2024

- Review Cash Activity Report, including Receipts and Expenditures.
 - ☑ Action Items:
 - Approval of director and vendor payments.
 - Approval of fund transfers.
- Review April 30, 2024 Financial Statements.

2024
Northtown M.U.D.

January						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
Su	M	Tu	W	Th	F	Sa
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28	29	30				

May						
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26	27	28	29	30	31	

June						
Su	M	Tu	W	Th	F	Sa
						1
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July						
Su	M	Tu	W	Th	F	Sa
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14	15	16	17	18	19	20
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28	29	30	31			

August						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September						
Su	M	Tu	W	Th	F	Sa
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22	23	24	25	26	27	28
29	30					

October						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	4	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

[illegible]

Cash Activity Reports

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Operating Account
April 30, 2024 - May 28, 2024

General Fund
Operating Account

Cash Balance - April 30, 202421,427.01

Subsequent Activity675.00

Cash Receipts	Facility Rental	675.00
	Total Subsequent Activity	675.00

Projected Balance as of May 28, 2024\$ 22,102.01

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
March 31, 2024 - May 28, 2024

		General Fund Manager's Account
Cash Balance - March 31, 2024		\$ 270,563.99
Subsequent Activity		7,616.66
Transfers approved at the April 23, 2024 Meeting	533,949.74	
Expenditures Approved at the April 23, 2024 Meeting	(484,034.35)	
Payroll Expenses	Payroll and Payroll Taxes (36,948.66)	
CASE	2024 District Membership Dues (500.00)	
City of Austin	Utilities - April 2024 (42.97)	
Optimum	Internet - April 2024 (500.91)	
TXU Energy	Office Electric - April 2024 (1,473.97)	
Verizon	Telephone- April 2024 (45.22)	
Laforce, Inc.	New Door/Locks - 50 ac Park Pavilion (2,787.00)	
	Total Subsequent Activity	7,616.66
Cash Balance - April 30, 2024		\$ 278,180.65
Subsequent Expenditures		(28,488.67)
Payroll Expenses	Payroll and Payroll Taxes (18,248.57)	
AT&T	Telephone - April 2024 (1,350.85)	
City of Austin	Utilities - April 2024 (2,323.61)	
Optimum Business	Park Utilities - April 2024 (400.00)	
TXU Energy	Street Lights - April 2024 (730.71)	
Alves, Vanessa	Facility Rental Deposit Refund (100.00)	
Guzman, Veronica	Facility Rental Deposit Refund (100.00)	
Sheikh, Aftab	Facility Rental Deposit Refund (100.00)	
City of Austin	Utilities - April 2024 (2,990.89)	
Ramona Oliver	Expense Reimbursement (1,210.80)	
Charter Communications	Park Internet - April 2024 (140.39)	
Gonzalez, Erika	Facility Rental Deposit Refund (100.00)	
CASE	Convention - Capers/Hill (600.00)	
AT&T Mobility	Telephone - May 2024 (92.85)	
	Total Subsequent Activity	(28,488.67)
Expenditures to be Approved at May 28, 2024 Meeting		(458,573.10)
360 Professional Services, Inc.	Engineering Fees - April 2024 (8,736.30)	
Alterman, Inc.	Well Inspections (3,860.01)	
Armbrust & Brown, P.L.L.C.	Legal Fees - April 2024 (14,760.48)	
Bott & Douthitt, P.L.L.C.	Accounting Services - April 2024 (5,814.88)	
City of Austin	W/WW Purchases - April 2024 (212,076.88)	
City of Round Rock Environmental Services	Bacteriological Test - 24 PA (250.00)	
Crossroads Utility Services	Operations - April 2024 (62,175.87)	
Employee Incentive Plans, Inc.	401(k) Administration Fee (762.35)	
Jones - Heroy & Associates	Engineering Fees - USF 2024 (1,248.75)	
Ramona Oliver	Expense Reimbursement (349.66)	
Roadrunner Inspection Services	Inspection Fees (2,050.00)	
Studio 16 19, LLC	Park Improvements (6,631.15)	
Texas Disposal Systems, Inc.	Garbage Fees - April 2024 (79,461.20)	
TexaScapes	Landscape Maintenance (57,395.57)	
Travis County Sheriff's Department	Security Patrol Vehicle (2,200.00)	
Williams Mapping & Consulting	Monthly MS4 Inspections (800.00)	
	(458,573.10)	
Subtotal		(208,881.12)
Transfers to be approved		508,573.10
Transfer for expenditures approved 5/28/2024 from Logic Operating	458,573.10	
Transfer Funds from Logic Operating	50,000.00	
Projected Balance as of May 28, 2024		\$ 299,691.98

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
April 30, 2024 - May 28, 2024

				<u>General Fund</u>
				<u>Customer Refund</u>
				<u>Account</u>
Cash Balance - April 30, 2024				\$ 3,659.26
Expenditures to be Approved at May 28, 2024 Meeting				(10,485.97)
Customer Refunds	Customer Refunds		<u>(10,485.97)</u>	
		Total Expenditures	<u>(10,485.97)</u>	
Subtotal				(6,826.71)
Transfers to be approved - from TexPool Operating Account				11,000.00
Projected Balance as of May 28, 2024				\$ 4,173.29

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Park Fund Account
April 30, 2024 - May 28, 2024

	<u>ABC Bank</u> <u>Park</u> <u>Account</u>
Cash Balance - April 30, 2024	\$ 49,950.00
Projected Balance as of May 28, 2024	\$ 49,950.00

Northtown Municipal Utility District

Cash/Investment Activity Report

April 30, 2024 - May 28, 2024

	Interest Rate	Maturity Date	Balance 4/30/2024	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 5/28/2024	Projected Balance 5/28/2024
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 21,427.01	\$ 675.00	\$ -	\$ 22,102.01	\$ -	\$ 22,102.01
ABC Bank - Manager's Account	0.0000%	N/A	278,180.65	-	(487,061.77)	(208,881.12)	508,573.10 (1)(2)	299,691.98
ABC Bank - Customer Refunds	0.0000%	N/A	3,659.26	-	(10,485.97)	(6,826.71)	11,000.00 (3)	4,173.29
PNC Bank Lockbox	0.0000%	N/A	359,757.60	1,471.24	(2,761.09)	358,467.75	(350,000.00) (4)	8,467.75
Logic Operating - 01	5.4155%	N/A	15,846,195.19	-	-	15,846,195.19	(492,869.60) (1)(2)(5)	15,353,325.59
TexPool Operating	5.3151%	N/A	3,897,916.89	-	-	3,897,916.89	339,000.00 (3)(4)	4,236,916.89
TexPool Fiscal Surety Trail Easement	5.3151%	N/A	112,661.67	-	-	112,661.67	-	112,661.67
Total - General Fund			20,519,798.27	2,146.24	(500,308.83)	20,021,635.68	15,703.50	20,037,339.18
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	5.4155%	N/A	51,023.38	-	-	51,023.38	-	51,023.38
TexPool Park	5.3151%	N/A	4,947.71	-	-	4,947.71	-	4,947.71
Total - Park Fund			105,921.09	-	-	105,921.09	-	105,921.09
Debt Service Fund -								
Logic - Tax Account	5.4155%	N/A	38,317.62	-	-	38,317.62	(30,703.50) (5)(6)	7,614.12
Logic - Debt Service	5.4155%	N/A	3,095,999.85	-	-	3,095,999.85	188,991.32 (6)(7)	3,284,991.17
TexPool - SR 2020 Cap Int	5.3151%	N/A	173,991.32	-	-	173,991.32	(173,991.32) (7)	-
Total - Debt Service Fund			3,308,308.79	-	-	3,308,308.79	(15,703.50)	3,292,605.29
Capital Project Fund -								
Logic - SR 2011 CPF	5.4155%	N/A	2,706.41	-	-	2,706.41	-	2,706.41
TexPool - SR 2020 CPF	5.3151%	N/A	4,806,649.06	-	-	4,806,649.06	-	4,806,649.06
Total - Capital Project Fund			4,809,355.47	-	-	4,809,355.47	-	4,809,355.47
Total - All Funds			\$ 28,743,383.62	\$ 2,146.24	\$ (500,308.83)	\$ 28,245,221.03	\$ -	\$ 28,245,221.03

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 458,573.10
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 50,000.00
(3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Acct: 11,000.00
(4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: 350,000.00
(5) To transfer funds from Logic Tax to Logic General Operating Account: 15,703.50
(6) To transfer funds from Logic Tax to Logic Debt Service Account: 15,000.00
(7) To transfer funds from TexPool SR 2020 Cap Int to Logic Debt Service: 173,991.32

Northtown M.U.D.
Collateral Analysis Schedule - ABC Bank
4/30/2024

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
ABC Bank -			
Operating Account (General Fund)	\$ 21,427.01		
Manager's Account (General Fund)	489,955.71		
Customer Deposit Account (General Fund)	29,459.88		
Parks Account (Park Fund)	49,950.00		
Total ABC Bank	<u>590,792.60</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral ABC Bank (Market Value)		<u>1,598,590.25</u>	
Total Collateral - ABC Bank			
Total Collateral/Funds ABC Bank	<u>\$ 590,792.60</u>	<u>\$ 1,848,590.25</u>	<u>\$ 1,257,797.65</u>

Pledges By Pledgee And Maturity

Pledged To: NORTHTOWN MUD

American Bank of Commerce - Lubbock, TX

BBA

As Of 4/30/2024

Page 25 of 41

Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
							Original Face	Par	Book Value	Market Value
9128282A7 FROS: FROST NATL BK - SAN ANT	AFS		US TREASURY N/B 08/15/26	1.50	Aaa	5,000,000.00 3.00%	150,000.00	150,000.00	148,430.14	138,844.50
9128282A7 FROS: FROST NATL BK - SAN ANT	AFS		US TREASURY N/B 08/15/26	1.50	Aaa	5,000,000.00 25.00%	1,250,000.00	1,250,000.00	1,236,917.86	1,157,037.50
912828U24 FROS: FROST NATL BK - SAN ANT	AFS		US TREASURY N/B 11/15/26	2.00	Aaa	5,000,000.00 5.00%	250,000.00	250,000.00	248,485.20	232,852.50
912828U24 FROS: FROST NATL BK - SAN ANT	AFS		US TREASURY N/B 11/15/26	2.00	Aaa	5,000,000.00 1.50%	75,000.00	75,000.00	74,545.56	69,855.75
4 Securities Pledged To: NORTH - NORTHTOWN MUD							1,725,000.00	1,725,000.00	1,708,378.76	1,598,590.25

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.
4/24/2024 7:18 PM - RBM / WOLF

550

BBA - Baker Bond Accounting ®
The Baker Group Software Solutions, Inc.

U84 -- NORTHTOWN MUD												
YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
1995	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1996	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1997	306.58	.00	.00	.00	.00	.00 %	306.58	.00	.00	.00	.00	.00
1998	590.15	.00	.00	.00	.00	.00 %	590.15	.00	.00	.00	.00	.00
1999	634.04	.00	.00	.00	.00	.00 %	634.04	.00	.00	.00	.00	.00
2000	697.43	.00	.00	.00	.00	.00 %	697.43	.00	.00	.00	.00	.00
2001	752.13	.00	.00	.00	.00	.00 %	752.13	.00	.00	.00	.00	.00
2002	773.70	.00	.00	.00	.00	.00 %	773.70	.00	.00	.00	.00	.00
2003	959.09	.00	.00	.00	.00	.00 %	959.09	.00	.00	.00	.00	.00
2004	965.24	.00	.00	.00	.00	.00 %	965.24	.00	.00	.00	.00	.00
2005	916.16	.00	.00	.00	.00	.00 %	916.16	.00	.00	.00	.00	.00
2006	895.94	.00	.00	.00	.00	.00 %	895.94	.00	.00	.00	.00	.00
2007	968.27	.00	.00	.00	.00	.00 %	968.27	.00	.00	.00	.00	.00
2008	925.73	.00	.00	.00	.00	.00 %	925.73	.00	.00	.00	.00	.00
2009	937.74	.00	.00	.00	.00	.00 %	937.74	.00	.00	.00	.00	.00
2010	2281.97	.00	.00	.00	.00	.00 %	2281.97	.00	.00	.00	.00	.00
2011	2092.47	.00	.00	.00	.00	.00 %	2092.47	.00	.00	.00	.00	.00
2012	2073.36	.00	.00	.00	.00	.00 %	2073.36	.00	.00	.00	.00	.00
2013	2009.86	.00	.00	.00	.00	.00 %	2009.86	.00	.00	.00	.00	.00
2014	2169.57	.00	.00	.00	.00	.00 %	2169.57	.00	.00	.00	.00	.00
2015	2362.07	.00	.00	.00	.00	.00 %	2362.07	.00	.00	.00	.00	.00
2016	2683.57	.00	.00	.00	.00	.00 %	2683.57	.00	.00	.00	.00	.00
2017	4198.72	.00	227.11	.00	227.11	5.41 %	3971.61	62.55	.00	.00	.00	289.66
2018	4956.82	.00	1210.02	.00	1210.02	24.41 %	3746.80	462.97	.00	.00	.00	1672.99
2019	5907.94	.00	1229.65	.00	1229.65	20.81 %	4678.29	743.99	.00	.00	.00	1973.64
2020	5197.53	18.86-	1229.65	18.86	1210.79	23.38 %	3967.88	602.53	.00	.00	.00	1813.32
2021	10054.39	740.08-	1747.89	740.08	1007.81	10.82 %	8306.50	632.44	.00	3.20-	.00	1637.05
2022	31226.20	30513.09-	15330.02	29494.77	14164.75	986.33-%	14877.86	3105.67	.00	.00	.00	11059.08-
TOTL	87536.67	31272.03-	20974.34	30253.71	9279.37-	16.49-%	65544.01	5610.15	.00	3.20-	.00	3672.42-
2023	7151247.77	14685.76-	7084990.32	11876.97	7073113.35	99.11 %	63448.66	7073.31	.00	.00	.00	7080186.66
ENTITY												
TOTL	7238784.44	45957.79-	7105964.66	42130.68	7063833.98	98.21 %	128992.67	12683.46	.00	3.20-	.00	7076514.24

Northtown M.U.D.
Analysis of Taxes Collected FY 2023-2024
April 2024

TAX YEAR	2023			1997-2022			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.3635	\$ 0.1890	\$ 0.5525			\$ -			
	65.79%	34.21%	100.00%						
COLLECTIONS:									
OCT									
TAX ADJUSTMENTS	0.00	0.00	0.00	(1,461.18)	(902.83)	(2,364.01)	(1,461.18)	(902.83)	(2,364.01)
BASE TAX REV	0.00	0.00	0.00	(1,461.18)	(902.83)	(2,364.01)	(1,461.18)	(902.83)	(2,364.01)
TAXES	0.00	0.00	0.00	2,165.44	1,353.75	3,519.19	2,165.44	1,353.75	3,519.19
PENALTY	0.00	0.00	0.00	230.13	157.46	387.59	230.13	157.46	387.59
NOV									
TAX ADJUSTMENTS	(806.36)	(419.26)	(1,225.62)	(1,053.36)	(650.29)	(1,703.65)	(1,859.72)	(1,069.55)	(2,929.27)
BASE TAX REV	0.00	0.00	0.00	(1,053.36)	(650.29)	(1,703.65)	(1,053.36)	(650.29)	(1,703.65)
TAXES	77,346.75	40,216.05	117,562.80	2,058.86	1,273.58	3,332.44	79,405.61	41,489.63	120,895.24
PENALTY	0.00	0.00	0.00	500.63	316.69	817.32	500.63	316.69	817.32
DEC									
TAX ADJUSTMENTS	(253.74)	(131.93)	(385.67)	(48.60)	(29.66)	(78.26)	(302.34)	(161.59)	(463.93)
BASE TAX REV	0.00	0.00	0.00	(48.60)	(29.66)	(78.26)	(48.60)	(29.66)	(78.26)
TAXES	2,410,876.88	1,253,523.33	3,664,400.21	1,736.61	1,073.86	2,810.47	2,412,613.49	1,254,597.19	3,667,210.68
PENALTY	0.00	0.00	0.00	358.95	227.26	586.21	358.95	227.26	586.21
JAN									
TAX ADJUSTMENTS	(2,498.66)	(1,299.16)	(3,797.82)	(2,386.86)	(1,476.61)	(3,863.47)	(4,885.52)	(2,775.77)	(7,661.29)
BASE TAX REV	(1,710.80)	(889.52)	(2,600.32)	(1,754.53)	(1,090.62)	(2,845.15)	(3,465.33)	(1,980.14)	(5,445.47)
TAXES	2,011,640.80	1,045,942.53	3,057,583.33	593.43	458.97	1,052.40	2,012,234.22	1,046,401.51	3,058,635.73
PENALTY	0.00	0.00	0.00	247.56	175.89	423.45	247.56	175.89	423.45
FEB									
TAX ADJUSTMENTS	(925.74)	(481.33)	(1,407.07)	(1,472.73)	(915.94)	(2,388.67)	(2,398.46)	(1,397.28)	(3,795.74)
BASE TAX REV	(925.74)	(481.33)	(1,407.07)	(1,472.73)	(915.94)	(2,388.67)	(2,398.46)	(1,397.28)	(3,795.74)
TAXES	131,318.82	68,278.56	199,597.38	5,509.12	3,587.43	9,096.55	136,827.94	71,865.99	208,693.93
PENALTY	1,896.06	985.84	2,881.90	1,848.97	1,229.32	3,078.29	3,745.02	2,215.17	5,960.19
MAR									
TAX ADJUSTMENTS	(1,023.43)	(532.13)	(1,555.56)	(12,868.39)	(7,862.45)	(20,730.84)	(13,891.83)	(8,394.57)	(22,286.40)
BASE TAX REV	(1,023.43)	(532.13)	(1,555.56)	(12,868.39)	(7,862.45)	(20,730.84)	(13,891.83)	(8,394.57)	(22,286.40)
TAXES	15,555.54	8,088.03	23,643.57	0.00	0.00	0.00	15,555.54	8,088.03	23,643.57
PENALTY	1,272.46	661.61	1,934.07	0.00	0.00	0.00	1,272.46	661.61	1,934.07
APR									
TAX ADJUSTMENTS	(4,154.11)	(2,159.91)	(6,314.02)	(88.88)	(54.25)	(143.13)	(4,242.99)	(2,214.16)	(6,457.15)
BASE TAX REV	(4,154.11)	(2,159.91)	(6,314.02)	(88.88)	(54.25)	(143.13)	(4,242.99)	(2,214.16)	(6,457.15)
TAXES	14,607.79	7,595.24	22,203.03	722.36	440.93	1,163.29	15,330.14	8,036.18	23,366.32
PENALTY	1,485.15	772.19	2,257.34	195.04	119.05	314.09	1,680.18	891.25	2,571.43
MAY									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUN									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUL									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AUG									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEP									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL									
BASE TAX REV	(7,814.08)	(4,062.89)	(11,876.97)	(18,747.67)	(11,506.04)	(30,253.71)	(26,561.75)	(15,568.93)	(42,130.68)
TAXES	4,661,346.57	2,423,643.75	7,084,990.32	12,785.82	8,188.52	20,974.34	4,674,132.39	2,431,832.27	7,105,964.66
PENALTY	4,653.66	2,419.65	7,073.31	3,381.28	2,225.67	5,606.95	8,034.94	4,645.32	12,680.26
TOTAL DISTRIBUTION	4,658,186.16	2,422,000.50	7,080,186.66	(2,580.57)	(1,091.85)	(3,672.42)	4,655,605.59	2,420,908.65	7,076,514.24
BEGINNING									
TAXES RECEIVABLE	4,704,938.58	2,446,309.19	7,151,247.77	48,623.80	38,912.87	87,536.67	4,753,562.38	2,485,222.06	7,238,784.44
TAX ADJUSTMENTS	(9,662.03)	(5,023.73)	(14,685.76)	(19,380.00)	(11,892.03)	(31,272.03)	(29,042.04)	(16,915.75)	(45,957.79)
BASE TAX REV	7,814.08	4,062.89	11,876.97	18,747.67	11,506.04	30,253.71	26,561.75	15,568.93	42,130.68
LESS: COLLECTIONS	(4,661,346.57)	(2,423,643.75)	(7,084,990.32)	(12,785.82)	(8,188.52)	(20,974.34)	(4,674,132.39)	(2,431,832.27)	(7,105,964.66)
TAX									
REC @ END OF PERIOD	41,744.05	21,704.61	63,448.66	35,205.64	30,338.37	65,544.01	76,949.69	52,042.98	128,992.67
	65.79%	34.21%	100.00%						

Financial Statements

Northtown M.U.D.

Accountant's Compilation Report

April 30, 2024

The District is responsible for the accompanying financial statements of the governmental activities of Northtown M.U.D., as of and for the seven months ended April 30, 2024, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The District has omitted the management's discussion and analysis, the Statement of Net Assets, and Statement of Activities that the Governmental Accounting Standards Board required to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historic context.

In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows and the components required by GASB 34 were included in the financial statements, they might influence the user's conclusions about the District's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Accounting principles generally accepted in the United States of America require that budgetary comparison information be presented to supplement the basic financial statements. Such information is presented for purposes of additional analysis and, although not a required part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. The required supplementary information was subject to our compilation engagement. We have not audited or reviewed the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Supplementary Information

The supplementary information contained in the schedules described in the Supplementary Information Index is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement; however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

We are not independent with respect to Northtown M.U.D.



BOTT & DOUTHITT, P.L.L.C.

May 20, 2024
Round Rock, TX

**Northtown Municipal Utility District
Governmental Funds Balance Sheet
April 30, 2024**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Assets					
Cash and Cash Equivalents					
Cash on Deposit	\$ 663,024.52	\$ 49,950.00	\$ -	\$ -	\$ 712,974.52
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	19,856,773.75	55,971.09	3,308,308.79	4,809,355.47	28,030,409.10
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	287,723.69	-	-	-	287,723.69
Accrued Service Revenue	442,895.00	-	-	-	442,895.00
Property Taxes	76,949.68	-	52,042.99	-	128,992.67
Other	72,089.82	-	-	6,471.90	78,561.72
Interfund	15,703.50	695,692.00	-	28,456.37	739,851.87
Total Assets	\$ 21,415,659.96	\$ 801,613.09	\$ 3,360,351.78	\$ 4,844,283.74	\$ 30,421,908.57
Liabilities					
Accounts Payable	\$ 426,183.58	\$ -	\$ -	\$ -	\$ 426,183.58
Accrued Expenses	22,664.18	-	-	-	22,664.18
Payroll Taxes Payable	545.52	-	-	-	545.52
TCEQ Assessment	4,010.35	-	-	-	4,010.35
Customer Meter Deposits	738,408.23	-	-	-	738,408.23
Builder Deposits	17,800.00	-	-	-	17,800.00
Overcollected Property Taxes	-	-	-	-	-
Other Deposits	58,975.47	-	-	-	58,975.47
Capital Recovery Fees Payable	14,400.00	-	-	-	14,400.00
Unclaimed Property	10,930.25	-	-	-	10,930.25
Fiscal Surety Village Park Improvements	112,661.67	-	-	-	112,661.67
Interfund	724,148.37	-	15,703.50	-	739,851.87
Total Liabilities	2,130,727.62	-	15,703.50	-	2,146,431.12
Deferred Inflows of Resources					
Deferred Revenue - Property Taxes	76,949.68	-	52,042.99	-	128,992.67
Total Deferred Inflows of Resources	76,949.68	-	52,042.99	-	128,992.67
Fund Balance					
Fund Balances:					
Restricted for					
Debt Service	-	-	3,292,605.29	-	3,292,605.29
Capital Projects	-	-	-	4,844,283.74	4,844,283.74
Unassigned	19,207,982.66	801,613.09	-	-	20,009,595.75
Total Fund Balances	19,207,982.66	801,613.09	3,292,605.29	4,844,283.74	28,146,484.78
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 21,415,659.96	\$ 801,613.09	\$ 3,360,351.78	\$ 4,844,283.74	\$ 30,421,908.57

See Accountants' Report.

**Northtown Municipal Utility District
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2023 - April 30, 2024**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Revenues:					
Property Taxes, including penalties	\$ 4,655,605.56	\$ -	\$ 2,420,908.68	\$ -	\$ 7,076,514.24
Service Accounts, including penalties	2,548,761.98	-	-	-	2,548,761.98
Park Facility Rental	2,375.00	-	-	-	2,375.00
Other Income	19,410.83	-	-	-	19,410.83
Interest Income	571,681.36	1,761.95	100,389.02	147,326.36	821,158.69
Total Revenues	7,797,834.73	1,761.95	2,521,297.70	147,326.36	10,468,220.74
Expenditures:					
Current-					
WATER					
Bulk Water Purchase	647,037.60	-	-	-	647,037.60
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	105,156.59	-	-	-	105,156.59
Meter Purchases	1,820,314.07	-	-	-	1,820,314.07
Water Tap Inspections	5,575.00	-	-	-	5,575.00
Lead & Copper Sampling	16,055.00	-	-	-	16,055.00
WASTEWATER					
Bulk Wastewater Purchases	650,214.85	-	-	-	650,214.85
Wastewater System Maintenance	24,061.11	-	-	-	24,061.11
Lift Station Maintenance	99,484.28	-	-	-	99,484.28
Chemicals	6,313.20	-	-	-	6,313.20
ADMINISTRATIVE					
Director Fees	5,967.00	-	-	-	5,967.00
Payroll Taxes	20,025.63	-	-	-	20,025.63
Legal Fees - General	59,107.60	-	-	-	59,107.60
Legal Fees - Covenants	36,819.21	-	-	-	36,819.21
Management Services	235,375.63	-	-	-	235,375.63
Accounting Fees	43,123.87	-	-	-	43,123.87
Financial Advisor Fees	1,539.53	-	1,050.47	-	2,590.00
Audit Fees	18,500.00	-	-	-	18,500.00
Engineering Fees - General	12,138.00	-	-	-	12,138.00
Engineering Fees - Special	20,533.93	-	-	-	20,533.93
Professional Fees	8,220.08	-	-	-	8,220.08
Tax Collector/Appraisal Fees	17,093.93	-	8,887.91	-	25,981.84
Insurance	136.95	-	-	-	136.95
Website	3,500.00	-	-	-	3,500.00
Credit Card Fees	30,576.51	-	-	-	30,576.51
Bank Service Charges	6,557.53	-	-	-	6,557.53
Conference/Training	1,100.00	-	-	-	1,100.00
PARKS					
Park Landscape Maintenance	349,265.00	-	-	-	349,265.00
Park Projects	23,636.00	-	-	-	23,636.00
Landscape Contingency	42,982.60	-	-	-	42,982.60
Park Facility Maintenance	14,141.35	-	-	-	14,141.35
Security	49,440.00	-	-	-	49,440.00
Well Repairs	4,946.01	-	-	-	4,946.01
Irrigation Repairs	6,091.29	-	-	-	6,091.29
Park Utilities	9,264.63	-	-	-	9,264.63
OTHER					
Nightwatchman Lights	11,785.71	-	-	-	11,785.71
Garbage Collection	554,481.69	-	-	-	554,481.69
Office Staff Expenses	226,652.53	-	-	-	226,652.53
Office Expenses	20,646.74	-	-	-	20,646.74
Telephone	7,892.19	-	-	-	7,892.19
Miscellaneous	1,035.66	-	-	-	1,035.66
Debt Service -					
Bond Interest Expense	-	-	297,012.50	-	297,012.50
Paying Agent Fees	-	-	1,200.00	-	1,200.00
Capital Outlay	105,767.86	-	-	5,446.05	111,213.91
Total Expenditures	5,330,214.61	-	308,150.88	5,446.05	5,643,811.54
Excess/(Deficiency) of Revenues over Expenditures	2,467,620.12	1,761.95	2,213,146.82	141,880.31	4,824,409.20
Fund Balance, October 1, 2023	16,740,362.54	799,851.14	1,079,458.47	4,702,403.43	23,322,075.58
Fund Balance, April 30, 2024	\$ 19,207,982.66	\$ 801,613.09	\$ 3,292,605.29	\$ 4,844,283.74	\$ 28,146,484.78

Supplementary Information

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General Fund

- Budgetary Comparison Schedule
- Projection of Revenues & Expenses
- A/P Aging Summary
- Other Deposits Summary
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General Fund

Northtown Municipal Utility District
Budget Comparison Schedule
April 30, 2024

Current Month			Year-to-Date		
Actual	Budget	Variance	Actual	Budget	Variance

Revenues:

OPERATING

Water Service Fees	\$ 105,121	\$ 109,671	\$ (4,550)	\$ 854,775	\$ 810,367	\$ 44,408
Water Tap Fees	1,200	4,000	(2,800)	3,000	25,000	(22,000)
Wastewater Service Fees	102,863	111,503	(8,640)	709,459	780,521	(71,062)
Wastewater Tap Fees	1,200	3,550	(2,350)	3,000	27,250	(24,250)
Basic Services	138,405	122,000	16,405	907,987	854,000	53,987
Application Fees	1,798	1,333	465	16,098	9,333	6,765
Service Penalties	6,119	3,333	2,786	52,833	23,331	29,502
Water and W/W Inspections	600	1,875	(1,275)	1,610	13,125	(11,515)
Total Operating	357,305	357,265	40	2,548,762	2,542,927	5,835

OTHER OPERATING

Property Tax	11,087	-	11,087	4,647,571	4,613,834	33,737
Property Tax Penalty	1,680	-	1,680	8,035	-	8,035
Total Other Operating	12,767	-	12,767	4,655,606	4,613,834	41,772

NON-OPERATING

Miscellaneous Revenue	890	2,500	(1,610)	21,786	17,500	4,286
Investment Interest	88,188	70,000	18,188	571,681	490,000	81,681
Total Non-Operating	89,078	72,500	16,578	593,467	507,500	85,967

Total Operating Revenues

459,151	429,765	29,385	7,797,835	7,664,261	133,573
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OTHER

Park Fees	-	1,875	(1,875)	-	13,125	(13,125)
Park Interest Revenue	249	83	166	1,762	583	1,178
Total Other	249	1,958	(1,709)	1,762	13,708	(11,947)

Total Revenues

459,400	431,724	27,676	7,799,596	7,677,970	121,627
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Expenditures:

OFFICE

Employee Benefits	2,072	7,621	5,549	33,318	53,349	20,031
Mileage Reimbursement	264	300	36	1,814	2,100	286
Office Utilities	2,294	3,750	1,456	15,723	26,250	10,527
Wages	26,624	32,203	5,579	191,520	225,418	33,898
Office Expenses	1,021	2,083	1,062	4,924	14,583	9,659
Total Office Expenditures	32,274	45,957	13,683	247,299	321,700	74,401

Northtown Municipal Utility District
Budget Comparison Schedule
April 30, 2024

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WATER						
Bulk Water Purchases (Var)	124,664	122,234	(2,430)	647,038	903,197	256,159
TCEQ System Fee	-	-	-	7,658	8,000	342
Water System Maintenance	3,779	9,833	6,055	105,157	68,833	(36,323)
Water Meters	-	-	-	1,820,314	1,809,813	(10,501)
Total Water	130,392	132,627	2,235	2,585,742	2,794,043	208,301
WASTEWATER						
Bulk W/W Purchases	87,413	128,193	40,780	650,215	897,351	247,136
W/W System Maintenance	9,452	25,000	15,548	24,061	175,000	150,939
Lift Station Maintenance	17,963	13,333	(4,629)	99,484	93,333	(6,151)
Chemicals	-	6,667	6,667	6,313	46,669	40,356
Total Wastewater	114,828	174,393	59,566	780,073	1,221,353	441,280
ADMINISTRATIVE						
Director Fees	442	1,250	808	5,967	9,200	3,233
Payroll Taxes	3,018	3,475	457	20,026	24,325	4,299
Legal Fees-General	8,681	7,667	(1,014)	58,885	53,669	(5,216)
Legal Fees-Special	75	-	(75)	223	-	(223)
Legal Fees-Covenants	6,005	3,250	(2,755)	36,819	22,750	(14,069)
Management Services	34,188	34,842	654	251,431	243,894	(7,537)
Bookkeeping Services	5,600	6,167	567	43,124	43,167	43
Financial Advisor Services	-	-	-	1,540	1,500	(40)
Engineering Fees	1,734	1,817	83	12,138	12,719	581
Engineering Fees-Special	1,683	6,667	4,984	20,534	46,669	26,135
Professional Fees	800	4,333	3,533	8,220	30,331	22,111
Insurance	-	-	-	137	-	(137)
Credit Card Fees	2,761	8,750	5,989	30,577	61,252	30,676
Conference/Training	1,100	-	(1,100)	1,100	-	(1,100)
Total Administrative	66,086	78,718	12,632	526,313	583,476	57,163

Northtown Municipal Utility District
Budget Comparison Schedule
April 30, 2024

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARKS						
Landscape-Parks	49,895	49,895	-	349,265	349,265	-
Landscape-Contingency	7,252	13,750	6,497	42,983	96,248	53,265
Park Maintenance	4,235	12,500	8,265	37,777	87,500	49,723
Well Maintenance	3,860	6,250	2,390	4,946	43,750	38,804
Park Utilities	1,342	2,000	658	9,265	14,000	4,735
Security	8,300	11,550	3,250	49,440	80,850	31,410
Irrigation Repairs	824	2,917	2,093	6,091	20,416	14,324
Pond Restoration	-	5,000	5,000	-	35,000	35,000
Total Parks	75,709	103,861	28,152	499,767	727,028	227,261
OTHER						
Meeting Expenses	-	12	12	-	84	84
Nightwatchman	1,691	1,667	(24)	11,786	11,669	(117)
Security Equipment	-	417	417	-	2,917	2,917
Miscellaneous	1,035	1,000	(35)	7,593	7,000	(593)
Garbage Collection	79,461	76,682	(2,779)	554,482	536,777	(17,705)
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	-	1,456	1,456
Website	-	417	417	3,500	2,917	(583)
Signage	-	-	-	-	-	-
Telephone	1,396	833	(563)	7,892	5,833	(2,059)
Total Other	83,583	81,236	(2,347)	585,253	568,653	(16,600)
Total Expenditures	502,873	616,793	113,920	5,224,447	6,216,253	991,806
Operating Excess/(Deficiency)	(43,722)	(187,028)	143,305	2,573,388	1,448,008	1,125,380
CAPITAL OUTLAY						
Design & Planning (SM & Wildflower Pc	9,583	9,583	-	16,947	16,947	-
Settlers Meadow Park/Admin Bldg (50	-	-	-	20,109	-	(20,109)
Cameras	-	-	-	43,800	-	(43,800)
Trail Conversion	-	-	-	24,911	24,911	-
Total Capital Outlay	9,583	9,583	-	105,768	41,858	(63,909)
Total Expenses & Park CIP	512,456	626,376	113,920	5,330,215	6,258,112	927,897
Total Excess/(Deficiency)	\$ (53,056)	\$ (194,653)	\$ 141,596	\$ 2,469,382	\$ 1,419,858	\$ 1,049,524

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2023-2024

	FY 2024 Budget	Actual Oct-23	Actual Nov-23	Actual Dec-23	Actual Jan-24	Actual Feb-24	Actual Mar-24	Actual Apr-24	Budget May-24	Budget Jun-24	Budget Jul-24	Budget Aug-24	Budget Sep-24	FY-2024 Actual + Budget	Variance
Revenues:															
OPERATING															
Water Service Fees	\$ 1,504,720	\$ 163,857	\$ 170,684	\$ 121,899	\$ 107,641	\$ 87,975	\$ 97,599	\$ 105,121	\$ 132,155	\$ 134,840	\$ 141,553	\$ 142,896	\$ 142,909	\$ 1,549,128	\$ 44,408
Water Tap Fees	45,000	0	0	0	0	600	1,200	1,200	4,000	4,000	4,000	4,000	4,000	23,000	(22,000)
Wastewater Service Fees	1,338,040	115,866	109,141	101,458	94,615	90,725	94,791	102,863	111,503	111,503	111,503	111,503	111,507	1,266,978	(71,062)
Wastewater Tap Fees	45,000	0	0	0	0	600	1,200	1,200	3,550	3,550	3,550	3,550	3,550	20,750	(24,250)
Basic Services	1,464,000	122,935	122,710	122,611	123,312	138,478	139,536	138,405	122,000	122,000	122,000	122,000	122,000	1,517,987	53,987
Application Fees	16,000	6,325	1,329	1,432	1,582	1,868	1,764	1,798	1,333	1,333	1,333	1,333	1,333	22,765	6,765
Service Penalties	40,000	7,327	9,379	9,142	6,237	6,372	8,258	6,119	3,333	3,333	3,333	3,333	3,337	69,502	29,502
Water and W/W Inspections	22,500	0	0	0	0	300	710	600	1,875	1,875	1,875	1,875	1,875	10,985	(11,515)
Total Operating	4,475,260	416,310	413,243	356,541	333,388	326,917	345,058	357,305	379,749	382,434	389,147	390,490	390,511	4,481,095	5,835
OTHER OPERATING															
Property Tax	4,613,834	704	78,352	2,412,565	2,008,769	134,429	1,664	11,087	-	-	-	-	-	4,647,571	33,737
Property Tax Penalty	0	230	501	359	248	3,745	1,272	1,680	-	-	-	-	-	8,035	8,035
Total Other Operating	4,613,834	934	78,853	2,412,924	2,009,016	138,175	2,936	12,767	-	-	-	-	-	4,655,606	41,772
NON-OPERATING															
Miscellaneous Revenue	30,000	1,437	386	209	14,939	782	3,144	890	2,500	2,500	2,500	2,500	2,500	34,286	4,286
Investment Interest	840,000	80,038	79,449	75,177	76,818	78,916	93,094	88,188	70,000	70,000	70,000	70,000	70,000	921,681	81,681
Total Non-Operating	870,000	81,476	79,835	75,386	91,757	79,698	96,237	89,078	72,500	72,500	72,500	72,500	72,500	955,967	85,967
Total Operating Revenues	9,959,094	498,720	571,931	2,844,852	2,434,161	544,789	444,231	459,151	452,249	454,934	461,647	462,990	463,011	10,092,667	133,573
OTHER															
Park Fees	22,500	-	-	-	-	-	-	-	1,875	1,875	1,875	1,875	1,875	9,375	(13,125)
Park Interest Revenue	1,000	254	248	257	256	240	257	249	83	83	83	83	83	2,178	1,178
Total Other	23,500	254	248	257	256	240	257	249	1,958	1,958	1,958	1,958	1,958	11,553	(11,947)
Total Revenues	9,982,594	498,974	572,179	2,845,109	2,434,418	545,029	444,488	459,400	454,208	456,893	463,606	464,949	464,970	10,104,221	121,627
Expenditures:															
Employee Benefits	91,454	4,005	3,989	5,501	4,744	4,783	8,224	2,072	7,621	7,621	7,621	7,621	7,621	71,423	20,031
Mileage Reimb.	3,600	241	261	255	263	265	265	264	300	300	300	300	300	3,314	286
Office Utilities	45,000	2,140	2,059	1,891	2,498	2,577	2,263	2,294	3,750	3,750	3,750	3,750	3,750	34,473	10,527
Wages	386,433	24,385	27,702	26,786	30,146	27,924	27,955	26,624	32,203	32,203	32,203	32,203	32,203	352,535	33,898
Office Expenses	25,000	185	672	738	259	1,252	797	1,021	2,083	2,083	2,083	2,083	2,083	15,341	9,659
Total Water	551,487	30,955	34,683	35,171	37,911	36,801	39,503	32,274	45,957	45,957	45,957	45,957	45,957	477,086	74,401

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2023-2024

	FY 2024 Budget	Actual Oct-23	Actual Nov-23	Actual Dec-23	Actual Jan-24	Actual Feb-24	Actual Mar-24	Actual Apr-24	Budget May-24	Budget Jun-24	Budget Jul-24	Budget Aug-24	Budget Sep-24	FY-2024 Actual + Budget	Variance
WATER															
Bulk Water Purchases (Var)	1,677,094	93,089	57,768	80,421	85,514	80,918	124,664	124,664	147,294	150,287	157,769	159,266	159,281	1,420,935	256,159
Bulk Water Purchases (Fixed)	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCEQ System Fee	8,000	-	7,558	100	-	-	-	-	-	-	-	-	-	7,658	342
Water System Maintenance	118,000	5,127	42,111	6,400	28,469	10,491	8,780	3,779	9,833	9,833	9,833	9,833	9,833	154,323	(36,323)
Water Tap Inspection	7,000	1,850	500	700	-	-	575	1,950	560	560	560	560	560	8,375	(1,375)
Water Meters	2,050,000	931,102	207,300	386,710	57,925	226,775	10,501	-	-	-	-	-	240,187	2,060,501	(10,501)
Total Water	3,860,094	1,031,168	315,238	474,331	171,908	318,184	144,519	130,392	157,687	160,680	168,162	169,659	409,861	3,651,792	208,302
WASTEWATER															
Bulk W/W Purchases	1,538,318	97,963	80,984	97,963	97,963	97,963	89,966	87,413	128,193	128,193	128,193	128,193	128,195	1,291,182	247,136
W/W System Maintenance	300,000	250	6,473	575	1,617	4,499	1,195	9,452	25,000	25,000	25,000	25,000	25,000	149,061	150,939
W/W Tap Inspections	15,000	-	-	-	-	-	-	-	1,200	1,200	1,200	1,200	1,200	6,000	9,000
Lift Station Maintenance	200,000	6,736	11,181	20,803	18,255	16,686	7,862	17,963	13,333	13,333	13,333	13,333	53,333	206,151	(6,151)
Chemicals	80,000	-	-	-	-	-	6,313	-	6,667	6,667	6,667	6,667	6,663	39,644	40,356
Total Wastewater	2,133,318	104,948	98,639	119,341	117,834	119,148	105,336	114,828	174,393	174,393	174,393	174,393	214,391	1,692,038	441,280
ADMINISTRATIVE															
Director Fees	20,000	442	1,326	442	1,768	1,105	442	442	1,700	2,250	2,700	2,000	2,150	16,767	3,233
Payroll Taxes	41,695	2,180	2,593	2,686	3,206	2,762	3,581	3,018	3,475	3,475	3,475	3,475	3,470	37,396	4,299
Legal Fees-General	92,000	8,255	9,202	17,154	1,758	6,548	7,286	8,681	7,667	7,667	7,667	7,667	7,663	97,216	(5,216)
Legal Fees-Special	0	148	-	-	-	-	-	75	-	-	-	-	-	223	(223)
Legal Fees-Covenants	39,000	2,377	4,175	3,629	3,682	8,026	8,926	6,005	3,250	3,250	3,250	3,250	3,250	53,069	(14,069)
Management Services	418,106	33,395	34,308	49,400	33,343	33,382	33,415	34,188	34,842	34,842	34,842	34,842	34,844	425,643	(7,537)
Bookkeeping Services	74,000	5,875	5,500	5,875	8,524	5,875	5,875	5,600	6,167	6,167	6,167	6,167	6,167	73,957	43
Financial Advisor Services	1,500	-	1,540	-	-	-	-	-	-	-	-	-	-	1,540	(40)
Audit Fees	18,000	-	-	-	15,000	3,500	-	-	-	-	-	-	-	18,500	(500)
Engineering Fees	21,800	1,734	1,734	1,734	1,734	1,734	1,734	1,734	1,817	1,817	1,817	1,817	1,813	21,219	581
Engineering Fees-Special	80,000	3,305	3,172	1,729	4,106	3,749	2,791	1,683	6,667	6,667	6,667	6,667	6,663	53,865	26,135
Professional Fees	52,000	800	800	400	899	800	3,721	800	4,333	4,333	4,333	4,333	4,337	29,889	22,111
Tax Assess/Collector Fees	25,000	-	5,987	5,120	-	5,987	-	-	-	5,000	-	-	5,000	27,094	(2,094)
Permits/MemberDues/Lic.	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Insurance	31,250	527	(849)	-	-	-	459	-	-	-	-	-	31,250	31,387	(137)
Credit Card Fees	105,000	9,347	7,427	3,237	2,464	2,500	2,840	2,761	8,750	8,750	8,750	8,750	8,746	74,324	30,676
Conference/Training	6,000	-	-	-	-	-	-	1,100	-	6,000	-	-	-	7,100	(1,100)
Total Administrative	1,026,351	68,385	76,915	91,406	76,483	75,968	71,070	66,086	78,668	90,218	79,668	78,968	115,353	969,188	57,163

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2023-2024

	FY 2024 Budget	Actual Oct-23	Actual Nov-23	Actual Dec-23	Actual Jan-24	Actual Feb-24	Actual Mar-24	Actual Apr-24	Budget May-24	Budget Jun-24	Budget Jul-24	Budget Aug-24	Budget Sep-24	FY-2024 Actual + Budget	Variance
PARKS															
Landscape-Parks	598,740	49,895	49,895	49,895	49,895	49,895	49,895	49,895	49,895	49,895	49,895	49,895	49,895	598,740	-
Landscape-Contingency	165,000	-	22,402	-	-	-	13,329	7,252	13,750	13,750	13,750	13,750	13,754	111,735	53,265
Park Maintenance	150,000	1,480	27,941	1,659	(1,358)	2,060	1,760	4,235	12,500	12,500	12,500	12,500	12,500	100,277	49,723
Well Maintenance	75,000	-	1,086	-	-	-	-	3,860	6,250	6,250	6,250	6,250	6,250	36,196	38,804
Park Utilities	24,000	1,448	1,258	1,294	1,297	1,289	1,336	1,342	2,000	2,000	2,000	2,000	2,000	19,265	4,735
Security	138,600	3,780	5,630	7,970	8,520	8,200	7,040	8,300	11,550	11,550	11,550	11,550	11,550	107,190	31,410
Irrigation Repairs	35,000	298	-	2,372	228	954	1,416	824	2,917	2,917	2,917	2,917	2,919	20,676	14,324
Pond Restoration	60,000	-	-	-	-	-	-	-	5,000	5,000	5,000	5,000	5,000	25,000	35,000
Trail Maintenance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	-
Fence Repair	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Total Parks	1,296,340	56,901	108,212	63,190	58,582	62,398	74,775	75,709	103,861	103,861	103,861	103,861	153,867	1,069,079	227,261
OTHER															
Meeting Expenses	150	-	-	-	-	-	-	-	12	12	14	14	14	66	84
Nightwatchman	20,000	1,652	1,675	1,682	1,703	1,691	1,691	1,691	1,667	1,667	1,667	1,667	1,663	20,117	(117)
Security Equipment	5,000	-	-	-	-	-	-	-	417	417	417	417	417	2,083	2,917
Miscellaneous	12,000	946	1,772	1,440	789	800	811	1,035	1,000	1,000	1,000	1,000	1,000	12,593	(593)
Garbage Collection	920,183	78,725	79,028	79,125	79,293	79,389	79,461	79,461	76,682	76,682	76,682	76,682	76,676	937,888	(17,705)
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	-	-	-	-	208	208	208	208	212	1,044	1,456
Website	5,000	-	-	-	-	-	3,500	-	417	417	417	417	417	5,583	(583)
Signage	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-
Event Supplies	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	-
Telephone	10,000	1,093	1,084	1,084	1,162	990	1,084	1,396	833	833	833	833	833	12,059	(2,059)
Total Other	991,833	82,416	83,559	83,330	82,947	82,870	86,548	83,583	81,236	81,236	81,238	81,238	98,232	1,008,433	(16,600)
Total Expenditures	9,859,423	1,374,774	717,244	866,770	545,665	695,369	521,751	502,873	641,803	656,346	653,280	654,077	1,037,662	8,867,616	991,807
Operating Excess/(Deficiency)	123,171	(876,054)	(145,314)	1,978,082	1,888,496	(150,580)	(77,520)	(43,722)	(189,554)	(201,412)	(191,633)	(191,087)	(574,651)	1,236,605	1,113,434
CAPITAL OUTLAY															
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Design & Planning (SM & Wildflower)	130,000	-	-	-	-	-	7,364	9,583	-	-	-	-	113,053	130,000	-
Settlers Meadow Park/Admin Bldg	0	4,218	2,601	1,734	10,944	612	-	-	-	-	-	-	-	20,109	(20,109)
Cameras	0	-	-	-	43,800	-	-	-	-	-	-	-	-	43,800	(43,800)
Tree Program	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Trail Conversion	70,000	-	-	-	-	-	24,911	-	-	-	-	-	45,089	70,000	-
Sidewalk Project	30,000	-	-	-	-	-	-	-	-	-	-	-	30,000	30,000	-
Sound Wall	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Total Capital Outlay	305,000	4,218	2,601	1,734	54,744	612	32,275	9,583	-	-	-	-	263,142	368,909	(63,909)
Total Expenses & Park CIP	10,164,423	1,378,992	719,845	868,504	600,410	695,981	554,027	512,456	641,803	656,346	653,280	654,077	1,300,804	9,236,525	927,898
Net Revenues/(Deficit)	(181,829)	(880,018)	(147,667)	1,976,605	1,834,008	(150,952)	(109,538)	(53,056)	(187,596)	(199,454)	(189,675)	(189,129)	(835,834)	867,696	1,049,525

See Accountants' Report.

Northtown M.U.D.
A/P Aging Summary
As of April 30, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	8,736.30	0.00	0.00	0.00	0.00	8,736.30
AH4R 1 TX, LLC	6,243.24	0.00	0.00	0.00	0.00	6,243.24
Alterman, Inc.	1,286.67	2,573.34	0.00	0.00	0.00	3,860.01
Armbrust & Brown, P.L.L.C.	14,760.48	0.00	0.00	0.00	0.00	14,760.48
AT&T	1,350.85	0.00	0.00	0.00	0.00	1,350.85
Austin Landmark Property	76.28	0.00	0.00	0.00	0.00	76.28
Austinvestors Property Management	124.10	0.00	0.00	0.00	0.00	124.10
Bott & Douthitt, P.L.L.C.	5,814.88	0.00	0.00	0.00	0.00	5,814.88
Carter, Darin	114.23	0.00	0.00	0.00	0.00	114.23
CASE	600.00	0.00	0.00	0.00	0.00	600.00
Charter Communications	140.39	0.00	0.00	0.00	0.00	140.39
City of Austin	217,391.38	0.00	0.00	0.00	0.00	217,391.38
City of Round Rock Environmental Services	250.00	0.00	0.00	0.00	0.00	250.00
Crossroads Utility Services	62,175.87	0.00	0.00	0.00	0.00	62,175.87
Del La O, Tayde	112.37	0.00	0.00	0.00	0.00	112.37
Dierschke, Rachel	238.85	0.00	0.00	0.00	0.00	238.85
DNT Construction	552.89	0.00	0.00	0.00	0.00	552.89
Employee Incentive Plans, Inc.	762.35	0.00	0.00	0.00	0.00	762.35
Garcia, Daniel	132.73	0.00	0.00	0.00	0.00	132.73
Gillis, Bobby	124.40	0.00	0.00	0.00	0.00	124.40
Holden, Lisa	108.37	0.00	0.00	0.00	0.00	108.37
Huang, Kelly	125.45	0.00	0.00	0.00	0.00	125.45
Jones - Heroy & Associates	1,248.75	0.00	0.00	0.00	0.00	1,248.75
Klausing, Stephanie	117.93	0.00	0.00	0.00	0.00	117.93
Kwiatkowski, Debbie	129.03	0.00	0.00	0.00	0.00	129.03
Little, Tony	59.02	0.00	0.00	0.00	0.00	59.02
Louis, Markeith	443.40	0.00	0.00	0.00	0.00	443.40
McKinley, Melanie	108.07	0.00	0.00	0.00	0.00	108.07
Nguyen, Dung	728.68	0.00	0.00	0.00	0.00	728.68
Optimum Business	400.00	0.00	0.00	0.00	0.00	400.00
Patton, Eric	43.34	0.00	0.00	0.00	0.00	43.34
Pham, Duc	127.80	0.00	0.00	0.00	0.00	127.80
Postma, Arjen	102.20	0.00	0.00	0.00	0.00	102.20
Ramona Oliver	1,560.46	0.00	0.00	0.00	0.00	1,560.46
Remschel, Richard	111.65	0.00	0.00	0.00	0.00	111.65
Reynolds, William	99.43	0.00	0.00	0.00	0.00	99.43
Roadrunner Inspection Services	1,650.00	400.00	0.00	0.00	0.00	2,050.00
Sequeira, Edwin	50.31	0.00	0.00	0.00	0.00	50.31
Studio 16 19, LLC	6,631.15	0.00	0.00	0.00	0.00	6,631.15
Texas Disposal Systems, Inc.	79,461.20	0.00	0.00	0.00	0.00	79,461.20
TexaScapes	7,500.57	0.00	0.00	0.00	0.00	7,500.57
Tran, Susanne	80.61	0.00	0.00	0.00	0.00	80.61
Travis County Sheriff's Department	2,200.00	0.00	0.00	0.00	0.00	2,200.00
TX Health Benefits Pool	0.00	(2,727.74)	0.00	0.00	0.00	(2,727.74)
TXU Energy	730.71	0.00	0.00	0.00	0.00	730.71
Walker, Janet	110.53	0.00	0.00	0.00	0.00	110.53
Williams Mapping & Consulting	800.00	0.00	0.00	0.00	0.00	800.00
Wong, Henry	110.53	0.00	0.00	0.00	0.00	110.53
Ye, Lin	110.53	0.00	0.00	0.00	0.00	110.53
TOTAL	425,937.98	245.60	0.00	0.00	0.00	426,183.58

See Accountants' Report.

Northtown Municipal Utility District
OTHER DEPOSITS SUMMARY
April 30, 2024

Description	Amount
VILLAGE AT NORTHTOWN	\$ 7,815.36
RIVERSIDE RESOURCES	1,980.00
PISD REVIEW	749.10
FAUST DRAINAGE ON HOWARD LN.	760.00
LAKES AT TECH RIDGE	1,757.50
HARRIS RIDGE CONDOS	2,287.00
DESSAU RETAIL DEPOSIT	2,875.06
TECH RIDGE APARTMENT PROJECT	3,383.66
VILLAS AT TECH RIDGE	3,408.80
EDENBROOK RIDGE	2,730.50
HEATHERWILDE RETAIL CENTER	750.90
HPI REAL ESTATE PLAN REVIEW	1,300.00
DESSAU FOUNTAIN ESTATES	3,881.00
THE LAKES BLVD - ST. CROIX	1,352.50
PACT VENTURES - LAKES/GAS	1,862.60
KB HOMES - VILLAGES AT NORTHTOWN	108.50
VILLAGES AT NORTHTOWN - YENTAI	765.60
DESSAU RETAIL - ACR	2,224.60
VILLAGES - MULTI-FAMILY WB PKWY	(176.78)
VILLAGE AT NT - KIOSK	10,000.00
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	3,617.90
LAKES RETAIL - SPLENDID	1,138.30
JDs SUPERMARKET - DESSAU	4,000.00
Total Other Deposits	<u>\$ 58,975.47</u>

Northtown Municipal Utility District
VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
		INITIAL DEPOSIT	\$ 1,000.00
10/31/19	360 Professional Services, Inc. - #2288	VILLAGE AT NTWN	(249.90)
10/31/19	Armbrust & Brown, PLLC - #158546	VILLAGE AT NTWN	(1,731.50)
11/30/19	Armbrust & Brown, PLLC - #159482	VILLAGE AT NTWN	(412.00)
12/31/19	Armbrust & Brown, PLLC - #160252	VILLAGE AT NTWN	(2,203.48)
01/31/20	360 Professional Services, Inc. - #2381	VILLAGE AT NTWN	(6,171.21)
01/31/20	Armbrust & Brown, PLLC - #161287	VILLAGE AT NTWN	(329.00)
02/29/20	Invoice #1281		16,010.02
02/29/20	360 Professional Services, Inc. - #2411	VILLAGE AT NTWN	(765.00)
02/29/20	Armbrust & Brown, PLLC - #161983	VILLAGE AT NTWN	(141.00)
03/31/20	360 Professional Services, Inc. - #2439	VILLAGE AT NTWN	(1,020.00)
03/31/20	Armbrust & Brown, PLLC - #162525	VILLAGE AT NTWN	(1,038.50)
04/30/20	360 Professional Services, Inc. - #2461	VILLAGE AT NTWN	(255.00)
04/30/20	Armbrust & Brown, PLLC - #163383	VILLAGE AT NTWN	(1,849.50)
05/31/20	360 Professional Services, Inc. - #2478	VILLAGE AT NTWN	(1,020.00)
05/31/20	Armbrust & Brown, PLLC - #164168	VILLAGE AT NTWN	(70.00)
06/30/20	Armbrust & Brown, PLLC - #164763	VILLAGE AT NTWN	(446.50)
07/31/20	Armbrust & Brown, PLLC - #165344	VILLAGE AT NTWN	(493.50)
07/31/20	360 Professional Services, Inc. - #2523	VILLAGE AT NTWN	(2,677.19)
09/30/20	Armbrust & Brown, PLLC - #166375	VILLAGE AT NTWN	(70.50)
10/31/20	360 Professional Services, Inc. - #2606	VILLAGE AT NTWN	(510.00)
11/30/20	360 Professional Services, Inc. - #2632	VILLAGE AT NTWN	(1,079.63)
11/30/20	Armbrust & Brown, PLLC - #168699	VILLAGE AT NTWN	(752.00)
12/31/20	Armbrust & Brown, PLLC - #169305	VILLAGE AT NTWN	(1,527.50)
01/31/21	Armbrust & Brown, PLLC - #170375	VILLAGE AT NTWN	(600.00)
02/28/21	360 Professional Services, Inc. - #2696	VILLAGE AT NTWN	(260.10)
02/28/21	Armbrust & Brown, PLLC - #170765	VILLAGE AT NTWN	(500.00)
03/31/21	Armbrust & Brown, PLLC - #171742	VILLAGE AT NTWN	(1,975.00)
04/30/21	360 Professional Services, Inc. - #2747	VILLAGE AT NTWN	(260.10)
05/31/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(755.58)
05/31/21	Invoice #1304	VILLAGE AT NTWN	17,050.92
05/31/21	360 Professional Services, Inc. - #2772	VILLAGE AT NTWN	(260.10)
06/30/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(781.96)
07/31/21	Armbrust & Brown, PLLC - #174856	VILLAGE AT NTWN	(600.00)
08/31/21	Armbrust & Brown, PLLC - #175723	VILLAGE AT NTWN	(725.00)
09/30/21	360 Professional Services, Inc. - #2883	VILLAGE AT NTWN	(260.10)
09/30/21	Armbrust & Brown, PLLC - #176465	VILLAGE AT NTWN	(50.00)
10/31/21	Armbrust & Brown, PLLC - #177441	VILLAGE AT NTWN	(625.00)
11/30/21	Armbrust & Brown, PLLC - #178434	VILLAGE AT NTWN	(100.00)
01/31/22	Armbrust & Brown, PLLC - #179739	VILLAGE AT NTWN	(627.00)
08/31/22	360 Professional Services, Inc. - #3242	VILLAGE AT NTWN	(270.30)
12/31/22	Armbrust & Brown, PLLC - #188943	VILLAGE AT NTWN	(747.50)
01/31/23	Armbrust & Brown, PLLC - #189778	VILLAGE AT NTWN	(198.00)
02/28/23	Armbrust & Brown, PLLC - #190598	VILLAGE AT NTWN	(132.00)
03/31/23	Armbrust & Brown, PLLC - #191488	VILLAGE AT NTWN	(792.00)
		Escrow Balance	<u>\$ 7,815.36</u>

**Northtown Municipal Utility District
Riverside Resources Deposit
April 30, 2024**

DATE	VENDOR/INVOICE #	DESCRIPTION	AMOUNT
12/16/05		ADDITIONAL DEPOSIT REC'D	2,500.00
03/06/08	SAM JONES / 2230	02/08 RIVERSIDE RESOURCES	(80.00)
10/31/09	JONES-HEROY / 3091	10/09 RIVERSIDE RESOURCES	(160.00)
11/30/09	JONES-HEROY / 3126	11/09 RIVERSIDE RESOURCES	(280.00)
		TOTAL DEPOSIT	<u>\$ 1,980.00</u>

**Northtown Municipal Utility District
PISD REVIEW DEPOSIT
April 30, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/19/06		INITIAL DEPOSIT	\$ 2,500.00
04/18/06	SAM JONES / 1213	04/06 BROOKFIELD ELEM SCHOOL	(703.75)
05/31/06	SAM JONES / 1292	05/06 BROOKFIELD ELEM SCHOOL	(560.00)
06/01/06	SAM JONES / 1344	06/06 BROOKFIELD ELEM SCHOOL	(80.00)
08/07/06	SAM JONES / 1432	08/06 BROOKFIELD ELEM SCHOOL	(120.00)
09/26/07	PAYMENT / CHECK # 22565 - BAIRD/WILLIAMS CONSTRUCTION		1,463.75
11/09/07	ARMBRUST & BROWN / 66755	10/07 INDUSTRIAL WASTE	(199.00)
01/09/08	ARMBRUST & BROWN / 68201	12/07 INDUSTRIAL WASTE	(68.00)
08/05/11	PAYMENT		2,767.00
09/30/11	Kimley-Horn & Associates, Inc./68534011-0911	Pflugerville ISD	(460.00)
02/29/12	Kimley-Horn & Associates, Inc./68534016-0212	Pflugerville ISD	(430.00)
06/30/12	360 Professional Services / 90	Pflugerville ISD	(418.20)
07/31/12	360 Professional Services / 105	Pflugerville ISD	(418.20)
09/30/12	360 Professional Services / 143	Pflugerville ISD	(1,254.60)
05/31/19	360 Professional Services / 2143	Pflugerville ISD	(499.80)
07/31/19	360 Professional Services / 2206	Pflugerville ISD	(249.90)
04/30/21	360 Professional Services / 2745	Pflugerville ISD	(260.10)
05/31/21	360 Professional Services / 2770	Pflugerville ISD	(260.10)
TOTAL DEPOSIT			<u>\$ 749.10</u>

See Accountants' Report.

Northtown Municipal Utility District
FAUST DRAINAGE ON HOWARD LN DEPOSITS
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
03/14/08		INITIAL DEPOSIT	\$ 1,000.00
03/06/08	SAM JONES / 2202	02/08 B FAUST DRAINAGE EASEMENT	(240.00)
		TOTAL DEPOSIT	<u>\$ 760.00</u>

Northtown Municipal Utility District
LAKES AT TECH RIDGE
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
11/21/06		INITIAL DEPOSIT	\$ 2,500.00
10/31/09	ARMBRUST & BROWN / 82169	10/09 SPEC PROJ-LAKE AT TECH RIDGE	(82.50)
11/30/09	ARMBRUST & BROWN / 82627	11/09 SPEC PROJ-LAKE AT TECH RIDGE	(660.00)
		TOTAL DEPOSIT	<u>\$ 1,757.50</u>

See Accountants' Report.

**Northtown Municipal Utility District
Harris Ridge Condos Deposit
April 30, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/10/08	MB HARRIS RIDGE - DEPOSIT		2,500.00
10/31/09	ARMBRUST / 82052	HARRIS RIDGE COMMERCIAL	(71.00)
12/31/09	ARMBRUST / 83347	HARRIS RIDGE COMMERCIAL	(142.00)
		TOTAL DEPOSIT	<u>\$ 2,287.00</u>

**Northtown Municipal Utility District
Dessau Retail Deposit
April 30, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
03/05/09	DEPOSIT		2,500.00
04/30/09	DEPOSIT - INDUSTRIAL WASTE PERMIT		1,500.00
04/30/09	SAM JONES / 2846	DESSAU RETAIL	(480.00)
08/31/09	CITY OF AUSTIN	INDUSTRIAL WASTE PERMIT	(64.94)
10/31/09	JONES - HEROY / 3095	DESSAU RETAIL	(100.00)
11/30/09	JONES - HEROY / 3129	DESSAU RETAIL	(480.00)
TOTAL DEPOSIT			<u>\$ 2,875.06</u>

**Northtown Municipal Utility District
Tech Ridge Multifamily
April 30, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
03/04/11	Deposit	Escrow	5,000.00
09/30/11	Kimley-Horn & Associates / 68534011-0911	9/11 Engineering Fees - Tech Ridge Apartments	(460.00)
10/31/11	Kimley-Horn & Associates / 68534011-1011	10/11 Engineering Fees - Tech Ridge Apartments	(230.00)
10/31/11	Bank Fees associated with international check		(225.00)
11/30/11	ARMBRUST & BROWN / 98978	11/11 Legal Fees - Tech Ridge Apartments	(1,029.50)
11/30/11	Kimley-Horn & Associates / 68534011-1111	11/11 Engineering Fees - Tech Ridge Apartments	(460.00)
12/31/11	ARMBRUST & BROWN / 99596	12/11 Legal Fees - Tech Ridge Apartments	(2,201.00)
12/31/11	Kimley-Horn & Associates / 68534011-1211	12/11 Engineering Fees - Tech Ridge Apartments	(690.00)
01/31/12	ARMBRUST & BROWN / 100048	01/12 Legal Fees - Tech Ridge Apartments	(1,228.50)
02/29/12	ARMBRUST & BROWN / 100618	02/12 Legal Fees - Tech Ridge Apartments	(895.50)
02/29/12	Invoiced #1082 - Paid		5,295.50
03/31/12	ARMBRUST & BROWN / 101078	03/12 Legal Fees - Tech Ridge Apartments	(842.00)
03/31/12	ARMBRUST & BROWN / 101195	03/12 Legal Fees - Tech Ridge Apartments	(759.57)
04/30/12	360 Professional Services / 58	4/12 Engineering Fees - Tech Ridge Apartments	(418.20)
04/30/12	Armbrust & Brown, P.L.L.C. / 101562	4/12 Legal Fees - Tech Ridge Apartments	(205.25)
04/30/12	Armbrust & Brown, P.L.L.C. / 101570	4/12 Legal Fees - Tech Ridge Apartments	(1,015.00)
05/31/12	Invoiced #1096		5,364.02
05/31/12	Armbrust & Brown, P.L.L.C. / 102125	5/12 Legal Fees - Tech Ridge Apartments	(840.00)
05/31/12	Armbrust & Brown, P.L.L.C. / 102118	5/12 Legal Fees - Tech Ridge Apartments	(287.00)
05/31/12	360 Professional Services / 74	5/12 Engineering Fees - Tech Ridge Apartments	(638.50)
06/30/12	Armbrust & Brown, P.L.L.C. / 102709	6/12 Legal Fees - Tech Ridge Apartments	(287.00)
06/30/12	Armbrust & Brown, P.L.L.C. / 102716	6/12 Legal Fees - Tech Ridge Apartments	(52.50)
07/31/12	360 Professional Services / 106	7/12 Engineering Fees - Tech Ridge Apartments	(836.40)
07/31/12	Armbrust & Brown, P.L.L.C. / 103169	7/12 Legal Fees - Tech Ridge Apartments	(1,055.00)
07/31/12	Armbrust & Brown, P.L.L.C. / 103161	7/12 Legal Fees - Tech Ridge Apartments	(300.73)
08/31/12	Armbrust & Brown, P.L.L.C. / 103602	8/12 Legal Fees - Tech Ridge Apartments	(233.54)
08/31/12	Armbrust & Brown, P.L.L.C. / 103729	8/12 Legal Fees - Tech Ridge Apartments	(1,937.50)
08/31/12	Invoiced #1103		6,468.17
09/30/12	360 Professional Services / 142	9/12 Engineering Fees - Tech Ridge Apartments	(209.10)
09/30/12	360 Professional Services / 144	9/12 Engineering Fees - Tech Ridge Apartments	(209.10)
09/30/12	Armbrust & Brown, P.L.L.C. / 104097	9/12 Legal Fees - Tech Ridge Apartments	(300.00)
09/30/12	Armbrust & Brown, P.L.L.C. / 104228	9/12 Legal Fees - Tech Ridge Apartments	(562.50)
09/30/12	Armbrust & Brown, P.L.L.C. / 104231	9/12 Legal Fees - Tech Ridge Apartments	(717.50)
10/31/12	360 Professional Services / 164	10/12 Engineering Fees - Tech Ridge Apartments	(836.40)
10/31/12	Armbrust & Brown, P.L.L.C. / 104722	10/12 Legal Fees - Tech Ridge Apartments	(1,564.12)
10/31/12	Armbrust & Brown, P.L.L.C. / 104724	10/12 Legal Fees - Tech Ridge Apartments	(1,925.00)
11/19/12	Invoiced #1108		6,323.72
11/30/12	360 Professional Services / 188	11/12 Engineering Fees - Tech Ridge Apartments	(836.40)
11/30/12	Armbrust & Brown, P.L.L.C. / 105303	11/12 Legal Fees - Tech Ridge Apartments	(1,924.28)
11/30/12	Armbrust & Brown, P.L.L.C. / 105304	11/12 Legal Fees - Tech Ridge Apartments	(63.39)
12/31/12	360 Professional Services / 208	12/12 Engineering Fees - Tech Ridge Apartments	(836.40)
12/31/12	Armbrust & Brown, P.L.L.C. / 105795	12/12 Legal Fees - Tech Ridge Apartments	(1,312.50)
01/31/13	360 Professional Services / 232	1/13 Engineering Fees - Tech Ridge Apartments	(140.00)
01/31/13	Armbrust & Brown, P.L.L.C. / 106344	1/13 Legal Fees - Tech Ridge Apartments	(219.30)
02/18/13	Invoiced #1120		5,332.27
02/28/13	360 Professional Services / 257	2/13 Engineering Fees - Tech Ridge Apartments	(438.60)
02/28/13	Armbrust & Brown, P.L.L.C. / 106865	2/13 Legal Fees - Tech Ridge Apartments	(122.50)
03/31/13	360 Professional Services / 281	3/13 Engineering Fees - Tech Ridge Apartments	(438.60)
03/31/13	360 Professional Services / 282	3/13 Engineering Fees - Tech Ridge Apartments	(877.20)
03/31/13	Armbrust & Brown, P.L.L.C. / 107423	3/13 Legal Fees - Tech Ridge Apartments	(700.00)
04/30/13	360 Professional Services / 297	4/13 Engineering Fees - Tech Ridge Apartments	(657.90)
04/30/13	Armbrust & Brown, P.L.L.C. / 108033	4/13 Legal Fees - Tech Ridge Apartments	(70.00)
05/31/13	Armbrust & Brown, P.L.L.C. / 108696	5/13 Legal Fees - Tech Ridge Apartments	(122.50)
07/31/13	Armbrust & Brown, P.L.L.C. / 109827	7/13 Legal Fees - Tech Ridge Apartments	(290.50)
02/28/14	360 Professional Services / 487	2/14 Engineering Fees - Tech Ridge Apts/The Oaks	(448.80)
06/30/14	360 Professional Services / 605	6/14 Engineering Fees - Tech Ridge Apts/The Oaks	(897.60)
07/31/14	Invoiced #1159		5,064.20
09/30/14	360 Professional Services / 695	9/14 Engineering Fees - Tech Ridge Apts/The Oaks	(239.34)
03/31/12	360 Professional Services / 824	Engineering Fees - Tech Ridge Apts/The Oaks	(459.00)
04/30/15	360 Professional Services / 848	Engineering Fees - Tech Ridge Apts/The Oaks	(459.00)
08/31/15	360 Professional Services / 958	Engineering Fees - Tech Ridge Apts/The Oaks	(459.00)
TOTAL DEPOSIT			<u>\$ 3,383.66</u>

**Northtown Municipal Utility District
Villas at Tech Ridge
April 30, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
05/30/13	Deposit		5,000.00
05/31/13	360 Professional Services / 314	5/13 Engineering Fees - Villas at Tech Ridge	(219.30)
02/28/14	360 Professional Services / 489	2/14 Engineering Fees - Villas at Tech Ridge	(897.60)
06/30/16	360 Professional Services / 1208	6/16 Engineering Fees - Villas at Tech Ridge	(234.60)
05/31/17	360 Professional Services / 1539	5/17 Engineering Fees - Villas at Tech Ridge	(239.70)
		TOTAL DEPOSIT	<u>\$ 3,408.80</u>

**Northtown Municipal Utility District
Edenbrook Ridge
April 30, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/21/14	Invoiced #1158		5,000.00
07/31/14	360 Professional Services #639	Edenbrook Ridge	(673.20)
01/31/15	360 Professional Services #777	Edenbrook Ridge	(2,334.98)
03/31/15	360 Professional Services #822	Edenbrook Ridge	(1,219.20)
11/15/18	Invoice #1256		4,227.38
12/31/18	360 Professional Services #2010	Edenbrook Ridge	(489.60)
02/28/19	360 Professional Services #2058	Edenbrook Ridge	(834.47)
08/31/19	360 Professional Services #2232	Edenbrook Ridge	(499.80)
10/31/19	360 Professional Services #2287	Edenbrook Ridge	(331.17)
11/30/19	360 Professional Services #2317	Edenbrook Ridge	(999.60)
05/08/20	Invoice #1286		3,154.64
05/31/20	360 Professional Services #2476	Edenbrook Ridge	(510.00)
07/31/20	360 Professional Services #2520	Edenbrook Ridge	(1,166.18)
10/31/20	360 Professional Services #2605	Edenbrook Ridge	(1,275.00)
12/31/20	360 Professional Services #2653	Edenbrook Ridge	(765.00)
01/31/21	360 Professional Services #2675	Edenbrook Ridge	(540.52)
03/31/21	360 Professional Services #2720	Edenbrook Ridge	(1,820.70)
04/30/21	360 Professional Services #2744	Edenbrook Ridge	(260.10)
05/03/21	Invoice #1305	Edenbrook Ridge	6,077.40
09/30/21	360 Professional Services #2882	Edenbrook Ridge	(520.20)
10/31/21	360 Professional Services #2920	Edenbrook Ridge	(260.10)
02/28/22	360 Professional Services #3040	Edenbrook Ridge	(1,351.50)
03/31/22	360 Professional Services #3079	Edenbrook Ridge	(270.30)
04/30/22	360 Professional Services #3151	Edenbrook Ridge	(1,081.20)
06/30/22	360 Professional Services #3174	Edenbrook Ridge	(1,351.50)
07/31/22	360 Professional Services #3207	Edenbrook Ridge	(270.30)
08/31/22	360 Professional Services #3239	Edenbrook Ridge	(1,351.50)
09/30/22	360 Professional Services #3278	Edenbrook Ridge	(270.30)
10/31/22	Invoice #1325	Edenbrook Ridge	6,987.00
11/30/22	360 Professional Services #3353	Edenbrook Ridge	(617.10)
12/31/22	360 Professional Services #3402	Edenbrook Ridge	(270.30)
01/31/23	360 Professional Services #3419	Edenbrook Ridge	(275.40)
02/28/23	360 Professional Services #3451	Edenbrook Ridge	(275.40)
06/30/23	360 Professional Services #3566	Edenbrook Ridge	(275.40)
09/30/23	360 Professional Services #3655	Edenbrook Ridge	(275.40)
01/31/24	360 Professional Services #3771	Edenbrook Ridge	(280.50)
TOTAL DEPOSIT			<u>\$ 2,730.50</u>

**Northtown Municipal Utility District
Heatherwilde Retail Center
April 30, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/30/14	Invoiced #1170		2,500.00
12/31/14	360 Professional Services #755	Heatherwilde Retail Center	(224.40)
01/31/15	360 Professional Services #778	Heatherwilde Retail Center	(459.00)
03/31/15	360 Professional Services #801	Heatherwilde Retail Center	(918.00)
03/31/15	360 Professional Services #823	Heatherwilde Retail Center	(688.50)
03/31/15	Invoiced #1178	Heatherwilde Retail Center	1,601.40
06/30/16	360 Professional Services #823	Heatherwilde Retail Center	(469.20)
08/31/16	360 Professional Services #1264	Heatherwilde Retail Center	(234.60)
09/30/16	Received payment	Heatherwilde Retail Center	2,500.00
09/30/16	360 Professional Services #1295	Heatherwilde Retail Center	(703.80)
09/30/16	Armbrust & Brown #132421	Heatherwilde Retail Center	(793.00)
10/31/16	360 Professional Services #1319	Heatherwilde Retail Center	(703.80)
10/31/17	360 Professional Services #1669	Heatherwilde Retail Center	(239.70)
03/31/18	360 Professional Services #1780	Heatherwilde Retail Center	(244.80)
08/31/17	Cash Receipts		1,500.00
08/31/17	360 Professional Services	2800 Heatherwilde	(239.70)
08/31/17	Armbrust & Brown, PLLC	2800 Heatherwilde	(154.50)
04/30/18	360 Professional Services #1806	Heatherwilde Retail Center	(1,224.00)
08/31/18	360 Professional Services #1914	Heatherwilde Retail Center	(489.60)
02/28/19	360 Professional Services #2059	Heatherwilde Retail Center	(249.90)
03/31/19	Cash Receipts		2,935.10
04/30/19	360 Professional Services #2105	Heatherwilde Retail Center	(1,249.50)
05/31/19	360 Professional Services #2140	Heatherwilde Retail Center	(999.60)
	Total Invoice		<u>\$ 750.90</u>

Northtown Municipal Utility District
HPI Real Estate
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
06/13/16	Invoiced #1197		2,500.00
06/30/16	360 Professional Services #1206	HPI Real Estate Plan Review	(1,200.00)
		TOTAL DEPOSIT	<u>\$ 1,300.00</u>

Northtown Municipal Utility District
Dessau Fountain Estates
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/05/16	Invoiced #1199		5,000.00
07/31/16	Armbrust & Brown/131190	Dessau Fountain Estates	(694.00)
08/31/16	Armbrust & Brown/131844	Dessau Fountain Estates	(425.00)
TOTAL DEPOSIT			<u>\$ 3,881.00</u>

Northtown Municipal Utility District
The Lakes Blvd - St. Croix
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
01/19/17	Invoiced		2,500.00
01/31/17	Armbrust & Brown/134800	The Lakes Blvd. - St. Croix	(467.50)
02/28/17	Armbrust & Brown/135446	The Lakes Blvd. - St. Croix	(510.00)
03/31/17	Armbrust & Brown/136079	The Lakes Blvd. - St. Croix	(170.00)
TOTAL DEPOSIT			<u>\$1,352.50</u>

Northtown Municipal Utility District
Pact Ventures - Lake/Ntown Blvd.
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/20/17	Cash Receipts		2,500.00
04/30/17	360 Professional Services/#1510	Pact Ventures - Lake/Ntown Blvd.	(479.40)
05/31/17	Armbrust & Brown/137505	Pact Ventures - Lake/Ntown Blvd.	(70.00)
04/20/18	Cash Receipts		2,500.00
05/31/19	360 Professional Services/#2142	Pact Ventures - Lake/Ntown Blvd.	(499.80)
01/31/20	360 Professional Services/#2380	Pact Ventures - Lake/Ntown Blvd.	(1,068.20)
03/31/20	360 Professional Services/#2438	Pact Ventures - Lake/Ntown Blvd.	(510.00)
07/31/20	360 Professional Services/#2521	Pact Ventures - Lake/Ntown Blvd.	(510.00)
TOTAL DEPOSIT			<u>\$1,862.60</u>

Northtown Municipal Utility District
KB Homes - Villages at Northtown
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/31/17	Cash Receipts		5,000.00
08/31/17	360 Professional Services	KB Homes - Villages at NT	(239.70)
12/31/17	360 Professional Services	KB Homes - Villages at NT	(318.58)
01/31/18	360 Professional Services	KB Homes - Villages at NT	(734.40)
02/28/18	360 Professional Services	KB Homes - Villages at NT	(244.80)
06/30/18	360 Professional Services	KB Homes - Villages at NT	(848.69)
07/31/18	360 Professional Services	KB Homes - Villages at NT	(1,591.20)
08/31/18	360 Professional Services	KB Homes - Villages at NT	(1,468.80)
09/30/18	Invoiced #1253		5,446.17
10/31/18	360 Professional Services - 1964	KB Homes - Villages at NT	(979.20)
10/31/18	Armbrust & Brown, PLLC-149369	KB Homes - Villages at NT	(291.00)
11/30/18	360 Professional Services - 1990	KB Homes - Villages at NT	(244.80)
12/31/18	Armbrust & Brown, PLLC-150320	KB Homes - Villages at NT	(141.83)
12/31/18	360 Professional Services - 2011	KB Homes - Villages at NT	(489.60)
12/31/18	Armbrust & Brown, PLLC-151063	KB Homes - Villages at NT	(274.50)
02/28/19	360 Professional Services - 2060	KB Homes - Villages at NT	(999.60)
03/31/19	Armbrust & Brown, PLLC-153310	KB Homes - Villages at NT	(49.50)
04/30/19	360 Professional Services - 2106	KB Homes - Villages at NT	(749.70)
05/31/19	360 Professional Services - 2141	KB Homes - Villages at NT	(999.60)
07/31/19	360 Professional Services - 2205	KB Homes - Villages at NT	(2,499.00)
07/31/19	Armbrust & Brown, PLLC-156409	KB Homes - Villages at NT	(142.50)
08/31/19	360 Professional Services - 2233	KB Homes - Villages at NT	(1,999.20)
08/31/19	Armbrust & Brown, PLLC-157171	KB Homes - Villages at NT	(66.00)
08/31/19	Invoice #1274		7,426.03
09/30/19	360 Professional Services - 2262	KB Homes - Villages at NT	(499.80)
11/30/19	Armbrust & Brown, PLLC-159481	KB Homes - Villages at NT	(683.00)
01/31/20	Armbrust & Brown, PLLC-161286	KB Homes - Villages at NT	(94.00)
10/14/21	Invoice #1312		3,776.80
10/31/21	360 Professional Services - 2921	KB Homes - Villages at NT	(780.30)
10/31/21	Armbrust & Brown, PLLC-177440	KB Homes - Villages at NT	(725.00)
11/30/21	360 Professional Services - 2945	KB Homes - Villages at NT	(780.30)
11/30/21	Armbrust & Brown, PLLC-178433	KB Homes - Villages at NT	(1,600.00)
12/31/21	360 Professional Services - 2970	KB Homes - Villages at NT	(260.10)
02/28/22	360 Professional Services - 3041	KB Homes - Villages at NT	(540.60)
03/31/22	360 Professional Services - 3080	KB Homes - Villages at NT	(1,946.04)
03/31/22	Armbrust & Brown, PLLC-181180	KB Homes - Villages at NT	(655.50)
04/30/22	360 Professional Services - 3117	KB Homes - Villages at NT	(540.60)
04/30/22	Armbrust & Brown, PLLC-182320	KB Homes - Villages at NT	(969.00)
05/31/22	360 Professional Services - 3152	KB Homes - Villages at NT	(810.90)
06/30/22	Armbrust & Brown, PLLC-183767	KB Homes - Villages at NT	(598.50)
06/30/22	360 Professional Services - 3175	KB Homes - Villages at NT	(1,892.10)
07/26/22	Invoice #1324		12,098.94
07/31/22	Armbrust & Brown, PLLC-184513	KB Homes - Villages at NT	(1,072.50)
07/31/22	360 Professional Services - 3208	KB Homes - Villages at NT	(1,351.50)
08/31/22	360 Professional Services - 3240	KB Homes - Villages at NT	(1,621.80)
09/30/22	360 Professional Services - 3279	KB Homes - Villages at NT	(1,081.20)
09/30/22	Armbrust & Brown, PLLC-186359	KB Homes - Villages at NT	(784.50)
10/31/22	360 Professional Services - 3318	KB Homes - Villages at NT	(810.90)
10/31/22	Invoice #1326		6,722.40
11/30/22	360 Professional Services - 3354	KB Homes - Villages at NT	(887.40)
11/30/22	Armbrust & Brown, PLLC-187877	KB Homes - Villages at NT	(650.00)
12/31/22	360 Professional Services - 3403	KB Homes - Villages at NT	(270.30)
01/31/23	Armbrust & Brown, PLLC-189777	KB Homes - Villages at NT	(275.40)
01/31/23	360 Professional Services - 3420	KB Homes - Villages at NT	(924.00)
02/28/23	360 Professional Services - 3452	KB Homes - Villages at NT	(826.20)
03/31/23	360 Professional Services - 3485	KB Homes - Villages at NT	(826.20)
03/31/23	Armbrust & Brown, PLLC-191487	KB Homes - Villages at NT	(528.00)
04/30/23	360 Professional Services - 3515	KB Homes - Villages at NT	(275.40)
04/30/23	Armbrust & Brown, PLLC-192395	KB Homes - Villages at NT	(132.00)
05/31/23	360 Professional Services - 3542	KB Homes - Villages at NT	(2,203.20)
05/31/23	Armbrust & Brown, PLLC-193130	KB Homes - Villages at NT	(1,287.00)
06/30/23	360 Professional Services - 3567	KB Homes - Villages at NT	(275.40)
07/31/23	360 Professional Services - 3594	KB Homes - Villages at NT	(1,927.80)
07/31/23	Invoice #1336		11,288.30
08/31/23	360 Professional Services - 3624	KB Homes - Villages at NT	(550.80)
09/30/23	360 Professional Services - 3657	KB Homes - Villages at NT	(275.40)
10/31/23	360 Professional Services - 3687	KB Homes - Villages at NT	(275.40)
10/31/23	Armbrust & Brown, PLLC-197522	KB Homes - Villages at NT	(132.00)
01/31/24	360 Professional Services - 3772	KB Homes - Villages at NT	(280.50)
02/29/24	360 Professional Services - 3799	KB Homes - Villages at NT	(280.50)
03/31/24	360 Professional Services - 3822	KB Homes - Villages at NT	(1,974.90)
04/30/24	360 Professional Services - 3848	KB Homes - Villages at NT	(1,122.00)
TOTAL DEPOSIT			\$ 108.50

Northtown Municipal Utility District
Villages at Northtown - Yentai
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
05/29/18	Cash Receipts		1,500.00
05/31/18	360 Professional Services	Villages at NT - Yentai	(489.60)
06/30/18	360 Professional Services	Villages at NT - Yentai	(244.80)
TOTAL DEPOSIT			<u>\$ 765.60</u>

Northtown Municipal Utility District
Dessau Retail - ACR
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
10/23/18	Invoice #1255		2,500.00
10/31/18	360 Professional Services - 1963	Dessau Retail - ACR	(489.60)
02/28/19	360 Professional Services - 2056	Dessau Retail - ACR	(840.10)
02/28/23	360 Professional Services - 3450	Dessau Retail - ACR	(550.80)
03/31/23	360 Professional Services - 3484	Dessau Retail - ACR	(275.40)
04/30/23	360 Professional Services - 3514	Dessau Retail - ACR	(275.40)
07/31/23	360 Professional Services - 3593	Dessau Retail - ACR	(1,377.00)
07/31/23	Invoice #1337		3,808.30
10/31/23	360 Professional Services - 3685	Dessau Retail - ACR	(275.40)
TOTAL DEPOSIT			<u>\$ 2,224.60</u>

**Northtown Municipal Utility District
Villages - Multi-Family WB Pkwy.
April 30, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
02/28/19	Check #138329		5,000.00
04/30/19	360 Professional Services - 2108		(499.80)
05/31/19	360 Professional Services - 2145		(749.70)
06/30/19	360 Professional Services - 2177		(499.80)
07/31/19	360 Professional Services - 2177		(2,855.56)
08/31/19	360 Professional Services - 2234		(1,249.50)
08/31/19	Invoice #1273		5,854.36
11/30/19	360 Professional Services - 2318		(818.77)
12/31/19	360 Professional Services - 2346		(1,249.50)
01/31/20	360 Professional Services - 2382		(2,618.59)
01/31/20	Armbrust & Brown - 161289		(1,281.50)
02/29/20	Invoice #1282		3,468.36
02/29/20	360 Professional Services - 2412		(355.38)
02/29/20	Armbrust & Brown - 161985		(235.00)
03/31/20	360 Professional Services - 2440		(2,040.00)
03/31/20	Armbrust & Brown - 162527		(564.00)
05/08/20	Invoice #1285		3,194.38
05/31/20	Armbrust & Brown - 164169		(47.00)
06/30/20	360 Professional Services - 2498		(1,430.71)
06/30/20	Armbrust & Brown - 164764		(70.50)
07/31/20	Armbrust & Brown - 165345		(376.00)
07/31/20	360 Professional Services - 2524		(1,076.17)
09/30/20	Armbrust & Brown - 166376		(2,491.00)
09/30/20	360 Professional Services - 2577		(2,116.49)
10/31/20	Armbrust & Brown - 166376		(1,386.50)
10/31/20	360 Professional Services - 2577		(714.36)
11/30/20	360 Professional Services - 2633		(765.00)
11/30/20	Invoice #1295		9,708.73
11/30/20	Armbrust & Brown - 168700		(760.98)
12/31/20	360 Professional Services - 2654		(448.80)
12/31/20	Armbrust & Brown - 169306		(67.33)
01/31/21	360 Professional Services - 2676		(1,300.50)
01/31/21	Armbrust & Brown - 170376		(375.00)
02/28/21	360 Professional Services - 2697		(520.20)
03/31/21	360 Professional Services - 2722		(780.30)
05/03/21	Invoice #1306		5,018.11
06/30/21	360 Professional Services - 2797		(260.10)
08/31/21	360 Professional Services - 2857		(260.10)
10/31/21	360 Professional Services - 2922		(260.10)
03/31/22	360 Professional Services - 3082		(810.90)
04/30/22	360 Professional Services - 3120		(1,081.20)
07/31/22	360 Professional Services - 3210		(270.30)
08/31/22	360 Professional Services - 3243		(540.60)
09/30/22	360 Professional Services - 3283		(1,892.10)
10/31/22	360 Professional Services - 3321		(810.90)
10/31/22	Invoice #1327		6,186.30
11/30/22	360 Professional Services - 3355		(1,157.70)
12/31/22	360 Professional Services - 3405		(1,621.80)
01/25/23	Invoice #1330		2,779.50
01/31/23	360 Professional Services - 3422		(826.20)
02/28/23	360 Professional Services - 3422		(1,652.40)
03/31/23	360 Professional Services - 3487		(275.40)
04/30/23	360 Professional Services - 3517		(1,101.60)
04/30/23	Armbrust & Brown - 192396		(2,211.00)
05/23/23	Invoice #1333		6,066.60
05/31/23	360 Professional Services 35344		(275.40)
05/31/23	Armbrust & Brown - 193131		(165.00)
06/30/23	Armbrust & Brown - 194054		(132.00)
07/31/23	360 Professional Services - 3598		(550.80)
07/31/23	Armbrust & Brown - 194809		(451.98)
09/30/23	360 Professional Services - 3660		(826.20)
10/31/23	360 Professional Services - 3689		(275.40)
TOTAL DEPOSIT			<u>\$ (176.78)</u>

Northtown Municipal Utility District
Village at Northtown - Kiosk
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/12/19	Deposit		10,000.00
		TOTAL DEPOSIT	<u>\$ 10,000.00</u>

**Northtown Municipal Utility District
Heatherwilde Multi-Family
April 30, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/23/21	Deposit		3,500.00
05/31/21	360 Professional Services - 2773	Heatherwilde MF	(2,698.83)
06/30/21	360 Professional Services - 2795	Heatherwilde MF	(397.80)
TOTAL DEPOSIT			<u>\$ 403.37</u>

Northtown Municipal Utility District
Villages - AvalonBay MF
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/20/21	Deposit		5,000.00
12/31/21	360 Professional Services - 2971	Villages - AvalonBay MF	(260.10)
02/28/22	360 Professional Services - 3043	Villages - AvalonBay MF	(270.30)
06/30/22	360 Professional Services - 3177	Villages - AvalonBay MF	(270.30)
08/31/22	360 Professional Services - 3241	Villages - AvalonBay MF	(1,081.20)
10/31/22	360 Professional Services - 3320	Villages - AvalonBay MF	(270.30)
12/31/22	360 Professional Services - 3404	Villages - AvalonBay MF	(1,621.80)
04/30/23	360 Professional Services - 3516	Villages - AvalonBay MF	(2,203.20)
05/31/23	360 Professional Services - 3543	Villages - AvalonBay MF	(1,101.60)
06/30/23	360 Professional Services - 3568	Villages - AvalonBay MF	(826.20)
07/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(1,377.00)
07/31/23	Armbrust & Brown, PLLC - 194810	Villages - AvalonBay MF	(1,650.00)
07/31/23	Invoice #1338		10,932.00
08/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(826.20)
09/30/23	360 Professional Services - 3659	Villages - AvalonBay MF	(275.40)
01/31/24	360 Professional Services - 3774	Villages - AvalonBay MF	(280.50)
TOTAL DEPOSIT			<u>\$ 3,617.90</u>

**Northtown Municipal Utility District
Lakes Retail - Splendid
April 30, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/30/22	Deposit		2,500.00
04/30/22	360 Professional Services - 3118	Villages - AvalonBay MF	(540.60)
09/30/22	360 Professional Services - 3280	Villages - AvalonBay MF	(270.30)
07/31/23	360 Professional Services - 3595	Villages - AvalonBay MF	(550.80)
TOTAL DEPOSIT			<u>\$ 1,138.30</u>

Northtown Municipal Utility District
JDs Supermarket - Dessau
April 30, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
02/16/23	Deposit	Invoice #1331	4,000.00
TOTAL DEPOSIT			<u>\$ 4,000.00</u>

Northtown M.U.D.
ChargePoint Revenue Summary
4/30/2024

<i>Month</i>	<i>Gross Revenue</i>	<i>Service Fee</i>	<i>Net Revenue</i>
Nov-22	\$ 0.41	\$ 0.04	0.37
Dec-22	21.44	2.15	19.29
Jan-23	0.22	0.02	0.20
Feb-23	53.56	5.36	48.20
Mar-23	93.02	9.30	83.72
Apr-23	9.92	0.98	8.94
May-23	24.45	2.43	22.02
Jun-23	67.96	6.78	61.18
Jul-23	24.14	2.41	21.73
Aug-23	57.56	5.74	51.82
Sep-23	91.01	9.07	81.94
Oct-23	195.07	19.46	175.61
Nov-23	232.24	23.23	209.01
Dec-23	206.03	20.58	185.45
Jan-24	166.10	16.61	149.49
Feb-24	270.86	27.08	243.78
Mar-24	266.23	26.60	239.63
Apr-24	289.64	28.92	260.72
Total	\$ 2,069.86	\$ 206.76	\$ 1,863.10

See Accountants' Report.

**Northtown Municipal Utility District
Credit Card Transaction History
April 30, 2024**

Month	No. of Sales	Total Credit Card Sales	Credit Card Fees
October-20	1792	224,220.07	6,795.35
November-20	1731	204,338.19	6,252.41
December-20	1854	211,276.61	6,414.87
January-21	1933	191,406.94	5,819.86
February-21	1723	193,913.20	5,893.22
March-21	1911	188,784.36	5,736.28
April-21	1825	197,494.26	6,190.66
May-21	1924	219,960.64	6,677.13
June-21	2041	264,783.80	8,037.30
July-21	2074	236,922.93	7,186.65
August-21	2050	212,399.16	6,446.36
September-21	2052	284,206.69	8,613.59
October-21	2030	245,580.48	7,462.82
November-21	2031	263,673.19	7,936.72
December-21	2114	243,030.44	7,365.43
January-22	2211	254,963.89	7,736.01
February-22	1919	202,322.81	6,162.29
March-22	2368	260,510.59	7,911.56
April-22	2309	262,529.96	7,996.97
May-22	2088	224,188.26	6,822.89
June-22	2389	287,765.47	8,719.45
July-22	2356	276,851.21	8,403.24
August-22	2232	242,125.09	7,367.09
September-22	2233	289,687.36	8,808.81
October-22	2243	254,039.80	7,777.92
November-22	2552	334,011.98	10,128.02
December-22	2178	257,935.29	7,903.56
January-23	2310	359,106.37	10,896.98
February-23	2183	234,362.99	7,213.60
March-23	2323	262,134.40	8,002.08
April-23	2318	234,327.80	7,118.02
May-23	2391	275,487.58	8,381.42
June-23	2373	280,689.83	8,557.61
July-23	2390	257,909.76	7,827.95
August-23	2532	305,713.34	9,329.37
September-23	2253	235,165.68	7,175.10
October-23	2469	307,055.56	9,347.22
November-23	2471	272,627.99	8,387.08
December-23	2449	272,305.93	3,237.17
January-24	2258	214,911.32	2,464.40
February-24	2439	228,465.28	2,678.69
March-24	2399	212,377.73	2,661.00
April-24	2364	231,637.36	2,761.09

Northtown M.U.D.
Payroll Summary - Directors
October 1, 2023 through May 28, 2024

	Amaro, Felix T	Campbell, Robin	Capers, Christopher B.	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	2,873.00	1,105.00	1,989.00	5,967.00
Total Gross Pay	2,873.00	1,105.00	1,989.00	5,967.00
Adjusted Gross Pay	2,873.00	1,105.00	1,989.00	5,967.00
Taxes Withheld				
Federal Withholding	0.00	0.00	(180.00)	(180.00)
Medicare Employee	(41.66)	(16.02)	(28.84)	(86.52)
Social Security Employee	(178.13)	(68.52)	(123.31)	(369.96)
Total Taxes Withheld	(219.79)	(84.54)	(332.15)	(636.48)
Additions to Net Pay				
Reimburse Lost Check	0.00	0.00	277.05	277.05
Total Additions to Net Pay	0.00	0.00	277.05	277.05
Net Pay	2,653.21	1,020.46	1,933.90	5,607.57
Employer Taxes and Contributions				
Medicare Company	41.66	16.02	28.84	86.52
Social Security Company	178.13	68.52	123.31	369.96
Total Employer Taxes and Contributions	219.79	84.54	152.15	456.48

See Accountants' Report.

Northtown M.U.D.
Payroll Summary - Security
October 1, 2023 through May 28, 2024

	Gomez, Adrian	Gromada, Brandon A	Reilly, Neil	Ribsam, John J	Serna, Jr., Antonio	Williams, Christoph...	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjust...								
Gross Pay								
Security Coordinator	0.00	0.00	0.00	0.00	0.00	0.00	2,850.00	2,850.00
Security Holiday	0.00	0.00	0.00	0.00	0.00	0.00	390.00	390.00
Security Hourly	9,200.00	5,100.00	300.00	2,400.00	5,400.00	2,700.00	10,600.00	35,700.00
Total Gross Pay	9,200.00	5,100.00	300.00	2,400.00	5,400.00	2,700.00	13,840.00	38,940.00
Adjusted Gross Pay	9,200.00	5,100.00	300.00	2,400.00	5,400.00	2,700.00	13,840.00	38,940.00
Taxes Withheld								
Federal Withholding	(289.00)	(224.00)	0.00	(96.00)	(366.00)	0.00	(473.00)	(1,448.00)
Medicare Employee	(133.40)	(73.95)	(4.35)	(34.80)	(78.30)	(39.15)	(200.68)	(564.63)
Social Security Employee	(570.40)	(316.20)	(18.60)	(148.80)	(334.80)	(167.40)	(858.08)	(2,414.28)
Total Taxes Withheld	(992.80)	(614.15)	(22.95)	(279.60)	(779.10)	(206.55)	(1,531.76)	(4,426.91)
Net Pay	8,207.20	4,485.85	277.05	2,120.40	4,620.90	2,493.45	12,308.24	34,513.09
Employer Taxes and Contributions								
Medicare Company	133.40	73.95	4.35	34.80	78.30	39.15	200.68	564.63
Social Security Company	570.40	316.20	18.60	148.80	334.80	167.40	858.08	2,414.28
TX - Unemployment	87.20	5.10	0.30	20.40	5.40	2.58	117.00	237.98
Total Employer Taxes and Contribut...	791.00	395.25	23.25	204.00	418.50	209.13	1,175.76	3,216.89

See Accountants' Report.

**ORDER ESTABLISHING REVISED WATER CONSERVATION AND DROUGHT
CONTINGENCY PLAN**

May 28, 2024

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, Northtown Municipal Utility District (the “District”) is a political subdivision of the State of Texas, created and operating under Chapters 49 and 54 of the *Texas Water Code*;

WHEREAS, under Section 11.1272, *Texas Water Code*, the Board of Directors of the District (the “Board”) is required to establish and enforce a drought contingency plan;

WHEREAS, under the Agreement Concerning Creation and Operation of Northtown Municipal Utility District No. 1 (the “Agreement”) with the City of Austin, Texas (the “City”) the District is required to promote compliance with the City’s water conservation ordinance, as it may be amended from time to time (the “City Plan”);

WHEREAS, as required by Section 11.1272, *Texas Water Code* and the Agreement, and in an effort to ensure that water supplied to the District is used reasonably and to its maximum beneficial use, the Board adopted a Water Conservation and Drought Contingency Plan by Order dated April 24, 2007, as subsequently revised in accordance with 30 *Texas Administrative Code* Section 288.30, pursuant to an Order Establishing Revised Water Conservation and Drought Contingency Plan dated May 27, 2014, and an Order Establishing Revised Water Conservation and Drought Contingency Plan dated March 26, 2019 (collectively, the “Original Plan”); and

WHEREAS, the Board now desires to revise the Original Plan in accordance with 30 *Texas Administrative Code* Section 288.30, in order to ensure that it is consistent with the current City Plan.

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY DISTRICT THAT:

Section 1: The Water Conservation and Drought Contingency Plan (the “Revised Plan”) attached as **Exhibit “A”** is established and will be implemented during periods of water shortage in an effort to reduce water loss, waste, or consumption and increase the efficiency of water use. The Revised Plan replaces and supersedes the Original Plan.

Section 2: If any provision of this Order, or its application to any person or set of circumstances is held to be invalid for any reason, the validity of the remaining portions of this Order and its application to other persons or sets of circumstances will not be affected, it being the intent of the Board in adopting this Order that no portion of this Order or provision contained in this Order will become inoperative or fail by reason of any invalidity of any other portion.

Section 3: The District’s attorney is directed to file a copy of this Order in the principal office of the District, with the Executive Director of the Texas Commission on Environmental Quality, and with the Lower Colorado Regional Water Planning Group (Region K). This Order

will remain in full force and effect from the date of its adoption until amended or replaced by the Board.

Section 4. The District's attorney is also directed to publish a substantive statement of the rules or regulations contained in the Revised Plan, and the penalty for their violation, in accordance with Section 54.207, *Texas Water Code*.

PASSED AND APPROVED this 28th day of May, 2024.

Brenda Richter, President
Board of Directors

ATTEST:

Christopher Capers, Secretary
Board of Directors

EXHIBIT “A”

WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN

I. *Approval of the Plan*

The Board of Directors (the “Board”) of Northtown Municipal Utility District (the “District”) establishes the Water Conservation and Drought Contingency Plan (the “Plan”), as set forth below. The Board commits to implement the Plan according to the procedures set forth below.

II. *Water Conservation Plan*

2.01. *Water and Wastewater Utility System Profile:*

A. *Service Area Population:* As of the date of adoption of this Plan, the District had 3,141 occupied single family residences, and 24 residences either owned by builders or vacant. The estimated population of the District’s service area is 11,166, calculated on 3,141 single family units multiplied by 3.0 persons/unit and 830 multi-family units multiplied by 2.1 persons/per unit, rounded to the nearest whole number.

B. *Water Utility Data:*

1.	<i>Connection Type</i>	<i>Number of Existing Connections</i>
	Occupied Single Family	3,141
	Vacant Single Family	13
	Multi Family	6 (totaling 830 units)
	Commercial	9
	Builder-Owned	11
	Schools	2
	Non-Profits	0
	Fire Hydrants	0
	Vacant Fire Hydrants	0
	Irrigation	25
	Vacant Irrigation	1
	District	9

2. The District receives its water supply from the City of Austin (the “City”).

C. *Wastewater Service:* Wastewater treatment for the District is provided by the City, except for a small area of the District that is served directly by the City pursuant to an interlocal agreement between the City and the District.

D. *Financial Data:* The District’s water and wastewater rates and connection/impact fees are set forth in the District’s Order Establishing Service Rates, Charges and Tap Fees and Adopting Rules and Policies With Respect to the District’s Water, Wastewater and Drainage Systems. The rates and fees are comparable to surrounding adjacent developments and are cost-based.

2.02. Conservation Strategies:

A. Minimum Measures.

1. Water Conservation Goals. The District's five-year target for water savings is to reduce daily water consumption in gallons per capita by 3%, and the District's 10-year target for water savings is to reduce daily water consumption in gallons per capita by an additional 3% over the five-year target. The District will attempt to achieve these targets and goals with one or more of the following actions:

a. Encouraging and supporting efficient water use and reducing the waste of water.

b. Taking measures to maintain per capita water usage below the median of the previous five years' gallons per capita per day consumption for similarly situated water providers.

c. Striving to limit unaccounted-for water from the District's system to no more than 10% of the volume of water delivered based on a moving five year average.

d. Implementing and maintaining a program of universal metering and meter replacement and repair.

e. Encouraging decreasing waste in landscape irrigation.

f. Raising public awareness of water conservation and encouraging responsible public behavior.

g. Developing a system specific strategy to conserve water during peak demands, thereby reducing peak use.

h. Encouraging the development of a program for the reuse/recycling of wastewater/greywater.

i. Encouraging the use of water-efficient plumbing fixtures.

j. Implementing all applicable water conservation measures required by any water supplier of the District.

2. Meters. The District will strive to implement the following with respect to metering and meter repair/replacement:

a. The supply of water to the District will be metered with water meters capable of accuracy within +/-5%.

b. Each connection will be metered with a water meter capable of accuracy within +/- 5%.

c. Each connection on the system will be metered, including landscape irrigation and public facilities.

d. A regularly scheduled maintenance program of meter repair and replacement will be established in accordance with the following time intervals:

- i. Master Meters: test once per year
- ii. 1”+ Meters: test once per year
- iii. Meters <1”: replace after 1,000,000 gallons of water usage

3. Education and Public Information Programs. The District will undertake a coordinated water conservation public education and information program with its customers that may include:

- a. Providing a conservation message that may be included with water bills.
- b. Encouraging local media coverage of water conservation issues and the importance of water conservation.
- c. Making water conservation information and materials available.

B. Other Measures. Other measures may include system operation requirements and rules that promote water conservation such as use of new water conserving technology in construction, landscape watering management, and appropriate use of updated plumbing fixtures that conserve water. In addition, the District will regularly review this Plan in accordance with applicable rules to ensure that it is effective and efficient.

2.03. Coordination with Regional Water Planning Group. The service area of the District is located within the Lower Colorado Regional Water Planning Area (Region K) and the District has provided or will provide a copy of this water conservation plan to the regional water planning group.

III. Drought Contingency Plan

3.01. Declaration of Policy, Purpose, and Intent. Because of the water conditions prevailing within the District, the water resources available to the District must be put to the maximum beneficial use and the waste, unreasonable use, or unreasonable method of use of water must be prevented, with a view to the reasonable and beneficial use thereof in the interests of the residents of the District and for the public health and welfare.

3.02. Public Involvement. An opportunity for the public to provide input into the preparation of this Plan was provided through the District’s scheduling and providing public notice of a public meeting at which members of the public were provided with an opportunity to provide input to the Board on this Plan.

3.03. Public Education. The District will periodically provide the public with information about this Plan, including information about the conditions under which each stage of the drought contingency measures of this Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be

provided by means of publication of notice in a newspaper of general circulation, posting notification signs in public places, mailing utility bill inserts or postcards, press releases, web page notices, **or** other means as determined necessary by the District Manager (defined below) or his/her designee.

3.04. Coordination with Regional Water Planning Group and TCEQ Notification. The service area of the District is located within the Lower Colorado Regional Water Planning Area (Region K) and the District has provided or will provide a copy of this Plan to the regional water planning group. The District will notify the executive director of the Texas Commission on Environmental Quality within five business days of the implementation or termination of any mandatory provisions of this Plan.

3.05. Authorization. The District's Manager or another consultant or employee specifically designated by the Board (for purposes of this Plan, the appointed party is designated the "District Manager") is authorized and directed to implement the applicable provisions of the drought contingency measures of this Plan upon determination that implementation is necessary to protect the public health, safety, and welfare. The District Manager, or his/her designee, will have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

3.06. Application. The provisions of this Plan will apply to all persons, entities, customers, and property utilizing water provided by the District.

3.07. Definitions. For the purposes of this Section III and Section IV, below, the following definitions will apply:

A. Commercial Customer: a Customer (defined below) that uses water as an integral part of the operations of a civic, industrial, commercial, and non-profit establishments, including retail establishments, hotels and motels, restaurants, office buildings, home owner association property, and sites with five or more dwelling units.

B. Customer: any person, entity, company, or organization using water supplied by the District.

C. Designated Outdoor Water Use Days: the days designated for outdoor water use by a Water Supplier (defined below), or, if a Water Supplier has not designated days for outdoor water use, then:

1. for residential Customers with street addresses, box numbers, or rural postal route numbers ending in an even number (0, 2, 4, 6 or 8) and locations without addresses - Sundays and Thursdays;
2. for residential Customers with street addresses, box numbers, or rural postal route numbers ending in an odd number (1, 3, 5, 7 or 9) - Saturdays and Wednesdays;
3. for commercial Customers with street addresses, box numbers, or rural postal route numbers ending in an even number (0, 2, 4, 6 or 8) and locations without addresses - Tuesday; and
4. for commercial Customers with street addresses, box numbers, or rural postal route numbers ending in an odd number (1, 3, 5, 7 or 9) - Friday.

D. *New Landscape:* vegetation that:

1. is installed at the time of the construction of a residential or commercial facility;
2. is installed as part of a governmental entity's capital improvement project;
3. is installed to stabilize an area disturbed by construction; or
4. alters more than one-half of the area of an existing landscape.

E. *Residential Customer:* a Customer that uses water as an integral part of the operations of a site with four or less dwelling units.

F. *Water Supplier:* collectively, the City and any other entity that supplies wholesale water to the District in the future and requires that the District implement drought contingency and water conservation measures consistent with its own.

3.08. *Triggering and Termination Criteria for Drought Response Stages.*

The District Manager, or his/her designee, will monitor water supply and/or demand conditions on a monthly basis and determine when conditions warrant the initiation or termination of any stage of this Plan. During the months of May through September, water supply conditions may be monitored on a more frequent basis if deemed necessary. Weather conditions will be considered in determining a drought classification. If long cold or dry periods are predicted, such conditions will be considered in making an impact analysis. Public notification of the initiation or termination of drought response stages will be given by means of publication in a newspaper of general circulation, signs posted in public places, utility bill inserts or postcards, press releases, web page notices **or** other means as determined necessary by the District Manager or his/her designee.

A. *Stage 1 - Mild Water Shortage Conditions.*

1. Requirements for initiation. Customers will be required to adhere to the Stage 1 Water Use Restrictions set forth in Section 3.09(B)(2) (i) from May 1 through September 30 of each year; and (ii) when:

- a. the combined storage of Lakes Travis and Buchanan falls below 1.4 million acre-feet;
- b. required by a Water Supplier under any District water supply contract; or
- c. otherwise required by the Board or the District Manager.

2. Requirements for termination. Stage 1 of the Plan may be rescinded by the Board or the District Manager when:

- a. the combined storage of Lakes Travis and Buchanan reaches 1.4 million acre-feet and is expected to remain above 1.4 million acre-feet for four months;
- b. restrictions from a Water Supplier under any District water supply contract are no longer required; or

c. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

B. *Stage 2 - Moderate Water Shortage Conditions.*

1. Requirements for initiation. Customers will be required to comply with Stage 2 requirements when:

a. (i) the combined storage of Lakes Travis and Buchanan falls below 900,000 acre-feet; or (ii) on March 1 or July 1, the combined storage in Lakes Travis and Buchanan is below 1.1 million acre-feet and the cumulative prior three months of inflows total to those lakes is less than the 25th percentile of historic inflows for the three-month periods;

b. water demand reaches 300 MGD for three consecutive days;

c. water demand reaches 320 MGD for one day;

d. required by a Water Supplier under any District water supply contract; or

e. otherwise required by the Board or the District Manager.

2. Requirements for termination. Stage 2 of the Plan may be rescinded by the Board or the District Manager when:

a. the combined storage of Lakes Travis and Buchanan reaches 1.1 million acre-feet and is expected to remain above 900,000 million acre-feet for four months; or

b. restrictions from a Water Supplier under any District water supply contract are no longer required; or

c. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

Upon termination of Stage 2, Stage 1 becomes operative.

C. *Stage 3 - Severe Water Shortage Conditions.*

1. Requirements for initiation. Customers will be required to comply with the Stage 3 requirements when:

a. the combined storage of Lakes Travis and Buchanan falls below 750,000 acre-feet;

b. system demand exceeds available high service pump capacity;

c. water system is contaminated, whether accidentally or intentionally (severe condition is reached immediately upon detection of contamination);

d. water system fails due to an act of God (tornadoes, hurricanes) or man (severe condition is reached immediately upon detection of the failure);

e. any mechanical failure of pumping equipment which will require more than 12 hours to repair and which causes unprecedented loss of capability to provide water service;

f. required by a Water Supplier under any District water supply contract; or

g. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

2. Requirements for termination. Stage 3 of the Plan may be rescinded by the Board or the District Manager when:

a. the combined storage of Lakes Travis and Buchanan reaches 900,000 acre-feet and is projected to stay above 750,000 acre-feet for four months;

b. restrictions from a Water Supplier under any District water supply contract are no longer required; or

c. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

Upon termination of Stage 3, Stage 2 becomes operative.

D. *Stage 4 - Emergency Water Shortage Conditions.*

1. Requirements for initiation. Customers will be required to comply with the Stage 4 requirements when:

a. there is a failure of water treating facilities;

b. there is a major water line break, loss of distribution pressure, or pump system failure that causes substantial loss in the District's ability to provide water service;

c. (i) the combined storage of Lakes Travis and Buchanan falls below 600,000 acre-feet; and (ii) the City declares a drought worse than the drought of record or other water supply emergency and orders mandatory curtailment of water for wholesale water customers;

d. required by a Water Supplier under any District water supply contract; or

e. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

2. Requirements for termination. Stage 4 of the Plan may be rescinded by the Board or the District Manager when:

- a. the combined storage of Lakes Travis and Buchanan is projected to stay above 600,000 acre-feet for four months;
- b. the City announces that mandatory curtailment for wholesale water customers is no longer required;
- c. restrictions from a Water Supplier under any District water supply contract are no longer required; or
- d. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

Upon termination of Stage 4, Stage 3 becomes operative.

E. *Additional Restrictions.* The District may impose additional water restrictions to protect the public health and safety in the event of an unusual water system operational event, catastrophic occurrence or severe weather event, or as otherwise required by the Board or a Water Supplier under any District water supply contract.

3.09. *Drought Response Stages.* The District Manager will monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in Section 3.08, will determine if a mild, moderate, severe, or emergency condition exists and implement the following actions.

A. *Permanent Water Use Restrictions.* Customers must comply with the following restrictions on a year-round basis, regardless of water supply or water treatment plant production conditions:

- 1. Residential Customers and Commercial Customers may irrigate outdoors only before 10:00 a.m. and after 7:00 p.m., and only on a Designated Outdoor Water Use Day, except at a golf course, in accordance with the following:
 - a. Customers may irrigate outdoors with a permanently installed irrigation system on one Designated Outdoor Water Use Day per week, allowing up to 15 hours of irrigation; and
 - b. Customers may irrigate outdoors with a hose-end sprinkler system on up to two Designated Outdoor Water Use Days per week, allowing for a total of 30 hours of irrigation.
- 2. Customers must not:
 - a. fail to repair a controllable leak, including a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet;
 - b. operate a permanently installed irrigation system with:
 - i. a broken head;
 - ii. a head that is out of adjustment and the arc of the spray head is over a street or parking lot; or
 - iii. a head that is misting because of high water pressure; or

- c. during irrigation, allow water:
 - i. to run off a property and form a stream of water in a street for a distance of 50 feet or greater; or
 - ii. to pond in a street or parking lot to a depth greater than one-quarter of an inch.
- 3. Subsections 1 and 2 above do not apply to irrigation:
 - a. during repair or testing of a new or existing irrigation system if the person performing the testing is present;
 - b. used to establish New Landscapes;
 - c. of nursery stock at a commercial plant nursery; or
 - d. of an athletic field used for organized sports if:
 - i. the irrigation is for dust abatement purposes; and
 - ii. the Customer submits to the District a dust abatement exemption application on a form provided by the City of Austin.

4. A person may not use or allow the use of water to wash or rinse an automobile, truck, trailer, boat, airplane, motorcycle, or other mobile equipment or vehicle, unless using a hose with a positive shutoff valve or a single, refillable vessel with water. A person commits a separate offense for each vehicle or piece of equipment washed in violation of the terms and conditions of this Subsection. It is an affirmative defense to a violation of this subsection that the water use occurred at a vehicle wash facility for the water use charged in the complaint.

5. A Customer may not wash a sidewalk, driveway, parking area, street, tennis court, patio, or other paved area or outdoor building surface, unless using a hose with a positive shutoff valve or a single, refillable vessel with water. A person commits a separate offense for each outdoor surface washed in violation of the terms and conditions of this Subsection.

6. A person may not operate a patio mister at a commercial facility except between the hours of 4:00 p.m. and 12:00 a.m.

7. Any additional or alternative restrictions imposed by a Water Supplier or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

B. *Stage 1 – Mild Water Shortage Conditions.* The goal for Stage 1 is to achieve a 10% reduction in average daily water use (e.g., total water use, daily water demand, etc.).

1. Supply Management Measures. All District operations will adhere to the Stage 1 water use restrictions prescribed below, where possible.

2. Water Use Restrictions.

a. Customers may irrigate outdoors with a permanently installed irrigation system only before 8:00 a.m. and after 7:00 p.m. once per week on a Designated Outdoor Water Use Day, allowing up to 13 hours of irrigation;

b. Customers may irrigate outdoors with a hose-end sprinkler, a soaker hose, or use drip irrigation only before 10:00 a.m. and after 7:00 p.m. twice per week on the Designated Outdoor Water Use Days, allowing up to 30 hours of irrigation.

3. Stage 1 requirements do not apply to irrigation:

a. using a hand-held hose or hand-held bucket;

b. used to establish New Landscapes;

c. during repair or testing of a new or existing irrigation system if the person performing the testing is present;

d. of water nursery stock at a commercial plant nursery; or

e. of an athletic field used for organized sports if:

i. the irrigation is for dust abatement purposes; and

ii. the Customer submits to the District a dust abatement exemption application on a form provided by the City.

4. Charity car washes shall be held at commercial car wash facilities.

5. Any additional or alternative restrictions imposed by a Water Supplier or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

C. *Stage 2 - Moderate Water Shortage Conditions.* The goal for Stage 2 is to achieve a 20% reduction in average daily water use.

1. Supply Management Measures. During Stage 2, where possible the District will reduce or discontinue flushing of water mains; reduce or discontinue irrigation of public landscaped areas; use alternative water supply sources and/or alternative delivery mechanisms with the prior approval of Texas Commission on Environmental Quality, if appropriate; and use reclaimed water for nonpotable purposes. Where possible, the District will also comply with the water use restrictions for Stage 2 when those restrictions are implemented.

2. Water Use Restrictions. All requirements of Stage 1 will remain in effect during Stage 2 except:

a. Customers may not irrigate outdoors, except:

- i. with a permanently installed automatic irrigation system before 5:00 a.m. and after 7:00 p.m. once per week on a Designated Outdoor Water Use Day, allowing up to 10 hours of irrigation; or
 - ii. with a hose-end sprinkler, a soaker hose, or drip irrigation, before 10:00 a.m. and after 7:00 p.m. once per week on a Designated Outdoor Water Use Day, allowing up to 15 hours of irrigation;
 - b. a person may not use or allow the use of water to wash or rinse an automobile, truck, trailer, boat, airplane, motorcycle, or other mobile equipment or vehicle unless using a single, refillable vessel with water. A person commits a separate offense for each vehicle or piece of equipment washed in violation of the terms and conditions of this Subsection. It is an affirmative defense to a violation of this subsection that the water use occurred at a vehicle wash facility for the water use charged in the complaint;
 - c. notwithstanding the above, a Customer may not conduct or participate in a charity car wash;
 - d. a Customer may not operate an outdoor ornamental fountain or structure making similar use of water, with an aerial emission of water or aerial fall of water greater than four inches, other than the aeration necessary to preserve habitat for aquatic species, and in no case shall a Customer operate an ornamental fountain of any kind, unless it uses recirculated water;
 - e. a Customer may not irrigate a golf fairway, except on a Designated Outdoor Water Use Day before 5:00 a.m. and after 7:00 p.m. A Customer may irrigate a golf course green or tee every other day if the Customer files a plan with the District and the City, if applicable, establishing the irrigation schedule;
 - f. a Customer may not wash a sidewalk, driveway, parking area, street, tennis court, patio, or other paved area, except to alleviate an immediate health or safety hazard; and
 - g. a restaurant may not serve water to a customer except when requested by the customer.
3. Stage 2 requirements do not apply to:
- a. irrigation used to establish a New Landscape;
 - b. irrigation used for repair or testing of a new or existing irrigation system if the person performing the testing is present;
 - c. necessary use of water, other than for landscape irrigation, by a governmental entity performing a governmental function, including for a capital improvement construction project;

d. necessary use of water, other than for landscape irrigation, for land development including roadway base preparation, flushing a utility line, dust control, concrete or asphalt work, and building construction, provided that if reclaimed water is available within one mile of the construction site, reclaimed water must be used for roadway base preparation and dust control;

e. necessary use of water for repair of a water distribution facility, residential and commercial plumbing, or a permanently installed landscape irrigation system;

f. irrigation of an athletic field used for organized sports if:

i. the irrigation is for dust abatement purposes; and

ii. the Customer submits to the District a dust abatement exemption application on a form provided by the City;

g. watering commercially applied herbicide or pesticide; and

h. watering nursery stock at a commercial plant nursery.

4. Any additional or alternative restrictions imposed by a Water Supplier or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

D. Stage 3 - Severe Water Shortage Conditions. The goal for Stage 3 is to achieve a 25% reduction in average daily water use.

1. Supply Management Measures. During Stage 3, the District will cease the flushing of water mains except when necessary for reasons of health or safety, where possible. Where possible, the District will discontinue irrigating public landscaped areas except areas irrigated with treated wastewater effluent, ground water, or raw water.

2. Water Use Restrictions. All requirements of Stage 2 will remain in effect during Stage 3 except:

a. a Customer may not irrigate vegetation outdoors, except the irrigation of functional turf areas and beds only:

i. with a permanently installed automatic irrigation system before 5:00 a.m. and after 7:00 p.m. once per week on a Designated Outdoor Water Use Day, allowing up to 10 hours of irrigation; or

ii. with a hose-end sprinkler, a soaker hose, or drip irrigation, before 10:00 a.m. and after 7:00 p.m. once per week on a Designated Outdoor Water Use Day, allowing up to 15 hours of irrigation;

b. a Customer may not water the ground around a foundation to prevent foundation cracking except on a Designated Outdoor Water Use

Day before 7:00 a.m. or after 7:00 p.m.. The Review Board (defined below) may grant a Variance (defined in Section IV below) to the restriction in the immediately preceding sentence if the Review Board determines that additional water is necessary to prevent foundation cracking. If the Review Board grants a variance, a Customer may water a foundation (i) on a Designated Outdoor Water Use Day from 12:00 a.m. to 10:00 a.m. and (ii) on the second day after the Designated Outdoor Water Use Day from 12:00 a.m. to 10:00 a.m. using a soaker hose or drip system placed within 24 inches of the foundation that does not produce a spray of water above the ground;

c. a Customer may not operate an outdoor ornamental fountain or structure making similar use of water, other than the aeration necessary to preserve habitat for aquatic species;

d. a Customer may not add potable water to a swimming pool, wading pool, fountain, or pond, except to preserve habitat for aquatic life;

e. a Customer may not begin the installation of a New Landscape; and

f. a person may not operate a patio mister at a commercial facility except between the hours of 4:00 p.m. and 8:00 p.m.

3. Stage 3 requirements do not apply to a Customer who uses only treated wastewater effluent or raw water.

4. Any additional or alternative restrictions imposed by a Water Supplier or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

E. Stage 4 - Emergency Water Shortage Conditions. The goal for Stage 4 is to achieve a 30% reduction in average daily water use.

1. Supply Management Measures. During Stage 4, the District will discontinue irrigating public landscaped areas.

2. Water Use Restrictions. All requirements of Stage 3 will remain in effect during Stage 4 except:

a. a Customer may not irrigate vegetation outdoors, or allow use of water to test or repair a permanently installed irrigation system;

b. a Customer may not wash an automobile, truck, trailer, boat, airplane, or other mobile equipment;

c. a Customer may not water the ground around a foundation to prevent foundation cracking unless a variance is granted by the Review Board as provided in Section IV below;

d. a Customer may not wash a sidewalk, driveway, parking area, street, tennis court, patio; and

e. a person may not operate a patio mister.

3. Any additional or alternative restrictions imposed by a Water Supplier or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

F. *Additional Restrictions.* If emergency water shortage conditions (Stage 4) persist for an extended period of time, the District Manager, upon recommendation of the Board, may order water rationing and/or terminate service to selected users of the system in accordance with any applicable policies and procedures of a Water Supplier or, if no such policies and procedures exist, the following sequence:

Recreational users
Commercial users
School users
Residential users
Hospitals, public health and safety facilities

IV. *Variances.*

4.01. *Granting Variances.* A review board consisting of the District Manager, the Board President, and the Board Secretary (the “*Review Board*”) is established. The Review Board will review hardship and special cases that cannot strictly comply with this Plan to determine whether the cases warrant a variance, permit, or compliance agreement (collectively, “*Variance*”).

4.02. *Application for Variance.*

A. A Variance from a requirement of this Plan may be granted if the Review Board determines that special circumstances exist and that compliance with the Plan:

1. adversely affects health, sanitation, or fire protection of the public or applicant;
2. adversely affects pesticide or fertilizer application; or
3. constitutes an economic hardship. “*Economic hardship*” means a threat to a person or entity’s primary source of income. Inconvenience or the potential for damage to landscaping does not constitute an economic hardship. If the Review Board determines there is an economic hardship, it may authorize the implementation of alternative water use restrictions that further the purposes of the Plan.

The alternative water use restrictions must be set forth on the face of the Variance and the Customer must keep a copy of the Variance in a location that is accessible by and visible to the public.

B. A Variance from the requirements of the Permanent Water Use Restrictions, Stage 1, Stage 2, or Stage 3 of this Plan may be granted if the Review Board determines that:

1. a property cannot be completely watered with an average of one-half of an inch of water in a single day and that the property should be divided into sections to be watered on different days;

2. a property is used as an athletic field that cannot feasibly be watered on the designated day; or

C. All applications for a Variance will be reviewed by the Review Board and must include the following:

1. Name and address of the petitioning Customer;
2. Purpose of water use;
3. Specific provision(s) of the Plan from which the petitioning Customer is requesting relief;
4. Detailed statement as to how the specific provision of the Plan adversely affects the petitioning Customer or what damage or harm will occur to the petitioning Customer or others if the petitioning Customer complies with this Plan;
5. Description of the relief requested;
6. Period of time for which the Variance is sought;
7. Alternative water use restrictions or other measures the petitioning Customer is taking or proposes to take to meet the intent of this Plan and the compliance date; and
8. Other pertinent information.

D. The Review Board will make its determination no later than the 15th working day after receipt of an application for variance.

E. Until the Review Board has acted on an application, the applicant must comply with all provisions of this Plan. The Review Board may not approve a Variance if the terms and conditions do not meet or exceed the purpose and intent of this Plan.

F. No Variance may be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the Variance.

4.03. Conditions to Variance. Variances granted by the District are subject to the following conditions, unless waived or modified by the Review Board:

- A.** Variances granted must include a timetable for compliance;
- B.** A Variance from a Stage 1 requirement expires when Stage 2 regulations take effect;
- C.** A Variance from a Stage 2 requirement expires when Stage 3 regulations take effect;
- D.** A Variance expires when additional restrictions are adopted under Section 3.08E.;
- E.** A Variance from a requirement of this Plan expires if the Customer violates this Plan;

F. Variances granted will expire when this Plan is no longer in effect, unless the Customer has failed to meet specified requirements; and

G. Such other conditions as the Review Board determines necessary to meet or exceed the purpose and intent of this Plan.

4.04. Enforcement.

A. No person or entity may knowingly or intentionally allow the use of water from the District for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of the Plan, or in an amount in excess of that permitted by any drought response stage in effect at the time pursuant to the provisions of the Plan.

B. The provisions of this Plan constitute rules adopted under the authority set forth in Section 54.205 of the *Texas Water Code*. Any person who violates any provision of this Plan will be subject to the payment of a fine in an amount per violation that does not exceed the jurisdiction of justice court, as provided by Section 27.031, *Texas Government Code*, as permitted under Section 49.004 of the *Texas Water Code*. Each day of violation will constitute a separate offense. In addition, the offending party will be liable to the District for any costs incurred by the District in connection with any violation. Compliance with this Plan may also be sought through injunctive relief in the district court. In accordance with the foregoing authority, the following penalties are established:

1. First violation -- \$200 fine;
2. Second violation -- \$500 fine; applies if a person or entity violates any two provisions of this Plan or violates one provision two times;
3. Third violation: -- If any person or entity violates any three provisions of this Plan or violates one provision three or more times, the District Manager or his/her designee may, following written notice to the violator, discontinue water service to the premises where the violations occurred. Service discontinued under such circumstances may be restored only upon payment of all fines established under this Section, a reconnection charge of \$100, and any other costs incurred by the District in discontinuing or re-initiating service. In addition, the violator must provide assurance, acceptable to the District Manager, or his/her designee, that the violation will not be repeated.
4. Fourth violation: - \$1000; applies during Stage 4 Emergency Water Shortage Conditions.

C. Any person, including a person classified as a Customer of the District, who is in apparent control of the property where a violation occurs or originates is presumed to be the violator, and proof that a violation occurred on a person's property constitutes a rebuttable presumption that the person committed the violation. Parents are responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property within the parents' control constitutes a rebuttable presumption that the parent committed the violation.

Northtown Municipal Utility District Committee List

Budget, Finance & Rates

Directors – Robin Campbell, Felix Amaro

Budget/Finance/Investments
Rate Order
Trustee for Employee Retirement Plan
Compensation & Employee Retirement

Communications

Directors – Robin Campbell, Lee Hill

Communications
Signage/Sign
Website

Utilities & Services

Directors – Brenda Richter, Lee Hill

Crossroads Contract renewal
Solid Waste
Drought Contingency
Infrastructure

Facilities

Directors – Brenda Richter, Lee Hill

New Facility Construction
Median & ROW Maintenance
Office Lease
Park
Vehicle Lifecycle
UPS - (All technology)

Legal\Security

Directors – Felix Amaro, Chris Capers

Restrictive Covenant
Security and Public Safety
Wholesale Rate Challenge

Development

Directors – Brenda Richter, Chris Capers

Village @ Northtown
Village @ Northtown multi-family
Multifamily Project