

Northtown Municipal Utility District 2021 Preliminary Tax Rate Analysis							
Historical District Assessed Valuations and Tax Rates							
Year	District Classification	Assessed Valuation	Debt Service Tax	M&O Tax	Total Tax Rate	Annual Tax Rate Increase or (Decrease)	Cummulative Tax Rate Increase or (Decrease)
2021	Developed *	\$ 911,402,922 <sup>(a)</sup>	\$ 0.2680	\$ 0.3190	\$ 0.5870	\$ (0.0380)	\$ (0.1630)
2020	Developing	827,991,903	0.2475	0.3775	0.6250	-	(0.1250)
2019	N/A	804,649,125	0.2610	0.3640	0.6250	(0.0050)	(0.1250)
2018	N/A	773,957,339	0.2727	0.3573	0.6300	(0.0775)	(0.1200)
2017	N/A	702,615,092	0.3130	0.3945	0.7075	-	(0.0425)
2016	N/A	648,319,836	0.3346	0.3729	0.7075	(0.0145)	(0.0425)
2015	N/A	579,121,476	0.3788	0.3432	0.7220	(0.0140)	(0.0280)
2014	N/A	514,304,255	0.4343	0.3017	0.7360	(0.0140)	(0.0140)
2013	N/A	498,109,997	0.4451	0.3049	0.7500	-	-
2012	N/A	424,237,950	0.5271	0.2229	0.7500	-	-
2011	N/A	427,743,268	0.4618	0.2882	0.7500	-	-

(a) Represents the 2021 Preliminary Assessed Valuation per Travis Central Appraisal District ("TCAD").

Classification of Districts included in Chapter 49 of the Water Code*			
Special Taxing Unit	Developed Districts	Developing Districts	Rollback Rate
Special Taxing Units have levied an M&O Tax Rate of \$0.025 or less.	Districts that have financed, completed, and issued bonds to reimburse the cost of utility facilities necessary to serve at least 95% of the projected buildout of the District	Districts which do not fall under Special Taxing Units or Developed Districts	1.080%
1.080%	1.035%	1.080%	
Calculated Rollback Rate			
2020 Tax Rate		\$ 0.6250	
2021 Tax Rate		\$ 0.5870	
<b>Rollback Rate:</b>			<b>1.035%</b>

Preliminary M&O Collection Amount (assuming a 99% Collection Rate)			
Projected M&O Amount based on Current Exemption: \$ 2,878,302			
<b>M&amp;O Difference</b>			
5% Homestead Exemption Rate <sup>(b)</sup>	(36,092)	\$	2,842,210
6% Homestead Exemption Rate <sup>(b)</sup>	(45,114)	\$	2,833,187
7% Homestead Exemption Rate <sup>(b)</sup>	(58,649)	\$	2,819,653

Summary of Impact of Homestead Exemption on Debt Service Tax Rate				
2021 Tax Rate	Existing 4% Max Exemp	5% Exemp (\$11,421)	6% Exemp (\$13,705)	7% Exemp (\$15,989)
Debt Service Tax	\$ 0.2680	\$ 0.2720	\$ 0.2730	\$ 0.2745
M&O Tax <sup>(b)</sup>	0.3190	0.3150	0.3140	0.3125
<b>Total Tax Rate</b>	<b>\$ 0.5870</b>	<b>\$ 0.5870</b>	<b>\$ 0.5870</b>	<b>\$ 0.5870</b>
Average Home Value <sup>(c)</sup>	\$228,411	\$ 228,411	\$ 228,411	\$ 228,411
Less: HSE Value <sup>(d)</sup>	-	221,990	219,706	217,422
Average Tax Bill	\$ 1,341	\$ 1,303	\$ 1,290	\$ 1,276
<b>Average Tax Bill Impact - Less</b>	<b>\$ -</b>	<b>\$ (38)</b>	<b>\$ (51)</b>	<b>\$ (65)</b>

(b) The M&O tax rate is determined by subtracting the debt service tax rate from the total tax rate of \$0.5870 (the highest total tax rate that remains under the the Developed District threshold of 3.5% without requiring an election.

(c) The Average Taxable Home Value, per TCAD, for 2021 is \$228,411, which accounts for an average Homestead Exemption (HSE) amount of \$23,540 (e.g., the Average Home Value is determined by subtracting the average HSE amount (e.g., \$23,540) from the Total Appraised Average Home Value of \$251,951). Hence, the District's current 4% maximum HSE allowable is already accounted for in the Average Taxable Home Value.

(d) The HSE Value, by law, is the higher between a \$5,000 minimum and the maximum allowable amount per percentage rate. Currently, the average HSE value is \$23,540, per TCAD, for 2021.

District Information, as provided by TCAD:	
2021 Total Number of Single-Family Homes within the District:	3,095
2021 Total Number of Single-Family Homes receiving a Homestead Exemption:	1,920

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

James Valacez  
Chairperson  
Bruce Grube  
Vice Chairperson  
Theresa Bastian  
Secretary/Treasurer



Marya Crigler  
Chief Appraiser

## BOARD MEMBERS

Tom Buckle  
Deborah Cartwright  
Nicole Conley  
Bruce Elfant  
Anthony Nguyen  
Felipe Ulloa  
Blanca Zamora-Garcia

April 21, 2021

NORTHTOWN MUD  
BRENDA RICHTER, PRESIDENT  
C/O CARTER DEAN  
100 CONGRESS AVE STE 1300  
AUSTIN, TX 78701

### NORTHTOWN MUD - Juris. No. 84

The appraisal district has substantially completed the 2021 valuation of properties in your jurisdiction. We have not yet received or processed any protests. Per Section 26.01(e) of the Texas Property Tax Code, I am supplying you with the estimate of taxable value of your jurisdiction. Please note that this estimate is based on the January 1 assessment date and historic protest trends.

2020 Certified Net Taxable	\$827,991,903
2021 Preliminary Net Taxable	\$943,427,571
Estimate of value loss due to protests	\$(32,024,649)
<b>2021 Estimate of Net Taxable</b>	<b>\$911,402,922</b>

Included in the above estimate of taxable value is **new value** of approximately: **\$24,657,341**

Sincerely,

A handwritten signature in black ink, appearing to read "Marya Crigler", written in a cursive style.

Marya Crigler  
Chief Appraiser  
mcrigler@tcadcentral.org  
(512) 834-9317 ext. 337



# 2021 Preliminary Estimate Information

**NORTHTOWN MUD**Juris: **84**Entity **1123**

A. 2020 total taxable value	827,991,903
B. 2020 tax ceiling	
C. 2020 taxable value lost because of court appeals	
D. The amount of taxable value lost due to deannexation	
E1. The amount exempt for the first time in 2021	1,077,833
E2. The amount exempt due to an increased exemption	
F. The amount of 2020 taxable value lost due to new productivity valuation in 2021	
G. The amount of 2021 taxable value exempted for pollution control	
H. 2021 tax ceiling	
I. The amount of taxable value added to the roll since Jan 1, 2020 by annexation	
J. The 2021 taxable value of new improvements added to the appraisal roll since Jan 1, 2020	24,657,341
K. 2021 average appraised value of properties with a homestead exemption	251,951
L. 2021 average taxable value of properties with a homestead exemption	228,411
M. 2020 average appraised value of properties with a homestead exemption	216,901
N. 2020 average taxable value of properties with a homestead exemption	207,356
O. 2021 tax base reduction due to frozen taxes	
P. 2021 Over-65 collectible levy	
Q1. Tax Increment Finance captured value	
Q2. Tax Increment Finance levy	
R1. 2021 taxable value of Chapter 313 limitation (ECO exemption)	
R2. 2020 taxable value of Chapter 313 limitation (ECO exemption)	

2021 Total appraised value of all property	1,195,096,698
2021 Total appraised value of all new property	25,754,063
2021 Total taxable value of all property	911,402,922
2021 Total taxable value of all new property	24,657,341
2020 Total appraised value of all property	1,043,849,549
2020 Total appraised value of all new property	5,069,589
2020 Total taxable value of all property	827,991,903
2020 Total taxable value of all new property	5,062,109

## 2021 PRELIMINARY TOTALS

84 - NORTHTOWN MUD  
Not Under ARB Review Totals

Property Count: 3,339

4/20/2021

4:12:05PM

Land		Value			
Homesite:		145,278,990			
Non Homesite:		59,482,801			
Ag Market:		876,863			
Timber Market:		0	<b>Total Land</b>	(+)	
				205,638,654	
Improvement		Value			
Homesite:		593,143,762			
Non Homesite:		160,034,841	<b>Total Improvements</b>	(+)	
				753,178,603	
Non Real		Count	Value		
Personal Property:	52		170,108,871		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
					170,108,871
			<b>Market Value</b>	=	1,128,926,128
Ag	Non Exempt	Exempt			
Total Productivity Market:	876,863	0			
Ag Use:	1,461	0	<b>Productivity Loss</b>	(-)	875,402
Timber Use:	0	0	<b>Appraised Value</b>	=	1,128,050,726
Productivity Loss:	875,402	0	<b>Homestead Cap</b>	(-)	26,802,288
			<b>Assessed Value</b>	=	1,101,248,438
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	224,103,679
			<b>Net Taxable</b>	=	877,144,759

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 5,482,154.74 = 877,144,759 \* (0.625000 / 100)

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2021 PRELIMINARY TOTALS**

84 - NORTHTOWN MUD  
Not Under ARB Review Totals

Property Count: 3,339

4/20/2021

4:14:02PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	16	0	84,000	84,000
DV1S	1	0	5,000	5,000
DV2	8	0	57,000	57,000
DV3	11	0	102,000	102,000
DV4	27	0	192,000	192,000
DVHS	19	0	4,974,504	4,974,504
DVHSS	2	0	498,975	498,975
EX-XV	32	0	34,528,031	34,528,031
EX366	3	0	836	836
FR	5	165,643,553	0	165,643,553
HS	1,894	17,830,345	0	17,830,345
SO	26	187,435	0	187,435
<b>Totals</b>		<b>183,661,333</b>	<b>40,442,346</b>	<b>224,103,679</b>

## 2021 PRELIMINARY TOTALS

84 - NORTHTOWN MUD  
Under ARB Review Totals

Property Count: 86

4/20/2021

4:12:05PM

Land		Value			
Homesite:		3,962,368			
Non Homesite:		5,933,676			
Ag Market:		0			
Timber Market:		0	<b>Total Land</b>	(+)	
				9,896,044	
Improvement		Value			
Homesite:		15,878,963			
Non Homesite:		41,270,965	<b>Total Improvements</b>	(+)	
				57,149,928	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
					0
			<b>Market Value</b>	=	67,045,972
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	0		0		67,045,972
				<b>Homestead Cap</b>	(-)
					427,479
				<b>Assessed Value</b>	=
					66,618,493
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)
					335,681
				<b>Net Taxable</b>	=
					66,282,812

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

414,267.58 = 66,282,812 \* (0.625000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2021 PRELIMINARY TOTALS**

Property Count: 86

84 - NORTHTOWN MUD  
Under ARB Review Totals

4/20/2021

4:14:02PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DV1	1	0	5,000	5,000
EX-XV	1	0	1,917	1,917
HS	30	311,824	0	311,824
SO	2	16,940	0	16,940
	<b>Totals</b>	<b>328,764</b>	<b>6,917</b>	<b>335,681</b>

## 2021 PRELIMINARY TOTALS

84 - NORTHTOWN MUD

Property Count: 3,425

Grand Totals

4/20/2021

4:12:05PM

Land			Value			
Homesite:			149,241,358			
Non Homesite:			65,416,477			
Ag Market:			876,863			
Timber Market:			0	<b>Total Land</b>	(+)	
					215,534,698	
Improvement			Value			
Homesite:			609,022,725			
Non Homesite:			201,305,806	<b>Total Improvements</b>	(+)	
					810,328,531	
Non Real	Count			Value		
Personal Property:	52		170,108,871			
Mineral Property:	0		0			
Autos:	0		0	<b>Total Non Real</b>	(+)	
					170,108,871	
				<b>Market Value</b>	=	
					1,195,972,100	
Ag	Non Exempt			Exempt		
Total Productivity Market:	876,863		0			
Ag Use:	1,461		0	<b>Productivity Loss</b>	(-)	
Timber Use:	0		0	<b>Appraised Value</b>	=	
Productivity Loss:	875,402		0		1,195,096,698	
				<b>Homestead Cap</b>	(-)	
					27,229,767	
				<b>Assessed Value</b>	=	
					1,167,866,931	
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	
					224,439,360	
				<b>Net Taxable</b>	=	
					943,427,571	

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 5,896,422.32 = 943,427,571 \* (0.625000 / 100)

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00



**2021 PRELIMINARY TOTALS**

84 - NORTHTOWN MUD  
Grand Totals

Property Count: 3,425

4/20/2021

4:14:02PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	17	0	89,000	89,000
DV1S	1	0	5,000	5,000
DV2	8	0	57,000	57,000
DV3	11	0	102,000	102,000
DV4	27	0	192,000	192,000
DVHS	19	0	4,974,504	4,974,504
DVHSS	2	0	498,975	498,975
EX-XV	33	0	34,529,948	34,529,948
EX366	3	0	836	836
FR	5	165,643,553	0	165,643,553
HS	1,924	18,142,169	0	18,142,169
SO	28	204,375	0	204,375
<b>Totals</b>		<b>183,990,097</b>	<b>40,449,263</b>	<b>224,439,360</b>

# 2021 PRELIMINARY TOTALS

84 - NORTHTOWN MUD  
 Not Under ARB Review Totals

Property Count: 3,339

4/20/2021 4:14:02PM

## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,013	450.0186	\$23,208,640	\$757,897,937	\$707,697,056
B	MULTIFAMILY RESIDENCE	44	35.9381	\$0	\$105,231,920	\$104,699,254
C1	VACANT LOTS AND LAND TRACTS	64	65.5753	\$0	\$2,498,737	\$2,498,737
D1	QUALIFIED OPEN-SPACE LAND	78	194.5253	\$0	\$876,863	\$21,168
E	RURAL LAND, NON QUALIFIED OPE	85	235.7952	\$0	\$19,694,260	\$19,674,553
F1	COMMERCIAL REAL PROPERTY	4	1.3720	\$0	\$31,645,228	\$31,645,228
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$136,791	\$136,791
L1	COMMERCIAL PERSONAL PROPE	43		\$0	\$4,532,766	\$2,312,582
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$165,398,118	\$2,015,109
O	RESIDENTIAL INVENTORY	65	8.0400	\$2,545,423	\$6,444,281	\$6,444,281
X	TOTALLY EXEMPT PROPERTY	35	158.4796	\$0	\$34,569,227	\$0
<b>Totals</b>			1,149.7441	\$25,754,063	\$1,128,926,128	\$877,144,759

# 2021 PRELIMINARY TOTALS

84 - NORTHTOWN MUD  
Under ARB Review Totals

Property Count: 86

4/20/2021

4:14:02PM

## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	82	12.0696	\$0	\$20,895,230	\$20,202,307
B	MULTIFAMILY RESIDENCE	3	13.9902	\$0	\$46,148,825	\$46,080,505
X	TOTALLY EXEMPT PROPERTY	1	1.1000	\$0	\$1,917	\$0
<b>Totals</b>			27.1598	\$0	\$67,045,972	\$66,282,812

# 2021 PRELIMINARY TOTALS

84 - NORTHTOWN MUD  
Grand Totals

Property Count: 3,425

4/20/2021 4:14:02PM

## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,095	462.0882	\$23,208,640	\$778,793,167	\$727,899,363
B	MULTIFAMILY RESIDENCE	47	49.9283	\$0	\$151,380,745	\$150,779,759
C1	VACANT LOTS AND LAND TRACTS	64	65.5753	\$0	\$2,498,737	\$2,498,737
D1	QUALIFIED OPEN-SPACE LAND	78	194.5253	\$0	\$876,863	\$21,168
E	RURAL LAND, NON QUALIFIED OPE	85	235.7952	\$0	\$19,694,260	\$19,674,553
F1	COMMERCIAL REAL PROPERTY	4	1.3720	\$0	\$31,645,228	\$31,645,228
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$136,791	\$136,791
L1	COMMERCIAL PERSONAL PROPE	43		\$0	\$4,532,766	\$2,312,582
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$165,398,118	\$2,015,109
O	RESIDENTIAL INVENTORY	65	8.0400	\$2,545,423	\$6,444,281	\$6,444,281
X	TOTALLY EXEMPT PROPERTY	36	159.5796	\$0	\$34,571,144	\$0
<b>Totals</b>			1,176.9039	\$25,754,063	\$1,195,972,100	\$943,427,571

# 2021 PRELIMINARY TOTALS

84 - NORTHTOWN MUD  
 Not Under ARB Review Totals

Property Count: 3,339

4/20/2021 4:14:02PM

## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,870	431.1478	\$23,208,640	\$730,046,387	\$680,454,490
A3	SINGLE FAMILY RESIDENCE DETAIL	56	2.6022	\$0	\$661,923	\$585,152
A4	CONDOS	142	16.2686	\$0	\$27,183,684	\$26,652,146
A5	CONDOS DETAILS	1		\$0	\$5,943	\$5,268
B1	MULTIFAMILY	3	24.8554	\$0	\$87,759,403	\$87,759,403
B2	DUPLEX	41	11.0827	\$0	\$17,472,517	\$16,939,851
C1	VACANT LOT	64	65.5753	\$0	\$2,498,737	\$2,498,737
D1	ACREAGE (AG) 1-D-1	78	194.5253	\$0	\$876,863	\$21,168
E1	FARM AND RANCH IMPR	85	235.7952	\$0	\$19,694,260	\$19,674,553
F1	COMMERCIAL IMPROVED	4	1.3720	\$0	\$31,645,228	\$31,645,228
J4	UTILITY (TELEPHONE)	2		\$0	\$136,791	\$136,791
L1	COMMERCIAL PP	43		\$0	\$4,532,766	\$2,312,582
L2	INDUSTRIAL MAJOR MANUFACTURIN	4		\$0	\$165,398,118	\$2,015,109
O1	RESIDENTIAL INVENTORY	65	8.0400	\$2,545,423	\$6,444,281	\$6,444,281
X	TOTALLY EXEMPT PROPERTY	35	158.4796	\$0	\$34,569,227	\$0
<b>Totals</b>			1,149.7441	\$25,754,063	\$1,128,926,128	\$877,144,759

# 2021 PRELIMINARY TOTALS

84 - NORTHTOWN MUD  
Under ARB Review Totals

Property Count: 86

4/20/2021 4:14:02PM

## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	79	11.7258	\$0	\$20,327,419	\$19,636,687
A3	SINGLE FAMILY RESIDENCE DETAIL	2		\$0	\$16,940	\$14,749
A4	CONDOS	3	0.3438	\$0	\$550,871	\$550,871
B1	MULTIFAMILY	1	13.5247	\$0	\$45,315,953	\$45,315,953
B2	DUPLEX	2	0.4655	\$0	\$832,872	\$764,552
X	TOTALLY EXEMPT PROPERTY	1	1.1000	\$0	\$1,917	\$0
<b>Totals</b>			27.1598	\$0	\$67,045,972	\$66,282,812

# 2021 PRELIMINARY TOTALS

84 - NORTHTOWN MUD

Property Count: 3,425

Grand Totals

4/20/2021

4:14:02PM

## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,949	442.8736	\$23,208,640	\$750,373,806	\$700,091,177
A3	SINGLE FAMILY RESIDENCE DETAIL	58	2.6022	\$0	\$678,863	\$599,901
A4	CONDOS	145	16.6124	\$0	\$27,734,555	\$27,203,017
A5	CONDOS DETAILS	1		\$0	\$5,943	\$5,268
B1	MULTIFAMILY	4	38.3801	\$0	\$133,075,356	\$133,075,356
B2	DUPLEX	43	11.5482	\$0	\$18,305,389	\$17,704,403
C1	VACANT LOT	64	65.5753	\$0	\$2,498,737	\$2,498,737
D1	ACREAGE (AG) 1-D-1	78	194.5253	\$0	\$876,863	\$21,168
E1	FARM AND RANCH IMPR	85	235.7952	\$0	\$19,694,260	\$19,674,553
F1	COMMERCIAL IMPROVED	4	1.3720	\$0	\$31,645,228	\$31,645,228
J4	UTILITY (TELEPHONE)	2		\$0	\$136,791	\$136,791
L1	COMMERCIAL PP	43		\$0	\$4,532,766	\$2,312,582
L2	INDUSTRIAL MAJOR MANUFACTURIN	4		\$0	\$165,398,118	\$2,015,109
O1	RESIDENTIAL INVENTORY	65	8.0400	\$2,545,423	\$6,444,281	\$6,444,281
X	TOTALLY EXEMPT PROPERTY	36	159.5796	\$0	\$34,571,144	\$0
<b>Totals</b>			1,176.9039	\$25,754,063	\$1,195,972,100	\$943,427,571

# 2021 PRELIMINARY TOTALS

84 - NORTHTOWN MUD

Property Count: 3,425

Effective Rate Assumption

4/20/2021

4:14:02PM

## New Value

TOTAL NEW VALUE MARKET:	\$25,754,063
TOTAL NEW VALUE TAXABLE:	\$25,523,745

## New Exemptions

Exemption	Description	Count		
EX366	HB366 Exempt	1	2020 Market Value	\$546
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$546</b>

Exemption	Description	Count		Exemption Amount
DV3	Disabled Veterans 50% - 69%	1		\$12,000
DV4	Disabled Veterans 70% - 100%	2		\$12,000
DVHS	Disabled Veteran Homestead	2		\$476,203
HS	Homestead	50		\$577,084
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>				<b>\$1,077,287</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>				<b>\$1,077,833</b>

## Increased Exemptions

Exemption	Description	Count		Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS				

	<b>TOTAL EXEMPTIONS VALUE LOSS</b>	<b>\$1,077,833</b>
--	------------------------------------	--------------------

## New Ag / Timber Exemptions

## New Annexations

## New Deannexations

## Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,920	\$251,951	\$23,540	\$228,411
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,920	\$251,951	\$23,540	\$228,411



**2021 PRELIMINARY TOTALS**

84 - NORTHTOWN MUD

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
86	\$67,045,972.00	\$60,233,273

# Northtown Municipal Utility District

**May 25, 2021**

---

- Review Cash Activity Report, including Receipts and Expenditures
  - ☑ Action Items:
    - Approval of director and vendor payments
    - Approve funds transfers:
      - LOGIC Operating Account to ABC Bank Manager's Account: \$1,128,784.60
      - LOGIC Operating Account to ABC Bank Manager's Account: \$3,400.00
      - Compass Bank Lockbox to TexPool General Operating Account: \$300,000.00
      - TexPool Operating Account to ABC Bank Customer Refund Account: \$2,000.00
      - TexPool SR 2020 CPF To TexPool General Operating Account: \$422,534.41

Northtown Municipal Utility District  
Cash Activity Report - ABC Bank Operating Account  
April 30, 2021 - May 25, 2021

		General Fund
		Operating Account
<b>Cash Balance - April 30, 2021</b>		<b>62,122.19</b>
<b>Subsequent Activity</b>		<b>3,500.00</b>
Cash Receipts	Heatherwilde Multi Family	<u>3,500.00</u>
	Total Subsequent Activity	<u>3,500.00</u>
<b>Projected Balance as of May 25, 2021</b>		<b>\$ 65,622.19</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Manager's Account**  
**March 31, 2021 - May 25, 2021**

		<b>General Fund Manager's Account</b>
<b>Cash Balance - March 31, 2021</b>		<b>\$ 295,618.89</b>
<b>Subsequent Activity</b>		<b>44,782.19</b>
Transfers approved at the April 27, 2021 Meeting		1,678,599.56
Transfers approved at the April 27, 2021 Meeting		51,300.00
Payroll Expenses	Payroll and Payroll Taxes	(43,868.85)
Expenditures Approved at the April 27, 2021 Meeting (Cks #9779 - 9824)		(1,638,337.34)
Child Support Services Division	9825 Child Support	(133.21)
Ramona Oliver	9826 Expense Reimbursement	(1,066.39)
Robles, Ernest	9827 Expense Reimbursement	(28.75)
City of Austin	9828 Utilities - April 2021	(1,682.83)
	Total Subsequent Activity	<u>44,782.19</u>
<b>Cash Balance - April 30, 2021</b>		<b>\$ 340,401.08</b>
<b>Subsequent Expenditures</b>		<b>(43,839.14)</b>
Void Check #9799		4,617.96
Payroll Expenses	Payroll and Payroll Taxes	(30,587.36)
Austin Landscape Supplies	9829 Mulch - 14401 Harris Ridge Blvd	(4,564.50)
Austin Landscape Supplies	9830 Mulch - 14037 Golden Flax Trail	(1,187.20)
AT&T	9831 Telephone - April 2021	(487.14)
Atmos Energy	9832 Utilities - April 2021	(72.61)
Austin Landscape Supplies	9833 Decomposed Granite	(93.62)
Child Support Services Division	9834 Child Support	(133.21)
City of Austin	9835 Utilities - April 2021	(2,365.40)
Time Warner Cable	9836 Park Internet - April 2021	(141.41)
Ranger A-TX, LP	9837 Rent - June 2021	(4,617.96)
Robles, Ernest	9838 Expense Reimbursement	(239.97)
Child Support Services Division	9839 Child Support	(133.21) *
City of Austin	9840 Utilities - May 2021	(22.68) *
TML Health	9841 Employee Benefits - June 2021	(3,575.71) *
TXU Energy	9842 Utilities - May 2021	(235.12) *
	Total Subsequent Activity	<u>(43,839.14)</u>
<b>Expenditures to be Approved at May 25, 2021 Meeting</b>		<b>(1,128,784.60)</b>
Ranger A-TX, LP	9843 Rent - July 2021	(4,913.00)
Amaro, Felix T	9844 Director Fees - May 25, 2021	(138.52)
Campbell, Robin	9845 Director Fees - May 25, 2021	(138.53)
Capers, Christopher B.	9846 Director Fees - May 25, 2021	(138.53)
Austin Vesters Property Management	9847 Customer Refund	(117.25)
Crosstown Properties	9848 Customer Refund	(136.18)
KB Homes	9849 Customer Refund	(189.15)
Opendoor Labs	9850 Customer Refund	(29.60)
P'ville REI, LLC	9851 Customer Refund	(117.25)
Real Holdings, LLC	9852 Customer Refund	(120.40)
Stetson Property Management	9853 Customer Refund	(154.93)
Team Kimo, LLC	9854 Customer Refund	(150.00)
360 Professional Services, Inc.	9855 Engineering Fees - April 2021	(12,097.20)
Alterman, Inc.	9856 Well Repair	(1,767.00)
Bott & Douthitt, P.L.L.C.	9857 Accounting Services - April 2021	(5,500.00)
City of Austin	9858 W/WW Purchases - April 2021	(175,501.59)
Crossroads Utility Services	9859 Operations - April 2021	(75,908.44)
Employee Incentive Plans, Inc.	9860 Retirement Plan Administration	(849.25)
Hitchcock Design, Inc.	9861 Settlers Meadow Park Office/Park Pavilion	(650.00)
Ramona Oliver	9862 Expense Reimbursement	(350.40)
Ranger A-TX, LP	9863 CAM Expenses - 1/1/20-12/31/20	(577.80)
Roadrunner Inspection Services	9864 Inspection Fees - April 2021	(1,750.00)
STR Constructors, LLC	9865 Office/Park Pavilion	(305,477.10)
Texas Disposal Systems, Inc.	9866 Garbage Fees - April 2021	(64,448.64)
TexaScapes	9867 Landscape Maintenance/Irrigation Repairs	(37,914.98)
Travis County Sheriff's Department	9868 Security Patrol Vehicle	(2,400.00)
Amaro, Felix T	9869 Director Fees - Additional Per Diems	(554.10) *
Campbell, Robin	9870 Director Fees - Additional Per Diems	(277.05) *
Capers, Christopher B.	9871 Director Fees - Additional Per Diems	(138.52) *
Armbrust & Brown, PLLC	9872 Legal Fees - April 2021	(10,944.50) *
City of Round Rock Environmental Svc	9873 Lab Fees - April 2021	(200.00) *
Elite Systems	9874 Security System Camer	(20.00) *
Holt Engineering, Inc.	9875 Geotechnical Investigation	(7,725.48) *
TexaScapes	9876 Irrigation Repairs/Freeze Damage Clean up	(991.81) *
Patin Construction	9877 Force Main Replacement - Pay App 2	(416,397.40) *
	<u>(1,128,784.60)</u>	
<b>*Added after packet distribution</b>		
<b>Subtotal</b>		<b>(832,222.66)</b>
<b>Transfers to be approved</b>		<b>1,132,184.60</b>
Transfer for expenditures approved 5/25/2021	Transfer from TexPool Operating Account	1,128,784.60
Transfer Funds	Transfer from TexPool Operating Account	3,400.00
<b>Projected Balance as of May 25, 2021</b>		<b>\$ 299,961.94</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Customer Refund Account**  
**April 30, 2021 - May 25, 2021**

			<u>General Fund</u>
			<u>Customer Refund</u>
			<u>Account</u>
<b>Cash Balance - April 30, 2021</b>			<b>\$ 4,926.60</b>
<b>Expenditures to be Approved at May 25, 2021 Meeting</b>			<b>(1,924.11)</b>
Andrade, Nelson	12618	Customer Refund	(246.53)
Cooper, Michelle	12619	Customer Refund	(24.64)
Elliott, Jill	12620	Customer Refund	(148.02)
Farah, Cameron	12621	Customer Refund	(66.27)
Garuba, Zinatu	12622	Customer Refund	(35.58)
Hanner, Traci	12623	Customer Refund	(113.30)
Huriega, Marie	12624	Customer Refund	(50.38)
Ingram, LaTonya	12625	Customer Refund	(271.60)
Karanth, Puja	12626	Customer Refund	(133.23)
Leonard, Dwight	12627	Customer Refund	(25.30)
Mendoza, Gilberto	12628	Customer Refund	(113.80)
Nunley, Landsay	12629	Customer Refund	(28.62)
Ortiz, Alexander	12630	Customer Refund	(85.30)
Palmenston, Ryan	12631	Customer Refund	(56.68)
Sabin, Christina	12632	Customer Refund	(38.16)
Sanchez, Martha	12633	Customer Refund	(98.31)
Senaída, Almeda	12634	Customer Refund	(74.25)
Troy, Jason	12635	Customer Refund	(93.20)
Tyler, Justin	12636	Customer Refund	(98.31)
Venkata, Sai Kalyan Meda	12637	Customer Refund	(98.31)
Verdin, Ivan	12638	Customer Refund	(24.32)
<b>Total Expenditures</b>			<b>(1,924.11)</b>
<b>Subtotal</b>			<b>3,002.49</b>
<b>Transfers to be approved - from TexPool Operating Account</b>			<b>2,000.00</b>
<b>Projected Balance as of May 25, 2021</b>			<b>\$ 5,002.49</b>

Northtown Municipal Utility District  
Cash Activity Report - Chase Bank Operating Account  
April 30, 2021 - May 25, 2021

	General Fund Operating Account
Cash Balance - April 30, 2021	\$ 13,458.94
Subsequent Activity	-
Projected Balance as of May 25, 2021	\$ 13,458.94

**Northtown Municipal Utility District**  
**Cash Activity Report - Chase Bank Manager's Account**  
**April 30, 2021 - May 25, 2021**

	<u>General Fund Manager's Account</u>
<b>Cash Balance - April 30, 2021</b>	<b>\$ 8,221.10</b>
<b>Subsequent Activity</b>	<b>-</b>
<b>Projected Balance as of May 25, 2021</b>	<b>\$ 8,221.10</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Park Fund Account**  
**April 30, 2021 - May 25, 2021**

	<u>ABC Bank</u> <u>Park</u> <u>Account</u>
<b>Cash Balance - April 30, 2021</b>	<b>\$ 49,950.00</b>
<b>Subsequent Activity</b>	<b>-</b>
<b>Projected Balance as of May 25, 2021</b>	<b>\$ 49,950.00</b>



**Northtown Municipal Utility District  
Cash/Investment Activity Report  
April 30, 2021 - May 25, 2021**

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance 4/30/2021</u>	<u>Subsequent Receipts</u>	<u>Subsequent Disbursements</u>	<u>Subtotal</u>	<u>Transfers to be 5/25/2021</u>	<u>Projected Balance 5/25/2021</u>
<b>General Fund -</b>								
ABC Bank - Operating Account	0.0000%	N/A	\$ 62,122.19	\$ 3,500.00	\$ -	\$ 65,622.19	\$ -	\$ 65,622.19
ABC Bank - Manager's Account	0.0000%	N/A	340,401.08	-	(1,172,623.74)	(832,222.66)	1,132,184.60 (1)(2)	299,961.94
ABC Bank - Customer Refunds	0.0000%	N/A	4,926.60	-	(1,924.11)	3,002.49	2,000.00 (4)	5,002.49
JP Morgan Chase (Operating)	0.0100%	N/A	13,458.94	-	-	13,458.94	-	13,458.94
JP Morgan Chase (Manager's)	0.0100%	N/A	8,221.10	-	-	8,221.10	-	8,221.10
Compass Bank Lockbox	0.1000%	N/A	342,722.31	-	(6,190.66)	336,531.65	(300,000.00) (3)	36,531.65
Logic Operating - 01	0.0722%	N/A	11,267,888.16	-	-	11,267,888.16	(1,132,184.60) (1)(2)	10,135,703.56
TexPool Operating	0.0101%	N/A	3,940,546.11	-	-	3,940,546.11	720,534.41 (3)(4)(5)	4,661,080.52
TexPool Fiscal Surety Trail Easement	0.0101%	N/A	103,635.74	-	-	103,635.74	-	103,635.74
<b>Total - General Fund</b>			<b>16,083,922.23</b>	<b>3,500.00</b>	<b>(1,180,738.51)</b>	<b>14,906,683.72</b>	<b>422,534.41</b>	<b>15,329,218.13</b>
<b>Park Fund -</b>								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	0.0722%	N/A	46,742.73	-	-	46,742.73	-	46,742.73
TexPool Park	0.0101%	N/A	4,552.08	-	-	4,552.08	-	4,552.08
<b>Total - Park Fund</b>			<b>101,244.81</b>	<b>-</b>	<b>-</b>	<b>101,244.81</b>	<b>-</b>	<b>101,244.81</b>
<b>Debt Service Fund -</b>								
Logic - Tax Account	0.0722%	N/A	14,087.59	-	-	14,087.59	-	14,087.59
Logic - Debt Service	0.0722%	N/A	2,395,091.05	-	-	2,395,091.05	-	2,395,091.05
TexPool - SR 2020 Cap Int	0.0101%	N/A	374,973.49	-	-	374,973.49	-	374,973.49
<b>Total - Debt Service Fund</b>			<b>2,784,152.13</b>	<b>-</b>	<b>-</b>	<b>2,784,152.13</b>	<b>-</b>	<b>2,784,152.13</b>
<b>Capital Project Fund -</b>								
Logic - SR 2011 CPF	0.0722%	N/A	2,479.61	-	-	2,479.61	-	2,479.61
TexPool - SR 2020 CPF	0.0101%	N/A	9,030,414.40	-	-	9,030,414.40	(422,534.41) (5)	8,607,879.99
<b>Total - Capital Project Fund</b>			<b>9,032,894.01</b>	<b>-</b>	<b>-</b>	<b>9,032,894.01</b>	<b>(422,534.41)</b>	<b>8,610,359.60</b>
<b>Total - All Funds</b>			<b>\$ 28,002,213.18</b>	<b>\$ 3,500.00</b>	<b>\$ (1,180,738.51)</b>	<b>\$ 26,824,974.67</b>	<b>\$ -</b>	<b>\$ 26,824,974.67</b>

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$1,128,784.60  
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$3,400.00  
(3) To transfer funds from Compass Bank Lockbox Account to TexPool Operating: \$300,000.00  
(4) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Account: \$2,000.00  
(5) To transfer funds from TexPool SR 2020 CPF to TexPool General Operating Account: \$422,534.41

**Northtown Municipal Utility District**  
**P.O. Box 2445**  
**Round Rock, TX 78680**

May 25, 2021

TexPool Participant Services  
1001 Texas Ave, Ste 1400  
Houston, TX 77002

Re: Funds Transfer

Dear TexPool,

Please consider this letter as written authorization by the Northtown MUD Board of Directors to transfer the following funds:

\$1,128,784.60 From LOGIC General Operating Account  
to ABC Bank District Manager's Account

If you should have any questions, please contact Tricia Melton at (512) 733-0700

Sincerely,

Northtown MUD  
Board of Directors

---

---

---

**Northtown Municipal Utility District**  
**P.O. Box 2445**  
**Round Rock, TX 78680**

May 25, 2021

TexPool Participant Services  
1001 Texas Ave, Ste 1400  
Houston, TX 77002

Re: Funds Transfer

Dear TexPool,

Please consider this letter as written authorization by the Northtown MUD Board of Directors to transfer the following funds:

\$3,400.00 From LOGIC General Operating Account  
to ABC Bank District Manager's Account

If you should have any questions, please contact Tricia Melton at (512) 733-0700

Sincerely,

Northtown MUD  
Board of Directors

---

---

---

**Northtown Municipal Utility District**  
**P.O. Box 2445**  
**Round Rock, TX 78680**

May 25, 2021

Compass Bank  
SALLY HAGANS  
AVP, PUBLIC FUNDS MANAGEMENT  
5 RIVERWAY DR  
HOUSTON TEXAS 77056

Dear Compass Bank;

Please consider this letter as written authorization by the Northtown MUD Board of Directors to transfer the following funds:

\$300,000.00 From Compass Bank Lockbox Account  
to TexPool Operating Account

If you should have any questions, please contact Tricia Melton at (512) 733-0700

Sincerely,

Northtown MUD  
Board of Directors

---

---

---

**Northtown Municipal Utility District**  
**P.O. Box 2445**  
**Round Rock, TX 78680**

May 25, 2021

TexPool Participant Services  
1001 Texas Ave, Ste 1400  
Houston, TX 77002

Re: Funds Transfer

Dear TexPool,

Please consider this letter as written authorization by the Northtown MUD Board of Directors to transfer the following funds:

\$2,000.00 From TexPool General Operating Account  
to ABC Bank Customer Refund Account

If you should have any questions, please contact Tricia Melton at (512) 733-0700

Sincerely,

Northtown MUD  
Board of Directors

---

---

---

**Northtown Municipal Utility District**  
**P.O. Box 2445**  
**Round Rock, TX 78680**

May 25, 2021

Compass Bank  
SALLY HAGANS  
AVP, PUBLIC FUNDS MANAGEMENT  
5 RIVERWAY DR  
HOUSTON TEXAS 77056

Dear Compass Bank;

Please consider this letter as written authorization by the Northtown MUD Board of Directors to transfer the following funds:

\$422,534.41 From TexPool SR 2020 CPF Account  
to TexPool Operating Account

If you should have any questions, please contact Tricia Melton at (512) 733-0700

Sincerely,

Northtown MUD  
Board of Directors

---

---

---