



Disclaimer:

This meeting packet is provided for informational purposes only.

The documents and reports contained herein are subject to revision, correction, supplementation, and board approval and may not represent final official products.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

MEMORANDUM

TO: Brenda Richter
Christopher Capers
Lisa Baker
Colette Downey
R. Lee Hill

FROM: Carlee Reed, Legal Assistant

DATE: April 15, 2025

RE: Northtown Municipal Utility District
April 22, 2025 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, April 22, 2025, 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.

Carter Dean
Lori Bohannon *via email**
Scott Foster
Cheryl Allen *via email*
Carol Polumbo *via email**
Ja-Mar Prince *via email**
Jacqueline Hale *via email**
Noel Barfoot *via email**

Dennis Hendrix *via email*
Crystal Lightfield *via email**
Lupe Serna *via 1st Class US mail**
Allen Douthitt *via email*
Mona Oliver
Richard Fadal *via email**
Colton Yarborough *via email**

*Agenda Only

NORTHTOWN MUNICIPAL UTILITY DISTRICT AGENDA

April 22, 2025

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, April 22, 2025. 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 March 25, 2025 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) Master Services Agreement and Order Form from Flock Safety;
4. District operations manager and utility operator's report and related action items, including:
 - (a) Utility operations and repairs and any proposals;
 - (b) Billing report and write-offs;
5. Landscape maintenance report and related action items, including any proposals;
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 report;
 - (e) Facilities, parks & maintenance, including:
 - (i) Parks Master Plan, including Studio 16:19 report;
 - (f) Purchase requests and/or proposals;
 - (g) Communications Committee and related action items;
 - (h) Renewal Notice and Benefit Verification Form from TX Health Benefits Pool;

7. District engineer's report and related action items, including:
 - (a) Development matters, including:
 - (i) Village at Northtown Multifamily (North Wells Branch/The Parker);
 - (ii) Village at Northtown Multifamily (Edenbrook);
 - (iii) AvalonBay Multifamily;
 - (iv) JD's Supermarket Dessau;
 - (v) Heatherwilde office;
 - (b) MS4 permit compliance matters;
 - (c) Application to TCEQ for use of surplus funds;
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. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;
10. Attorney's report and related action items, including:
 - (a) Matters pertaining to actions taken by out-of-county housing finance corporations (*executive session*);
 - (b) Purchase of real property for purposes of parks and open space (*executive session*);
 - (c) Order Establishing Service Rates, Charges and Tap Fees and Adopting Rules and Policies With Respect to the District's Water, Wastewater and Drainage Systems;
11. 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**

March 25, 2025

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on March 25, 2025 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
Christopher Capers	-	Vice President
Colette Downey	-	Secretary
Lee Hill	-	Treasurer
Lisa Baker	-	Assistant Secretary/Treasurer

and all of the Directors were present, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC (“**Bott & Douthitt**”); Dennis Hendrix of Crossroads Utility Services LLC (“**Crossroads**”); Carter Dean of Armbrust & Brown, PLLC (“**A&B**”); Deputy Serna of the Travis County Sheriff’s Office (“**TCSO**”); Charlie Mowen and Austin Rusk of TexaScapes; Scott Foster of 360 Professional Services, Inc. (“**360 PSI**”); Brent Baker of Studio 16:19; and Scott Moser, a resident of the District.

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. There being none, Director Richter stated that the Board would consider the consent items on the agenda, including (i) the minutes of the February 25, 2025 Board meeting; and (ii) the engagement letter with McCall Gibson Swedlund Barfoot Ellis PLLC, attached as **Exhibit “B”**. Upon motion by Director Capers and second by Director Downey, the Board voted 4-0 to approve the consent items, as presented.

Director Richter next recognized Deputy Serna to present the security report. Deputy Serna referred the Board to the security report attached as **Exhibit “C”**. Ms. Oliver stated that the Legal/Security Committee had recently met with representatives of Flock Safety and identified locations for additional license plate reading cameras. Ms. Oliver advised that a proposal for the new cameras would be included on the next agenda for Board consideration.

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 “D”** with the Board. He reported that the District had 3,181 occupied single family connections as of February, and that the water accountability for the reporting period was -4.11%. He next stated that there were no write-offs in his report for Board consideration. He then reported that the emergency grinder pump replacements at the Community of Parkway Garden had been completed, as approved by the letter from the TCEQ attached as **Exhibit “E”**.

He then stated that he was still waiting on the City of Austin for access to the digital outputs at the wholesale water master meters, or indication that the City would be replacing the analog meters. Mr. Hendrix next advised that the District's Rate Order did not include a leak adjustment policy, which he recommended adding. He also recommended that, for the time being, the Board authorize him to approve leak adjustments not to exceed \$225. Director Hill stated that he would like leak adjustments to be based on prior usage. Mr. Hendrix responded that leak adjustments were typically based on the average usage from the prior year. After discussion, the Board authorized Mr. Hendrix to approve leak adjustments up to \$225 based on average usage from the prior year. The Board additionally directed Mr. Dean to draft an Amended Rate Order to incorporate a leak adjustment policy along these lines.

Director Richter then stated that the Board would receive the landscape maintenance report, attached as **Exhibit "F"**. Mr. Mowen reviewed the landscape maintenance report with the Board. He next presented proposal no. 10541 from TexaScapes to maintain and trim the vegetation inside the rain garden at Wildflower Park, attached as **Exhibit "G"**. Upon motion by Director Capers and second by Director Baker, the Board voted unanimously to approve proposal no. 10541. Mr. Rusk then presented the "plant of the month", which was the bluebonnet. He stated that bluebonnets germinate in the fall, which was the best time to plant them, and that they needed lots of sunlight and thrived in rough soil.

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 report, monthly expenditure report, and report from Texas Disposal Systems, Inc. ("*TDS*") with the Board. She informed the Board that the Legal/Security Committee had met and recommended filing suit for unresolved restrictive covenant violations against the owners of the following addresses: 13804 Spring Heath Road; 802 Dawlish Drive; 13809 Lothian Drive; 13626 Merseyside Drive; and 1212 Staple Cove. Ms. Oliver discussed the proposed lawsuits and the underlying restrictive covenant violations with the Board. After discussion, upon motion by Director Capers and second by Director Baker, the Board voted unanimously to approve filing the lawsuits on the basis that enforcement of the restrictions were necessary to sustain taxable property values in the District. Mr. Baker then addressed the Board and presented the report from Studio 16:19 attached as **Exhibit "I"**. He recommended that the Board authorize negotiation and execution of agreements with Whirlix for the installation of playground shade sails at the following locations, as shown in Attachment B to his report: (i) Wildflower Park (north, by the pavilion); (ii) Wildflower Park (west, at the cul-de-sac); and (iii) Settler's Meadow. Upon motion by Director Hill and second by Director Beard, the Board voted 4-1 to authorize the negotiation and execution of three contracts with Whirlix through BuyBoard for the installation of shade sails at the proposed locations. Director Capers voted against the motion, noting that the proposed amounts for the shade sails were too high. Mr. Baker then reviewed the following items included in Attachment C to his report: (i) Design for Trail Gaps and Miscellaneous Park Improvements – Supplemental Agreement 02 for Professional Landscape Architecture Services; (ii) Design for Wildflower Park Master Plan in Wildflower Planning Area – Supplemental Agreement 03 for Professional Landscape Architecture Services; and (iii) District Signage Master Plan – Supplemental Agreement 04 for Professional Landscape Architecture Services (collectively, the "*Supplemental Agreements*"). Director Downey asked whether ADA access was needed at the playground located at the end of Golden Flax. Mr. Baker responded that he would look into the matter as part of the Supplemental Agreements. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted unanimously to approve the Supplemental Agreements. Ms. Oliver then presented the proposal for Board Room Acoustic Treatment from Texavy, attached as **Exhibit "J"**. Director Hill stated

that he would like an opportunity for the Facilities Committee to review the proposal and consider the number and location of the acoustic panels. Director Richter responded that the Facilities Committee did not need to consider the matter since the contents of the proposal were recommended by the vendor. Upon motion by Director Capers and second by Director Baker, the Board voted 4-1 to approve the proposal from Texavy, with Director Hill voting against the motion. Ms. Oliver concluded her report that, upon request of the Communications Committee, she would begin including a quarterly website traffic report in the Board's meeting packet, beginning next month.

Director Richter stated that the Board would receive the engineer's report attached as **Exhibit "K"**. Mr. Foster reviewed his report with the Board. He first reviewed the status of various development projects within the District. He next stated that the annual MS4 report had been submitted since the last Board meeting. He then reported that the surplus funds application had been submitted to the TCEQ for review in February, and the auditor engaged by the District would reach out to the Village at Northtown in order to obtain documentation required for the preparation of a reimbursement report. Mr. Foster concluded his report by stating that the Village at Northtown had still not provided the documentation required for the second surplus funds application to the TCEQ.

Director Richter then recognized Mr. Douthitt for purposes of receiving the bookkeeper's report. Mr. Douthitt presented the bookkeeper's report along with the updated cash activity report, attached collectively as **Exhibit "L"** and reviewed them with the Board. Mr. Douthitt then reviewed the checks being presented for approval and recommended approval of the director and vendor payments, as well as the transfers listed on page one of his report. Upon motion by Director Downey and second by Director Baker, the Board voted 4-1 to approve the transfers and director and vendor payments, with Director Hill voting against the motion. Director Hill state that he would like to modify the ChargePoint electric charging station rate at the next Board meeting, since the rate was currently too low. Mr. Douthitt and Mr. Dean agreed to coordinate on the matter.

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 the City of Austin had not yet responded to the District's request to begin negotiation of the renewal of the wholesale water and wastewater services agreement.

Director Richter next stated that the Board would consider committee assignments. Each of the members of the Board agreed that they were general satisfied with their current committee assignments. However, it was agreed that the Directors Downey and Baker should be included on additional committees. Director Hill offered to withdraw from the Utilities & Services Committee in order to allow Director Downey to serve, and Director Capers offered to withdraw from the Development Committee in order to allow Director Baker to serve. After discussion, upon motion by Director Capers and second by Director Hill, the Board voted unanimously to approve the following changes to the committee list: to appoint Director Downey to the Utilities & Services Committee in place of Director Hill; to appoint Director Baker to the Development Committee in place of Director Capers; to move "technology" under the Legal/Security Committee; to include MS4-related matters under the Utilities & Services Committee; to remove the specific items under the Development Committee.

Director Richter recognized Mr. Dean for the purpose of receiving the attorney's report. Mr. Dean recommended that the Board convene in executive session in order to receive legal advice regarding the operation and maintenance of the pumps located at the Community of Parkway Garden and matters pertaining to out-of-county housing finance corporations pursuant

to Government Code, Section 551.071, and to discuss the purchase of real property pursuant to Government Code, Section 551.072. At 6:36 p.m., Director Richter announced that the Board would convene in executive session for these purposes. At 7:11 p.m., Director Richter announced that the Board would reconvene in open session, noting that no action had been taken during executive session.

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 Capers and second by Director Baker, the meeting was adjourned at 7:14 p.m.



Date: April 22, 2025

Colette Downey, Secretary
Board of Directors

Crime Stats

Date	Crime	Location	Notes
3/11/25	BOV	917 GREY CASTLE DR	Unlocked
3/12/25	BOV	708 BATTENBURG TRL	Unlocked
3/20/25	Attempt Auto Theft	1421 Lady Grey Ave	Hyundai

Agenda Item No. 3

Master Services Agreement

This Master Services Agreement (this “**Agreement**”) is entered into by and between Flock Group Inc. with a place of business at 1170 Howell Mill Road NW Suite 210, Atlanta, GA 30318 (“**Flock**”) and the entity identified in the signature block (“**Customer**”) (each a “**Party**,” and together, the “**Parties**”). This Agreement is effective on the date of mutual execution (“**Effective Date**”). Parties will sign an Order Form (“**Order Form**”) which will describe the Flock Services to be performed and the period for performance, attached hereto as **Exhibit A**.

RECITALS

WHEREAS, Flock offers a software and hardware situational awareness solution through Flock’s technology platform that upon detection is capable of capturing audio, video, image, and recording data and provide notifications to Customer (“**Notifications**”);

WHEREAS, Customer desires access to the Flock Services (defined below) on existing devices, provided by Customer, or Flock provided Flock Hardware (as defined below) in order to create, view, search and archive Footage and receive Notifications, via the Flock Services; and

NOW THEREFORE, in consideration of the mutual promises and covenants set forth herein, the Parties agree as follows:

WHEREAS, Flock desires to provide Customer the Flock Services and any access thereto, subject to the terms and conditions of this Agreement, solely for the awareness, prevention, and prosecution of crime, bona fide investigations and evidence gathering for law enforcement purposes, (“**Permitted Purpose**”).

1. DEFINITIONS

Certain capitalized terms, not otherwise defined herein, have the meanings set forth or cross-referenced in this Section 1.

Agenda Item No. 3(c)

1.1 “**Agreement**” means the order form (to be provided as Exhibit A, “Order Form”), these terms and conditions, and any document therein incorporated by reference in section 11.4.

1.2 “**Anonymized Data**” means Customer Data permanently stripped of identifying details and any potential personally identifiable information, by commercially available standards which irreversibly alters data in such a way that a data subject (i.e., individual person or entity) can no longer be identified directly or indirectly.

1.3 “**Authorized End User(s)**” means any individual employees, agents, or contractors of Customer accessing or using the Services, under the rights granted to Customer pursuant to this Agreement.

1.4 “**Customer Data**” means the data, media, and content provided by Customer through the Services. For the avoidance of doubt, the Customer Data will include the Footage.

1.5. “**Customer Hardware**” means the third-party camera owned or provided by Customer and any other physical elements that interact with the Embedded Software and the Web Interface to provide the Services.

1.6 “**Effective Date**” means the date this Agreement is mutually executed (valid and enforceable) by both Parties.

1.7 “**Embedded Software**” means the Flock proprietary software and/or firmware integrated with or installed on the Flock Hardware or Customer Hardware.

1.8 “**Flock Hardware**” means the Flock device(s), which may include the pole, clamps, solar panel, installation components, and any other physical elements that interact with the Embedded Software and the Web Interface, to provide the Flock Services as specifically set forth in the applicable Order Form.

1.9 “**Flock IP**” means the Services, the Embedded Software, and any intellectual property or proprietary information therein or otherwise provided to Customer and/or its Authorized End Users. Flock IP does not include Footage (as defined below).

1.10 “**Flock Services**” means the provision of Flock’s software and hardware situational awareness solution, via the Web Interface, for automatic license plate detection, alerts, audio detection, searching image records, video and sharing Footage.

1.11 “**Footage**” means still images, video, audio, and other data captured by the Flock Hardware or Customer Hardware in the course of and provided via the Flock Services.

1.12 “**Integration Data**” means any distribution of data from a Customer requested third party integration.

1.13 “**Installation Services**” means the services provided by Flock for installation of Flock Services.

1.14 “**Permitted Purpose**” means for legitimate public safety and/or business purpose, including but not limited to the awareness, prevention, and prosecution of crime; investigations; and prevention of commercial harm, to the extent permitted by law.

1.15 “**Retention Period**” means the time period that the Customer Data is stored within the cloud storage, as specified in the applicable Order Form. Flock deletes all Footage on a rolling thirty (30) day basis, except as otherwise stated on the Order Form. Customer shall be responsible for extracting, downloading and archiving Footage from the Flock Services on its own storage devices.

1.16 “**Term**” means the date, unless otherwise stated in the Order Form, upon which the cameras are validated by both Parties as operational.

1.17 “**Web Interface**” means the website(s) or application(s) through which Customer and its Authorized End Users can access the Services.

2. SERVICES AND SUPPORT

2.1 Provision of Access. Flock hereby grants to Customer a non-exclusive, non-transferable right to access the features and functions of the Flock Services via the Web Interface during the Term, solely for the Authorized End Users. The Footage will be available for Authorized End Users to access and download via the Web Interface for the Retention Period. Authorized End Users will be required to sign up for an account and select a password and username (“**User ID**”). Customer shall be responsible for all acts and omissions of Authorized End Users. Customer shall undertake reasonable efforts to make all Authorized End Users aware of all applicable provisions of this Agreement and shall cause Authorized End Users to comply with such provisions. Flock may use the services of one or more third parties to deliver any part of the Flock Services, (such as using a third party to host the Web Interface for cloud storage or a cell phone provider for wireless cellular coverage).

2.2 Embedded Software License. Flock grants Customer a limited, non-exclusive, non-transferable, non-sublicensable (except to the Authorized End Users), revocable right to use the Embedded Software as it pertains to Flock Services, solely as necessary for Customer to use the Flock Services.

2.3 Support Services. Flock shall monitor the Flock Services, and any applicable device health, in order to improve performance and functionality. Flock will use commercially reasonable efforts to respond to requests for support within seventy-two (72) hours. Flock will provide Customer with reasonable technical and on-site support and maintenance services in-person, via phone or by email at support@flocksafety.com (such services collectively referred to as ***“Support Services”***).

2.4 Updates to Platform. Flock may make any updates to system or platform that it deems necessary or useful to (i) maintain or enhance the quality or delivery of Flock’s products or services to its agencies, the competitive strength of, or market for, Flock’s products or services, such platform or system’s cost efficiency or performance, or (ii) to comply with applicable law. Parties understand that such updates are necessary from time to time and will not diminish the quality of the services or materially change any terms or conditions within this Agreement.

2.5 Service Interruption. Services may be interrupted in the event that: (a) Flock’s provision of the Services to Customer or any Authorized End User is prohibited by applicable law; (b) any third-party services required for Services are interrupted; (c) if Services are being used for malicious, unlawful, or otherwise unauthorized use; (d) there is a threat or attack on any of the Flock IP by a third party; or (e) scheduled or emergency maintenance (***“Service Interruption”***).

Flock will make commercially reasonable efforts to provide written notice of any Service Interruption to Customer, to provide updates, and to resume providing access to Flock Services as soon as reasonably possible after the event giving rise to the Service Interruption is cured.

Flock will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that Customer or any Authorized End User may incur as a result of a Service Interruption. To the extent that the Service Interruption is not caused by Customer’s direct actions or by the actions of parties associated with the Customer, the time will be tolled by the duration of the Service Interruption (for any continuous suspension lasting at least one full day). For example, in the event of a Service Interruption lasting five (5) continuous days, Customer will receive a credit for five (5) free days at the end of the Term.

2.6 Service Suspension. Flock may temporarily suspend Customer's and any Authorized End User's access to any portion or all of the Flock IP or Flock Service if (a) there is a threat or attack on any of the Flock IP by Customer; (b) Customer's or any Authorized End User's use of the Flock IP disrupts or poses a security risk to the Flock IP or any other customer or vendor of Flock; (c) Customer or any Authorized End User is/are using the Flock IP for fraudulent or illegal activities; (d) Customer has violated any term of this provision, including, but not limited to, utilizing Flock Services for anything other than the Permitted Purpose; or (e) any unauthorized access to Flock Services through Customer's account ("***Service Suspension***"). Customer shall not be entitled to any remedy for the Service Suspension period, including any reimbursement, tolling, or credit. If the Service Suspension was not caused by Customer, the Term will be tolled by the duration of the Service Suspension.

2.7 Hazardous Conditions. Flock Services do not contemplate hazardous materials, or other hazardous conditions, including, without limit, asbestos, lead, or toxic or flammable substances. In the event any such hazardous materials are discovered in the designated locations in which Flock is to perform services under this Agreement, Flock shall have the right to cease work immediately.

3. CUSTOMER OBLIGATIONS

3.1 Customer Obligations. Flock will assist Customer Authorized End Users in the creation of a User ID. Authorized End Users agree to provide Flock with accurate, complete, and updated registration information. Authorized End Users may not select as their User ID, a name that they do not have the right to use, or any other name with the intent of impersonation. Customer and Authorized End Users may not transfer their account to anyone else without prior written permission of Flock. Authorized End Users shall not share their account username or password information and must protect the security of the username and password. Unless otherwise stated and defined in this Agreement, Customer shall not designate Authorized End Users for persons who are not officers, employees, or agents of Customer. Authorized End Users shall only use Customer-issued email addresses for the creation of their User ID. Customer is responsible for any Authorized End User activity associated with its account. Customer shall ensure that Customer provides Flock with up-to-date contact information at all times during the Term of this Agreement. Customer shall be responsible for obtaining and maintaining any equipment and

ancillary services needed to connect to, access or otherwise use the Flock Services (e.g., laptops, internet connection, mobile devices, etc.). Customer shall (at its own expense) provide Flock with reasonable access and use of Customer facilities and Customer personnel in order to enable Flock to perform Services (such obligations of Customer are collectively defined as “***Customer Obligations***”).

3.2 Customer Representations and Warranties. Customer represents, covenants, and warrants that Customer shall use Flock Services only in compliance with this Agreement and all applicable laws and regulations, including but not limited to any laws relating to the recording or sharing of data, video, photo, or audio content.

4. DATA USE AND LICENSING

4.1 Customer Data. As between Flock and Customer, all right, title and interest in the Customer Data, belong to and are retained solely by Customer. Customer hereby grants to Flock a limited, non-exclusive, royalty-free, irrevocable, worldwide license to use the Customer Data and perform all acts as may be necessary for Flock to provide the Flock Services to Customer. Flock does not own and shall not sell Customer Data.

4.2 Customer Generated Data. Flock may provide Customer with the opportunity to post, upload, display, publish, distribute, transmit, broadcast, or otherwise make available, messages, text, illustrations, files, images, graphics, photos, comments, sounds, music, videos, information, content, ratings, reviews, data, questions, suggestions, or other information or materials produced by Customer (“***Customer Generated Data***”). Customer shall retain whatever legally cognizable right, title, and interest in Customer Generated Data. Customer understands and acknowledges that Flock has no obligation to monitor or enforce Customer’s intellectual property rights of Customer Generated Data. Customer grants Flock a non-exclusive, irrevocable, worldwide, royalty-free, license to use the Customer Generated Data for the purpose of providing Flock Services. Flock does not own and shall not sell Customer Generated Data.

4.3 Anonymized Data. Flock shall have the right to collect, analyze, and anonymize Customer Data and Customer Generated Data to the extent such anonymization renders the data non-identifiable to create Anonymized Data to use and perform the Services and related systems and technologies, including the training of machine learning algorithms. Customer hereby grants Flock a non-exclusive, worldwide, perpetual, royalty-free right to use and distribute such

Anonymized Data to improve and enhance the Services and for other development, diagnostic and corrective purposes, and other Flock offerings. Parties understand that the aforementioned license is required for continuity of Services. Flock does not own and shall not sell Anonymized Data.

4.4 Data Distribution. Customer may, upon request, choose to integrate Flock Services with a third party to either distribute Integration Data or Customer Data (such third party, “Recipient”). Upon such request, Customer hereby grants to Flock a non-exclusive, non-transferable, royalty-free, perpetual license to access, share, view, record, duplicate, store, save, reproduce, modify, display, and distribute Customer Data and/or Integration Data, as required by the requested distribution. Customer acknowledges that such data may be viewed, recorded, duplicated, stored, saved, reproduced, modified, displayed, distributed, and retained by Recipient for a period longer than Flock’s standard retention period and hereby provides consent to such retention period. Unless expressly listed in the Order Form, the provision, access, or use of any Application Programming Interfaces (“APIs”) is not included under this Agreement. Any rights, licenses, or obligations related to APIs shall be governed solely by the terms set forth in the Order Form or a separate agreement between the parties.

5. CONFIDENTIALITY; DISCLOSURES

5.1 Confidentiality. To the extent required by any applicable public records requests, each Party (the “*Receiving Party*”) understands that the other Party (the “*Disclosing Party*”) has disclosed or may disclose business, technical or financial information relating to the Disclosing Party’s business (hereinafter referred to as “*Proprietary Information*” of the Disclosing Party). Proprietary Information of Flock includes non-public information provided by the Disclosing Party to the Receiving Party regarding features, functionality and performance of this Agreement. Proprietary Information of Customer includes non-public data provided by Customer to Flock or collected by Flock via Flock Services, which includes but is not limited to geolocation information and environmental data collected by sensors. The Receiving Party agrees: (i) to take the same security precautions to protect against disclosure or unauthorized use of such Proprietary Information that the Party takes with its own proprietary information, but in no event less than commercially reasonable precautions, and (ii) not to use (except in performance of the Services or as otherwise permitted herein) or divulge to any third person any

such Proprietary Information. The Disclosing Party agrees that the foregoing shall not apply with respect to any information that the Receiving Party can document (a) is or becomes generally available to the public; or (b) was in its possession or known by it prior to receipt from the Disclosing Party; or (c) was rightfully disclosed to it without restriction by a third party; or (d) was independently developed without use of any Proprietary Information of the Disclosing Party. Nothing in this Agreement will prevent the Receiving Party from disclosing the Proprietary Information pursuant to any judicial or governmental order, provided that the Receiving Party gives the Disclosing Party reasonable prior notice of such disclosure to contest such order. At the termination of this Agreement, all Proprietary Information will be returned to the Disclosing Party, destroyed or erased (if recorded on an erasable storage medium), together with any copies thereof, when no longer needed for the purposes above, or upon request from the Disclosing Party, and in any case upon termination of the Agreement. Notwithstanding any termination, all confidentiality obligations of Proprietary Information that is trade secret shall continue in perpetuity or until such information is no longer trade secret.

5.2 Usage Restrictions on Flock IP. Flock and its licensors retain all right, title and interest in and to the Flock IP and its components, and Customer acknowledges that it neither owns nor acquires any additional rights in and to the foregoing not expressly granted by this Agreement. Customer further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. Customer and Authorized End Users shall not: (i) directly or indirectly, reverse engineer, decompile, disassemble, or otherwise attempt to discover, or recreate the source code, object code or underlying structure, ideas or algorithm of the Flock Services or any software provided hereunder; modify, translate, or create derivative works based on the Flock Services or any software provided hereunder, (ii) attempt to modify, alter, tamper with or repair any of the Flock IP, or attempt to create any derivative product from any of the foregoing; (iii) interfere or attempt to interfere in any manner with the functionality or proper working of any of the Flock IP; (iv) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within the Flock Services or Flock IP; (v) use the Flock Services for anything other than the Permitted Purpose; or (vi) assign, sublicense, sell, resell, lease, rent, or otherwise transfer, convey, pledge as security, or otherwise encumber, Customer's rights. There are no implied rights.

5.3 Disclosure of Footage. Subject to and during the Retention Period, Flock may access, use, preserve and/or disclose the Footage to law enforcement authorities, government officials, and/or third parties, if legally required to do so or if Flock has a good faith belief that such access, use, preservation or disclosure is reasonably necessary to comply with a legal process, enforce this Agreement, or detect, prevent or otherwise address security, privacy, fraud or technical issues, or emergency situations.

6. PAYMENT OF FEES

6.1 Billing and Payment of Fees. Customer shall pay the fees set forth in the applicable Order Form based on the billing structure and payment terms as indicated in the Order Form. To the extent the Order Form is silent, Customer shall pay all invoices net thirty (30) days from the date of receipt. If Customer believes that Flock has billed Customer incorrectly, Customer must contact Flock no later than thirty (30) days after the closing date on the first invoice in which the error or problem appeared to receive an adjustment or credit. Customer acknowledges and agrees that a failure to contact Flock within this period will serve as a waiver of any claim. If any undisputed fee is more than thirty (30) days overdue, Flock may, without limiting its other rights and remedies, suspend delivery of its service until such undisputed invoice is paid in full. Flock shall provide at least thirty (30) days' prior written notice to Customer of the payment delinquency before exercising any suspension right.

6.2 Notice of Changes to Fees. In the event of any changes to fees, Flock shall provide Customer with sixty (60) days notice (email sufficient) prior to the end of the Initial Term or Renewal Term (as applicable). Any such changes to fees shall only impact subsequent Renewal Terms.

6.3 Taxes. To the extent Customer is not a tax exempt entity, Customer is responsible for all taxes, levies, or duties, excluding only taxes based on Flock's net income, imposed by taxing authorities associated with the order. If Flock has the legal obligation to pay or collect taxes, including amount subsequently assessed by a taxing authority, for which Customer is responsible, the appropriate amount shall be invoice to and paid by Customer unless Customer provides Flock a legally sufficient tax exemption certificate and Flock shall not charge Customer any taxes from which it is exempt. If any deduction or withholding is required by law, Customer shall notify Flock and shall pay Flock any additional amounts necessary to ensure that the net

amount that Flock receives, after any deduction and withholding, equals the amount Flock would have received if no deduction or withholding had been required.

7. TERM AND TERMINATION

7.1 Term. The initial term of this Agreement shall be for the period of time set forth on the Order Form (the “**Term**”). Unless otherwise indicated on the Order Form, the Term shall commence upon first installation of Flock Hardware, as applicable. Following the Term, unless otherwise indicated on the Order Form, this Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

7.2 Termination. Upon termination or expiration of this Agreement, Flock will remove any applicable Flock Hardware at a commercially reasonable time period. In the event of any material breach of this Agreement, the non-breaching Party may terminate this Agreement prior to the end of the Term by giving thirty (30) days prior written notice to the breaching Party; provided, however, that this Agreement will not terminate if the breaching Party has cured the breach prior to the expiration of such thirty (30) day period (“**Cure Period**”). Either Party may terminate this Agreement (i) upon the institution by or against the other Party of insolvency, receivership or bankruptcy proceedings, (ii) upon the other Party's making an assignment for the benefit of creditors, or (iii) upon the other Party's dissolution or ceasing to do business. In the event of a material breach by Flock, and Flock is unable to cure within the **Cure Period**, Flock will refund Customer a pro-rata portion of the pre-paid fees for Services not received due to such termination.

7.3 Survival. The following Sections will survive termination: 1, 3, 5, 6, 7, 8.3, 8.4, 9, 10.1 and 11.6.

8. REMEDY FOR DEFECT; WARRANTY AND DISCLAIMER

8.1 Manufacturer Defect. Upon a malfunction or failure of Flock Hardware or Embedded Software (a “**Defect**”), Customer must notify Flock’s technical support team. In the event of a Defect, Flock shall make a commercially reasonable attempt to repair or replace the defective Flock Hardware at no additional cost to the Customer. Flock reserves the right, in its sole

discretion, to repair or replace such Defect, provided that Flock shall conduct inspection or testing within a commercially reasonable time, but no longer than seven (7) business days after Customer gives notice to Flock.

8.2 Replacements. In the event that Flock Hardware is lost, stolen, or damaged, Customer may request a replacement of Flock Hardware at a fee according to the reinstall fee schedule (<https://www.flocksafety.com/reinstall-fee-schedule>). In the event that Customer chooses not to replace lost, damaged, or stolen Flock Hardware, Customer understands and agrees that Flock is not liable for any resulting impact to Flock Service, nor shall Customer receive a refund for the lost, damaged, or stolen Flock Hardware.

8.3 Warranty. Flock shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services and shall perform the Installation Services in a professional and workmanlike manner. Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Flock or by third-party providers, or because of other causes beyond Flock's reasonable control, but Flock shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption.

8.4 Disclaimer. THE REMEDY DESCRIBED IN SECTION 8.1 ABOVE IS CUSTOMER'S SOLE REMEDY, AND FLOCK'S SOLE LIABILITY, WITH RESPECT TO DEFECTS. FLOCK IS NOT LIABLE FOR ANY DAMAGES OR ISSUES ARISING FROM THIRD-PARTY DISTRIBUTIONS REQUESTED BY CUSTOMER. AFOREMENTIONED DISTRIBUTION IS AT CUSTOMER'S OWN RISK. FLOCK DOES NOT WARRANT THAT THE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SERVICES. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION, THE SERVICES ARE PROVIDED "AS IS" AND FLOCK DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THIS DISCLAIMER ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE MENTIONED IN SECTION 11.6.

8.5 Insurance. Flock will maintain commercial general liability policies to be provided as Exhibit B.

8.6 Force Majeure. Parties are not responsible or liable for any delays or failures in performance from any cause beyond their control, including, but not limited to acts of God, changes to law or regulations, embargoes, war, terrorist acts, pandemics (including the spread of variants), issues of national security, acts or omissions of third-party technology providers, riots, fires, earthquakes, floods, power blackouts, strikes, supply chain shortages of equipment or supplies, financial institution crisis, weather conditions or acts of hackers, internet service providers or any other third party acts or omissions.

9. LIMITATION OF LIABILITY; INDEMNITY

9.1 Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, FLOCK, ITS OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, PRODUCT LIABILITY, OR OTHER THEORY: (A) FOR LOSS OF REVENUE, BUSINESS OR BUSINESS INTERRUPTION; (B) INCOMPLETE, CORRUPT, OR INACCURATE DATA; (C) COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY; (D) FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; (E) FOR ANY MATTER BEYOND FLOCK'S ACTUAL KNOWLEDGE OR REASONABLE CONTROL INCLUDING REPEAT CRIMINAL ACTIVITY OR INABILITY TO CAPTURE FOOTAGE; OR (F) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED THE FEES PAID AND/OR PAYABLE BY CUSTOMER TO FLOCK FOR THE SERVICES UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS PRIOR TO THE ACT OR OMISSION THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THIS LIMITATION OF LIABILITY OF SECTION ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE REFERENCED IN SECTION 11.6. NOTWITHSTANDING ANYTHING TO THE CONTRARY, THE FOREGOING LIMITATIONS OF LIABILITY SHALL NOT APPLY (I) IN THE EVENT OF GROSS

NEGLIGENCE OR WILLFUL MISCONDUCT, OR (II) INDEMNIFICATION OBLIGATIONS.

9.2 Responsibility. Each Party to this Agreement shall assume the responsibility and liability for the acts and omissions of its own employees, officers, or agents, in connection with the performance of their official duties under this Agreement. Each Party to this Agreement shall be liable for the torts of its own officers, agents, or employees.

9.3 Flock Indemnity. Flock shall indemnify and hold harmless Customer, its agents and employees, from liability of any kind, including claims, costs (including defense) and expenses, on account of: (i) any copyrighted material, patented or unpatented invention, articles, device or appliance manufactured or used in the performance of this Agreement; or (ii) any damage or injury to property or person directly caused by Flock's installation of Flock Hardware, except for where such damage or injury was caused solely by the negligence of the Customer or its agents, officers or employees. Flock's performance of this indemnity obligation shall not exceed the fees paid and/or payable for the services rendered under this Agreement in the preceding twelve (12) months.

10. INSTALLATION SERVICES AND OBLIGATIONS

10.1 Ownership of Hardware. Flock Hardware is owned and shall remain the exclusive property of Flock. Title to any Flock Hardware shall not pass to Customer upon execution of this Agreement, except as otherwise specifically set forth in this Agreement. Except as otherwise expressly stated in this Agreement, Customer is not permitted to remove, reposition, re-install, tamper with, alter, adjust or otherwise take possession or control of Flock Hardware. Customer agrees and understands that in the event Customer is found to engage in any of the foregoing restricted actions, all warranties herein shall be null and void, and this Agreement shall be subject to immediate termination for material breach by Customer. Customer shall not perform any acts which would interfere with the retention of title of the Flock Hardware by Flock. Should Customer default on any payment of the Flock Services, Flock may remove Flock Hardware at Flock's discretion. Such removal, if made by Flock, shall not be deemed a waiver of Flock's rights to any damages Flock may sustain as a result of Customer's default and Flock shall have the right to enforce any other legal remedy or right.

10.2 Deployment Plan. Flock shall advise Customer on the location and positioning of the Flock Hardware for optimal product functionality, as conditions and locations allow. Flock will collaborate with Customer to design the strategic geographic mapping of the location(s) and implementation of Flock Hardware to create a deployment plan (“***Deployment Plan***”). In the event that Flock determines that Flock Hardware will not achieve optimal functionality at a designated location, Flock shall have final discretion to veto a specific location, and will provide alternative options to Customer.

10.3 Changes to Deployment Plan. After installation of Flock Hardware, any subsequent requested changes to the Deployment Plan, including, but not limited to, relocating, re-positioning, adjusting of the mounting, removing foliage, replacement, changes to heights of poles will incur a fee according to the reinstall fee schedule located at (<https://www.flocksafety.com/reinstall-fee-schedule>). Customer will receive prior notice and confirm approval of any such fees.

10.4 Customer Installation Obligations. Customer is responsible for any applicable supplementary cost as described in the Customer Implementation Guide, attached hereto as Exhibit C. Customer represents and warrants that it has, or shall lawfully obtain, all necessary right title and authority and hereby authorizes Flock to install the Flock Hardware at the designated locations and to make any necessary inspections or maintenance in connection with such installation.

10.5 Flock’s Obligations. Installation of any Flock Hardware shall be installed in a professional manner within a commercially reasonable time from the Effective Date of this Agreement. Upon removal of Flock Hardware, Flock shall restore the location to its original condition, ordinary wear and tear excepted. Flock will continue to monitor the performance of Flock Hardware for the length of the Term. Flock may use a subcontractor or third party to perform certain obligations under this Agreement, provided that Flock’s use of such subcontractor or third party shall not release Flock from any duty or liability to fulfill Flock’s obligations under this Agreement.

11. MISCELLANEOUS

11.1 Compliance with Laws. Parties shall comply with all applicable local, state and federal laws, regulations, policies and ordinances and their associated record retention schedules, including responding to any subpoena request(s).

11.2 Severability. If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect.

11.3 Assignment. This Agreement is not assignable, transferable or sublicensable by either Party, without prior consent. Notwithstanding the foregoing, either Party may assign this Agreement, without the other Party's consent, (i) to any parent, subsidiary, or affiliate entity, or (ii) to any purchaser of all or substantially all of such Party's assets or to any successor by way of merger, consolidation or similar transaction.

11.4 Entire Agreement. This Agreement, together with the Order Form(s), the reinstall fee schedule (<https://www.flocksafety.com/reinstall-fee-schedule>), and any attached exhibits are the complete and exclusive statement of the mutual understanding of the Parties and supersedes and cancels all previous or contemporaneous negotiations, discussions or agreements, whether written and oral, communications and other understandings relating to the subject matter of this Agreement. All waivers and modifications must be in a writing signed by both Parties, except as otherwise provided herein. None of Customer's purchase orders, authorizations or similar documents will alter the terms of this Agreement, and any such conflicting terms are expressly rejected. Any mutually agreed upon future purchase order is subject to these legal terms and does not alter the rights and obligations under this Agreement, except that future purchase orders may outline additional products, services, quantities and billing terms to be mutually accepted by Parties. In the event of any conflict of terms found in this Agreement or any other terms and conditions, the terms of this Agreement shall prevail. Customer agrees that Customer's purchase is neither contingent upon the delivery of any future functionality or features nor dependent upon any oral or written comments made by Flock with respect to future functionality or feature.

11.5 Relationship. No agency, partnership, joint venture, or employment is created as a result of this Agreement and Parties do not have any authority of any kind to bind each other in any respect whatsoever. Flock shall at all times be and act as an independent contractor to Customer.

11.6 Governing Law; Venue. This Agreement shall be governed by the laws of the state in which the Customer is located. The Parties hereto agree that venue would be proper in the

chosen courts of the State of which the Customer is located. The Parties agree that the United Nations Convention for the International Sale of Goods is excluded in its entirety from this Agreement.

11.7 Special Terms. Flock may offer certain special terms which are indicated in the Order Form and will become part of this Agreement, upon Customer's prior written consent and the mutual execution by authorized representatives ("**Special Terms**"). To the extent that any terms of this Agreement are inconsistent or conflict with the Special Terms, the Special Terms shall control.

11.8 Publicity. Upon prior written consent, Flock has the right to reference and use Customer's name and disclose the nature of the Services in business and development and marketing efforts. Nothing contained in this Agreement shall be construed as conferring on any Party, any right to use the other Party's name as an endorsement of product/service.

11.9 Feedback. If Customer or Authorized End User provides any suggestions, ideas, enhancement requests, feedback, recommendations or other information relating to the subject matter hereunder, Customer or Authorized End User hereby assigns to Flock all right, title and interest (including intellectual property rights) with respect to or resulting from any of the foregoing.

11.10 Export. Customer may not remove or export from the United States or allow the export or re-export of the Flock IP or anything related thereto, or any direct product thereof in violation of any restrictions, laws or regulations of the United States Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, or any other United States or foreign Customer or authority. As defined in Federal Acquisition Regulation ("FAR"), section 2.101, the Services, the Flock Hardware and Documentation are "commercial items" and according to the Department of Defense Federal Acquisition Regulation ("DFAR") section 252.2277014(a)(1) and are deemed to be "commercial computer software" and "commercial computer software documentation." Flock is compliant with FAR Section 889 and does not contract or do business with, use any equipment, system, or service that uses the enumerated banned Chinese telecommunication companies, equipment or services as a substantial or essential component of any system, or as critical technology as part of any Flock system. Consistent with DFAR section 227.7202 and FAR section 12.212, any use, modification, reproduction, release, performance, display, or disclosure of such commercial software or

commercial software documentation by the U.S. Government will be governed solely by the terms of this Agreement and will be prohibited except to the extent expressly permitted by the terms of this Agreement.

11.11 **Headings.** The headings are merely for organization and should not be construed as adding meaning to the Agreement or interpreting the associated sections.

11.12 **Authority.** Each of the below signers of this Agreement represent that they understand this Agreement and have the authority to sign on behalf of and bind the Parties they are representing upon the Effective Date.

11.13 **Conflict.** In the event there is a conflict between this Agreement and any applicable statement of work, or Customer purchase order, this Agreement controls unless explicitly stated otherwise.

11.14 **Notices.** All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by email; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt to the address listed on the Order Form (or, if different, below), if sent by certified or registered mail, return receipt requested. All notices will be provided to the email or mailing address listed in the Order Form.

11.15 **Non-Appropriation.** Notwithstanding any other provision of this Agreement, all obligations of the Customer under this Agreement which require the expenditure of public funds are conditioned on the availability of said funds appropriated for that purpose. To the extent applicable, Customer shall have the right to terminate this Agreement for non-appropriation with thirty (30) days written notice without penalty or other cost.

.

FLOCK NOTICES ADDRESS:

1170 HOWELL MILL ROAD, NW SUITE 210

ATLANTA, GA 30318

ATTN: LEGAL DEPARTMENT

EMAIL: legal@flocksafety.com

Customer NOTICES ADDRESS:

ADDRESS:

ATTN:

EMAIL:

EXHIBIT B
INSURANCE

Required Coverage. Flock shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the services under this Agreement and the results of that work by Flock or its agents, representatives, employees or subcontractors. Insurance shall be placed with insurers with a current A. M. Best rating of no less than “A” and “VII”. Flock shall obtain and, during the term of this Agreement, shall maintain policies of professional liability (errors and omissions), automobile liability, and general liability insurance for insurable amounts of not less than the limits listed herein. The insurance policies shall provide that the policies shall remain in full force during the life of the Agreement. Flock shall procure and shall maintain during the life of this Agreement Worker's Compensation insurance as required by applicable State law for all Flock employees. For the avoidance of doubt, (i) all required insurance limits by Customer can be met through a combination of primary and excess/umbrella coverage, and (ii) Flock’s Cyber and Professional Liability/Errors and Omissions insurance has a shared limit of Five Million Dollars (5,000,000) per incident and in the aggregate.

Types and Amounts Required. Flock shall maintain, at minimum, the following insurance coverage for the duration of this Agreement:

- (i) **Commercial General Liability** insurance written on an occurrence basis with minimum limits of One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate for bodily injury, death, and property damage, including personal injury, contractual liability, independent contractors, broad-form property damage, and product and completed operations coverage;
- (ii) **Workers Compensation** insurance in accordance with statutory limits;
- (iii) **Professional Liability/Errors and Omissions** insurance with minimum limits of Five Million Dollars (\$5,000,000) per occurrence and Five Million Dollars (\$5,000,000) in the aggregate;

(iv) **Commercial Automobile Liability** insurance with a minimum combined single limit of One Million Dollars (\$1,000,000) per occurrence for bodily injury, death, and property coverage, including owned and non-owned and hired automobile coverage; and

(v) **Cyber Liability** insurance written on an occurrence basis with minimum limits of Five Million Dollars (\$5,000,000).

Flock Safety + TX - Northtown MUD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Kevin Cutler
kevin.cutler@flocksafety.com
+13103076009

flock safety



ORDER FORM

This order form (“**Order Form**”) hereby incorporates and includes the terms of the previously executed agreement (the “**Terms**”) which describe and set forth the general legal terms governing the relationship (collectively, the “**Agreement**”). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the “**Effective Date**”)

Customer:	TX - Northtown MUD	Initial Term:	24 Months
Legal Entity Name:	TX - Northtown MUD	Renewal Term:	24 Months
Accounts Payable Email:		Payment Terms:	Net 30
Address:	700 E. Wells Branch Parkway Pflugerville, Texas 78660	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$12,000.00
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	4	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$650.00	4	\$2,600.00

Subtotal Year 1:	\$14,600.00
Annual Recurring Subtotal:	\$12,000.00
Estimated Tax:	\$0.00
Contract Total:	\$26,600.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$14,600.00
Annual Recurring after Year 1	\$12,000.00
Contract Total	\$26,600.00

*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint [™] technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
------------------	-------------

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.
The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: TX - Northtown MUD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____

flock safety

ORDER FORM

This order form ("Order Form") hereby incorporates and includes the terms of the previously executed agreement (the "Terms") which describe and set forth the general legal terms governing the relationship (collectively, the "Agreement"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the "Effective Date")

Customer: TX - Northtown MUD
Legal Entity Name: TX - Northtown MUD
Accounts Payable Email:

Initial Term: 24 Months
Renewal Term: 24 Months
Payment Terms: Net 30

Address: 700 E. Wells Branch Parkway Pflugerville,
Texas 78660

Billing Frequency: Annual Plan - First Year Invoiced at Signing.
Retention Period: 30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$12,000.00
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	4	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$650.00	4	\$2,600.00

Subtotal Year 1: \$14,600.00
Annual Recurring Subtotal: \$12,000.00
Estimated Tax: \$0.00
Contract Total: \$26,600.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "Renewal Term") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$14,600.00
Annual Recurring after Year 1	\$12,000.00
Contract Total	\$26,600.00

*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
------------------	-------------

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.
The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: TX - Northtown MUD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____





UTILITY MANAGER’S REPORT

Northtown Municipal Utility District Board of Directors Meeting



April 22, 2025





To: Northtown MUD Board of Directors

From: Dennis Hendrix, General Manager

Subject: Operations Report

Operations Report

- Operations/Billing report, including water accountability: **-11.5%**.
 - **We believe this to be a data entry error and will monitor.**
- **Occupied Connections: 3181**
- **Total Connections: 3292**
 - **All Samples were satisfactory**
- Review and approve delinquent accounts and write-offs: **- 5-\$2,044.96**

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

- **System Maintenance**
 1. Repair logs attached
 2. Harris Ridge- grinder replacement has been completed
 3. We are coordinating to inspect the grinder at 13708 Lampting
- **MISC:**
- **TCEQ-**
AMR Project:
 1. Phase 2, which will add the wholesale meters to the system. **Pending approval from the City of Austin** for either access to the digital outputs or when they will be replacing the analog meter.

**Northtown Municipal Utility District
Operations Report**

For the Month of March 2025

GENERAL INFORMATION

Occupied Single Family Connections	<u>3181</u>	x 3 =	<u>9543</u>	
Vacant Single Family Connections	<u>25</u>			
Multi Family Connections	<u>0</u>	830 Units x 3 =	<u>2490</u>	
Commercial	<u>9</u>			
Builder Connections	<u>18</u>			
Builder New Taps	<u>10</u>			
Schools	<u>2</u>			
Non-Profit	<u>0</u>			
Fire Hydrants	<u>2</u>			
District Connections	<u>13</u>			
Irrigation Connections	<u>32</u>			
TOTAL CONNECTIONS	<u>3292</u>		<u>12033</u>	Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>03/03/25</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>03/11/25</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>03/01/25</u>	to	<u>03/31/25</u>	<u>24,397,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>01/30/25</u>	to	<u>02/28/25</u>	<u>22,092,000</u> Gallons
Total Gallons Billed				
from	<u>01/30/25</u>	to	<u>02/28/25</u>	<u>19,477,000</u> Gallons
Flushing	<u>01/30/25</u>	to	<u>02/28/25</u>	<u>55,178</u> Gallons
Billing Adjustments				
from	<u>01/30/25</u>	to	<u>02/28/25</u>	<u>0</u> Gallons
Gallons gain/loss				<u>(2,559,822)</u> Gallons
Percentage gain/loss				<u>-11.59%</u>

CUSTOMER BILLING REPORT
NORTHTOWN MUNICIPAL UTILITY DISTRICT
February 21, 2025 Through March 20, 2025

Current Billing

Basic Service	140,443.65	
Water	103,374.52	
Sewer	108,911.25	
TCEQ	1,075.06	
Deposit	9,075.00	
Misc	<u>45,098.00</u>	
Total Current Billing		\$407,977.48

Aged Receivables

Thirty (30) Days	34,682.84	
Sixty (60) Days	2,382.17	
Ninety (90) Days	14.81	
One Hundred Twenty (120) Days	<u>4,255.40</u>	
Billed Arrears	41,335.22	
Credit Bal Fwd	<u>6,708.99</u>	
Total Aged Receivables		\$48,044.21

Accounts Receivables

Penalty	6,506.00	
Basic Service	140,541.99	
Water	143,781.69	
Sewer	112,545.51	
TCEQ	1,231.24	
Deposit	\$9,700.60	
Miscellaneous	<u>45,133.12</u>	
	459,440.15	
Total Accounts Receivables		\$459,440.15

Deposit Liability

Balance As Of	02/21/25	\$768,595.85
Collections		10,006.45
Deposits Applied		<u>-7,930.85</u>
Balance As Of	03/20/25	\$770,671.45

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

Mar-25

Connections	February	March
Active	3251	3245
Inactive	21	25
Total	3272	3270

New Connects	15	10
--------------	----	----

Billing Recap

	February	March
Current Billing	\$396,352.22	\$407,977.48
Water	\$129,936.95	\$103,374.52
Sewer	\$112,645.71	\$108,911.25
State Assessment	\$1,224.59	\$1,075.06
Basic Service	\$140,606.37	\$140,443.65
Miscellaneous	\$1,713.00	\$45,098.00
Deposit	\$10,225.60	\$9,075.00
Arrears	February	March
30 Day	\$41,660.96	\$34,682.84
60 Day	\$45.79	\$2,382.17
90 Day	\$3,285.60	\$14.81
120 Day	\$3,898.98	\$4,255.40
Gross Arrears	\$48,891.33	\$41,335.22

Month	Feb	Mar
Total Customers	3272	3270
Letters	451	459
Disconnects	33	36

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%
03/29/24	04/29/24	25,480.0	25,111.0	6.4	-	-362.7	3231	-1.42%
04/30/24	05/29/24	24,305.0	22,431.0	8.2	-	-1865.8	3256	-7.68%
05/30/24	06/29/24	27,050.0	25,488.0	8.2	-	-1553.8	3262	-5.74%
06/30/24	07/29/24	27,137.0	24,460.0	18.6	-	-2658.5	3262	-9.80%
07/30/24	08/29/24	31,258.0	29,687.0	12.8	-	-1558.2	3262	-4.98%
08/30/24	09/29/24	28,646.0	28,433.0	26.5	-	-186.5	3262	-0.65%
TOTALS		303,853.0	286,629.0	198.2	-	(17,025.8)		---
AVERAGE		25,321.1	23,885.8	16.5	-	(1,418.8)		-5.60%

09/30/24	10/29/24	32,502.0	29,125.0	40.6	-	-3336.4	3272	-10.27%
10/30/24	11/28/24	27,644.0	25,162.0	54.7	-	-2427.3	3272	-8.78%
11/29/24	12/29/24	26,214.0	24,979.0	41.9	-	-1193.1	3272	-4.55%
12/30/24	01/29/25	24,261.0	23,212.0	52.5	-	-996.5	3272	-4.11%
01/30/25	02/28/25	22,092.0	19,477.0	55.2	-	-2559.8	3292	-11.59%
TOTALS		132,713.0	121,955.0	244.9	-	(10,513.1)		---
AVERAGE		26,542.6	24,391.0	49.0	-	(2,102.6)		-7.92%

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
March-25

Total Water Flows

Month	2018	2019	2020	2021	2022	2023	2024	2025
January	21,876	9,926	22,272	24,544	21,970	19,561	23,642	24,179
February	18,713	8,785	18,548	15,091	18,007	17,215	21,287	20,645
March	22,278	21,734	21,764	22,854	22,763	20,550	23,484	24,397
April	23,185	12,957	22,182	23,806	25,955	27,151	24,116	
May	27,596	22,203	24,751	23,113	27,691	19,470	25,103	
June	26,292	22,308	27,650	24,121	31,151	25,098	26,054	
July	27,286	25,733	30,449	24,990	33,802	31,554	29,276	
August	27,286	19,975	37,691	25,512	32,368	33,994	31,055	
September	21,624	27,539	31,636	29,383	34,355	37,001	28,714	
October	12,482	26,984	31,147	25,791	29,539	28,424	32,703	
November	11,181	23,276	32,200	22,580	21,941	24,117	27,645	
December	7,783	23,114	22,754	23,551	20,209	22,094	25,917	
TOTAL	247,582	244,534	323,044	285,336	319,751	306,229	318,996	69,221

Bacteriological Analyses

Samples: Satisfactory taken on 3/3/25 and 3/11/25

Chlorine Residual

	March
Average	2.0
Maximum (4.0)	2.4
Minimum (0.5)	1.0

Total Wastewater Billed

Month	2018	2019	2020	2021	2022	2023	2024	2025
January	15,158	13,169	14,553	16,930	15,630	15,525	13,738	15,957
February	15,759	15,529	15,095	16,110	16,402	17,193	13,187	16,349
March	14,826	14,513	14,047	15,732	17,357	15,299	13,756	15,807
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	14,490	
June	16,651	15,290	17,042	16,190	16,956	13,857	16,874	
July	15,933	14,310	17,187	18,157	16,565	14,449	16,706	
August	16,304	14,947	18,367	16,734	17,836	15,633	16,940	
September	16,386	14,979	18,735	17,557	17,071	16,881	16,940	
October	14,907	14,626	22,891	18,225	16,991	16,824	16,487	
November	15,737	15,138	15,472	17,006	16,201	15,848	16,055	
December	15,003	14,068	21,766	17,640	16,796	14,736	16,867	
TOTAL	187,607	177,047	208,597	204,944	203,366	186,827	186,210	48,113

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				
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
May 2024	16,036,000	3147	44,000	10	64,000	2	42,000	-	0	0	6,358,000	6	1,860,000	31	374,000	9	333,000	13	25,111,000	3,233	5.0	405	29
June 2024	15,123,000	3144	25,000	45	53,000	2	16,000	-	4,000		4,336,000		2,085,000	32	439,000	9	350,000	13	22,431,000	3,159	4.8	447	31
July 2024	17,323,000	3142	42,000	36	28,000	2	46,000	-	0		4,896,000		2,156,000	32	587,000	9	410,000	13	25,488,000	3,159	5.5	415	25
August 2024	16,801,000	3151	159,000	43	34,000	2	47,000	-	0		4,008,000	0	1,768,000	32	714,000	9	929,000	13	24,460,000	3,166	5.3	449	22
September 2024	19,729,000	3158	314,000	30	57,000	2	45,000	-	0		5,192,000	0	2,925,000	32	862,000	9	563,000	13	29,687,000	3,158	6.2	396	29
Total	136,839,000		2,350,000		903,000		227,000		397,000		46,386,000		23,576,000		4,156,000		4,908,000		257,353,173				
October 2024	19,036,000	3162	407,000	28	148,000	2	46,000	-	0		4,446,000	0	2,232,000	32	1,671,000	9	447,000	13	28,433,000	3,158	6.0	435	34
November 2024	18,361,000	3169	518,000	24	81,000	2	23,000	-	1,557,000	2	3,849,000	0	2,886,000	32	1,440,000	9	410,000	13	29,125,000	3,169	5.8	396	20
December 2024	16,188,000	3174	333,000	20	212,000	2	7,000	-	284,000	2	3,598,000	0	2,839,000	32	1,361,000	9	340,000	13	25,162,000	3,174	5.1	428	20
January 2025	14,456,000	3177	31,000	19	101,000	2	8,000	-	218,000	2	6,639,000	0	2,782,000	32	312,000	9	432,000	13	24,979,000	3,177	4.6	428	32
February 2025	15,371,000	3181	72,000	15	82,000	2	1,000	-	438,000	2	5,349,000	0	1,435,000	32	280,000	9	184,000	13	23,212,000	3,181	4.8	428	32
March 2025	13,990,000	3181	63,000	18	105,000	2	-	-	252,000	2	4,277,000	0	118,000	32	334,000	9	338,000	13	19,477,000	3,181	4.4	459	36
Total	97,402,000		1,424,000		729,000		85,000		2,749,000		28,158,000		12,292,000		5,398,000		2,151,000		150,388,000				
Active Vacant	Residential 3181 25		Builder 18		School 2		Non-Profit 0		Fire Hydrant 2		Multi-Family 0		Irrigation 32		Commercial 9		District 13		Builder Taps 10		3292		

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
February 2025

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

February 2025

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
05/01/24	901 TUDOR HOUSE RD	LANDSCAPED AFTER TAPLINE REPAIR. BACK FILLED AND LEVED BOX AFTER SERVICE LINE REPAIR.	\$690.94
05/01/24	301 E WELLS BRANCH PKWY- IRR	REPLACED METER UPGRADE. PUT IN NEW METER.	\$530.33
05/10/24	15305 HYSON CROSSING	REPLACED BROKEN CURBSTOP. REPLACED AND INSTALLED NEW 1"X1"CURB STOP ON COPPER LINE. HAD TO FIND COPER CRIMPER. CLEANED UP AREA AND FLUSHED CURB STOP.	\$989.09
06/10/24	901 Tudor House Rd-2"BLDG	INVESTIGATED POSSIBLE LEAK. HEAVY FLOW OF WATER COMING OUT OF METER BOX ON ARRIVAL. SHUT OFF WATER AND HAND DUG 4FT DOWN TO EXPOSE BROKEN 3" PVC. SERVICE LEAD CUT OUT BAD PIPE AND REPLACE WITH NEW PRESSURE TESTED REPAIR AND SWEPT AND CLEANED SITE. FENCED OFF AREA, WILL RETURN TO BACK FILL.	\$4,826.49
06/10/24	900 TUDOR HOUSE RD IRR	LANDSCAPED AFTER TAPLINE REPAIR. BACK FILL AND LANDSCAPIING AFTER WATER LEAK. BOUGHT 25 BAGS OF PEA GRAVEL. CLEANED STREET, SIDEWALK AND MESS AROUD HERE. HAD TO COME TO SHOP AND GRAB A 2 SKIDSTEER BUCKETS OF BACK FILL WENT BACK TO JOB. SET BOXES TO GRADE AND TOOK FENCE OUT. CAME TO SHOP AND CLEANED TRAILER AND MOVED DIRT.	\$1,544.99
05/30/24	IN DISTRICT NTWN	PURCHASED 11 PAIRS OF SHORT METER ADAPTERS 5/8"	\$835.88
06/26/24	NTWN LS2-TUDOR HOUSE	WATER SYSTEM WORK COMPLETE. LOADED UP 5 BIG METERS INTO TRAILER AND BROUGHT THEM TO THE SHOP AND UNLOADED THEM. 8IN-S/N#745175; 6IN-S/N#745173; 6IN-S/N#745174; 6IN-S/N#745172; 10IN-S/N#745172 THESE ARE ALL COMPOUND METERS WITH 2IN BYPASSES.	\$1,717.00
7/10/2024	13605 CAMBOURNE DR	MAINT NEEDED FOR HYDRANT REPAIR. WE CAME OUT TO PICK UP THE HYDRANT THAT WAS HIT AND CLEANED UP.	\$794.00

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
February 2025

DATE	ADDRESS	PROBLEM	COST
8/21/2024	13605 CAMBOURNE DR	EXCAVATED & REPAIRED FIRE HYDRANT. EXCAVATED AND REPAIRED FIRE HYDRANT. HIT BY CAR, HYDRANT WAS (85) YR. HARD TO FIND PARTS FOR THAT YEAR. DECIDED TO INSTALL NEW HYDRANT 9FT DEEP. (SHORING)	\$ 13,477.19
7/11/2024	IN DISTRICT NTWN	COMPLETE WORK ON FIRE HYDRANT. PICKED UP HYDRANT FROM CORE & MAIN AND INSTALLED IT ON WELLS BRANCH PARKWAY WHERE THERE WAS A MISSING HYDRANT. WELLS BRANCH PARKWAY	\$ 2,912.27
8/21/2024	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE - HAD TO GET MAKE MODEL SERIAL NUMBER OF ALL NTWN MASTER METER FOR NTWN TO CHANGE TO THE AMI METER	\$ 788.00
8/5/2024	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE. PUMPED OUT VAULTS. 502 WEST HOWARD	\$ 533.00
8/5/2024	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE. PUMPED OUT VAULTS. 502 WEST HOWARD	\$ 533.00
8/21/2024	900 TUDOR HOUSE RD-2"BLDG	CRIMPED & REPAIRED TAP LEAK. 2" SCHOOL LINE HAD CRACK ON MALE ADAPTER, CUT IN REPLACED MALE ADAPTER AND RETIED THE LINE, LET GLUE DRY IN FOR A DAY BEFORE TURNING WATER BACK ON.	\$ 1,029.08
8/21/2024	IN DISTRICT NTWN	VERIFIED PIPING FOR LEAD/COPPER. WE CAME OUT TO VERIFY DISTRICT LINES AND CUSTOMER LINES.	\$ 627.00
10/29/2024	14320 TEACUP LN	VERIFIED CALIBRATION OF METER-TOOK OUT OLD METER AND REPLACED IN NEW METER-TOOK OLD METER TO FMS WAITING FOR RESULTS. RECEIVED METER FROM FMS EVERYTHING IS GOOD-INSTALL METER BACK TO ADDRESS	\$ 604.04
9/19/2024	900 TUDOR HOUSE RD 2" BLDG	LANDSCAPED AFTER TAPLINE REPAIR. ARRIVED AND FOUND GROUND WAS UNLEVELED AT LEAST A FOOT. WE TOOK THE BASE THAT WAS LEFTOVER FROM ANOTHER JOB USED THIS TO LEVEL THE GROUND, THEN INSTALLED GRASS PROPERLY. WE LEVELED THE METER BOXES AS WELL TO MAKE JOB LOOK AS IT SHOULD.	\$ 951.22
10/7/2024	IN DISTRICT NTWN	PURCHASED SUPPLIES- (1) 8" x 2" COMPOUND FLOW MASTER METER AND 2" ALLEGRO MASTER METER	\$ 7,633.67
12/20/2024	13919 RANDALSTONE DR	EVACUATION WORK COMPLETED. WE CAME OUT TO DIG UP THE SEWER AND TAKE OUT BCTHWYE'S AND REBUILD BACK TO THE CUSTOMERS SIDE AND BACK FILL.	\$ 7,006.52
TOTAL FOR 2024			\$78,898.94
01/20/25	13924 CAMBOURNE DR	REPLACED BROKEN CURBSTOP. OLD ANGLE STOP NOT FULLY CLOSING. REMOVED METER BOX AND FULLY EXPOSED SERVICE LINE. CRIMPED THE LINE AND REMOVED OLD ANGLE STOP. INSTALLED NEW ANGLE STOP TO ENSURE WATER IS FULLY CUT OFF WHEN CLOSING.	\$1,123.31
02/20/25	120 SEGOVIA WAY	REPLACED BROKEN CURBSTOP. ARRIVED TO PROVIDED ADDRESS, OBSERVED DUAL SERVICES INSIDE BOX. REMOVED BOX, CRIMPED LINE AND REPLACED ANGLE STOP. BACK FILLED AND LEVELED BOX. RE-PRESSURIZED SYSTEM AND CONTACTED HOMEOWNERS.	\$1,749.62

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
February 2025

DATE	ADDRESS	PROBLEM	COST
03/18/25	13919 RANDALSTONE DR	LANDSCAPED AFTER TAPLINE REPAIR. LAID SOD, SPREAD SEED, LANDSCAPE AFTER REPAIR.	\$1,061.14
02/27/25	1633 TEA LEAF DR	FILLED IN DEPRESSION. POTHOLE ON THE CORNER OF STREET CAUSING CARS TO BOTTOM OUT. FILLED IN POTHOLE WITH COLD PATCH AND COMPRESSED DOWN PATCH TO ENSURE IT IS SET IN.	\$767.92
03/12/25	IN DISTRICT NTWN	HAULED OFF DEBRIS AFTER REPAIRS.	\$1,513.49
03/10/25	13800 LETTI LN	TURNED METER OFF - CUSTOMER PROBLEM.	\$810.70
TOTAL FOR 2025			\$7,026.18

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
January 2025

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
January 2025

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. TELEVISING 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
05/08/24	IN DISTRICT	VACTOR TRUCK WORK- OMPLETE. HELPING THE RENTAL COMPANY TO JET THE SEWER MAIN LINE AT CAYTON TEA CIR. AND TUODOR HOUSE DR. PFLUGERVILLE TX 78660.	\$1,953.56

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
January 2025

DATE	ADDRESS	PROBLEM	COST
05/01/24	IN DISTRICT	INSPECTED FOR INFLOW & INFILTRATION. FOLLOWED MAP OF MAN HOLES IN NTWN SURVEYNG I&I DIDN'T FIND ANY CLOGS BUT THERE'S A LOT OF BOLTS TO REPLACE AND ONE OF THEM NEEDS CONCRETE REDONE.	\$2,188.00
06/10/24	13600 #B HARRIS RIDGE BLVD	REPLACED BROKEN DISCHARGE. BROKEN DISCHARGE INSIDE GRINDER. THERE WERE 4 TANKS AND ALL WERE FULL. BOTH DISTRICT SIDE TANKS HAD PROBLEMS. ONE WAS BROKEN ENTIRELY AND THE SECOND WAS A LOOSE UNION. WE HAD TO VACTOR PUMP OUT TANKS BECAUSE THERE WAS NOWHERE TO TRANSFER THE WASTE INTO.	\$947.11
06/25/24	13705 CAMBOURNE DR	EXCAVATED & PREPARED SANITARY LINE. EXCAVATED 6 FEET WHOLE EXPOSED 6" SEWER WYE AND FOUND THAT SEWER WYE COLLAPSED. CUT OUT DAMAGED LINE, RETIED LINE THEN BACK FILLED HOLE AND CLEANED AREA	\$9,038.64
06/25/24	13705 CAMBOURNE DR	CONCRETE WORK COMPLETED. ARRIVED TO PROVIDED ADDRESS. BEGAN REMOVING APPROXIMATELY 140 OF ROADBASE TO PREP AND SET FORMS. FINISH STTING FORMS AND BEGAN POURING. OBSERVED CONCRETE DRYING TO ENSURE NO TAMPERING WITH WORK DONE. LANDSCAPED AND CLEANED AFTER POURING CONCRETE.	\$2,902.11
06/10/24	13600-#B HARRIS RIDGE BLVD	VACTOR TRUCK WORK-COMPLETE. HAD TO PUMP OUT TANKS BECAUSE THERE WAS NOWHERE TO TRANSFER WASTE INTO. ASSISTED WITH SERVICE ORDER 42610A	\$650.00
06/10/24	NTWN LS1 HARRIS RIDGE	SANITARY SYSTEM WORK COMPLETE. CONTINUED RENTAL.	\$1,599.30
07/06/24	13714 MERSEYSIDE DR	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. SENT WASTEWATER OUT TO INVESTIGATE POSSIBLE SEWER BACK UP. THEY FOUND A BREAK IN THE 4 INCH LEADING TO SIX INCH. THEY BELIEVE IT WAS BORED THROUGH BY THE NEAR BY BORING CREW.	\$3,361.22
09/05/24	IN DISTRICT NTWN	RAN DYE TEST. WENT TO CHECK DEPRESSION IN ROAD AND FOUND NO SIGN OF DEBRIS IN MANHOLE AND NO SIGN OF LEAK AFTER LISTENING TO ANGLE STOPS BUT DEPRESSION IS ABOUT 8 INCHES LOW AND ABOUT 12 INCHES ACROSS	\$527.00
09/12/24	13608-#A HARRIS RIDGE BLV	GRINDER PUMP PROBLEM. RESPONDED TO PUMP DOWN THE GRINDER TANK, THEN SENT TO HYDRO SOURCE. 9/23/2024 HYDRO SOURCE: CERTIFIED TECHNICIAN SERVICE CALL, RETURN VISIT AND ADDITIONAL TIME ON SITE.	\$3,927.73
08/06/24	NTWN LS1 HARRIS RIDGE	SUBCONTRACT WORK COMPLETED AT FACILITY- CONTRACTOR OUT TO INSTALL (4) 3IN GALVANIZED RIGID POSTS & SUPPORTS. FABRICATED & INSTALL A 9FTX18FT GALVANIZED 2INX2IN ANGLE IRON FRAME W/TRUSSES & SUPPORTS. INSTALLED METAL R PANEL & RIDGE CAP ON GALVANIZED FRAME STRUCTURE.	\$17,577.00
11/04/24	NTWN LS2-TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY- WWTS CLEANED THE LS.	\$1,917.35

NORTHTOWN MUNICIPAL UTILITY DISTRICT

WASTEWATER REPAIR LOG > \$500

January 2025

DATE	ADDRESS	PROBLEM	COST
TOTAL FOR 2024			\$80,409.29

01/20/25 13919 RANDALSTONE DR CUSTOMER PROBLEM-DISTRICT LINES CLEAR. TELEVISED CITY SIDE SEWER LINE, THROUGH CUSTOMER SIDE TO INVESTIGATE AN ISSUE WITHIN THE LINE, ISSUE COULD POSSIBLY BE A BLOCK OR BREAK BUT IS ON THE CITY SIDE, INDICATED BY THE TRANSITION TO GREEN PIPE. CUSTOMER HAD A PLUMBER PUT A TEMPORARY FIX BUT WILL NEED TO BE DUG UP SOON. \$1,272.02

01/02/25 13805 CONNER DOWNS DR CUSTOMER PROBLEM-DISTRICT LINES CLEAR. REPORTED SEWER BACK UP. WASTE WATER TRANSPORT ARRIVED AND CLEARED 6" DISTRICT SIDE STACK, RAN WATER DOWN HOMEOWNER SIDE. STILL VISUALLY HAD TOILET PAPER OR OTHER MATERIAL BLOCKING LATERAL. ADVISED CUSTOMER TO AVOID TOILET PAPER OR ANY FORM OF PAPER USAGE. \$3,563.27

02/17/25 13805 CONNER DOWNS DR EXCAVATED & REPAIRED SANITARY LINE. EXCAVATED SEWER (8FT DEEP). REMOVED BROOM HANDLE. COPPER PIPE, KIDS TOYS, STICKS, ROCKS, DIRT, AND A BUNCH OF RAGS. REPLACED 90 ON LATERAL ALL THE WAY TO THE DOUBLE WYE AND BOTH HOUSE CONNECTIONS. BACK FILLED AFTER REPAIR, LEFT MACHINE OVER THE HOLE WITH FENCE, BECAUSE IT STILL NEEDS HALF A YARD OF SANDY LOAM. \$9,157.62

02/12/25 IN DISTRICT SUBCONTRACT WORK ON SANITARY SYSTEM. DAY 2, JETTING BLOCKAGES FOUND DURING NTWN MANHOLE SURVEY. (26 TOTAL MH'S). NORTHTOWN MANHOLE SURVEY BLOCKAGE FOLLOW UP. \$9,803.20

02/26/25 232 WILD SENNA DR SANITARY SYSTEM WORK COMPLETE. CUSTOMER REPORTED BROKEN DISTRICT CLEAN OUT CAP (6"). CUT AND REPLACED WITH NEW CAP AND PLUG. SET TO GRADE, AND NOTIFIED CUSTOMER. \$1,022.25

03/06/25 13917 CONNER DOWNS DR TELEVISED SEWER LINE. WE CAME OUT TO TELEVISE THE SEWER WE FOUND ROOTS IN THE WYE. CAME OUT TO ASSIST WWTS WITH JETTING CUSTOMER LINE INTO THE MAIN. \$3,295.17

03/25/25 IN DISTRICT NTWN MAINT NEEDED FOR REPAIRS. MANHOLE SURVEY FEB 2025 MS4. \$3,029.81

TOTAL FOR 2025			\$31,143.34
----------------	--	--	-------------

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
GENERAL MANAGER'S REPORT
WRITE-OFF LIST
Mar-25**

Name	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Robert Pope	Owner	2/11/2025	\$135.35	\$54.24
Adelaida Prieto	Owner	2/11/2025	\$205.01	\$300.00
Edgar Perez Barahona	Renter	2/11/2025	\$972.40	\$300.00
Monsef Louazna	Owner	2/11/2025	\$541.04	\$431.36
Jose Galvan	Owner	12/12/2024	\$191.16	\$250.00

TOTAL: \$2,044.96

\$2,044.96

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

	2021/22	2022/23	2023/24	2024/25
OCTOBER				
WRITE-OFF	\$ 1,620.83	\$ 684.38	\$ 129.42	\$ 229.34
COLLECTED	\$ -	\$ -	\$ -	\$ -
NOVEMBER				
WRITE-OFF	\$ 3,140.46	\$ 633.24	\$ 5,418.93	\$ 1,313.40
COLLECTED	\$ -	\$ -	\$ -	\$ -
DECEMBER				
WRITE-OFF	\$ 80.62	\$ 294.65	\$ 120.43	\$ 917.42
COLLECTED	\$ -			
JANUARY				
WRITE-OFF	\$ -	\$ 374.77	\$ 1,161.29	\$ 673.73
COLLECTED	\$ -	\$ -		\$ -
FEBRUARY				
WRITE-OFF	\$ 597.86	\$ 319.31	\$ 487.32	\$ -
COLLECTED	\$ -	\$ -		\$ -
MARCH				
WRITE-OFF	\$ -	\$ 1,124.35	\$ 228.01	\$ 2,044.96
COLLECTED	\$ -	\$ -	\$ -	\$ -
APRIL				
WRITE-OFF	\$ 156.90	\$ 492.35	\$ 364.19	
COLLECTED	\$ -	\$ -	\$ -	\$ -
MAY				
WRITE-OFF	\$ 1,070.12	\$ 866.35	\$ 345.56	
COLLECTED		\$ -	\$ -	\$ -
JUNE				
WRITE-OFF	\$ 732.92	\$ 307.72	\$ 1,614.30	
COLLECTED	\$ -	\$ -		
JULY				
WRITE-OFF	\$ 294.08	\$ 227.76	\$ 1,237.42	
COLLECTED	\$ -	\$ -		
AUGUST				
WRITE-OFF	\$ 1,739.84	\$ 1,233.60	\$ 695.24	
COLLECTED	\$ -	\$ -	\$ -	\$ -
SEPTEMBER				
WRITE-OFF	\$ 613.52	\$ 2,507.29	\$ 6,571.48	
COLLECTED	\$ -	\$ -		
TOTAL COLLECTIONS:	\$ 10,047.15	\$ 9,065.77	\$ 18,373.59	\$ 5,178.85
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -

MONTHLY REPORT

Northtown M.U.D.

Report Period: 03/01/2025 - 03/31/2025

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:



3/4 - 3/5

3/11 - 3/12

3/18 - 3/19

3/25

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

Crews performed the standard maintenance tasks such as mowing & string-trimming of the District's irrigated turf areas, as well as continuing to cutback perennial plants where needed. Crews also spot-treated for fire ants where needed and removed any low-hanging tree limbs they observed within District boundaries. Finally, crews performed our annual *Ladybug Release* throughout the District's properties.

Greenbelt & Drainage Maintenance

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

03/11/2025

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

After completing the standard maintenance tasks such as mowing & string-trimming of the District's channels and greenbelts, crews also collected/removed approx. 24-cu. ft. of trash/litter from within these same areas located throughout the District.



Trail System Maintenance

3/4 - 3/5

3/11 - 3/12

3/18 - 3/19

3/25

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

Crews performed the standard maintenance tasks such as mowing & string-trimming of the District's trail system, as well as performing weed control in areas where needed throughout the District's trails. 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

3/4 - 3/5

3/11 - 3/12

3/18 - 3/19

3/25

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

Our Licensed Irrigator performed a comprehensive irrigation system analysis and made any needed repairs totaling less than the pre-approved \$300 maximum while he was still on the District's property.



Status of Proposal Work	
Proposal # 10541 - Wildflower Park Rain Garden	- Approved 3/25/2025
Proposal # 10581 - NT LOT#6 - Block E _ Mark Boundaries	- Approved 3/25/2025

Notes / Miscellaneous

NORTHTOWN MUD

MAINTENANCE MONTHLY REPORT

March 16, 2025 – April 15, 2025

- 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 6 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.
- 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.
- Installed no trespassing signs and painted poles purple in property next to The Parker apartments to address illegal camping.
- Followed up with TCSO to walk property and issue Criminal Trespass Warnings to four individuals.
- Mortared in the gap in the rock retaining wall on Meadow Pointe entry monument sign on Grelnert
- Concreted in the undertow area underneath sidewalk in Wildflower near soccer fields.
- Replaced modem per Allied Universal, to get camera feed back to being visible remotely.
- Allied Universal installed non functioning injector to shed cameras at 50 acre park.
- Discovered displaced grow zone sign & post. Re-installed in appropriate location.
- Replaced broken sign mount brackets on storm water sign near Battensburg Trail bridge.
- Posted Burn Ban signs throughout District.
- Took scrap metal to recycle center. Check for \$72.80 given to bookkeeper for deposit.
- Took F150 for annual vehicle inspection. Passed.

- Met with North Austin Coalition (MS4).
- Working with Committee & attorney for new FLOCK cameras and contract terms. *(open item)*
- Working with Texavy in regards to installing sound acoustic treatment in board meeting room *(open item)*
- Working with homeowner to repair cracked stone material at Meadow Point Entry. *(closed item)*
- Working on inspection list to assemble a list for need parts to get quote from Whirlix rep, due to contracted inspection. *(open item)*
- Working with Whirlix to inspect all playground equipment as directed and approved by park committee. *(closed item)*
- As directed, sent an e-mail to Polling Places regarding using our site for specific future elections. Awaiting update and documentation from County legal team.
- Meetings with Studio 16:19, Facilities committee & district engineer to discuss Park Master Plan specifics. *(open item)*
- Requested the TCSO deputies hired by NT MUD keep an eye out four wheelers using the parks and trails in the evenings and weekends.. *(ongoing)*

394 kWh

Total solar generation

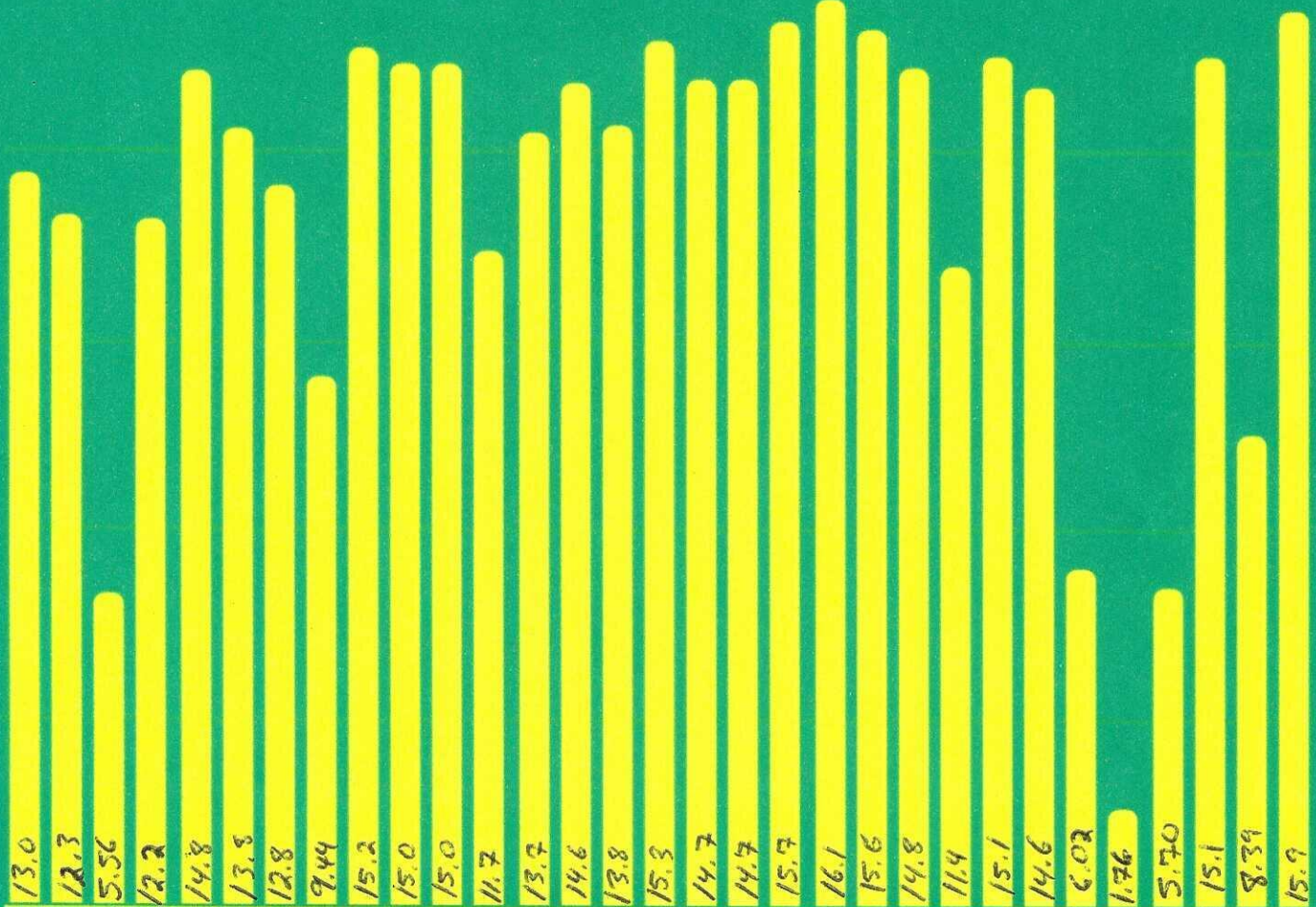
DAY

WK

MO

YR

20.0 kWh



Mar 01

Mar 31

March 2025

Northtown MUD

NEW VIOLATIONS SENT A COURTESY CARD

NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
maroon Chevy Silverado	1032 Antique Heritage	4/3/2025	N			Derelict vehicle w/flat tire parked in view
	816 Flatters	3/15/2025	N			Bulky; Various debris must be stored out of view
	13803 Greinert	3/24/2025	N			Bulky; Various debris must be stored out of view
	1412 Jasmine Tea	4/10/2025	N			Various debris must be stored out of view
after hours	14224 Lake Victor	1/17/2025	N			1. Bulky debris 2. Trailer parked in view 3. Trash cans
	13810 Lampting	3/24/2025	N			Rear fence/gate is in a state of disrepair
	13901 Lampting	4/10/2025	N			Bulky; Various debris must be stored out of view
	14004 Lampting	4/10/2025	N			Lawn is overgrown and in need of maintenance
black Acura	13902 Lothian	4/10/2025	N			1. Derelict vehicle w/flat tire & exp tag 2. Lawn overgrown
	15229 Mandarin Cross	4/10/2025	N			Bulky; Various debris must be stored out of view
	13912 Maricella	4/10/2025	N			Bulky; Various debris must be stored out of view
monitor	14221 Naruna	1/3/2025	N	Ext 4/30/25		Trailer parked in view of street and residents
	904 Oatmeal	3/24/2025	N			Bulky; Various debris must be stored out of view
monitor	902 Rocking Spur	11/27/2024	N			Trailer parked in view of street and residents
	903 Rocking Spur	4/3/2025	N			Various debris must be stored out of view
	1205 Staple Cv	4/3/2025	N			Various debris must be stored out of view
monitor	1001 Sweet Leaf	2/11/2025	N			Trailer parked in view of street and residents

CONTINUING VIOLATIONS SENT A LETTER

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	905 Burnsall Gates	1/26/2025	Y	Ext 3/31/25 To CY 2/29/25		7 derelict vehicles w/exp registration parked in view
	13611 Cambourne	3/10/2025	Y			Bulky; Various debris must be stored out of view
	13808 Conner Downs	3/10/2025	Y			Various debris must be stored out of view
	13900 Greinert	2/26/2025	Y			Various debris must be stored out of view
after hours	14228 Lake Victor	11/27/2024	Y			Trailer parked in view of street and residents
	13712 Lampting	3/10/2025	Y			1. Various debris in view 2. Lawn overgrown 3. Trash can
	14026 Lampting	3/15/2025	Y			Rear fence/gate is in a state of disrepair
	13613 Letti	2/17/2025	Y	Ext 3/20/25		1. Bulky debris in view 2. Fence/gate disrepair
	13806 Lothian	3/15/2025	Y			Various debris must be stored out of view
	13916 Maricella	4/10/2025	Y			Lawn is overgrown and in need of maintenance
	14101 Maricella	3/4/2025	Y			1. Debris in view 2. Soccer goals on NT land
monitor	13802 Merseyside	2/11/2025	Y			Trailer parked in view of street and residents
red Dodge	904 Polished Stone	2/26/2025	Y			Derelict vehicle w/flat tire parked in view

Northtown MUD

	13916 Randalstone	3/15/2025	Y			1. Various debris in view 2. Bandit sign 3. Trash cans
	909 Rocking Spur	3/24/2025	Y	Repeat CV		1. Debris in view 2. Trash cans
monitor	15020 Saddlegirth	7/15/2024	Y			1. Lawn overgrown 2. Fence/gate 3. Various debris
	1209 Staple Cv	3/5/2025	Y			1. Debris in view 2. BBQ/trailer in view 3. Trash cans in view
	1212 Staple Cv	3/27/2025	Y			1. Lawn overgrown 2. Various debris in view 3. Fence/gate disrepair 4. Derelict vehicle with flat tires
	1213 Staple Cv	3/5/2025	Y			1. Debris in view 2. Fence/gate disrepair 3. Trash cans in view
	808 Tapestry	3/5/2025	Y			1. Fence disrepair 2. Various debris in view 3. Lawn overgrown
	812 Tapestry	3/5/2025	Y			1. Trailer parked in view 2. Various debris in view
CONTINUING VIOLATIONS SENT TO LEGAL						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13800 Conner Downs	2/17/2025	Y	Same	3/27/2025	1. Vehicle parked on lawn 2. Various debris in view
gold Cadillac	13805 Conner Downs	2/17/2025	Y	Same	3/27/2025	1. Debris in view 2. Derelict vehicle w/flat tire in view
LS 3/24/25	802 Dawlish	7/29/2024	Y	Same	8/27/2024	1. Exterior house in disrepair 2. Trash cans in view
Default Judgement awarded \$2000.	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2. Debris in view
	13716 Greinert	2/2/2025	Y	Same	3/12/2025	Various debris must be stored out of view
monitor says done	13907 Greinert	2/4/2025	Y	Same	3/7/2025	1. Debris in view 2. Trash cans in view
after hours	14224 Lake Victor	1/17/2025	Y	Same	3/21/2025	1. Various debris 2. Trailer parked in view 3. Trash cans
	13705 Lampting	3/10/2025	Y	Same	4/9/2025	1. Fence/gate disrepair
	13729 Lampting	12/20/2024	Y	Ext 5/20/25	2/25/2025	1. Lawn overgrown 2. Various debris in view 3. Trash can
	13910 Lampting	10/28/2024	Y	Same	1/17/2025	1. Six foot fence on porch is not permitted 2. Debris in view 3 Trash cans in view
	13918 Lampting	2/17/2025	Y	Same	4/3/2025	1. Debris in view 2. Trash cans in view
	14000 Lampting	2/17/2025	Y	Same	4/3/2025	1. Debris in view 2. Trash cans in view
	14700 Lantern	2/28/2025	Y	Same	4/9/2025	1. Side fence disrepair 2. Side & front debris in view
monitor	15107 Lantern	7/22/2024	Y	Same	9/12/2024	1. Lawn overgrown 2. Debris in view 3. Trash cans in view
monitor	13606 Letti	10/24/2024	Y	Same	12/13/2024	1. Trailers parked in view 2. Jets skis parked in view 3. Boat parked in view 4. Box trucks not permitted in District 5. Debris in view 6. Trash cans in view

Northtown MUD

LS 3/25/24 red Mustang LP#JYP 7735	13809 Lothian	8/1/2024	Y	Same	9/23/2024	1. Derelict vehicle w/expired registration in view
	13902 Lothian	2/3/2025	Y	Same	3/10/2025	Various debris must be stored out of view
unenforceable	13902 Lothian	3/1/2024	Y	Same	4/11/2024	2. House disrepair
	13916 Maricella	11/8/2024	Y	Same	1/8/2025	1. Lawn overgrown 2. Bulky debris in view 3. Fence/gate disrepair
LSA 3/21/25	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
monitor	13716 Merseyside	9/23/2024	Y	Same	12/3/2024	1. Trailer parked in view of street 2. Debris in view
monitor	13721 Merseyside	10/31/2024	Y	Same	1/24/2025	1. Trailer in view 2. Various debris in view of street
	1312 Peppermint	1/3/2025	Y	Same	2/25/2025	1. Lawn overgrown
	15120 Plowshare	2/6/2025	Y	Same	3/21/2025	1. Debris in view 3. Trash cans in view
LSF 4/5/25	909 Rocking Spur	3/1/2024	Y	Repeat CV	3/1/2024	1. Derelict vehicles with flats parked in view 2. Trailer parked in view
monitor	303 Segovia	2/2/2025	Y	Same	3/21/2025	Trailer parked in view of street and residents
	14504 Spearmint Tea	2/11/2025	Y	Same	4/10/2025	2. Debris in view
	1101 Strickling	1/17/2025	Y	Same	3/10/2025	1. Fence/gate disrepair 2. Bulk debris 3. Trash cans in view
	901 Twisted Fence	2/26/2025	Y	Same	4/10/2025	1. Lawn overgrown 2. Trash cans in view
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
Ford Explorer	1028 Antique Heritage	2/26/2025	Y			Derelict vehicle w/exp reg & flat tire parked in view
	13708 Cambourne	2/11/2025	Y			Bulky; Various debris must be stored out of view
	13813 Conner Downs	2/17/2025	Y	Same	3/27/2025	Various debris must be stored out of view
	13900 Conner Downs	3/10/2025	N			Side fence/gate is in a state of disrepair
	1712 Darjeeling	3/10/2025	N			Bulky; Various debris must be stored out of view
tree issues	806 Dawlish	2/11/2025	N	Ext 4/15/25		Fence/gate is in a state of disrepair
	13910 Greinert	2/17/2025	Y			Various debris must be stored out of view
	1420 Jasmine Tea	1/17/2025	Y	Same	3/10/2025	Lawn is overgrown and in need of maintenance
	13705 Lampting	3/10/2025	Y			2. Dogs running loose off leash 3. Trash cans
monitor	13811 Lampting	1/3/2025	N			2. Trailer parked in view
monitor	13811 Lampting	1/3/2025	Y			1. Lawn overgrown
	13903 Lampting	12/13/2024	Y	Same	2/10/2024	Bulky; Various debris must be stored out of view
	13904 Lampting	2/17/2025	Y			1. Debris in view 2. Trash cans in view

Northtown MUD

	13906 Lampting	2/17/2025	Y	Same	3/27/2025	Various debris must be stored out of view
	13920 Lampting	2/17/2025	Y	Same	3/27/2025	Various debris must be stored out of view
	15201 Lantern	1/9/2025	Y	Same	2/25/2025	2. Various debris in view
	15209 Lantern	2/26/2025	N			Bulky; Various debris must be stored out of view
HOLD - SOLD	13705 Lothian	12/19/2024	Y	Same	3/4/2025	1. Debris in view 2. Fence/gate disrepair
	13808 Lothian	1/26/2025	Y			Bulky; Various debris must be stored out of view
	13810 Lothian	1/26/2025	Y	Same	3/10/2025	Bulky; Various debris must be stored out of view
	801 Mahomet	3/24/2025	N			Side fence/gate is in a state of disrepair
	13608 Merseyside	2/17/2025	Y			Bandit sign in view
	13724 Merseyside	2/11/2025	Y			Various debris must be stored out of view
	14201 Naruna	1/17/2025	Y	Same	3/10/2025	Bulky; Various debris must be stored out of view
	14221 Naruna	1/3/2025	Y	Ext 4/30/25		Bulky; Various debris must be stored out of view
	15132 Plowshare	2/2/2025	Y			Bulky; Various debris must be stored out of view
monitor	13912 Randalstone	2/17/2025	Y			Bulky; Various debris must be stored out of view
	13921 Randalstone	2/17/2025	Y			Bandit sign in view
	900 Rocking Spur	2/6/2025	Y			Various debris must be stored out of view
monitor gold Suburban blue Mustang	905 Rocking Spur	2/3/2025	Y			Derelect vehicle w/on jack 2. Debris in view
	907 Rocking Spur	2/6/2025	Y	Same	3/21/2025	1. Debris in view 2. Trash cans in view
	916 Sweet Leaf	3/10/2025	N			Bulky; Various debris must be stored out of view
black Accord	800 Tapestry	3/5/2025	Y	will move by 4/14/25		Derelect vehicle w/exp registration parked in view
	801 Tapestry	3/5/2025	N			Various debris must be stored out of view
	908 Tayside	2/17/2025	Y			Various debris must be stored out of view
	600 Tudor House	1/26/2025	Y			1. Various debris in view
monitor	600 Tudor House	1/26/2025	N			2. Trailer parked in view
	813 Tudor House	2/17/2025	Y			Bandit sign in view
	908 Twisted Fence	2/26/2025	N			1. Lawn overgrown 2. Debris in view 3. Trash cans
	912 Twisted Fence	1/9/2025	Y	Same	3/12/2025	1. Lawn overgrown 2. Trash cans in view
monitor	812 Watson	1/17/2025	N			Trailer parked in view of street and residents

WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	118 Blue Flax	4/4/2025	N			Rear fence/gate is in a state of disrepair
	141 Segovia	4/15/2025	N			1. Lawn overgrown 2. Mow back area by parking pad
	148 Segovia	3/27/2025	N			Rear fence/gate is in a state of disrepair
	169 Segovia	4/15/2025	N			1. Lawn overgrown 2. Mow back area by parking pad
	173 Segovia	3/9/2025	N			Rear fence/gate is in a state of disrepair
	13718 Spring Heath	3/27/2025	N			Rear fence/gate is in a state of disrepair
	13722 Spring Heath	4/4/2025	N			Rear bulky debris in view
	13801 Spring Heath	4/15/2025	N			1. Rear bulky in view 2. Rear fence/gate is in disrepair
	13823 Spring Heath	3/27/2025	N			Rear bulky debris in view
	122 Star Flower	3/27/2025	N			Promotional sign in yard is not permitted
	104 Wild Senna	4/4/2025	N			Rear fence/gate is in a state of disrepair
	107 Wild Senna	3/27/2025	N			Rear bulky debris in view
	112 Wild Senna	4/4/2025	N			1. Front fence/gate disrepair 2. Trash cans in view
	118 Wild Senna	4/15/2025	N			Rear bulky debris in view
	128 Wild Senna	3/21/2025	N			Side fence/gate is in a state of disrepair
black Frontier	129 Wild Senna	3/21/2025	N			Rear derelict vehicle w/ exp reg & flat tire parked in view
	220 Wild Senna	4/4/2025	N			Rear bulky debris in view
	223 Wild Senna	4/15/2025	N			1. Lawn overgrown 2. Mow back area by parking pad 3. Bandit sign 3. Trash cans in view
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	110 Blue Flax	3/14/2025	Y			Side various debris in view
	13712 Golden Flax	3/14/2025	Y			Rear fence/gate is in a state of disrepair
	13724 Golden Flax	4/14/2025	Y			Rear fence/gate is in a state of disrepair
	13812 Golden Flax	2/24/2025	Y			Front various debris in view
monitor	13901 Golden Flax	3/4/2025	Y	careful/angry To CY 1/22/25 & 3/4/25		Front 3 derelict vehicle w/expired registration in view
	13726 Spring Heath	3/14/2025	Y			Front various debris in view
	13807 Spring Heath	2/24/2025	Y			Rear fence/gate is in a state of disrepair
	127 Star Flower	3/9/2025	Y			Side fence/gate is in a state of disrepair
	309 Wild Senna	2/28/2025	Y			1. Rear bulky debris in view 2. Trash can in view
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						

WildFlower

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	122 Blue Flax	2/24/2025	Y	Same	4/8/2025	Rear bulky debris in view
	13717 Golden Flax	2/28/2025	Y	Same	4/14/2025	Rear fence/gate is in a state of disrepair
LS filed	105 Segovia	6/8/2020	Y	Same	12/2/2022	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	205 Segovia	2/7/2025	Y	Same	4/8/2025	1. Rear fence/gate disrepair 2. Mow back area
	13727 Spring Heath	2/24/2025	Y	Same	4/14/2025	Rear fence/gate is in a state of disrepair
	13804 Spring Heath	1/9/2024	Y	EXT 4/30/24	2/14/2024	1. Mow back area 2. Rear fence/gate disrepair
monitor	115 Star Flower	2/7/2025	Y	Same	3/19/2025	Front & rear bulky debris in view
	223 Wild Senna	2/14/2025	Y	Same	4/14/2025	Front & rear fence/gate is in a state of disrepair
	223 Wild Senna	12/5/2024	Y	Same	2/12/2025	1. Lawn overgrown 2. Rear bulky debris 3. Trash cans
blue Dodge Nitro LP# NJX 912	214 Wild Senna West	8/11/2020	Y	Repeat CV	1/28/2025	1. Front fence/gate disrepair 2. Lawn maintenance 3. Derelict vehicle w/flat tire parked in view 3. Debris in view
RESOLVED						
NOTE		DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	106 Blue Flax	2/28/2025	Y			Rear fence/gate is in a state of disrepair
	121 Blue Flax	2/14/2025	Y			Front bulky debris in view
	125 Blue Flax	2/14/2025	Y			Front bulky debris in view
	141 Blue Flax	2/7/2025	Y	Same	3/19/2025	Side fence/gate is in a state of disrepair
	13817 Golden Flax	3/9/2025	N			Front bulky debris in view
	13900 Golden Flax	3/14/2025	N			Rear various debris in view
	14009 Golden Flax	2/28/2025	N			Rear fence/gate is in a state of disrepair
	14026 Golden Flax	2/28/2025	Y			Side fence/gate is in a state of disrepair
says fine	149 Segovia	3/21/2025	N			Rear bulky debris in view
	217 Segovia	3/9/2025	N			Side fence/gate is in a state of disrepair
blue Mustang LP# CH7 P923	13701 Spring Heath	3/14/2025	N			Rear derelict vehicle w/expired reg parked in view
	13722 Spring Heath	2/28/2025	Y			Rear fence/gate is in a state of disrepair
	13739 Spring Heath	3/21/2025	N			Rear fence/gate is in a state of disrepair
monitor	13816 Spring Heath	1/13/2025	Y			Front trailer parked in view
	13819 Spring Heath	3/14/2025	N			Rear various debris in view
	119 Star Flower	3/21/2025	N			Rear fence/gate is in a state of disrepair
	224 Wild Senna	3/9/2025	N			Rear derelict vehicle w/ flat tire parked in view

WildFlower

	232 Wild Senna	3/21/2025	N			Front bulky debris in view
	320 Wild Senna	2/24/2025	N			Rear bulky debris in view

WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
blue Oldsmobile	101 Blue Flax	8/3/2024	N			Side derelict vehicle w/exp tag parked in view
black Tahoe LP# JJD 7347	113 Blue Flax	7/31/2024	N			Front derelict vehicle w/exp tag parked in view
silver F150 LP#HCL 4469	133 Blue Flax	7/26/2024	N			1. Front derelict vehicle w/exp tag in view
black Camry	13721 Golden Flax	8/15/2024	N			1. Front derelict vehicle w/exp no tag in view
red Camry LP# HVD 4105 silver Honda Pilot LP# RMH 4508	13901 Golden Flax monitor	7/22/2024	N			Front 2 derelict vehicle w/expired registration in view
brown VW LP#DTX 4382	13917 Golden Flax	7/26/2024	N			Side derelict vehicle w/exp tag & flat tire parked in view
silver BMW	105 Segovia	7/26/2024	N			Front derelict vehicle w/no tag & no LP parked in view
gray Pacifica LP# RYW 2458	141 Segovia	8/15/2024	N			Front derelict vehicle w/exp tag & flat tire parked in view
red Probe LP# STM 001	153 Segovia	8/15/2024	N			Front derelict vehicle w/no tag parked in view
white Ranger LP# AN8 4348	205 Segovia	7/31/2024	N			1. Derelict vehicle w/exp tag parked in view
monitor white F150	303 Segovia	8/3/2024	N			Front derelict vehicle w/exp tag parked in view
silver Tacoma LP# KUL 660J	13709 Spring Heath	8/15/2024	N			Front derelict vehicle w/exp tag parked in view
back brown sedan/red Cadillac/ black Nissan/ red Nissan -2 on side	13816 Spring Heath	7/11/2024	Y			1. Three derelict cars w/expired registration 2. Back area by parking pad is overgrown
gray Accord	13831 Spring Heath	8/3/2024	N			Side derelict vehicle w/exp no tag parked in view
black Camaro	137 Wild Senna	8/3/2024	N			Front derelict vehicle w/exp tag parked in view
white Highlander	223 Wild Senna	8/3/2024	N			Front derelict vehicle w/exp tag parked in view
tan Toyota Camry LP# FGB 5120	228 Wild Senna	7/17/2024	Y			Front derelict vehicle w/exp tag parked in view
blue F150 LP#GYJ 1567	300 Wild Senna	7/26/2024	N			Front derelict vehicle w/exp tag parked in view
white Tahoe LP# BL3H291	324 Wild Senna	7/31/2024	N			Front derelict vehicle w/exp tag parked in view

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – APRIL 2025**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed	Status
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
15107 Lantern Drive	Debris in view, lawn in need of maintenance, trash cans in view	8/12/2024	9/13/2024	3/5/2025	4/4/2025		Deadline for compliance is as of 4/18/2025 ** Monitoring
13809 Lothian Drive	Unregistered Vehicle	8/30/2024	10/23/2024	11/20/2024	1/3/2025		Deadline for compliance is as of 1/17/2025
13716 Merseyside Drive	Debris in View Trailer in View	9/23/2024	10/24/2024 12/3/2024	1/2/2025	2/27/2025		Deadline for compliance is as of 3/13/2025 ** Monitoring
13606 Letti Lane	Debris in view	11/15/2024	12/18/2024	2/7/2025			Deadline for compliance is as of 2/22/2025 ** Monitoring
13916 Maricella Lane	Debris in view, Fence in disrepair	12/5/2024	1/10/2025	2/11/2025	3/11/2025		Deadline for compliance is as of 3/25/2025

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – APRIL 2025**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed	Status
13910 Lampting Drive	Construction of fence, Debris in view, Trash/recycling bins in view	12/13/2024	1/22/2025	3/11/2025	4/11/2025		Deadline for compliance is as of 4/25/2025
13721 Merseyside Drive	Debris in view, Trailer in view	12/31/2024	1/24/2025	4/4/2025			Deadline for compliance is as of 4/19/2025 *Monitoring*
223 Wild Senna Drive	Debris in view, Trash/Recycling bins in view, lawn in need of maintenance	1/10/2025	2/12/2025				Deadline for compliance is as of 2/27/2025
13729 Lampting Drive	Debris in view, Trash/Recycling bins in view, Lawn in need of maintenance	1/24/2025	2/26/2025	4/4/2025			Deadline for compliance is as of 4/19/2025 *Extension granted, new deadline for compliance is as of 5/19/2025
1312 Peppermint Trail	Lawn in need of maintenance	1/31/2025	2/26/2025	4/11/2025			Deadline for compliance is as of 4/26/2025
13907 Greinert Drive	Debris in view, Trash/Recycling containers in view	2/4/2025	3/7/2025	4/4/2025			Deadline for compliance is as of 4/19/2025
13902 Lothian Drive	Debris in view	2/3/2025	3/10/2025				Deadline for compliance is as of 3/25/2025

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – APRIL 2025**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed	Status
1101 Strickling Drive	Fence in disrepair, Debris in view, Trash/recycling containers in view	2/10/2025	3/11/2025	4/11/2025			Deadline for compliance is as of 4/26/2025
115 Star Flower Way	Debris in view	2/26/2025	3/20/2025				Deadline for compliance is as of 4/4/2025 **Monitoring
14224 Lake Victor Drive	Debris in view, Trash/Recycling containers in view, Trailer in view	2/28/2025	3/24/2025				Deadline for compliance is as of 4/8/2025 ** Monitoring
15120 Plowshare Drive	Debris in view, Trash/Recycling containers in view	2/28/2025	3/24/2025				Deadline for compliance is as of 4/8/2025
303 Segovia Way	Trailer in View	2/25/2025	3/25/2025				Deadline for compliance is as of 4/9/2025 ** Monitoring
13800 Conner Downs Drive	Debris in view	3/7/2025	3/28/2025				Deadline for compliance is as of 4/12/2025
13918 Lampting Drive	Debris in view, Trash/Recycling containers in view	3/12/2025	4/4/2025				Deadline for compliance is as of 4/19/2025

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – APRIL 2025**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed	Status
14000 Lampting Drive	Debris in view, Trash/Recycling containers in view	3/7/2025	4/4/2025				Deadline for compliance is as of 4/19/2025
122 Blue Flax Lane	Debris in view	3/18/2025	4/8/2025				Deadline for compliance is as of 4/23/2025
205 Segovia Way	Fence in disrepair, Lawn in need of maintenance	2/26/2025	4/8/2025				Deadline for compliance is as of 4/23/2025
13705 Lampting Drive	Fence in disrepair	3/10/2025	4/10/2025				Deadline for compliance is as of 4/25/2025
14700 Lantern Drive	Fence in disrepair, Debris in view	3/21/2025	4/10/2025				Deadline for compliance is as of 4/25/2025
13716 Greinert Drive	Debris in view	2/21/2025	4/11/2025				Deadline for compliance is as of 4/26/2025
14504 Spearmint Tea Trail	Debris in view	3/7/2025	4/11/2025				Deadline for compliance is as of 4/26/2025
901 Twisted Fence Drive	Lawn in need of maintenance, Trash/recycling containers in view	3/21/2025	4/11/2025				Deadline for compliance is as of 4/26/2025

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – APRIL 2025**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed
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
909 Rocking Spur Cove	Derelict vehicle	1/23/2023	3/2/2023	4/6/2023	5/5/2023	4/5/2024
1212 Staple Cove	Debris in view, lawn in need of maintenance	2/26/2024	3/21/2024	4/12/2024	5/2/2024	
802 Dawlish Drive	Exterior in need of maintenance, trash cans in view	7/29/2024	8/30/2024	10/31/2024	12/3/2024	
214 Wild Senna Drive West	Debris in view, Trash/Recycling bins in view, Fence in disrepair, Derelict vehicle in view, Lawn in need of maintenance	1/6/2025	2/13/2025	3/6/2025	3/25/2025	

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
3/11/25	Hooks (4 ct)	Hanging things	\$13.93
	Subtotal		<u>\$13.93</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
3/11/25	Poly tubing, poly valve	Repair Dog Park fountain	\$54.60
3/14/25	Drinking fountain push buttons (3)	Replace leaking or damaged	\$174.84
3/14/25	Realtor signs (5 pack), gloves (9 pack), trash grabbers (3)	Replace damaged	\$315.68
3/19/25	Black paint (5), cleaner (2), Good Off, gloves (4 ct), trash bags (6 bxs), toilet paper (24 ct), soap	Restock	\$340.23
3/21/25	Diesel Fuel	ATV's	\$98.30
3/25/25	Mortar, sand, anvil bag	Repair large cracks	\$53.49
	Subtotal		<u>\$1,037.14</u>
	Grand Total for the Month		<u>\$1,051.07</u>

Agenda Item No. 6(b)

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
4/4/25	Card stock, dry board cleaner, post its, label maker tape, batteries, file folders, keyboard mouse combo	Restock	\$200.13
4/4/25	HP ink (3)	Restock	\$95.67
	Subtotal		<u>\$295.80</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
4/4/25	Dewalt powerpack cordless was/drill combo kit	For use out in the field	\$261.03
	Subtotal		<u>\$261.03</u>
	Grand Total for the Month		<u>\$556.83</u>

(Not to Exceed \$10,000.00 as of 10/25/22 BOD meeting)

[illegible]

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
1/24/25	2/22/25	B. Patterson #001	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 2/28/25	\$200.00
2/18/25	5/17/25	D. Gomez #002	Pav - WF	In	\$25.00	\$100.00			
2/20/25	3/8/25	J. Harmon #003	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 3/10/25	\$100.00
2/21/25	4/6/25	C. Rothenberg #004	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 4/8/25	\$100.00
4/8/25	4/18/25	L Nunez #005	Pav - 50A	Out	\$100.00	\$200.00			
		Total Income =			\$275.00				

Agenda Item No. 6(c)



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

texasdisposal.com

Northtown MUD 2025 - Quarterly Operations Reports

First Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	45	1	4	18	60	8
February	34	6	2	8	34	6
March	41	2	4	17	22	7
Totals	120	9	10	43	116	21

Second Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April						
May						
June						
Totals	0	0	0	0	0	0

Third Quarter 2025						
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 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October						
November						
December						
Totals	0	0	0	0	0	0

2025 TOTALS	120	9	10	43	116	21
--------------------	------------	----------	-----------	-----------	------------	-----------

Northtown MUD - 2025 Operations Report March

Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
76651	ORTIZ	13640	MERSEYSIDE	3/28/2025	96G TRASH CLE	8429641
128905	HOWARD	1109	TUDOR HOUSE	3/7/2025	96G TRASH CLE	8400720
154136	MORRIS GREEN	1021	STRICKLING	3/7/2025	96G TRASH CLE	8400742
332774	KHALIL	14600	VALEBETH WAL	3/28/2025	96G RECY CLEA	8428492

Bulky Waste

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61237	HARWELL	14416	ALDERMINSTER	3/14/2025	BULKY WASTE S	8414043
61815	SAENZ	804	BURNSALL GAT	3/14/2025	BULKY WASTE S	8411223
62222	HIDROGO	1206	OLYMPIC	3/14/2025	BULKY WASTE S	8408587
70165	LABOUVE	13905	CAMBOURNE	3/7/2025	BULKY WASTE S	8400144
70527	MONROE	1112	GREY CASTLE	3/28/2025	BULKY WASTE S	8426629
70621	VARNER	907	FLATTERS	3/14/2025	BULKY WASTE S	8412260
70621	VARNER	907	FLATTERS	3/21/2025	BULKY WASTE S	8420324
70738	BRANTLEY	13734	LAMPTING	3/21/2025	BULKY WASTE S	8423182
70930	FREAR	14413	LEMONGRASS	3/14/2025	BULKY WASTE S	8415238
71362	LIU	1104	OLYMPIC	3/7/2025	BULKY WASTE S	8399185
71571	PEREZ	1512	SLEEPYTIME	3/14/2025	BULKY WASTE S	8409781
71598	SALINAS	13726	SPRING HEATH	3/28/2025	BULKY WASTE S	8427698
71625	JONES	1209	STAPLE	3/14/2025	BULKY WASTE S	8401101
71625	JONES	1209	STAPLE	3/21/2025	BULKY WASTE S	8418168
71752	HUNT	913	TWISTED FENCE	3/21/2025	BULKY WASTE S	8419633
71790	ROCHA	133	WILD SENNA	3/21/2025	BULKY WASTE S	8415068
71790	ROCHA	133	WILD SENNA	3/28/2025	BULKY WASTE S	8427635
72042	JACKSON	13915	CONNER DOWN	3/28/2025	BULKY WASTE S	8432496
73216	LANDERS	413	TUDOR HOUSE	3/28/2025	BULKY WASTE S	8428023
74499	MORA	15117	HYSON	3/28/2025	BULKY WASTE S	8427330
84005	THRUSTON	14805	HYSON	3/21/2025	BULKY WASTE S	8419949
84300	COCO	1121	DARJEELING	3/21/2025	BULKY WASTE S	8419831
89502	MAMMADZADA	1325	CORONATION	3/14/2025	BULKY WASTE S	8412932
94882	TOMLINSON	15220	ROSEHIP	3/21/2025	BULKY WASTE S	8417830
95281	DAKIN	1108	PEPPERMINT	3/21/2025	BULKY WASTE S	8423427
99902	NYUGEN	14716	LIPTON	3/21/2025	BULKY WASTE S	8421040
100478	HARWARD	13917	HARRIS RIDGE	3/21/2025	BULKY WASTE S	8423937
107799	DU	14808	EVENING MIST	3/21/2025	BULKY WASTE S	8420146
109967	MOLINA	1516	TEA LEAF	3/7/2025	BULKY WASTE S	8407883
112758	MOORE	1509	FERN RIDGE	3/14/2025	BULKY WASTE S	8415582
122956	EZURUIKE	629	SWEET LEAF	3/21/2025	BULKY WASTE S	8423974
126590	CRENSHAW	2009	GOLDEN SUNRI	3/28/2025	BULKY WASTE S	8432660

127086	DENNIS	2004	GOLDEN SUNRI	3/7/2025	BULKY WASTE S	8407872
130138	HOGAN	924	WATSON	3/21/2025	BULKY WASTE S	8418961
130749	PECKENPAUGH	14212	LAKE VICTOR	3/7/2025	BULKY WASTE S	8399449
141715	SIGDEL	829	BETHEL	3/28/2025	BULKY WASTE S	8427200
151595	OSEGUEDA	1009	OATMEAL	3/7/2025	BULKY WASTE S	8406039
157364	MARTINEZ	14724	LAKE VICTOR	3/28/2025	BULKY WASTE S	8433308
160652	DIBBLE	14321	LAKE VICTOR	3/28/2025	BULKY WASTE S	8425864
305382	HUWAIDI	14605	JEFFERSON CRA	3/7/2025	BULKY WASTE S	8385549
14470	NORTHTOWN N		VARIOUS LOCA	3/28/2025	BULKY WASTE S	8433332

Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70793	SMITH	1501	JASMINE TEA	3/21/2025	96G RES TRASH	8420853
71351	WOLBERT	14305	NESTLE	3/21/2025	96G RES TRASH	8419215
94037	WILLIAMS	15216	LADY ELIZABETH	3/28/2025	96G RES RECY C	8433455
100961	HONG	1912	GOLDEN SUNRI	3/25/2025	96G RES TRASH	8427152
142991	SATTAR	828	OATMEAL	3/11/2025	96G RES TRASH	8411340
336179	SHIANG JIUN PA	606	SAINT CINDYS	3/11/2025	96G RES TRASH	8410726
336179	SHIANG JIUN PA	606	SAINT CINDYS	3/11/2025	96G RES RECY C	8410726
336183	REDDY KALAKO	14610	JACKSON BROW	3/11/2025	96G RES TRASH	8410767
336183	REDDY KALAKO	14610	JACKSON BROW	3/11/2025	96G RES RECY C	8410767
336556	AMEERI	410	SAINT CINDY	3/21/2025	96G RES TRASH	8421756
336556	AMEERI	410	SAINT CINDY	3/21/2025	96G RES RECY C	8421756
336647	JIAN	515	SAINT CINDYS	3/21/2025	96G RES TRASH	8423920
336647	JIAN	515	SAINT CINDYS	3/21/2025	96G RES RECY C	8423920
336664	SAI THURLAPAT	14611	JEFFERSON CRA	3/21/2025	96G RES TRASH	8424343
336664	SAI THURLAPAT	14611	JEFFERSON CRA	3/21/2025	96G RES RECY C	8424343
336706	HOLSTEIN	502	SHANNON ELIS	3/25/2025	96G RES TRASH	8426150
336706	HOLSTEIN	502	SHANNON ELIS	3/25/2025	96G RES RECY C	8426150

Misses

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70136	AL-SAGGA	1100	TUDOR HOUSE	3/25/2025	96G RECY MISS	8428361
71655	RANSBURG	907	TAYSIDE	3/18/2025	96G RECY MISS	8418745

Cart Swaps

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61745	VUONG	1016	ANTIQUE HERIT	3/7/2025	SWAP 9Y CART	8400012
61745	VUONG	1016	ANTIQUE HERIT	3/7/2025	SWAP 9T CART	8400012
68956	WHITE	1116	ORANGE PEKOE	3/21/2025	SWAP 9T CART	8418159
69104	LE	1113	ORANGE PEKOE	3/28/2025	SWAP 9T CART	8428270
70136	AL-SAGGA	1100	TUDOR HOUSE	3/7/2025	SWAP 9T CART	8407951

70136	AL-SAGGA	1100	TUDOR HOUSE	3/7/2025	SWAP 9Y CART	8407958
70136	AL-SAGGA	1100	TUDOR HOUSE	3/28/2025	SWAP 9Y CART	8431046
71128	SCHAFFNER	13903	LOTHIAN	3/7/2025	SWAP 9T CART	8408020
71243	TELLEZ	14029	MARICELLA	3/7/2025	SWAP 9T CART	8408019
71759	BAKER	924	TWISTED FENCE	3/14/2025	SWAP 9T CART	8414802
72530	PHAM	1808	WHITTARD OF	3/21/2025	SWAP 9T CART	8418754
72946	DO	1812	WHITTARD OF	3/21/2025	SWAP 9T CART	8418758
76651	ORTIZ	13640	MERSEYSIDE	3/28/2025	SWAP 9T CART	8429635
77337	NGO	1337	SWEET LEAF	3/28/2025	SWAP 9T CART	8428015
86986	REEVES	14713	ENGLISH ROSE	3/28/2025	SWAP 9T CART	8426266
95947	TRAN	14708	BRUNO	3/14/2025	SWAP 9T CART	8410494
97966	WILLIAMS	15220	VALERIAN TEA	3/21/2025	SWAP 9T CART	8418389
102030	PHAM	425	SWEET LEAF	3/28/2025	SWAP 9T CART	8426925
107799	DU	14808	EVENING MIST	3/28/2025	SWAP 9T CART	8424575
129843	FERREIRA NETO	917	SEBASTIAN	3/21/2025	SWAP 9T CART	8420608
154136	MORRIS GREEN	1021	STRICKLING	3/14/2025	SWAP 9T CART	8400740
332774	KHALIL	14600	VALEBETH WAL	3/25/2025	SWAP 9T CART	8428491

Cart Terms

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
71240	ESPINOZA	14022	MARICELLA	3/14/2025	CART 9T TERM	8415529
71240	ESPINOZA	14022	MARICELLA	3/21/2025	CART 9T TERM	8417840
71240	ESPINOZA	14022	MARICELLA	3/28/2025	CART 9T TERM	8426360
71715	COOK	1209	TUDOR HOUSE	3/28/2025	CART 9T TERM	8418818
308066	PEACOCK	14504	JEFFERSON CRAIG	3/21/2025	CART 9T TERM	8419006
328715	PEN	610	SAINT CINDY	3/28/2025	CART 9T TERM	8424516
328715	PEN	610	SAINT CINDY	3/28/2025	CART 9Y TERM	8424516



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
2025**

1st Quarter 2025

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
January	269.51	82.01
February	228.07	65.03
March	376.67	70.97

Total Tonnage for 1st Qtr **874.25** **218.01**

2nd Quarter 2025

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April		
May		
June		

Total Tonnage for 2nd Qtr **0.00** **0.00**

3rd Quarter 2025

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July		
August		
September		

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

4th Quarter 2025

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October		
November		
December		

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

Total Yearly Tonnage 2025	874.25	218.01
----------------------------------	---------------	---------------

Northtown MUD - March 2025

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
3/3/2025	60128	A101	537102	7.76
3/3/2025	60128	A101	537228	15.73
3/6/2025	60128	A101	537609	9.58
3/6/2025	60128	A101	537685	8.77
3/7/2025	41146	A431	3472756	10.64
3/7/2025	44083	A430	3472772	9.21
3/7/2025	41128	A435	3472815	10.86
3/7/2025	44077	A428	3472827	10.05
3/7/2025	41143	A429	3472863	10.67
3/7/2025	41146	A431	3472986	7.41
3/7/2025	41128	A435	3473052	7.06
3/7/2025	44083	A430	3473077	11.13
3/7/2025	44077	A428	3473089	11.13
3/7/2025	41143	A429	3473092	4.37
3/10/2025	60128	A101	538069	3.83
3/10/2025	60128	A101	538173	11.98
3/10/2025	60128	A101	538235	10.74
3/10/2025	44070	A101	3473953	13.6
3/13/2025	60128	A101	538645	11.62
3/13/2025	60128	A101	538750	10.06
3/14/2025	41146	A431	3476379	7.28
3/14/2025	44083	A430	3476384	8.96
3/14/2025	44070	A429	3476404	7.58
3/14/2025	41128	A435	3476488	13.03
3/14/2025	44060	A428	3476545	11.23
3/14/2025	41146	A431	3476677	11.03
3/14/2025	44060	A428	3476709	3.51
3/14/2025	41128	A435	3476710	5.27
3/14/2025	44083	A430	3476713	12.64
3/14/2025	44070	A429	3476721	12.24
3/17/2025	60128	A101	539166	9.33
3/17/2025	60128	A101	539330	15.39
3/20/2025	60128	A101	539755	8.43
3/20/2025	60128	A101	539858	6.95
3/21/2025	44070	A429	3480182	7.66
3/21/2025	44083	A430	3480186	9.48
3/21/2025	41146	A431	3480187	9.48
3/21/2025	44065	A428	3480210	10.95

Total Northtown Containers 3395

/Total containers on all routes 5240

% of Northtown containers in routes 64.79%

Total Tonnage 581.37

X % of Northtown containers in routes 64.79%

Estimated trash tonnage 376.67

3/21/2025	41128	A435	3480235	11.44
3/21/2025	44083	A430	3480459	8.73
3/21/2025	41146	A431	3480487	10.45
3/21/2025	41128	A435	3480488	7.88
3/21/2025	44065	A428	3480499	10.59
3/21/2025	44070	A429	3480508	10.51
3/24/2025	60128	A101	540389	12.24
3/27/2025	60128	A101	540915	10.4
3/27/2025	60128	A101	541005	8.89
3/28/2025	44083	A430	3483859	9.31
3/28/2025	44077	A428	3483868	9.9
3/28/2025	44070	A429	3483880	7.84
3/28/2025	41146	A431	3483888	11.39
3/28/2025	41130	A435	3483897	9.57
3/28/2025	41146	A431	3484062	7.4
3/28/2025	44077	A428	3484109	10.8
3/28/2025	44070	A429	3484116	10.53
3/28/2025	41130	A435	3484129	8.02
3/28/2025	44083	A430	3484134	10.58
3/31/2025	60128	A101	541397	12.98
3/31/2025	60128	A101	541522	15.28

Total Trash Tonnage

581.37

Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
3/7/2025	44076	A514	353361	6.77
3/7/2025	41073	A516	353368	2.84
3/7/2025	41132	A515	353376	7.02
3/14/2025	44076	A514	353879	3.46
3/14/2025	41122	A515	353884	3.12
3/14/2025	41115	A515	353912	11.39
3/14/2025	41132	A516	353918	4.42
3/14/2025	44076	A514	353919	2.88
3/14/2025	41122	A515	353921	3.86
3/21/2025	44076	A514	354542	5.89
3/21/2025	41081	A516	354552	5.16
3/21/2025	41132	A515	354553	5.1
3/28/2025	44076	A514	355044	3.8
3/28/2025	41122	A515	355046	4.13
3/28/2025	41115	A515	355073	11.35

Total Northtown Containers 3365

/Total containers on all routes 4280

% of Northtown containers in routes 78.62%

Total Tonnage 90.27

X % of Northtown containers in routes 78.62%

Estimated recycle tonnage 70.97

3/28/2025	41122	A515	355075	2.54
3/28/2025	41132	A516	355083	6.54

Total Recycle Tonnage 90.27

April 22nd, 2025

Northtown MUD

Mona Oliver, District Manager
700 E. Wells Branch Parkway
Pflugerville, TX 78660
moliver@northtownmud.org
512.716.0759

Re: Parks 2024-2025 CIP Projects – Northtown MUD
Progress Report for Professional Landscape Architecture Services

Work Done In Past 30 Days:

- Task 01 - Playground Shade Sail purchase orders for Settlers Meadow and Wildflower North/West approved by of Board of Directors at March meeting.
- Task 01 - Playground Shade Sails: contract, procurement, and construction schedule negotiations with Whirlix.
- Task 02 - Task 04 professional service task orders approved of Board of Directors at March meeting.
- Task 02 - Task 04: Due diligence for all tasks and site inventory/analysis.

Work Scheduled Over Next 30 Days:

- Meet with the Parks, Recreation and Maintenance Committee to review due diligence findings and initial programming for Task 02 - Task 04.
- Task 02 - Trail Gap Project: Finalize trail layout and preliminary cost estimate.
- Task 03 - Wildflower Master Plan: Determine site programming based on site inventory/analysis and develop initial schematic concepts.
- Task 04 - Signage Master Plan: Complete sign inventory/analysis and develop preliminary layout for signage needs.

Attachment A: CIP Park Projects Task schedule - Task 0 through Task 04.

Respectfully submitted,

studio 16:19 LLC

Date: 04/22/25



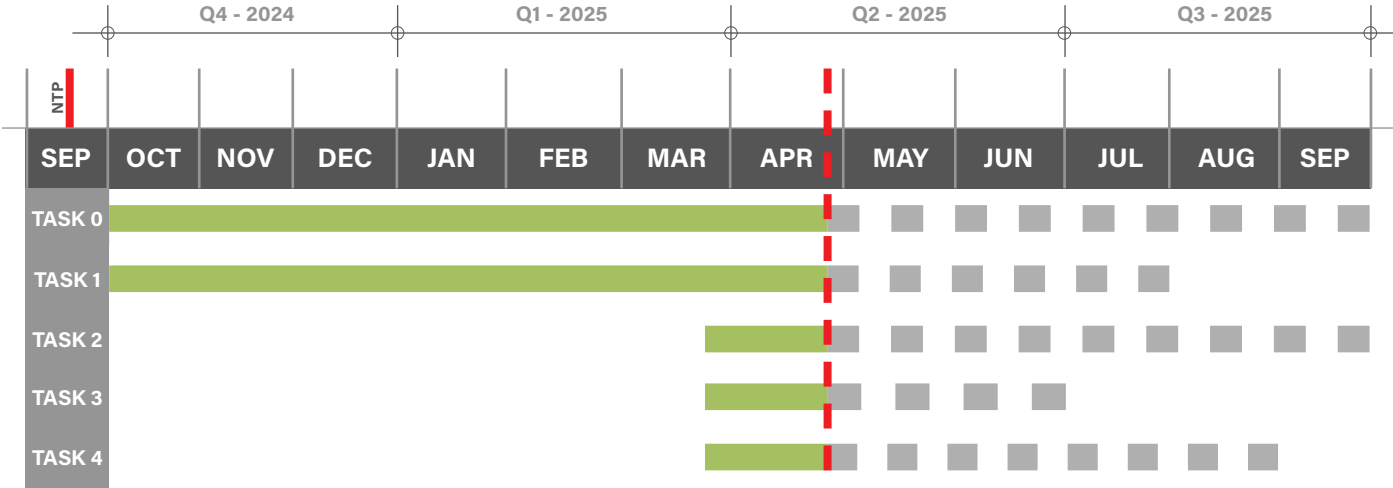
Brent A. Baker, PLA, ASLA, CLARB
principal partner + founder

PROJECT TASKS

- 0 - PROJECT COORDINATION
- 1 - PLAYGROUND SHADE SAILS
- 2 - TRAIL GAPS AND MISCELLANEOUS PARK IMPROVEMENTS
- 3 - WILDFLOWER PARK MASTER PLAN
- 4 - DISTRICT SIGNAGE MASTER PLAN
- 5 - DISC GOLF IMPROVEMENTS - STONEY CREEK PARK
- 6 - TBD
- 7- TBD

Agenda Item No. 6(e)

Attachment A: CIP Park Projects Task Schedule



Statistics for:
northtownmud.org

- Summary
- When:
- Monthly history
 - Days of month
 - Hours
- Who:
- Locales
 - Hosts
 - Full list
 - Last visit
 - Unresolved IP Address
 - Authenticated users
 - Full list
 - Last visit
 - Robots/Spiders visitors
 - Full list
 - Last visit
- Navigation:
- Visits duration
 - File type
 - Downloads
 - Full list
 - Viewed
 - Full list
 - Entry
 - Exit
 - Operating Systems
 - Versions
 - Unknown
 - Browsers
 - Versions
 - Unknown
- Referrers:
- Origin

Last Update: 07 Apr 2025 - 05:17

Reported period:

Month

Mar

2025

OK

Summary

Reported period	Month Mar 2025				
First visit	01 Mar 2025 - 00:02				
Last visit	31 Mar 2025 - 23:35				
Viewed traffic *	Unique visitors	Number of visits	Pages	Hits	Bandwidth
	3,207	5,347 (1.66 visits/visitor)	22,763 (4.25 Pages/Visit)	94,764 (17.72 Hits/Visit)	53.93 GB (10575.19 KB/Visit)
Not viewed traffic *			12,997	38,155	29.60 GB

* Not viewed traffic includes traffic generated by robots, worms, or replies with special HTTP status codes.

Monthly history

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025

Agenda Item No. 6(g)



Renewal Notice and Benefit Verification Form

Northtown MUD

Original

Plan Year 08/01/2025 - 07/31/2026 (12 Months)

IMPORTANT NOTICE: A signed renewal is required by the due date in your cover letter. If TX Health Benefits Pool does not receive the fully executed renewal notice by the indicated due date, you will no longer have an option to change benefits which will result in renewal of the benefit plans listed below at the new rates and the current employer contributions.

Medical

Employer Group Medical Plan

Plan	Benefit Percent	In Net Ded	Out Net Ded	In Net OOP	Office Visit	Rates	Current	New
Copay-3K-7K ER-DAW1&2	80/50	\$3000	\$6000	\$7000	\$30	EE Only:	\$744.30	\$744.30
						EE + Spouse:	\$1,510.92	\$1,510.92
						EE + Child(ren):	\$1,309.96	\$1,309.96
						EE + Family:	\$2,195.66	\$2,195.66

In Network Deductible applies towards In Network OOP.

Medical and Dental Plan Accumulators will be based on Plan Year.

Monthly Employer Contribution Amounts

TX Health Benefits Pool requires 60% employer contribution toward employee medical – Minimum employer contribution is \$446.58.

Please enter your monthly employer contribution amounts for active employees here, in dollars or percentages:

Plan	EE Only:		EE+Spouse*:		EE+Child(ren)*:		EE+Family*:	
	Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**
Copay-3K-7K ER-DAW1&2	\$ _____ or	100 %	\$ _____ or	50 %	\$ _____ or	50 %	\$ _____ or	50 %

*If entering contributions in dollars, the dependent tier(s) **must** include the EE Only amount paid by employer in addition to any employer paid amounts for dependents. Percentages for dependent tier(s) will apply to the dependent tier amount less the EE Only amount.

****NOTE:** If a contribution percentage is provided, it will be rounded up to the nearest penny.

Are there different contributions based on other factors (ex: hourly vs salary, department or location based)? If so, please explain here:

Dental

Rates	Current (Dental IV)	New (Dental IV)
EE Only:	\$30.72	\$30.72
EE + Spouse:	\$72.18	\$72.18
EE + Child(ren):	\$66.00	\$66.00
EE + Family:	\$92.06	\$92.06

Please enter your monthly employer contribution amounts for active employees here, in dollars or percentages:

EE Only:		EE+Spouse*:		EE+Child(ren)*:		EE+Family*:	
Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**
\$_____ or _____	100 %	\$_____ or _____	50 %	\$_____ or _____	50 %	\$_____ or _____	50 %

*If entering contributions in dollars, the dependent tier(s) **must** include the EE Only amount paid by employer in addition to any employer paid amounts for dependents. Percentages for dependent tier(s) will apply to the dependent tier amount less the EE Only amount.

****NOTE:** If a contribution percentage is provided, it will be rounded up to the nearest penny.

Vision

Rates	Current (Premium)	New (Premium)
EE Only:	\$9.78	\$9.78
EE + Spouse:	\$18.56	\$18.56
EE + Child(ren):	\$19.54	\$19.54
EE + Family:	\$24.90	\$24.90

Please enter your monthly employer contribution amounts for active employees here, in dollars or percentages:

EE Only:		EE+Spouse*:		EE+Child(ren)*:		EE+Family*:	
Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**
\$_____ or _____	100 %	\$_____ or _____	50 %	\$_____ or _____	50 %	\$_____ or _____	50 %

*If entering contributions in dollars, the dependent tier(s) **must** include the EE Only amount paid by employer in addition to any employer paid amounts for dependents. Percentages for dependent tier(s) will apply to the dependent tier amount less the EE Only amount.

****NOTE:** If a contribution percentage is provided, it will be rounded up to the nearest penny.

Basic Life and AD&D: Plan 8 (\$10,000)

	Current Rate	New Rate
Life:	\$0.178	\$0.178
AD&D:	\$0.040	\$0.040

Note: Plan requires 100% Participation and is 100% EMPLOYER paid.

COBRA Eligibility and Administration (Continuation of Coverage)

COBRA Eligible? No

NOTE: Eligibility status has been ascertained based on the census information you have maintained in TXHB Online for the preceding Calendar Year. You did not have sufficient full-time equivalent employees to be COBRA eligible. Please contact your Account Executive/Account Manager if you consider your reflected eligibility status to be inaccurate.

Benefit Waiting Period

90 days after date of hire

Required Annual Eligibility and Enrollment Information

Please provide the following information:

1. Will you allow Employee Self Service (ESS) via TXHB Online for Open Enrollment and Qualifying Life Events? No ☐ Yes ☒
2. Our records indicate that Employer Member DOES NOT currently have an Ordinance or Resolution authorizing the offering of Elected Official Benefit Coverage. Please contact your Account Executive/Account Manager if this needs to be updated.

Signature Section

The undersigned employer hereby acknowledges that for an employee to receive coverage, TX Health Benefits Pool must receive enrollment information within thirty-one (31) days of the date of hire or within thirty-one (31) days of the coverage effective date, whichever is later, regardless of whether the Employer has a waiting period or a waiting and orientation period. If an enrollment is not submitted within this timeline, the employee cannot be added to the Plan until the next Open Enrollment period or a qualifying event occurs.

Employer Member Additional Acknowledgements and Agreements

1. Employer Member acknowledges and agrees that its signature on this Renewal Notice and Benefit Verification Form indicates its binding selections for renewal services through TX Health Benefits Pool.
2. Employer Member acknowledges that certain benefit service selections require completion and execution of additional forms and agreements and agrees that it will work with all due diligence and in good faith to complete, execute, and return all necessary forms and agreements to TX Health Benefits Pool prior to the beginning of the Group's open enrollment.
3. Employer Member acknowledges that TX Health Benefits Pool will only allow open enrollment for renewal services in good faith and without receiving all necessary signed benefit service forms and agreements if:
 - A. A signed Renewal Notice and Benefit Verification Form with all necessary Employer Member selections and information has been received; and
 - B. Employer Member has in good faith attempted but failed to approve and return the applicable benefit service forms and agreements timely.
4. Employer certifies that it has adopted an Employee Flexible Benefits Plan under Section 125 of the Internal Revenue Code. This Plan is offered to all eligible employees who are qualified by employment status.
5. Employer certifies that it will provide notice of the creditable status of the coverage it offers to new enrollees prior to the effective date of their coverage, as required by the Medicare Modernization Act.
6. TX Health Benefits requires groups to enroll 100% of their benefit eligible employees. This is also known as the 100% Participation Rule. Employers may have employees that wish to waive Medical coverage through TX Health Benefits Pool, however, waivers may only be granted for the reasons enumerated in your Plan Book.

Please sign by the due date and return this completed form via email to your Account Executive/Account Manager or marketing@txhb.gov.

742449808

Tax ID Number

Authorized Signature

Date

4-22-25

Mona Oliver

Printed Name

District Manager

Title

The rates are based on census information five months prior to plan year. If the census changes by more than 10%, TX Health Benefits Pool reserves the right to revise rates due to census change and underwriting impact.

Rates are subject to change due to intervening events such as action taken by the TX Health Benefits Pool Board of Trustees, legislation passed during the plan year, or other events affecting benefits.

Supplemental benefits cannot be accessed without accessing the TX Health Benefits Pool Medical Benefit Plan.

YOUR RENEWAL QUOTE INCLUDES PROPRIETARY INFORMATION THAT SHOULD NOT BE SHARED WITH OTHER COMPETITORS OR USED TO CIRCUMVENT THE REQUIREMENTS OF TEXAS COMPETITIVE BIDDING LAWS. IN THE EVENT YOU RECEIVE A RENEWAL QUOTE AND LATER DECIDE TO ISSUE AN RFP, THE RENEWAL QUOTE MAY NOT BE SHARED WITH ANY OTHER COMPETITORS AS DOING SO WOULD DISADVANTAGE TX HEALTH BENEFITS POOL IN THE COMPETITIVE PROCESS. TX HEALTH BENEFITS POOL ALSO RESERVES THE RIGHT TO REVISE PREVIOUSLY ISSUED RATES IN RESPONSE TO YOUR RFP.

DATE: April 14, 2025

TO: Northtown Municipal Utility District
Board of Directors

FROM: Scott J. Foster, P.E.

RE: Northtown MUD – Engineer’s Report for the April 2025 Board Meeting

Report from District Engineer, including:

a) Development Updates;

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

Phase 2 of the project is expected to start construction late 2025.

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

Construction has started and is expected to be completed in mid-2025.

iii) Avalon Bay Multifamily;

Construction started in September 2024 and is expected to last into late 2026.

iv) 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 with no changes in use were proposed. Plans for the District’s review have been requested but have not been received. In July 2024, 360 PSI contacted the applicant and informed them that the construction of a waterline along Dessau Road is expected to be completed as part of their development. Plans were received in late March 2025 and are pending review.

v) Heatherwilde Office;

In August 2024, a service extension request and availability study has been completed for the anticipated construction of an office/warehouse (+/-45,000 SF) project along Heatherwilde Blvd. located to the north of John Henry Faulk. In December 2024, a site plan was filed with the City of Austin for construction of the project. The District has not been provided plans for formal review.

b) MS4 Compliance Matters;

The North Austin Stormwater Quality Coalition submitted the required NOI for its members, which includes Northtown MUD. Northtown MUD's final annual report was submitted in March 2025. Future annual reports will be submitted with the coalition,

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

c) Surplus Bond Matters;

Jones-Heroy & Associates, Inc. submitted the first surplus application in February 2025. Once TCEQ's review is completed, the District will engage an auditor to review the information provided by the developer. Upon completion the funds can be dispersed to the developer.

A second surplus bond application is pending which would include the developer's remaining projects. Additional information was previously requested from the developer and was not received. This information was requested in January 2025 and also includes a request on the status of the fire station tract. 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 2025.

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 10, 2025

Ms. Brenda Richter, President
Northtown Municipal Utility District
c/o Armbrust & Brown, PLLC
100 Congress Ave, Suite 1300
Austin, Texas 78701

Re: Northtown Municipal District (District); Expedited Application for Approval of Surplus Funds; \$6,043,121 in Surplus Funds; \$5,150,000 Unlimited Tax Bonds, Series 2011, \$10,710,000 Unlimited Tax Bonds, Series 2020, District General Fund Balance.
TCEQ Internal Control No. D-02282025-044
CN: 601178726 RN: 102315611

Dear Ms. Richter:

The above referenced application was received by the Texas Commission on Environmental Quality (TCEQ) on February 28, 2025. An administrative review of the application has been conducted and the application was declared administratively complete on March 6, 2025.

Please refer to Internal Control No. D-02282025-044 when corresponding regarding this specific application.

This application has been forwarded to Ms. Delaney Zaehring, Districts Section (Mail Code 152), Water Supply Division, to complete the technical review. If additional information is needed during the technical review of the application, you will be notified by the TCEQ of the deficiency and be requested to supplement the application. **In addition, a meeting to discuss the information in your application may be scheduled at your request, or at the request of the TCEQ, to discuss the information in your application or notice of deficiency response in greater detail. To schedule a meeting at your request, please contact the technical manager assigned to review your application, preferably within the first 20 days.**

To track the status of this application, please log on to our web site at <https://www14.tceq.texas.gov/iwud/>. Once you are on our home page, go to the site search and enter the Water District Name or Number. To open the district, click on the name, and then click on the document's icon. Then click to select the specific document you wish to track.

Agenda Item No. 7(c)

Ms. Brenda Richter, President

Page 2

March 10, 2025

If you should have any questions on the administrative review portion of this application, please call Jacob Wallace at (512) 239-4651. For questions about the technical review phase of your application, please contact **Ms. Delaney Zaehringer by phone (512) 239-3584, or by email at Delaney.Zaehringer@tceq.texas.gov**. When corresponding with TCEQ regarding your application by email, **please also copy Mr. Justin Taack at Justin.Taack@tceq.texas.gov**.

Sincerely,



Michael Briscoe, Team Lead
District Creation Review Team
Water Supply Division
Texas Commission on Environmental Quality

MB/jw

cc: Mr. Carter Dean – Armbrust & Brown, PLLC (via e-mail)
Mr. Allen Douthitt – Bott & Douthitt, PLLC (via e-mail)
Mr. Scott Foster – 360- Professional Services (via e-mail)
Mr. Ken Heroy, P.E – Jones-Heroy & Associates, Inc.

Northtown Municipal Utility District

April 22, 2025

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:	\$ 462,765.92
Logic Operating Account to ABC Bank Manager's Account:	46,000.00
TexPool Operating Account to ABC Bank Customer Refund Account:	2,000.00
PNC Bank Lockbox Account to TexPool General Operating Account:	400,000.00
Logic Tax Account to Logic Operating Account:	31,624.73
Logic Tax Account to Logic Debt Service Account:	15,000.00

Agenda Item No. 8

2025

Northtown MUD

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	

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
		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			

May						
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

June						
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					

July						
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		

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
	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				

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	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			

Notes

Jan 29	Board Meeting
Feb 25	Board Meeting
Mar 25	Board Meeting
Apr 22	Board Meeting

Cash Activity Reports

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Operating Account
March 31, 2025 - April 22, 2025

	General Fund Operating Account
Cash Balance - March 31, 2025	33,866.67
Projected Balance as of April 22, 2025	\$ 33,866.67

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
February 28, 2025 - April 22, 2025

		General Fund Manager's Account
Cash Balance - February 28, 2025		\$ 256,460.06
Subsequent Activity		26,307.03
Transfers approved at the March 25, 2025 Meeting	647,133.85	
Expenditures Approved at the March 25, 2025 Meeting	(576,944.69)	
Payroll Expenses	Payroll and Payroll Taxes	(40,390.99)
Optimum Business	Park Utilities - March 2025	(400.00)
City of Austin	Utilities - March 2025	(40.73)
Optimum	Internet - March 2025	(525.55)
TXU Energy	Utilities - March 2025	(2,479.64)
Verizon	Telephone- March 2025	(45.22)
	Total Subsequent Activity	26,307.03
Cash Balance - March 31, 2025		\$ 282,767.09
Subsequent Expenditures		(29,642.11)
Payroll Expenses	Payroll and Payroll Taxes	(19,126.78)
AT&T Mobility	Telephone - March 2025	(66.46)
City of Austin	Utilities - March 2025	(2,217.67)
Tampone, Nicholas J	Payroll - Final Paycheck	(437.33)
Charter Communications	Park Internet - March 2025	(140.39)
Chelsey Rothenburg	Facility Rental Deposit Refund	(100.00)
City of Austin	Utilities - March 2025	(3,066.43)
Ramona Oliver	Expense Reimbursement	(570.33)
TX Health Benefits Pool	Employee Benefits - April 2025	(3,916.72)
	Total Subsequent Activity	(29,642.11)
Expenditures to be Approved at April 22, 2025 Meeting		(462,765.92)
360 Professional Services, Inc.	Engineering Fees - March 2025	(11,441.90)
Armbrust & Brown, P.L.L.C.	Legal Fees - March 2025	(505.00)
Bott & Douthitt, P.L.L.C.	Accounting Services - March 2025	(6,075.00)
City of Austin	W/WW Purchases - March 2025	(189,716.90)
Crossroads Utility Services	Operations - March 2025	(61,395.31)
DSHS Central Lab MC2004	Lab Fees 2/5/2025	(339.00)
Employee Incentive Plans, Inc.	401(k) Administration Fee	(883.73)
Firetron, Inc.	Fire Alarm Monitoring	(850.00)
Flock Safety, Inc.	Security Cameras	(36,000.00)
Jones - Heroy & Associates	Engineering Fees - Surplus Funds	(1,185.00)
LCRA Environmental Laboratory Services	Laboratory Fees	(495.00)
Ramona Oliver	Expense Reimbursement	(341.01)
Roadrunner Inspection Services	March 2025	(2,500.00)
Studio 16 19, LLC	Park Projects	(14,876.19)
Texas Disposal Systems, Inc.	Garbage Fees - March 2025	(80,711.80)
TexaScapes	Landscape/Irrigation Maintenance	(51,720.08)
Travis County Sheriff's Department	Security Patrol Vehicles	(2,930.00)
Williams Mapping & Consulting	Monthly MS4 Inspections	(800.00)
	Total Expenditures	(462,765.92)
Subtotal		(209,640.94)
Transfers to be approved		508,765.92
Transfer for expenditures approved 4/22/2025 from Logic Operating	462,765.92	
Transfer Funds from Logic Operating	46,000.00	
Projected Balance as of April 22, 2025		\$ 299,124.98

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
March 31, 2025 - April 22, 2025

				<u>General Fund</u>
				<u>Customer Refund</u>
				<u>Account</u>
Cash Balance - March 31, 2025				21,170.85
Customer Refunds	Customer Refunds		(3,996.01)	
		Total Expenditures	(3,996.01)	
Subtotal				17,174.84
Transfers to be approved - from TexPool Operating Account				2,000.00
Projected Balance as of April 22, 2025				\$ 19,174.84

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Park Fund Account
March 31, 2025 - April 22, 2025

	<div>ABC Bank Park Account</div>
Cash Balance - March 31, 2025	\$ 49,950.00
Projected Balance as of April 22, 2025	\$ 49,950.00

Northtown Municipal Utility District

Cash/Investment Activity Report

March 31, 2025 - April 22, 2025

	Interest Rate	Maturity Date	Balance 3/31/2025	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 4/22/2025	Projected Balance 4/22/2025
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 33,866.67	\$ -	\$ -	\$ 33,866.67	\$ -	\$ 33,866.67
ABC Bank - Manager's Account	0.0000%	N/A	282,767.09	-	(492,408.03)	(209,640.94)	508,765.92 (1)(2)	299,124.98
ABC Bank - Customer Refunds	0.0000%	N/A	21,170.85	-	(3,996.01)	17,174.84	2,000.00 (3)	19,174.84
PNC Bank Lockbox	0.0000%	N/A	434,184.34	-	(3,545.25)	430,639.09	(400,000.00) (4)	30,639.09
Logic Operating - 01	4.4628%	N/A	14,018,170.50	-	-	14,018,170.50	(477,141.19) (1)(2)(5)	13,541,029.31
TexPool Operating	4.3471%	N/A	9,815,484.62	-	-	9,815,484.62	398,000.00 (3)(4)	10,213,484.62
TexPool Fiscal Surety Trail Easement	4.3471%	N/A	117,816.23	-	-	117,816.23	-	117,816.23
Total - General Fund			24,723,460.30	-	(499,949.29)	24,223,511.01	31,624.73	24,255,135.74
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	4.4628%	N/A	53,409.31	-	-	53,409.31	-	53,409.31
TexPool Park	4.3471%	N/A	5,174.06	-	-	5,174.06	-	5,174.06
Total - Park Fund			108,533.37	-	-	108,533.37	-	108,533.37
Debt Service Fund -								
Logic - Tax Account	4.4628%	N/A	57,230.96	-	-	57,230.96	(46,624.73) (5)(6)	10,606.23
Logic - Debt Service	4.4628%	N/A	3,217,995.11	-	-	3,217,995.11	15,000.00 (6)	3,232,995.11
Total - Debt Service Fund			3,275,226.07	-	-	3,275,226.07	(31,624.73)	3,243,601.34
Capital Project Fund -								
Logic - SR 2011 CPF	4.4628%	N/A	2,832.73	-	-	2,832.73	-	2,832.73
TexPool - SR 2020 CPF	4.3471%	N/A	5,026,560.28	-	-	5,026,560.28	-	5,026,560.28
Total - Capital Project Fund			5,029,393.01	-	-	5,029,393.01	-	5,029,393.01
Total - All Funds			\$ 33,136,612.75	\$ -	\$ (499,949.29)	\$ 32,636,663.46	\$ -	\$ 32,636,663.46

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 462,765.92
 (2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 46,000.00
 (3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Acct: 2,000.00
 (4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: 400,000.00
 (5) To transfer funds from Logic Tax to Logic General Operating Account: 31,624.73
 (6) To transfer funds from Logic Tax to Logic Debt Service Account: 15,000.00

Northtown M.U.D.
Collateral Analysis Schedule - ABC Bank
3/31/2025

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
ABC Bank -			
Operating Account (General Fund)	\$ 33,866.67		
Manager's Account (General Fund)	578,273.05		
Customer Deposit Account (General Fund)	34,655.80		
Parks Account (Park Fund)	49,950.00		
Total ABC Bank	<u>696,745.52</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral ABC Bank (Market Value)		<u>1,666,024.25</u>	
Total Collateral - ABC Bank			
Total Collateral/Funds ABC Bank	<u>\$ 696,745.52</u>	<u>\$ 1,916,024.25</u>	<u>\$ 1,219,278.73</u>

Pledges By Pledgee And Maturity

BBA

Pledged To: NORTHTOWN MUD

American Bank of Commerce - Lubbock, TX

As Of 3/31/2025

Page 32 of 49

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 25.00%	1,250,000.00	1,250,000.00	1,242,073.23	1,206,637.50
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	149,048.79	144,796.50
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	74,706.17	72,597.75
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	249,020.58	241,992.50
4 Securities Pledged To: NORTH - NORTHTOWN MUD							1,725,000.00	1,725,000.00	1,714,848.76	1,666,024.25

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.
3/24/2025 5:41 PM - RBM / WOLF

562

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

U84	-- NORTHTOWN MUD											
YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	NET BASE TAX REVERSALS	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER COLLECTED	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 %	306.58	.00	.00	.00	.00	.00	.00
1998	590.15	.00	.00	.00	.00 %	590.15	.00	.00	.00	.00	.00	.00
1999	634.04	.00	.00	.00	.00 %	634.04	.00	.00	.00	.00	.00	.00
2000	697.43	.00	.00	.00	.00 %	697.43	.00	.00	.00	.00	.00	.00
2001	752.13	.00	.00	.00	.00 %	752.13	.00	.00	.00	.00	.00	.00
2002	773.70	.00	.00	.00	.00 %	773.70	.00	.00	.00	.00	.00	.00
2003	959.09	.00	.00	.00	.00 %	959.09	.00	.00	.00	.00	.00	.00
2004	965.24	.00	.00	.00	.00 %	965.24	.00	.00	.00	.00	.00	.00
2005	916.16	.00	.00	.00	.00 %	916.16	.00	.00	.00	.00	.00	.00
2006	895.94	.00	.00	.00	.00 %	895.94	.00	.00	.00	.00	.00	.00
2007	968.27	.00	.00	.00	.00 %	968.27	.00	.00	.00	.00	.00	.00
2008	925.73	.00	.00	.00	.00 %	925.73	.00	.00	.00	.00	.00	.00
2009	937.74	.00	.00	.00	.00 %	937.74	.00	.00	.00	.00	.00	.00
2010	2281.97	.00	.00	.00	.00 %	2281.97	.00	.00	.00	.00	.00	.00
2011	2092.47	.00	.00	.00	.00 %	2092.47	.00	.00	.00	.00	.00	.00
2012	2073.36	.00	.00	.00	.00 %	2073.36	.00	.00	.00	.00	.00	.00
2013	2009.86	.00	.00	.00	.00 %	2009.86	.00	.00	.00	.00	.00	.00
2014	2169.57	.00	.00	.00	.00 %	2169.57	.00	.00	.00	.00	.00	.00
2015	2362.07	.00	.00	.00	.00 %	2362.07	.00	.00	.00	.00	.00	.00
2016	2683.57	.00	.00	.00	.00 %	2683.57	.00	.00	.00	.00	.00	.00
2017	3971.61	.00	.00	.00	.00 %	3971.61	.00	.00	.00	.00	.00	.00
2018	3746.80	.00	.00	.00	.00 %	3746.80	.00	.00	.00	.00	.00	.00
2019	4678.29	.00	.00	.00	.00 %	4678.29	.00	.00	.00	.00	.00	.00
2020	3813.29	.00	.00	.00	.00 %	3813.29	.00	.00	.00	.00	.00	.00
2021	7138.09	.00	.00	.00	.00 %	7138.09	.00	.00	.00	.00	.00	.00
2022	12157.50	1214.48	3445.00	499.53	2945.47	22.03 %	10426.51	998.25	.00	.00	.00	3943.72
2023	36386.14	143.42-	14191.41	1193.88	12997.53	35.86 %	23245.19	3159.10	.00	.00	.00	16156.63

TOTL	97886.79	1071.06	17636.41	1693.41	15943.00	16.11 %	83014.85	4157.35	.00	.00	.00	20100.35

2024	7432662.04	2275.06-	6934047.78	1457.54	6932590.24	93.30 %	497796.74	21699.01	.24-	.00	.00	6954289.01

ENTITY												
TOTL	7530548.83	1204.00-	6951684.19	3150.95	6948533.24	92.29 %	580811.59	25856.36	.24-	.00	.00	6974389.36

Northtown M.U.D.
Analysis of Taxes Collected FY 2024-2025
March 2025

TAX YEAR	2024			1997-2023			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.3535	\$ 0.1690	\$ 0.5225			\$ -			
	67.66%	32.34%	100.00%						
COLLECTIONS:									
OCT									
TAX ADJUSTMENTS	0.00	0.00	0.00	(25.09)	(14.49)	(39.58)	(25.09)	(14.49)	(39.58)
BASE TAX REV	0.00	0.00	0.00	(25.09)	(14.49)	(39.58)	(25.09)	(14.49)	(39.58)
TAXES	0.00	0.00	0.00	1,259.10	654.66	1,913.76	1,259.10	654.66	1,913.76
PENALTY	0.00	0.00	0.00	264.42	137.48	401.90	264.42	137.48	401.90
NOV									
TAX ADJUSTMENTS	(529.88)	(253.32)	(783.20)	(416.94)	(232.46)	(649.40)	(946.82)	(485.78)	(1,432.60)
BASE TAX REV	0.00	0.00	0.00	(416.94)	(232.46)	(649.40)	(416.94)	(232.46)	(649.40)
TAXES	57,968.82	27,713.53	85,682.35	4,224.49	2,227.03	6,451.52	62,193.31	29,940.56	92,133.87
PENALTY	0.00	0.00	0.00	959.21	509.11	1,468.32	959.21	509.11	1,468.32
DEC									
TAX ADJUSTMENTS	(700.36)	(334.82)	(1,035.18)	(249.46)	(135.12)	(384.58)	(949.82)	(469.94)	(1,419.76)
BASE TAX REV	(88.38)	(42.25)	(130.63)	(249.46)	(135.12)	(384.58)	(337.84)	(177.37)	(515.21)
TAXES	2,503,619.79	1,196,921.48	3,700,541.27	1,586.28	824.78	2,411.06	2,505,206.07	1,197,746.26	3,702,952.33
PENALTY	0.00	0.00	0.00	341.23	177.42	518.65	341.23	177.42	518.65
JAN									
TAX ADJUSTMENTS	(72.15)	(34.49)	(106.64)	(68.25)	(35.48)	(103.73)	(140.39)	(69.98)	(210.37)
BASE TAX REV	(72.15)	(34.49)	(106.64)	(68.25)	(35.48)	(103.73)	(140.39)	(69.98)	(210.37)
TAXES	1,853,902.38	886,306.93	2,740,209.31	2,278.08	1,184.48	3,462.56	1,856,180.46	887,491.41	2,743,671.87
PENALTY	0.00	0.00	0.00	546.74	284.27	831.01	546.74	284.27	831.01
FEB									
TAX ADJUSTMENTS	(125.14)	(59.83)	(184.97)	659.84	383.51	1,043.35	534.70	323.68	858.38
BASE TAX REV	(415.15)	(198.48)	(613.63)	(208.73)	(108.53)	(317.26)	(623.89)	(307.00)	(930.89)
TAXES	246,659.86	117,922.26	364,582.12	1,485.94	877.51	2,363.45	248,145.80	118,799.77	366,945.57
PENALTY	12,419.73	5,937.58	18,357.31	441.17	261.91	703.08	12,860.90	6,199.49	19,060.39
MAR									
TAX ADJUSTMENTS	(111.68)	(53.39)	(165.07)	759.68	445.32	1,205.00	648.00	391.93	1,039.93
BASE TAX REV	(410.43)	(196.21)	(606.64)	(127.20)	(71.66)	(198.86)	(537.62)	(267.88)	(805.50)
TAXES	29,114.01	13,918.72	43,032.73	642.11	391.95	1,034.06	29,756.12	14,310.67	44,066.79
PENALTY	2,260.68	1,080.78	3,341.46	145.55	88.84	234.39	2,406.23	1,169.62	3,575.85
APR									
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
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	(986.11)	(471.43)	(1,457.54)	(1,095.66)	(597.75)	(1,693.41)	(2,081.77)	(1,069.18)	(3,150.95)
TAXES	4,691,264.86	2,242,782.92	6,934,047.78	11,476.00	6,160.41	17,636.41	4,702,740.86	2,248,943.33	6,951,684.19
PENALTY	14,680.41	7,018.36	21,698.77	2,698.30	1,459.05	4,157.35	17,378.72	8,477.40	25,856.12
TOTAL DISTRIBUTION	4,704,959.17	2,249,329.84	6,954,289.01	13,078.64	7,021.71	20,100.35	4,718,037.81	2,256,351.55	6,974,389.36
BEGINNING									
TAXES RECEIVABLE	5,028,604.84	2,404,057.20	7,432,662.04	56,697.20	41,189.59	61,500.65	5,085,302.05	2,445,246.78	7,530,548.83
TAX ADJUSTMENTS	(1,539.20)	(735.86)	(2,275.06)	659.79	411.27	1,214.48	(879.42)	(324.58)	(1,204.00)
BASE TAX REV	986.11	471.43	1,457.54	1,095.66	597.75	1,693.41	2,081.77	1,069.18	3,150.95
LESS: COLLECTIONS	(4,691,264.86)	(2,242,782.92)	(6,934,047.78)	(11,476.00)	(6,160.41)	(3,445.00)	(4,702,740.86)	(2,248,943.33)	(6,951,684.19)
TAX									
REC @ END OF PERIOD	336,786.89	161,009.85	497,796.74	46,976.65	36,038.20	59,769.66	383,763.54	197,048.05	580,811.59
	67.66%	32.34%	100.00%						

Financial Statements

Northtown M.U.D.

Accountant's Compilation Report

March 31, 2025

The District is responsible for the accompanying financial statements of the governmental activities of Northtown M.U.D., as of and for the six months ended March 31, 2025, 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.

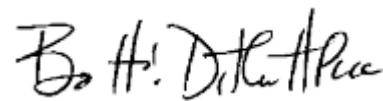
In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows and the components required by GASB 34 were 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.

April 14, 2025
Round Rock, TX

**Northtown Municipal Utility District
Governmental Funds Balance Sheet
March 31, 2025**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Assets					
Cash and Cash Equivalents					
Cash on Deposit	\$ 771,988.95	\$ 49,950.00	\$ -	\$ -	\$ 821,938.95
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	23,951,471.35	58,583.37	3,275,226.07	5,029,393.01	32,314,673.80
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	275,932.40	-	-	-	275,932.40
Accrued Service Revenue	426,621.00	-	-	-	426,621.00
Property Taxes	383,763.54	-	197,048.05	-	580,811.59
Prepaid Expenses	433.33	-	-	23,819.85	24,253.18
Other	98,012.52	-	-	-	98,012.52
Interfund	31,624.73	695,692.00	-	8,994.37	736,311.10
Total Assets	\$ 25,940,347.82	\$ 804,225.37	\$ 3,472,274.12	\$ 5,062,207.23	\$ 35,279,054.54
Liabilities					
Accounts Payable	\$ 381,313.20	\$ -	\$ -	\$ -	\$ 381,313.20
Accrued Expenses	36,609.23	-	-	-	36,609.23
Payroll Taxes Payable	991.43	-	-	-	991.43
Due to Other	22,483.62	-	-	-	22,483.62
TCEQ Assessment	3,573.55	-	-	-	3,573.55
Customer Meter Deposits	770,671.45	-	-	-	770,671.45
Builder Deposits	17,800.00	-	-	-	17,800.00
Other Deposits	15,600.85	-	-	-	15,600.85
Capital Recovery Fees Payable	36,000.00	-	-	-	36,000.00
Unclaimed Property	19,575.60	-	-	-	19,575.60
Fiscal Surety Village Park Improvements	117,816.23	-	-	-	117,816.23
Interfund	704,686.37	-	31,624.73	-	736,311.10
Total Liabilities	2,127,121.53	-	31,624.73	-	2,158,746.26
Deferred Inflows of Resources					
Deferred Revenue - Property Taxes	383,763.54	-	197,048.05	-	580,811.59
Total Deferred Inflows of Resources	383,763.54	-	197,048.05	-	580,811.59
Fund Balance					
Fund Balances:					
Restricted for					
Debt Service	-	-	3,243,601.34	-	3,243,601.34
Capital Projects	-	-	-	5,062,207.23	5,062,207.23
Unassigned	23,429,462.75	804,225.37	-	-	24,233,688.12
Total Fund Balances	23,429,462.75	804,225.37	3,243,601.34	5,062,207.23	32,539,496.69
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 25,940,347.82	\$ 804,225.37	\$ 3,472,274.12	\$ 5,062,207.23	\$ 35,279,054.54

See Accountants' Report.

**Northtown Municipal Utility District
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2024 - March 31, 2025**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Revenues:					
Property Taxes, including penalties	\$ 4,718,037.82	\$ -	\$ 2,256,351.54	\$ -	\$ 6,974,389.36
Service Accounts, including penalties	2,377,776.67	-	-	-	2,377,776.67
Tap Connection Fees	276,715.15	-	-	-	276,715.15
Park Facility Rental	1,250.00	-	-	-	1,250.00
Other Income	15,553.38	-	-	-	15,553.38
Interest Income	477,597.55	1,342.89	68,296.83	112,607.34	659,844.61
Total Revenues	7,866,930.57	1,342.89	2,324,648.37	112,607.34	10,305,529.17
Expenditures:					
Current-					
WATER					
Bulk Water Purchase	485,497.99	-	-	-	485,497.99
TCEQ Fees	8,058.25	-	-	-	8,058.25
Water System Maintenance	32,196.14	-	-	-	32,196.14
Meter Purchases	57,747.67	-	-	-	57,747.67
Water Tap Inspections	26,115.00	-	-	-	26,115.00
Lead & Copper Sampling	1,002.48	-	-	-	1,002.48
WASTEWATER					
Bulk Wastewater Purchases	698,759.04	-	-	-	698,759.04
Wastewater System Maintenance	46,711.24	-	-	-	46,711.24
Lift Station Maintenance	116,232.71	-	-	-	116,232.71
ADMINISTRATIVE					
Director Fees	5,525.00	-	-	-	5,525.00
Payroll Taxes	21,618.47	-	-	-	21,618.47
Legal Fees - General	55,763.96	-	-	-	55,763.96
Legal Fees - Covenants	13,146.72	-	-	-	13,146.72
Management Services	208,525.32	-	-	-	208,525.32
Accounting Fees	39,887.50	-	-	-	39,887.50
Financial Advisor Fees	2,232.63	-	1,592.37	-	3,825.00
Audit Fees	19,000.00	-	-	-	19,000.00
Engineering Fees - General	10,581.02	-	-	-	10,581.02
Engineering Fees - Special	34,261.92	-	-	-	34,261.92
Professional Fees	6,153.00	-	-	-	6,153.00
Tax Collector/Appraisal Fees	18,310.61	-	8,753.87	-	27,064.48
Insurance	6,857.60	-	-	-	6,857.60
Website	2,875.00	-	-	-	2,875.00
Credit Card Fees	21,855.26	-	-	-	21,855.26
Bank Service Charges	5,198.88	-	-	-	5,198.88
Conference/Training	1,700.00	-	-	-	1,700.00
PARKS					
Park Landscape Maintenance	307,524.00	-	-	-	307,524.00
Park Projects	37,880.00	-	-	-	37,880.00
Landscape Contingency	96,810.74	-	-	-	96,810.74
Park Facility Maintenance	62,186.76	-	-	-	62,186.76
Security	82,175.00	-	-	-	82,175.00
Well Repairs	3,342.82	-	-	-	3,342.82
Irrigation Repairs	1,866.61	-	-	-	1,866.61
Park Utilities	8,144.51	-	-	-	8,144.51
OTHER					
Nightwatchman Lights	10,204.65	-	-	-	10,204.65
Miscellaneous	690.90	-	-	-	690.90
Garbage Collection	482,899.95	-	-	-	482,899.95
Office Staff Expenses	212,693.26	-	-	-	212,693.26
Office Expenses	24,050.29	-	-	-	24,050.29
Telephone	268.40	-	-	-	268.40
Debt Service -					
Bond Interest Expense	-	-	264,287.50	-	264,287.50
Arbitrage Consultant Fees	-	-	2,250.00	-	2,250.00
Arbitrage Rebate	-	-	560.81	-	560.81
Paying Agent Fees	-	-	1,200.00	-	1,200.00
Capital Outlay	38,388.00	-	-	7,560.10	45,948.10
Total Expenditures	3,314,939.30	-	278,644.55	7,560.10	3,601,143.95
Excess/(Deficiency) of Revenues over Expenditures	4,551,991.27	1,342.89	2,046,003.82	105,047.24	6,704,385.22
Fund Balance, October 1, 2024	18,877,471.48	802,882.48	1,197,597.52	4,957,159.99	25,835,111.47
Fund Balance, March 31, 2025	\$ 23,429,462.75	\$ 804,225.37	\$ 3,243,601.34	\$ 5,062,207.23	\$ 32,539,496.69

Supplementary Information

Index

General Fund

- Budgetary Comparison Schedule
- Projection of Revenues & Expenses
- A/P Aging Summary
- Other Deposits Summary
- Write Off Summary
- ChargePoint Revenue Summary
- Credit Card Transaction History
- Payroll Summary – Directors
- Payroll Summary - Security

General Fund

Northtown Municipal Utility District
Budget Comparison Schedule
March 31, 2025

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

Revenues:

OPERATING

Water Service Fees	\$ 105,742	\$ 114,014	\$ (8,272)	\$ 831,947	\$ 718,696	\$ 113,251
Water Tap Fees	3,000	600	2,400	73,800	3,600	70,200
Wastewater Service Fees	108,911	106,087	2,824	664,070	636,522	27,548
Wastewater Tap Fees	3,000	600	2,400	101,400	3,600	97,800
Basic Services	139,704	139,000	704	835,671	834,000	1,671
Application Fees	1,548	1,333	215	9,050	8,000	1,050
Service Penalties	6,556	3,333	3,223	46,089	19,998	26,091
Water and W/W Inspections	1,500	1,875	(375)	92,465	11,250	81,215
Total Operating	369,962	366,842	3,119	2,654,492	2,235,666	418,826

OTHER OPERATING

Property Tax	29,219	30,000	(782)	4,700,659	4,699,677	982
Property Tax Penalty	2,406	-	2,406	17,379	-	17,379
Total Other Operating	31,625	30,000	1,625	4,718,038	4,699,677	18,361

NON-OPERATING

Miscellaneous Revenue	11,168	2,500	8,668	16,803	15,000	1,803
Investment Interest	88,757	60,000	28,757	477,598	360,000	117,598
Total Non-Operating	99,925	62,500	37,425	494,401	375,000	119,401

Total Operating Revenues

501,511	459,342	42,169	7,866,931	7,310,343	556,588
---------	---------	--------	-----------	-----------	---------

OTHER

Park Fees	-	300	(300)	-	1,800	(1,800)
Park Interest Revenue	221	83	137	1,343	500	843
Total Other	221	383	(163)	1,343	2,300	(957)

Total Revenues

501,732	459,726	42,006	7,868,273	7,312,643	555,630
---------	---------	--------	-----------	-----------	---------

Expenditures:

OFFICE

Employee Benefits	4,752	7,621	2,869	32,663	45,728	13,065
Mileage Reimbursement	250	300	50	1,489	1,800	311
Office Utilities	2,671	3,750	1,079	14,695	22,500	7,805
Wages	26,126	32,203	6,077	178,541	193,215	14,674
Office Expenses	2,250	2,083	(167)	9,355	12,500	3,144
Total Office Expenditures	36,048	45,957	9,909	236,744	275,743	38,999

Northtown Municipal Utility District
Budget Comparison Schedule
March 31, 2025

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WATER						
Bulk Water Purchases (Var)	76,450	124,186	47,736	485,498	782,818	297,320
TCEQ System Fee	-	-	-	8,058	8,000	(58)
Water System Maintenance	8,933	16,667	7,734	32,196	100,002	67,806
Water Meters	-	-	-	57,748	-	(57,748)
Total Water	88,443	141,413	52,970	609,615	894,460	284,845
WASTEWATER						
Bulk W/W Purchases	113,267	128,193	14,926	698,759	769,158	70,399
W/W System Maintenance	6,572	25,000	18,428	46,711	150,000	103,289
Lift Station Maintenance	14,569	13,333	(1,236)	116,233	80,000	(36,233)
Chemicals	-	6,667	6,667	-	40,002	40,002
Total Wastewater	134,408	174,393	39,985	861,703	1,046,960	185,257
ADMINISTRATIVE						
Director Fees	1,105	1,400	295	5,525	7,950	2,425
Payroll Taxes	3,113	3,475	362	21,618	20,850	(768)
Legal Fees-General	11,540	9,000	(2,540)	55,764	54,000	(1,764)
Legal Fees-Special	-	-	-	-	-	-
Legal Fees-Covenants	505	5,000	4,495	13,147	30,000	16,853
Management Services	34,993	35,916	923	209,528	215,496	5,968
Bookkeeping Services	6,075	6,450	375	39,888	38,700	(1,188)
Financial Advisor Services	-	-	-	2,233	1,500	(733)
Engineering Fees	1,734	2,000	266	10,581	12,000	1,419
Engineering Fees-Special	7,637	6,667	(970)	33,882	40,002	6,120
Professional Fees	800	4,333	3,533	6,153	25,998	19,845
Insurance	-	-	-	6,858	3,000	(3,858)
Credit Card Fees	3,545	3,000	(545)	21,855	18,000	(3,855)
Conference/Training	-	-	-	1,700	-	(1,700)
Total Administrative	71,048	83,241	12,193	466,041	504,996	38,955

Northtown Municipal Utility District
Budget Comparison Schedule
March 31, 2025

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARKS						
Landscape-Parks	51,254	51,254	-	307,524	307,524	-
Landscape-Contingency	-	14,833	14,833	96,811	88,998	(7,813)
Park Maintenance	6,491	12,500	6,009	62,187	75,000	12,813
Well Maintenance	-	6,250	6,250	3,343	37,500	34,157
Park Utilities	1,315	2,000	685	8,145	12,000	3,855
Security	14,765	11,550	(3,215)	82,175	69,300	(12,875)
Irrigation Repairs	106	3,208	3,102	1,867	19,248	17,381
Pond Restoration	-	7,500	7,500	-	45,000	45,000
Total Parks	73,931	109,095	35,164	562,050	654,570	92,520
OTHER						
Meeting Expenses	-	12	12	-	72	72
Nightwatchman	1,682	1,800	118	10,205	10,800	595
Security Equipment	-	-	-	-	-	-
Miscellaneous	869	1,000	131	5,890	6,000	110
Garbage Collection	80,712	80,015	(697)	482,900	480,090	(2,810)
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	-	1,248	1,248
Website	550	417	(133)	2,875	2,500	(375)
Signage	-	-	-	-	-	-
Telephone	45	1,300	1,255	268	7,800	7,532
Total Other	83,858	84,752	893	502,138	508,510	6,372
Total Expenditures	487,736	638,851	151,115	3,238,291	3,885,239	646,947
Operating Excess/(Deficiency)	13,996	(179,126)	193,122	4,629,982	3,427,404	1,202,578
CAPITAL OUTLAY						
Design & Planning (SM & Wildflower Pc	4,803	4,803	-	33,349	33,349	-
Trail Conversion	5,039	5,039	-	5,039	5,039	-
Sidewalk Project	-	-	-	37,880	37,880	-
Total Capital Outlay	9,841	9,841	-	76,268	76,268	-
Total Expenses & Park CIP	497,577	648,693	151,115	3,314,559	3,961,507	646,947
Total Excess/(Deficiency)	\$ 4,155	\$ (188,967)	\$ 193,122	\$ 4,553,714	\$ 3,351,136	\$ 1,202,578

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2024-2025

Revenues:

OPERATING

Water Service Fees	\$ 1,539,720	\$ 158,222	\$ 154,927	\$ 140,634	\$ 141,626	\$ 130,796	\$ 105,742	\$ 112,671	\$ 135,155	\$ 137,840	\$ 144,553	\$ 145,896	\$ 144,909	\$ 1,652,971	\$ 113,251
Water Tap Fees	6,000	62,400	0	8,400	0	0	3,000	600	600	600	600	0	0	76,200	70,200
Wastewater Service Fees	1,273,040	113,597	110,581	108,832	109,551	112,597	108,911	106,087	106,087	106,087	106,087	106,087	106,083	1,300,588	27,548
Wastewater Tap Fees	6,000	90,000	0	8,400	0	0	3,000	600	600	600	600	0	0	103,800	97,800
Basic Services	1,668,000	138,559	140,415	140,315	136,075	140,603	139,704	139,000	139,000	139,000	139,000	139,000	139,000	1,669,671	1,671
Application Fees	16,000	1,458	1,548	1,656	1,152	1,688	1,548	1,333	1,333	1,333	1,333	1,333	1,333	17,050	1,050
Service Penalties	40,000	7,876	6,229	11,555	7,071	6,801	6,556	3,333	3,333	3,333	3,333	3,333	3,337	66,091	26,091
Water and W/W Inspections	22,500	86,765	0	4,200	0	0	1,500	1,875	1,875	1,875	1,875	1,875	1,875	103,715	81,215
Total Operating	4,571,260	658,877	413,700	423,992	395,476	392,485	369,962	365,499	387,983	390,668	397,381	397,524	396,537	4,990,086	418,826

OTHER OPERATING

Property Tax	4,969,677	1,234	61,776	2,504,868	1,856,040	247,522	29,219	270,000	-	-	-	-	-	4,970,659	982
Property Tax Penalty	0	264	959	341	547	12,861	2,406	-	-	-	-	-	-	17,379	17,379
Total Other Operating	4,969,677	1,498	62,736	2,505,209	1,856,587	260,383	31,625	270,000	-	-	-	-	-	4,988,038	18,361

NON-OPERATING

Miscellaneous Revenue	30,000	3,250	(668)	(194)	222	3,026	11,168	2,500	2,500	2,500	2,500	2,500	2,500	31,803	1,803
Investment Interest	720,000	83,332	78,752	77,210	74,130	75,416	88,757	60,000	60,000	60,000	60,000	60,000	60,000	837,598	117,598
Total Non-Operating	750,000	86,582	78,085	77,016	74,351	78,442	99,925	62,500	62,500	62,500	62,500	62,500	62,500	869,401	119,401
Total Operating Revenues	10,290,937	746,958	554,520	3,006,217	2,326,414	731,310	501,511	697,999	450,483	453,168	459,881	460,024	459,037	10,847,525	556,588

OTHER

Park Fees	3,000	-	-	-	-	-	-	300	300	300	300	-	-	1,200	(1,800)
Park Interest Revenue	1,000	242	228	229	223	200	221	83	83	83	83	83	83	1,843	843
Total Other	4,000	242	228	229	223	200	221	383	383	383	383	83	83	3,043	(957)

Total Revenues	10,294,937	747,200	554,748	3,006,447	2,326,636	731,510	501,732	698,383	450,867	453,552	460,265	460,108	459,121	10,850,567	555,630
----------------	------------	---------	---------	-----------	-----------	---------	---------	---------	---------	---------	---------	---------	---------	------------	---------

Expenditures:

Employee Benefits	91,454	6,528	5,801	5,746	4,237	5,601	4,752	7,621	7,621	7,621	7,621	7,621	7,621	78,389	13,065
Mileage Reimb.	3,600	265	243	248	241	242	250	300	300	300	300	300	300	3,289	311
Office Utilities	45,000	2,498	2,326	2,250	2,350	2,599	2,671	3,750	3,750	3,750	3,750	3,750	3,750	37,195	7,805
Wages	386,433	31,047	32,194	30,714	29,601	28,859	26,126	32,203	32,203	32,203	32,203	32,203	32,203	371,759	14,674
Office Expenses	25,000	1,802	1,662	811	1,453	1,378	2,250	2,083	2,083	2,083	2,083	2,083	2,083	21,855	3,145
Total Water	551,487	42,140	42,226	39,769	37,882	38,679	36,048	45,957	45,957	45,957	45,957	45,957	45,957	512,488	38,999

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2024-2025

	FY 2025 Budget	Actual Oct-24	Actual Nov-24	Actual Dec-24	Actual Jan-25	Actual Feb-25	Actual Mar-25	Budget Apr-25	Budget May-25	Budget Jun-25	Budget Jul-25	Budget Aug-25	Budget Sep-25	FY-2025 Actual + Budget	Variance
WATER															
Bulk Water Purchases (Var)	1,677,094	98,088	85,470	79,524	78,584	67,383	76,450	122,724	147,214	150,138	157,450	158,913	157,837	1,379,774	297,320
Bulk Water Purchases (Fixed)	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCEQ System Fee	8,000	-	7,558	500	-	-	-	-	-	-	-	-	-	8,058	(58)
Water System Maintenance	200,000	5,510	5,103	1,569	4,906	6,175	8,933	16,667	16,667	16,667	16,667	16,667	16,663	132,194	67,806
Water Tap Inspection	7,000	2,640	3,740	4,110	5,310	7,255	3,060	560	560	560	560	560	560	29,475	(22,475)
Water Meters	25,000	114	57,634	-	-	-	-	-	-	-	-	-	25,000	82,748	(57,748)
Total Water	1,917,094	106,352	159,504	85,703	88,800	80,812	88,443	139,951	164,441	167,365	174,677	176,140	200,060	1,632,249	284,845
WASTEWATER															
Bulk W/W Purchases	1,538,318	125,476	124,664	119,504	117,840	98,008	113,267	128,193	128,193	128,193	128,193	128,193	128,195	1,467,919	70,399
W/W System Maintenance	500,000	(3,347)	917	7,883	8,766	25,920	6,572	25,000	25,000	25,000	25,000	25,000	225,000	396,711	103,289
W/W Tap Inspections	15,000	-	-	-	-	-	-	1,200	1,200	1,200	1,200	1,200	1,200	7,200	7,800
Lift Station Maintenance	200,000	17,964	25,790	10,302	18,169	29,439	14,569	13,333	13,333	13,333	13,333	13,333	53,333	236,233	(36,233)
Chemicals	80,000	-	-	-	-	-	-	6,667	6,667	6,667	6,667	6,667	6,663	39,998	40,002
Total Wastewater	2,333,318	140,093	151,371	137,690	144,775	153,367	134,408	174,393	174,393	174,393	174,393	174,393	414,391	2,148,061	185,257
ADMINISTRATIVE															
Director Fees	20,000	663	663	884	1,326	884	1,105	1,250	1,700	2,250	2,700	2,000	2,150	17,575	2,425
Payroll Taxes	41,695	3,289	4,355	3,564	3,537	3,760	3,113	3,475	3,475	3,475	3,475	3,475	3,470	42,463	(768)
Legal Fees-General	108,000	7,939	8,012	9,000	9,000	10,273	11,540	9,000	9,000	9,000	9,000	9,000	9,000	109,764	(1,764)
Legal Fees-Special	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Fees-Covenants	60,000	2,561	746	800	800	7,735	505	5,000	5,000	5,000	5,000	5,000	5,000	43,147	16,853
Management Services	430,996	34,864	34,876	34,947	34,907	34,942	34,993	35,916	35,916	35,916	35,916	35,916	35,920	425,028	5,968
Bookkeeping Services	77,400	6,075	6,325	6,075	9,200	6,138	6,075	6,450	6,450	6,450	6,450	6,450	6,450	78,588	(1,188)
Financial Advisor Services	1,500	2,233	-	-	-	-	-	-	-	-	-	-	-	2,233	(733)
Audit Fees	19,000	-	-	-	15,000	4,000	-	-	-	-	-	-	-	19,000	-
Engineering Fees	24,000	1,911	1,734	1,734	1,734	1,734	1,734	2,000	2,000	2,000	2,000	2,000	2,000	22,581	1,419
Engineering Fees-Special	80,000	8,633	893	4,080	6,185	6,454	7,637	6,667	6,667	6,667	6,667	6,667	6,663	73,880	6,120
Professional Fees	52,000	800	1,757	800	800	1,196	800	4,333	4,333	4,333	4,333	4,333	4,337	32,155	19,845
Tax Assess/Collector Fees	30,000	-	6,350	5,611	-	6,350	-	-	-	6,000	-	-	6,000	30,311	(311)
Permits/MemberDues/Lic.	1,000	-	-	-	-	-	-	500	-	-	-	-	-	500	500
Insurance	35,000	1,028	-	1,988	-	3,842	-	-	-	-	-	-	32,000	38,858	(3,858)
Credit Card Fees	36,000	3,000	3,720	3,000	4,380	4,210	3,545	3,000	3,000	3,000	3,000	3,000	3,000	39,855	(3,855)
Conference/Training	6,000	-	-	-	-	1,700	-	-	-	6,000	-	-	-	7,700	(1,700)
Total Administrative	1,022,591	72,995	69,430	72,482	86,869	93,217	71,048	77,591	77,541	90,091	78,541	77,841	115,990	983,636	38,955

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2024-2025

	FY 2025 Budget	Actual Oct-24	Actual Nov-24	Actual Dec-24	Actual Jan-25	Actual Feb-25	Actual Mar-25	Budget Apr-25	Budget May-25	Budget Jun-25	Budget Jul-25	Budget Aug-25	Budget Sep-25	FY-2025 Actual + Budget	Variance
PARKS															
Landscape-Parks	615,048	51,254	51,254	51,254	51,254	51,254	51,254	51,254	51,254	51,254	51,254	51,254	51,254	615,048	-
Landscape-Contingency	178,000	23,302	14,124	11,277	24,152	23,956	-	14,833	14,833	14,833	14,833	14,833	14,837	185,813	(7,813)
Park Maintenance	150,000	23,893	8,096	2,697	512	20,498	6,491	12,500	12,500	12,500	12,500	12,500	12,500	137,187	12,813
Well Maintenance	75,000	-	2,056	-	1,287	-	-	6,250	6,250	6,250	6,250	6,250	6,250	40,843	34,157
Park Utilities	24,000	1,712	1,754	1,383	1,236	744	1,315	2,000	2,000	2,000	2,000	2,000	2,000	20,145	3,855
Security	138,600	15,060	12,900	11,200	14,070	14,180	14,765	11,550	11,550	11,550	11,550	11,550	11,550	151,475	(12,875)
Irrigation Repairs	38,500	1,263	178	-	-	320	106	3,208	3,208	3,208	3,208	3,208	3,212	21,119	17,381
Pond Restoration	90,000	-	-	-	-	-	-	7,500	7,500	7,500	7,500	7,500	7,500	45,000	45,000
Trail Maintenance	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Fence Repair	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Total Parks	1,379,148	116,483	90,362	77,811	92,511	110,952	73,931	109,095	109,095	109,095	109,095	109,095	179,103	1,286,628	92,520
OTHER															
Meeting Expenses	150	-	-	-	-	-	-	12	12	12	14	14	14	78	72
Nightwatchman	21,600	1,741	1,734	1,683	1,682	1,682	1,682	1,800	1,800	1,800	1,800	1,800	1,800	21,005	595
Security Equipment	36,000	-	-	-	-	-	-	-	-	-	-	-	36,000	36,000	-
Miscellaneous	12,000	871	1,344	797	1,436	572	869	1,000	1,000	1,000	1,000	1,000	1,000	11,890	110
Garbage Collection	960,183	80,207	80,303	80,495	80,543	80,640	80,712	80,015	80,015	80,015	80,015	80,015	80,018	962,993	(2,810)
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	-	-	-	208	208	208	208	208	212	1,252	1,248
Website	5,000	200	200	550	575	800	550	417	417	417	417	417	417	5,375	(375)
Signage	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-
Event Supplies	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	-
Telephone	15,600	45	37	50	50	40	45	1,300	1,300	1,300	1,300	1,300	1,300	8,068	7,532
Total Other	1,070,033	83,065	83,619	83,576	84,286	83,734	83,858	84,752	84,752	84,752	84,754	84,754	137,761	1,063,661	6,372
Total Expenditures	8,273,671	561,128	596,511	497,032	535,124	560,761	487,736	631,739	656,179	671,653	667,417	668,180	1,093,262	7,626,723	646,948
Operating Excess/(Deficiency)	2,021,266	185,830	(41,991)	2,509,186	1,791,290	170,549	13,775	66,260	(205,696)	(218,485)	(207,536)	(208,156)	(634,225)	3,223,844	1,202,578
CAPITAL OUTLAY															
Design & Planning (SM & Wildflower	55,000	11,074	5,534	-	-	11,939	4,803	-	-	-	-	-	21,651	55,000	-
Tree Program	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Trail Conversion	70,000	-	-	-	-	-	5,039	-	-	-	-	-	64,961	70,000	-
Sidewalk Project	160,000	-	-	11,920	-	25,960	-	-	-	-	-	-	122,120	160,000	-
Sound Wall	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Parks CIP	1,800,000	-	-	-	-	-	-	-	-	-	-	-	1,800,000	1,800,000	-
Park Land Acquisition	1,500,000	-	-	-	-	-	-	-	-	-	-	-	1,500,000	1,500,000	-
Water System Improvements	295,000	-	-	-	-	-	-	-	-	-	-	-	295,000	295,000	-
Lift Station Improvemtns	355,000	-	-	-	-	-	-	-	-	-	-	-	355,000	355,000	-
Total Capital Outlay	4,310,000	11,074	5,534	11,920	-	37,899	9,841	-	-	-	-	-	4,233,732	4,310,000	-
Total Expenses & Park CIP	12,583,671	572,202	602,045	508,952	535,124	598,660	497,577	631,739	656,179	671,653	667,417	668,180	5,326,994	11,936,723	646,948
Net Revenues/(Deficit)	(2,288,734)	174,998	(47,297)	2,497,495	1,791,513	132,851	4,155	66,643	(205,313)	(218,102)	(207,153)	(208,073)	(4,867,874)	(1,086,156)	1,202,578

See Accountants' Report.

Northtown M.U.D.
A/P Aging Summary
As of March 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	11,441.90	0.00	0.00	0.00	0.00	11,441.90
Armbrust & Brown, P.L.L.C.	505.00	0.00	0.00	0.00	0.00	505.00
AT&T Mobility	66.46	0.00	0.00	0.00	0.00	66.46
Bott & Douthitt, P.L.L.C.	6,075.00	0.00	0.00	0.00	0.00	6,075.00
Charter Communications	140.39	0.00	0.00	0.00	0.00	140.39
Chelsey Rothenburg	100.00	0.00	0.00	0.00	0.00	100.00
City of Austin	195,001.00	0.00	0.00	0.00	0.00	195,001.00
Crossroads Utility Services	61,395.31	0.00	0.00	0.00	0.00	61,395.31
DSHS Central Lab MC2004	339.00	0.00	0.00	0.00	0.00	339.00
Employee Incentive Plans, Inc.	883.73	0.00	0.00	0.00	0.00	883.73
Firetron, Inc.	0.00	850.00	0.00	0.00	0.00	850.00
Jones - Heroy & Associates	1,185.00	0.00	0.00	0.00	0.00	1,185.00
LCRA Environmental Laboratory Services	495.00	0.00	0.00	0.00	0.00	495.00
Ramona Oliver	911.34	0.00	0.00	0.00	0.00	911.34
Roadrunner Inspection Services	2,500.00	0.00	0.00	0.00	0.00	2,500.00
Studio 16 19, LLC	14,876.19	0.00	0.00	0.00	0.00	14,876.19
Texas Disposal Systems, Inc.	80,711.80	0.00	0.00	0.00	0.00	80,711.80
TexaScapes	106.08	0.00	0.00	0.00	0.00	106.08
Travis County Sheriff's Department	2,930.00	0.00	0.00	0.00	0.00	2,930.00
Williams Mapping & Consulting	800.00	0.00	0.00	0.00	0.00	800.00
TOTAL	380,463.20	850.00	0.00	0.00	0.00	381,313.20

See Accountants' Report.

Northtown Municipal Utility District
OTHER DEPOSITS SUMMARY
March 31, 2025

Description	Amount
VILLAGE AT NORTHTOWN	\$ 4,194.56
PISD REVIEW	749.10
EDENBROOK RIDGE	1,873.70
DESSAU FOUNTAIN ESTATES	3,881.00
KB HOMES - VILLAGES AT NORTHTOWN	(172.00)
DESSAU RETAIL - ACR	495.70
VILLAGES - MULTI-FAMILY WB PKWY	(176.78)
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	651.50
JDs SUPERMARKET - DESSAU	4,000.00
HEATHERWILDE OFFICE	(299.30)
Total Other Deposits	<u>\$ 15,600.85</u>

Northtown Municipal Utility District
VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS
March 31, 2025

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		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)
08/31/24	Armbrust & Brown, PLLC - #206661	VILLAGE AT NTWN	(1,330.00)
09/30/24	Armbrust & Brown, PLLC - #207103	VILLAGE AT NTWN	(560.00)
11/30/24	Armbrust & Brown, PLLC - #208969	VILLAGE AT NTWN	(140.00)
01/31/25	360 Professional Services, Inc. - #4109	VILLAGE AT NTWN	(295.80)
02/28/25	Armbrust & Brown, PLLC - #209797	VILLAGE AT NTWN	(175.00)
02/28/25	Armbrust & Brown, PLLC - #210731	VILLAGE AT NTWN	(200.00)
02/28/25	Armbrust & Brown, PLLC - #211456	VILLAGE AT NTWN	(920.00)
		Escrow Balance	\$ 4,194.56

**Northtown Municipal Utility District
PISD REVIEW DEPOSIT
March 31, 2025**

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
Edenbrook Ridge
March 31, 2025**

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)
08/31/24	360 Professional Services #3961	Edenbrook Ridge	(561.00)
02/28/25	360 Professional Services #4134	Edenbrook Ridge	(295.80)
TOTAL DEPOSIT			<u>\$ 1,873.70</u>

**Northtown Municipal Utility District
Dessau Fountain Estates
March 31, 2025**

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
KB Homes - Villages at Northtown
March 31, 2025

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)
07/31/24	360 Professional Services - 3928	KB Homes - Villages at NT	(280.50)
TOTAL DEPOSIT			<u>\$ (172.00)</u>

**Northtown Municipal Utility District
Dessau Retail - ACR
March 31, 2025**

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)
06/30/24	360 Professional Services - 3896	Dessau Retail - ACR	(280.50)
07/31/24	360 Professional Services - 3925	Dessau Retail - ACR	(280.50)
10/31/24	360 Professional Services - 4024	Dessau Retail - ACR	(280.50)
03/31/25	360 Professional Services - 4157	Dessau Retail - ACR	(887.40)
TOTAL DEPOSIT			<u>\$ 495.70</u>

**Northtown Municipal Utility District
Villages - Multi-Family WB Pkwy.
March 31, 2025**

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			\$ (176.78)

**Northtown Municipal Utility District
Heatherwilde Multi-Family
March 31, 2025**

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
March 31, 2025

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)
05/31/24	360 Professional Services - 3877	Villages - AvalonBay MF	(561.00)
06/30/24	360 Professional Services - 3900	Villages - AvalonBay MF	(280.50)
09/30/24	360 Professional Services - 3995	Villages - AvalonBay MF	(841.50)
09/30/24	Armbrust & Brown, PLLC - 196634	Villages - AvalonBay MF	(396.00)
01/31/25	360 Professional Services - 4108	Villages - AvalonBay MF	(591.60)
02/28/25	360 Professional Services - 4137	Villages - AvalonBay MF	(295.80)
TOTAL DEPOSIT			<u>\$ 651.50</u>

Northtown Municipal Utility District
JDs Supermarket - Dessau
March 31, 2025

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

**Northtown Municipal Utility District
Heatherwilde Office
March 31, 2025**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
05/31/24	Deposit - ARS Developers	Invoice #1342	4,000.00
06/30/24	360 Professional Services, Inc. - 3897		(841.50)
07/31/24	360 Professional Services, Inc. - 3926		(1,402.50)
08/31/24	360 Professional Services, Inc. - 3962		(280.50)
01/31/25	360 Professional Services, Inc. - 4104		(1,183.20)
03/31/25	360 Professional Services, Inc. - 4158		(591.60)
		TOTAL DEPOSIT	<u>\$ (299.30)</u>

Northtown M.U.D.
ChargePoint Revenue Summary
3/31/2025

<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
May-24	326.39	32.56	293.83
Jun-24	331.77	33.09	298.68
Jul-24	179.86	17.97	161.89
Aug-24	308.97	30.83	278.14
Sep-24	258.81	25.82	232.99
Oct-24	150.68	15.03	135.65
Nov-24	228.43	22.84	205.59
Dec-24	246.14	24.56	221.58
Jan-25	167.07	16.69	150.38
Feb-25	159.62	15.94	143.68
Mar-25	246.06	24.58	221.48
Total	\$ 4,673.66	\$ 466.67	\$ 4,206.99

See Accountants' Report.

**Northtown Municipal Utility District
Credit Card Transaction History
March 31, 2025**

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
May-24	2652	258,878.52	2,926.96
June-24	2332	226,007.55	2,556.61
July-24	2438	238,639.12	2,686.07
August-24	2476	243,887.76	2,665.27
September-24	2385	239,351.03	2,616.27
October-24	2647	316,070.18	4,190.84
November-24	2315	231,715.64	2,528.92
December-24	2568	296,453.84	3,951.39
January-25	2613	280,333.13	3,428.99
February-25	2513	288,108.30	4,209.87
March-25	2496	268,554.61	3,545.25

Northtown M.U.D.
Payroll Summary - Directors
October 1, 2024 through April 22, 2025

	Baker, Lisa D	Capers, Christopher B.	Downey, Colette	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	1,105.00	2,873.00	1,326.00	5,304.00
Total Gross Pay	1,105.00	2,873.00	1,326.00	5,304.00
Adjusted Gross Pay	1,105.00	2,873.00	1,326.00	5,304.00
Taxes Withheld				
Federal Withholding	0.00	(240.00)	0.00	(240.00)
Medicare Employee	(16.02)	(41.66)	(19.23)	(76.91)
Social Security Employee	(68.51)	(178.12)	(82.22)	(328.85)
Total Taxes Withheld	(84.53)	(459.78)	(101.45)	(645.76)
Net Pay	1,020.47	2,413.22	1,224.55	4,658.24
Employer Taxes and Contributions				
Medicare Company	16.02	41.66	19.23	76.91
Social Security Company	68.51	178.12	82.22	328.85
Total Employer Taxes and Contributions	84.53	219.78	101.45	405.76

See Accountants' Report.

Northtown M.U.D. Payroll Summary - Security

October 2024 through March 2025

	Culin, Michael P	Gomez, Adrian	Hill, Cory J	Ribsam, John J	Serna, Jr., Antonio	Smith, Traivon P	Windham, Phillip W	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjustme...									
Gross Pay									
Security Holiday	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	600.00
Security Hourly	7,560.00	5,880.00	6,300.00	6,300.00	5,740.00	2,940.00	3,150.00	25,300.00	63,170.00
Total Gross Pay	7,560.00	5,880.00	6,300.00	6,300.00	5,740.00	2,940.00	3,750.00	25,300.00	63,770.00
Adjusted Gross Pay	7,560.00	5,880.00	6,300.00	6,300.00	5,740.00	2,940.00	3,750.00	25,300.00	63,770.00
Taxes Withheld									
Federal Withholding	(498.00)	(145.00)	0.00	(442.00)	(383.00)	(203.00)	0.00	(1,833.00)	(3,504.00)
Medicare Employee	(109.62)	(85.26)	(91.35)	(91.35)	(83.23)	(42.63)	(54.38)	(366.85)	(924.67)
Social Security Employee	(468.72)	(364.56)	(390.60)	(390.60)	(355.88)	(182.28)	(232.50)	(1,568.60)	(3,953.74)
Total Taxes Withheld	(1,076.34)	(594.82)	(481.95)	(923.95)	(822.11)	(427.91)	(286.88)	(3,768.45)	(8,382.41)
Net Pay	6,483.66	5,285.18	5,818.05	5,376.05	4,917.89	2,512.09	3,463.12	21,531.55	55,387.59
Employer Taxes and Contributions									
Medicare Company	109.62	85.26	91.35	91.35	83.23	42.63	54.38	366.85	924.67
Social Security Company	468.72	364.56	390.60	390.60	355.88	182.28	232.50	1,568.60	3,953.74
TX - Unemployment	87.36	27.30	70.98	70.98	36.40	10.92	48.75	117.00	469.69
Total Employer Taxes and Contributions	665.70	477.12	552.93	552.93	475.51	235.83	335.63	2,052.45	5,348.10

See Accountants' Report.

Subject:

FW: AW wholesale water contracts

----- Forwarded message -----

From: **Mann, Chrissy**

Date: Fri, Apr 4, 2025 at 12:46 PM

Subject: AW wholesale water contracts

To:

Hi John,

I just left you a voicemail as well. My name is Chrissy Mann, and I'm an assistant city attorney with the City of Austin. I'm working with Austin Water staff on wholesale water contract reviews and am reaching out in regard to contracts with customers that you represent. I want to provide some updates on our end. You recently reached out regarding Northtown MUD, but I also wanted to touch base on WCID #10. Let me know when you have some time to discuss.

Thank you,



Chrissy Mann

Assistant City Attorney

Law Department

--

Agenda Item No. 9

John J. Carlton
Managing Member



CONFIDENTIALITY NOTICE: This e-mail transmission (and any attachments) may contain confidential information belonging to the sender that is protected by the attorney-client privilege. If you receive this in error please contact the sender.

**ORDER ESTABLISHING SERVICE RATES, CHARGES AND TAP FEES AND
ADOPTING RULES AND POLICIES WITH RESPECT TO THE
DISTRICT’S WATER, WASTEWATER AND DRAINAGE SYSTEMS**

~~(June 25~~[April 22, 2024](#)~~2025)~~

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, under Section 49.212, Texas Water Code, the Board of Directors (the “Board”) of Northtown Municipal Utility District (the “District”) is authorized to adopt and enforce all necessary charges, fees or rentals for providing District facilities or services; and

WHEREAS, under Section 54.205, *Texas Water Code*, the Board is authorized to adopt and enforce reasonable rules and regulations to: (i) secure and maintain safe, sanitary and adequate plumbing facilities as part of its sewer system; (ii) to preserve the sanitary condition of all water controlled by the District; (iii) to prevent waste or the unauthorized use of water; or (iv) to regulate privileges on any land or easement controlled by the District;

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

I. General Policies.

A. Definitions. For purposes of this Order, the following terms have the meanings indicated:

1. “Connection” means each residential dwelling unit occupied by a separate family or family unit, including separate apartments or dwelling units located within a single multi-unit residential complex, and each business unit occupied by a separate business, including separate establishments within a single building.

2. “Backflow Prevention Device” means an assembly or device that is designed to prevent backflow of water into the District’s system and meets the testing standards accepted by the American Water Works Association or the University of Southern California Foundation for Cross Connection Control and Hydraulic Research.

3. “Code” or “Uniform Plumbing Code” means the version of the Uniform Plumbing Code adopted and enforced by the City of Austin from time to time.

4. “Commission” means the Texas Commission on Environmental Quality, or its successor agency.

5. “District’s representative” means the general manager of the District or another representative or employee of the District acting under the direction of the general manager or the Board of Directors.

Agenda Item No. 10

6. “Dwelling Unit” or “Dwelling Unit Equivalent” means a residential dwelling unit occupied by a separate family or family unit, including separate apartments or units located within a single multi-unit residential complex, or, in the case of a commercial customer other than a multi-unit residential complex, its equivalent based on FUEs determined by meter size under the schedule set forth below.

7. “Grinder Pump” means an ~~on-site component~~ onsite wastewater conveyance device that receives raw wastewater from a private wastewater service line, grinds the solids present in the raw wastewater to a slurry, and provides the motive force for transporting the raw wastewater to the terminus of the District’s wastewater collection system.

8. “Fee Unit Equivalent” or “FUE” means one single-family, duplex or other residential dwelling unit or, in the case of a commercial customer which is an apartment project, one apartment unit within that project, or, in the case of a commercial customer other than apartment project, its equivalent under the following schedule:

<u>Water Meter Size</u>	<u>Fee Unit Equivalent</u>
5/8”	1
3/4”	1.5
1”	2.5
1-1/2”	5
2”	8
3”	15
4”	25
6”	80
8”	140
10”	220
12”	270

For the purpose of calculating the FUEs for a compound meter, the largest meter of the compound meter will be excluded from the calculation.

9. “Multi-unit residential complex” means a building containing more than four dwelling units; a building containing dwelling units, of whatever number, that are not separately metered; or a townhouse or condominium project containing dwelling units, of whatever number, that are not separately metered.

10. “Rules” means rules and regulations adopted by the District under Section 54.205, Texas Water Code, including the rules contained in this Order.

11. “Systems” means the District’s water, wastewater and drainage systems.

12. “Winter-averaging period” means the period established by the City of Austin as the District’s winter-averaging period.

B. All Services Required. Except as otherwise expressly authorized in the Rules, no service may be provided through the District’s Systems unless the applicant agrees to take both

water and wastewater service; provided, however, this shall not apply to temporary fire hydrant meters or meters purchased solely for the purpose of irrigating with treated water.

C. All Services Charged. At no time will the District render water and/or sewer services without charge to any person, firm, corporation, organization or entity.

D. Damage to District Facilities by Third Parties. Prior to installing underground facilities or excavating in the area of District Systems, representatives of developers, contractors and/or utility companies must meet with the District's representative to file their construction plans and schedules and review the engineering plans illustrating the location of the District's facilities. Any contractor, developer, or other person or entity which damages the District's facilities will be responsible for all costs and expenses incurred by the District as a result of such damage.

E. Condition to Service—No Delinquency on Another District Account. A customer which is delinquent in the payment of any sum due to the District will not be permitted to purchase any additional taps or make any additional connections to the District Systems. No new accounts will be established for any customer which is not in good standing due to non-payment, and the District reserves the right to require a security deposit sufficient to protect the District's interests based on a customer's history of non-payment on any other District account.

II. Connections to the District's Systems.

A. Applications for Connections.

1. Any party desiring to make a connection to the District's Systems must first make an application to the District's representative in the form approved by the Board. The applicant must, upon request, furnish the District's representative with evidence that the party who will actually install the tap and connecting line has comprehensive general liability insurance in the minimum amounts of \$300,000 bodily injury and \$50,000 property damage, with an underground rider and a completed operations rider.

2. The District's representative will review all applications for connections to the District's Systems. If the District's representative finds that the materials to be used and the procedures and methods to be followed in the plumbing system and making the connection are equal to or better than the standards established by the City of Austin, Texas and the Uniform Plumbing Code and are in compliance with all terms and conditions of the Rules, the District's representative may approve the application and the proposed connection, subject to such terms or conditions as he deems necessary to accomplish the objectives of the Rules.

3. Any party desiring to obtain service from the District must complete an application in the form attached as **Exhibit A**, and, if a Grinder Pump is required to serve the property in question, must ~~execute an Agreement Concerning~~comply with all applicable rules related to Grinder ~~Pump System in the form attached as~~ **Exhibit B**Pumps and pay all applicable fees.

B. Industrial Waste Applications and Permits.

1. Any party whose use or development of property within the District requires

an industrial waste permit within the District must deposit the sum of \$1,500 with the District's representative to cover the District's costs associated with the permit and any related inspections including charges imposed by the City of Austin. The deposit must be paid before any applications relating to the use or development in question will be accepted or processed by the District or by the City of Austin on the District's behalf. All District fees set forth in Section B(2) below as well as all legal, engineering and/or management fees and all fees assessed by the City which are incurred by the District relating to the issuance of an industrial waste discharge permit will be charged against the deposit. Any shortfall will be backcharged to and must be paid by the applicant. If there is a balance remaining in the escrow after payment of all fees related to the issuance of a permit, then the balance after the payment of all District costs will be refunded to the applicant without interest at that time. Any fees related to a permit charged by the City or the District subsequent to the issuance of a permit will be added to the permit holder's wastewater bill.

2. The District will charge the following fees and charges to any person who is or proposes to discharge industrial waste from within the District:

Permit Fee	\$25.00 monthly
Portion of District's Annual Wastewater Discharge Permit Fee as an "Other Political Subdivision"	Pro rata portion based on number of industrial waste permit holders and applicants located within the District at the time the fee is charged
Transfer Fee	Cost assessed by City plus \$ 25.00
Site Development Fee for Construction Plan Review and Inspection	Cost Assessed by City plus 10%
Building Plan Review Fee	Cost Assessed by City plus 10%
Sampling and Testing Charges	Cost Assessed by City plus 10%
Surcharge for Extra Strength Wastewater Discharge	Any permit holder found to be discharging extra strength wastewater as determined under Section 6.15 of the Industrial Waste Regulations (defined below) shall be assessed a pro rata portion of the surcharge assessed against the District by the City, plus 10% (payable in monthly installments)
Additional Rates and Charges	Additional rates and charges to be assessed to each permit holder shall be established on the basis of costs to the District and shall become effective at the time of adoption.

3. The District's rules and regulations related to the discharge of industrial waste within the District are set forth in the District's Order Adopting Industrial Waste Pretreatment Regulations, and Establishing Fees, Policies and Procedures Relating to Industrial Waste, as amended ("Industrial Waste Regulations").

C. Payment of Fees. Any party desiring to make a connection to the District's Systems must, at the time the application for connection is made, pay to the District's representative: (i) a fee designed to foster the general purposes and intent of the City of Austin's Capital Recovery Fee Ordinance, as amended from time to time, which the District is required to collect under Article III, Section C., Paragraph 3, of the Agreement Concerning Creation and Operation of Northtown Municipal Utility District, between the District and the City of Austin, (ii) the appropriate water fee and/or sewer tap fee, and (iii) the appropriate park development fee; and (iv) any application, inspection or other fees specified in this Order. No connection may be made until these fees are paid.

D. Tap, Grinder Pump and Inspection Fees.

1. The District's water tap fees are as follows:

Single Family:	\$600.00
Commercial	\$2,500 per tap, plus any cost of installation, including cost of meter and excavation

2. The District's sanitary sewer tap fees are as follows:

Single Family:	\$600 per FUE
Commercial:	\$2,000 per tap, plus any cost of installation, including excavation

3. The charge for each Grinder Pump and associated equipment, including installation ~~of the Grinder Pump and control panel and up to 100 feet of electrical wiring from the control panel to the Grinder Pump will be \$2,000. If the control panel is located more than 100 feet from the Grinder Pump, an additional wiring fee of \$100 will be assessed, which will be assessed at the time of the installation.~~ will be equal to the cost to the District.

4. a. The District's fee for the first inspection of the water tap for each single-family detached or single-family attached residence (with individual meters for each dwelling unit) is included in tap fee. The fee for any additional inspections is \$50 each, which must be paid to the District's representative at the time the inspection is requested.

b. The District's fee for the first inspection of the wastewater tap for each single-family detached or single-family attached residence (with individual meters for each dwelling unit) residence is included in tap fee.

c. The fee for the first inspection of a wet well constructed for a Grinder Pump and the tie-in to the wet well is \$50. The fee for any additional inspections is \$50

for each inspection, which must be paid to the District's representative at the time the inspection is requested.

d. The District's fee for the first inspection of the water tap for each commercial structure, including a multi-unit residential complex, will be determined based on time and materials required, and must be paid to the District's representative at the time the inspection is requested.

e. The District's fee for each inspection of the wastewater tap for each commercial structure, including a multi-unit residential complex, is \$75, which must be paid to the District's representative at the time the inspection is requested.

E. Plumbing Inspections. The District will conduct five inspections of new residential and commercial plumbing construction as required by The Plumbing License Law, Chapter 1301, *Texas Occupations Code* for new construction. An inspection will be conducted at the time the service line is constructed, at the time of plumbing rough-in, for copper, at top-out, and upon completion of construction. The fee for these inspections, which will be performed by an independent plumbing inspector retained by the District, will be as follows:

Single-family residential inspections:	\$300
Irrigation system inspections	\$ 60
Other (including inspections of each residential unit within a multi-unit residential complex):	To be determined by District's representative based on size and scope of project

In addition, an inspection will be performed on all new irrigation system plumbing installations at a cost of \$60 per inspection. If an inspection is failed, a re-inspection fee of \$60 will be assessed for each required re-inspection. If the property is not accessible for inspection at the time an inspection is scheduled, the inspection will be deemed to have been failed and a re-inspection fee will be assessed. Inspection fees relating to new improvements at an existing connection will be added to the customer's water and wastewater bill.

Inspection fees for inspection of any new single-family residence will be deducted from the builder's deposit required under Article III of this Order, and the builder will be required to replenish the deposit in order to return it to its required level before any additional inspections will be conducted. The District's representative will determine the estimated amount of inspection fees which will be applicable to any project other than a single-family residence and the builder or developer of the project will be required to deposit an amount equal to the estimate prior to the commencement of the required inspections. The actual cost of the inspections for the project will be deducted from the deposit and, if the District's representative determines at any time that the remaining balance on deposit will not be sufficient to cover the cost of the remaining inspections, the builder or developer will be required to replenish the deposit in an amount established by the District's representative before any additional inspections will be conducted. Any remaining balance on deposit will be refunded, without interest, upon completion of the builder's or developer's project..

F. Cross-Connection Inspection Fees. The District will conduct cross-connection inspections of any modifications to existing construction that affects the customer's plumbing, including remodeling, installation of irrigation systems and construction of swimming pools.

1. Residential. The District's cross-connection inspection fees for changes to existing residential property, other than multi-unit residential complexes, are as follows:

Rough-in	\$25
Service Line	\$25
Copper	\$25
Top out	\$25
Final	\$50
Backflow	\$75 for each device

The fee for each reinspection is \$50, except for reinspection of backflow prevention devices, for which the fee is \$75 per device. The District will charge a reinspection fee in addition to the original cross-connection inspection fee if the applicant's plumber misses the appointment for a scheduled inspection.

2. Commercial. The District's cross-connection inspection fee for changes to existing commercial construction, including a multi-unit residential complex, will be determined by the District's representative based upon the size and scope of each project.

G. Security Deposits, Generally. A security deposit must be paid to the District's representative by each customer other than a builder, developer or contractor subject to Article III of this Order prior to the District's providing service to that customer. Security deposits are not transferable and will be held by the District to assure the prompt payment of all bills for water and wastewater services to the customer and any other charges due and payable by the customer to the District. At its option, the District may apply all or any part of a customer's security deposit to any delinquent bill of the customer or other sum due and payable by the customer to the District. Upon discontinuation of service, whether because of the customer's delinquency or upon the customer's request, the deposit will be applied against all amounts due to the District, including any disconnection fees, penalties, judgments or other charges. Any portion of the deposit remaining after deduction of these amounts will be refunded to the customer. In no event will a security deposit bear interest for the benefit of the customer.

1. Residential Security Deposits. An initial security deposit of \$100 is required for each single-family dwelling unit (5/8 or 3/4 inch residential meter) occupied by the owner of the residence who initiated service prior to July 6, 2010 ("grandfathered customers"). Other than these grandfathered customers, an initial security deposit of \$150 is required for each single-family dwelling unit (5/8 or 3/4 inch residential meter), including separately-metered apartment or other multi-family units. If a residential customer is given notice of disconnection due to a failure to make timely payment of the District's utility bills and fails to pay all past-due amounts by the time and date specified on the notice of disconnection, then, regardless of whether or not service is physically disconnected, the District will require an additional security deposit of \$150 for each disconnection. This additional deposit and any reconnection fees must be paid prior to reconnection of service. Residential security deposits must be in the form of cash, money order or other form of payment acceptable to the District's representative.

2. Commercial and Irrigation Meter Security Deposits. A security deposit equivalent to 90 days' peak water and wastewater usage is required for each commercial customer, including a multi-unit residential complex, and for each irrigation meter. If historical usage information is not available, the amount of the deposit will be calculated based on \$100 per FUE. Commercial and irrigation meter security deposits must be in the form of cash, certified check or bond or letter of credit approved by the Board as to form and issuer. All commercial and irrigation meter security deposits will be subject to adjustment based upon annual usage patterns, which will be reviewed by the Board in July of each year. A commercial customer that elects to post a bond or letter of credit for its security deposit will be required to pay an additional \$100 annual service charge to defray the District's administrative expense relating to the bond or letter of credit.

H. Non-Refundable Application Fee. An application fee of \$36 must be paid by each customer, other than builder, developer or contractor subject to Article III of this Order, at the time service is requested and an account is opened, to cover administrative costs associated with establishing and servicing the account.

I. Park Development Fee. A park development fee of \$900 per dwelling unit equivalent must be paid to the District by each builder or developer for each property receiving services from or through the District. This fee must be paid coincident with the payment of the District's water and sanitary sewer tap fees or upon the District's approval of the construction plans, whichever is earlier. This fee will be set aside from other District revenues and used solely for the development, operation and maintenance of park, open space reclamation and recreational facilities.

J. Additional Charges. Any non-routine charges incurred by the District in connection with any water tap, sewer tap or inspection is the responsibility of the applicant and payable to the District upon demand.

K. Service Calls. If a customer requests that the District's operator make a service call to the customer's residence to investigate a leak, sewer back-up, or operational issue that, after investigation, is determined to be the customer's responsibility, the customer will be responsible for any costs incurred by the District in connection with the service call. With respect to water service, the customer's responsibility begins on the customer's side of the water meter. With respect to wastewater service, the customer's responsibility terminates at the tap. The District may add the amount of any such costs to the customer's utility bill, or the District may deduct the amount of such costs from the customer's security deposit or any other amounts held by the District and may further require that the customer replenish the deposit by an equivalent amount.

III. Requirements of Builders, Developers and Contractors.

A. Homebuilder Deposit. Each homebuilder must deposit the sum of \$1,000 multiplied by that homebuilder's estimated number of housing starts within the District for three months or \$5,000, whichever is more, with the District's representative. This deposit will be placed in a separate account and will be refunded, without interest, to the builder on completion of the builder's homebuilding program within the District.

B. Developer Deposit. Each developer of a commercial project, including a multi-unit

residential complex, or a residential subdivision within the District must deposit the sum of \$5,000 with the District's representative. This deposit will be placed in a separate account and will be refunded, without interest, to the developer on completion of the developer's project within the District.

C. Use of Deposit. The cost of all plumbing inspections performed under Article II, Section E of this Order will be deducted from the applicable builder's or developer's deposit established under this Article, and the builder or developer in question will be required, upon receipt of notice from the District's representative, to immediately replenish the deposit by the amount of the inspection fees deducted in order to return the deposit to the amount required by Article. The cost of any repairs to the District's facilities caused by the builder's or developer's negligence or intentional acts; by the negligence or intentional acts of any contractor or subcontractor performing work associated with the builder's or developer's projects; the costs of any professional services incurred by the District due to builder or contractor damage, dumping or violations of the District's Rules; the cost of connections; the costs of any inspections other than plumbing inspections, and charges for water service and wastewater service which are not paid when due will be billed by the District's representative to the responsible builder or developer, and will be payable upon demand by the District. If, at any time, a builder or developer is delinquent in paying these bills for a period of 30 days, or is responsible for outstanding bills in the amount of \$200 or more, the District may transfer all or any part of its builder or developer deposit to the District's operating fund to pay these outstanding or delinquent bills in which case (i) the builder or developer will be required to immediately replenish the deposit by the amount transferred; or (ii) a homebuilder will be required to immediately increase its deposit to the sum of \$1,500 multiplied by the number of estimated starts by the builder over three months or \$7,500, whichever is more, and a developer will be required to increase its deposit to \$7,500. No additional water or sewer taps will be sold nor will any other approvals be issued to a builder or developer who is delinquent in the payment of any sums due to the District.

D. Contractors. Each builder or contractor within the District must pay the costs of any water service or wastewater service provided to it in accordance with the terms and provisions of this Order. Contractors may not withdraw water from any District fire hydrant unless the water is measured through a fire hydrant meter obtained and installed in accordance with Subsection E, below.

E. Fire Hydrant Meter and Deposit. No builder, developer, contractor or other person may temporarily connect to the District's water system or withdraw water from the District's system through a fire hydrant unless it utilizes a fire hydrant meter obtained from and assigned to it by the District. The assigned fire hydrant meter must be attached directly to the fire hydrant and must be used when making a temporary water connection for construction, street cleaning, or other construction-related activities, unless the District agrees otherwise. In addition, directly downstream from the fire hydrant meter, the builder, developer, contractor or other person must install a reduced pressure Backflow Prevention Device or a Code-approved air gap. A security deposit of \$1,500 must be paid to the District's representative at the time the meter is issued. This deposit will be held by the District and will be refunded, without interest, at the completion of the builder's or contractor's construction program within the District. No deposit will be required if the use of a fire hydrant is required by the contractor's construction agreement with the District. A violation of this metering requirement or the Backflow Prevention Device requirement will

result in the offending party being subject to a fine in the amount of \$5,000 per violation. The District may deduct the amount of any fines imposed as a result of a builder's, developer's or contractor's violation of this requirement from the meter deposit and may further require that the builder, developer or contractor replenish the deposit by an amount equivalent to the total deducted.

IV. Water and Wastewater Service.

A. Applications for Service. Any party desiring to receive service from the District's water or wastewater systems must make an application for service to the District's representative in the form approved by the Board. In cases when the property owner is not the occupant of the premises, the District's representative may require both parties to sign an agreement specifying who is responsible for the bills and deposits. If same-day service is requested, a flat fee of \$500 must be paid to the District's representative upon making the request. The fee is nonrefundable, and will be used to cover the cost of initiating service on an expedited basis.

B. Water and Sewer Service Rates. The following rates and charges for the sale of water and the collection and disposal of sewage will be in effect for all customers of the District effective for billings on or after January 1, 2023.

1. General Provisions.

a. Bills for sewer service will be computed based on the lesser of (i) the average amount of water used by the customer during the winter season based upon the average of the monthly readings of the customer's water meter during the winter-averaging period, or (ii) the customer's actual water usage.

b. If a separately metered single-family residential dwelling unit does not have an acceptable history of water usage during the winter-averaging period, the customer's monthly sewer bill will be based on the lesser of (i) 8,000 gallons, or (ii) the customer's actual water usage.

c. If any customer other than those covered by 1.b. does not have an acceptable history of water usage during the winter-averaging period, the customer's monthly sewer bill will be calculated based upon the customer's current monthly water usage.

d. A customer receiving water through an irrigation-only meter approved by the District will not be billed for sewer services unless the customer uses water for irrigation purposes during the winter-averaging period. If the customer uses water during the winter-averaging period, then the customer will be billed for sewer services based on the winter average that has been established for the irrigation meter due to the fact that the District is charged for wholesale wastewater service based upon the District's total water usage during the winter-averaging period. If a customer's irrigation water service is terminated during any period within which wastewater charges are being assessed as a result of water usage by the customer during the winter averaging period, the customer will remain responsible for the payment of those wastewater charges, notwithstanding the termination of the customer's water service, until a new winter average has been established for the customer's irrigation meter. Any sums coming due under this section may be deducted from the customer's security deposit.

2. Monthly Charges for separately metered, single-family residential customers (5/8 or 3/4 inch meter):

- a. Basic Service Rate: \$37.00 per dwelling unit
- b. Monthly In-District Sewer Rate per 1,000 gallons: \$ 6.89
- c. Monthly In-District Water Rates per 1,000 gallons::
 - 0 – 7,000 gallons \$ 5.08
 - 7,001 - 12,000 gallons \$ 5.91
 - 12,001 - 17,000 gallons \$ 6.69
 - over 17,000 gallons \$ 7.59

3. Monthly Charges for multi-unit residential complexes:

- a. Basic Service Rate:
 - (i) For multi-unit residential complexes with customer-contracted dumpster/trash collection service: \$22.90 per FUE, based on meter size;
 - (ii) for Parkside Condominiums: \$37.00 per dwelling unit (the total Basic Service Rate is \$5,328, calculated based on 144 dwelling units);
 - (iii) for other multi-unit residential complexes: To be determined at the time of connection.
- b. Water Commodity Charge (per 1,000 gallons), where “Base” means the customer’s average water usage during the winter-averaging period, as established under this Order:

<u>Gallons Used</u>	<u>Commodity Charge</u>
0 - Base	\$ 5.08
Over Base to Base x 1.50	\$ 5.91
Over Base x 1.50 to Base x 1.75	\$ 6.69
Over Base x 1.75	\$ 7.59

- c. Sewer Commodity Charge
(per 1,000 gallons): \$ 6.89

4. Commercial Customers, other than multi-unit residential complexes:

a. Basic Service Rate: \$22.90 per FUE, based on meter size;

(ii) Water Commodity Charge (per 1,000 gallons), where “Base” means the customer’s average water usage during the winter-averaging period, as established under this Order:

<u>Gallons Used</u>	<u>Commodity Charge</u>
0 - Base	\$ 5.08
Over Base to Base x 1.50	\$ 5.91
Over Base x 1.50 to Base x 1.75	\$ 6.69
Over Base x 1.75	\$ 7.59

b. Sewer Commodity Charge
(per 1,000 gallons): \$ 6.89

5. Monthly Irrigation Meter Rates.

a. Basic service rate: \$22.90 per FUE

b. Standard Water Commodity Charge per 1,000 gallons, where “Base” means 7,000 gallons per FUE, based on irrigation meter size, as established under this Order :

0 – Base	\$ 5.08
Over Base to Base x 1.50	\$ 5.91
Over Base x 1.50 to Base x 1.75	\$ 6.69
Over Base x 1.75	\$ 7.59

c. Rate per 1,000 gallons for usage during winter-averaging period or when water use restrictions are applicable:
\$ 7.59

d. If a customer utilizing an irrigation meter has a history of water usage through the meter during the previous winter-averaging period, then, in addition to applicable water commodity charges, the customer will be assessed a surcharged based on (i) the average amount of water utilized by the customer during the preceding winter-averaging period and (ii) the sewer commodity charge specified in Subsection IV.B.3.c., above.

6. Monthly In-District Fire Hydrant Rates per Fire Hydrant Meter:

- a. Monthly Service Availability Charge \$100.00
- b. Commodity Charge per 1,000 gallons:
 - (1) Standard rate: \$ 5.08
 - (2) Rate during winter averaging period: \$ 7.59

7. Monthly Out-of-District Sewer Rates \$ 8.90 per 1,000 gallons

C. Temporary Water and Wastewater Service. Temporary water and wastewater service will be provided for a five calendar-day period for the purpose of maintaining rental property or unoccupied property that is for sale. A flat fee of \$75 must be paid to the District's representative at the time the temporary service is requested. The fee is nonrefundable, and will be used to cover the cost of initiating and terminating service, and water and wastewater used during the connection period.

D. Grinder Pump Regulations.

1. Grinder Pump Installation. All Grinder Pumps required to serve any customer within the District must be obtained from and installed by the District's contractor. Installation must be scheduled through the District's representative, Crossroads Utility Services, LLC, at (512) 246-1400 a minimum of 15 business days in advance of the date the installation is required. No modification or repair of any Grinder Pump or its associated facilities, including the control panel, may be made by the customer after installation. Modifying, tampering with or disabling the alarm on any Grinder Pump is prohibited and constitutes a violation of this Order. All Grinder Pumps, including the wet well and control panel, will be District property, and any repair or replacement must be performed by the District or its designated contractor. The lateral service line connecting to the Grinder Pump will remain the property and responsibility of the customer. The customer must provide electricity to the Grinder Pump, which cost will be borne by the customer.

2. Wet Well and Tie-In. The construction of the wet well required for the Grinder Pump and the installation of the residential wastewater service line tie-in to the wet well will be the responsibility of the customer. ~~The Plans and specifications for the wet well construction and installation of the tie-in must be in accordance with the schematic and specifications attached as Exhibit C and Exhibit D, respectively. Both the wet well and tie-in must be located in a District easement adjacent to the street~~ provided to the District for review and approval prior to construction. Each wet well and tie-in will be inspected by the District for compliance with the ~~District's~~ District-approved specifications at the time the Grinder Pump is installed. If the well and/or tie-in are not in compliance with the ~~attached schematic and specifications,~~ then the non-compliance will be required to be corrected and re-inspected before the Grinder Pump is installed. The customer will be required to pay any additional charges incurred by the District due to any non-compliance and re-inspection.

3. Control Panel. Each customer must designate and maintain a permanent

location on his or her residence for the installation of a control panel for the District Grinder Pump. The location must be on the exterior of the residence and visible from the street. A fuseable disconnect at the designated Grinder Pump control panel location is required. No plantings, fencing or other improvements which would obstruct the visibility of a control panel will be permitted. The control panel and alarm system for each Grinder Pump will constitute District property, and may not be tampered with or modified, nor may the alarm be disabled.

4. Access. The customer will provide the District and its representatives access to the Grinder Pump, the control panel, the wet well, and any other facilities related to the operation of the Grinder Pump, including without limitation, the electrical facilities serving the Grinder Pump. The customer must provide an easement to the District for access to, and operation, maintenance, and repair of, the Grinder Pump and all related facilities.

V. Service Commitments.

A. Statement of Policy. The Board of Directors of the District has determined that it is in the best interest of the District that requests for service commitments be processed as provided in this Article, in order to assure the integrity of the District's Systems; enable the District to plan for future needs; assure the ability of the District to provide service on a uniform, nondiscriminatory basis and provide standard criteria for the evaluation, issuance and retention of service commitments.

Service commitments issued by the District will be subject to completion of all necessary facilities and payment of all applicable fees, and subject to all of the terms and conditions of the District's contracts with the City of Austin and the policies and procedures of the District, including this Order.

B. Application. Any applicant desiring a service commitment from the District must submit the following to the Board or its designated representative:

1. Eight copies of an application for service commitment, on a form promulgated by the District, executed by the owners of the property for which the service commitment is being requested. The application must include an agreement on the part of the applicant to pay the District's costs in connection with the evaluation of the service commitment application, and to grant without compensation all easements required by the District to serve the property.

2. Eight copies of a utility plan showing the property, the proposed utility facilities and sizing, any required easements, and all drainage patterns.

3. Eight copies of a preliminary engineering report, including a land use plan and final subdivision plat supporting the level of service for which the Service Commitment is being requested.

4. Proof of ownership of the property, and proof of identity.

5. A non-refundable filing fee in the amount of \$100.

C. Review.

1. A copy of the application and supporting documentation will be forwarded to the District's engineer, who will review it and determine the level of service requested; if the District's Systems are sufficient to provide the level of service requested; if the level of service requested is reasonable and necessary for the uses contemplated; and if the capacity requested to be allocated is available.

2. The District's engineer will prepare a written report to the Board, which will be presented and considered at the first Board meeting following the expiration of 60 days from the date the application and all required supporting documentation is filed.

D. Fees. If the Board approves an application for a service commitment, the Applicant will be required to pay one-half of the estimated tap, inspection and park fees, as determined by the District's general manager before the commitment becomes effective. Service commitments will be issued for specific tracts, and will be non-transferable. Prepaid tap, inspection and park fees are nonrefundable. In the event of termination of a service commitment to a tract, these fees will be held by the District and credited against the fees applicable to the tract in question when service is ultimately requested. If the ultimate use of a tract that has been issued a service commitment requires a meter of a size other than the size upon which the estimated tap fee was based, the District's Representative may make any adjustments that are necessary at the time the tap is installed, so that the tap fee collected will correspond to the size of meter installed. The actual tap, inspection and park fees applicable to a tract will be determined at the time service is requested, based upon the District's actual rates and charges in effect at that time. Any shortfall between the estimated fees and the actual fees must be paid prior to the time service is connected. Any excess of the estimated fees over the actual fees will be credited against the customer's future sewer billings.

VI. Disconnection and Reconnection; Administrative Fees.

If a customer is given notice of disconnection and all past-due amounts are not paid by the time and date specified on the notice of disconnection, then, regardless of whether or not service has been physically disconnected, the customer will be required to pay all past-due amounts, any additional security deposit required by this Order and the administrative fee specified in this Section. If service has been physically disconnected, all of such fees must be paid prior to service being reconnected. Service will be reconnected on the same day if payment is made prior to 2:00 p.m. If payment is tendered after 2:00 p.m., the customer will be required to pay the after-hours administrative fee in order to obtain same-day reconnection of service. The following fees will apply:

1. Water System

- | | | |
|----|--|----------------------|
| a. | When meter removed | \$ 100 |
| b. | When meter not removed | \$ 40 |
| c. | After-hours administrative fee
(when reconnection requested
or payment made after 2:00 p.m.) | above fee plus \$500 |

2. Wastewater System - Two times the cost to the District.

VII. Regulatory Assessment.

A regulatory assessment charge of ½% of retail water and sewer charges will be added to each customer's monthly billing commencing with all billings rendered by the District. The assessments will be remitted by the District to the Commission and are to be used by the Commission in performing its regulatory duties and in providing technical assistance and training to utilities.

VIII. Metering.

A. Meter requirements.

1. Use of Meter. All water sold by the District will be charged for by meter measurements.
2. Installation by District. The District will provide and install and will continue to own and maintain all meters necessary for the measurement of water to its customers.
3. Standard Type. The District will not furnish, set up, or put in use any meter which is not reliable and of a standard type which meets industry standards; provided, however, special meters not necessarily conforming to these standards may be used for investigation or experimental purposes.

B. Meter Readings.

1. Meter Unit Indication. In general, each meter will indicate clearly the gallons of water or other units of service for which charge is made to the customer.
2. Reading of Meters. As a matter of general practice, service meters will be read at monthly intervals, and as nearly as possible on the corresponding day of each meter reading period, but may be read at other than monthly intervals if the circumstances warrant.

C. Bill Adjustment Due to Meter Error. If any meter is found to be outside of the accuracy standards established by the American Water Works Association, proper correction will be made of previous readings for the period of two months immediately preceding the removal of the meter from service for the test, or from the time the meter was in service since last tested, but not exceeding two months, as the meter will have been shown to be in error by such test, and adjusted bills will be rendered. No refund is required from the District except to the customer last served by the meter prior to the testing. If a meter is found not to have registered for any period, to have been bypassed or tampered with, to have not been installed, or is, for any reason, unable to be located, the District's representative will make a charge for units used, based on amounts used under similar conditions during the preceding or subsequent period or during corresponding periods in previous years, or used by similar users under similar circumstances.

D. Meter Tampering. All water meters used to measure the water delivered to a

District customer by the District are District property and meter tampering is strictly prohibited. For purposes of this section, “meter tampering” or any similar term means tampering with a water meter or other District equipment; damaging, destroying or altering a meter; bypassing a meter; reconnecting service without authorization to do so, whether the disconnection was due to non-payment or for any other reason; installing a lock or other device on a meter or otherwise impairing the ability of the District or its authorized representative to terminate service; any other instance of alteration, modification, diversion or bypass, including physically disorienting a meter, attaching objects to a meter, including in order to divert service or to bypass the meter, inserting objects into the meter, or using other electrical or mechanical means to tamper with, bypass, or divert water service; failing to have a meter installed or covering or physically obstructing the location of the meter. Meter tampering or bypass or diversion of service is prohibited. Reconnecting service without authorization will be prosecuted as theft of service. Any party who tampers with a District meter or takes water from an unmetered or other unauthorized connection to the District’s Systems will be subject to a penalty in the amount of \$5,000 per violation, each day of which will constitute a separate violation, and will also be liable for the costs of all water unmeasured or diverted as a result, together with all attorney’s fees incurred by the District and costs of court. The District may offset a customer’s deposit against the amount of any penalties or costs imposed as a result of a violation of this section and may further require that the deposit be replaced and any unpaid penalties and costs paid before service is reconnected.

E. Meter Re-reads and Meter Tests. The District’s representative will, upon request of a customer, re-read the customer’s meter. Upon receipt of a request, the District’s representative will advise the customer that, if the meter reading proves accurate, the customer will be billed for the cost of the meter re-read. If, upon re-reading the meter, the original reading is found to be correct, the District will charge the customer a fee to cover the cost of the re-read. If the original reading is found to be incorrect, there will be no charge to the customer.

The District’s representative will, upon request of a customer, “bucket-test” the accuracy of the customer’s meter. Upon receipt of a request, the District’s representative will advise the customer that, if the meter test proves accurate, the customer will be billed for the cost of the test. If, upon testing the meter, the meter is found to be accurate, the District will charge the customer a fee to cover the cost of the test. If the meter is found to be inaccurate, there will be no charge to the customer.

If a customer requests that a meter be pulled and tested for accuracy, the customer will be responsible for all costs incurred by the District in removing and testing the meter unless the meter registers more than two percent above or below the test result under reasonable flow quantities, in which event the costs will be borne by the District. The customer may receive a copy of the test report upon request.

F. Meter Test Facilities and Equipment.

1. The accuracy of a water meter will be tested by comparing the actual amount of water passing through it with the amount indicated on the dial. The test will be conducted in accordance with the standards for testing cold water meters as prescribed by the American Water Works Association.

2. The District will provide the necessary standard facilities, instruments, and other equipment for testing its meters in compliance with these sections.

G. Meter Test Measurement Standards.

1. Measuring devices for meter tests may consist of a calibrated tank for volumetric measurement or tank mounted upon scales for weight measurement. If a volumetric standard is used, it will be accompanied by a certificate of accuracy from any standard laboratory. If a weight standard is used, the scales will be tested and calibrated periodically by such approved laboratory and a record maintained of the results of the test.

2. Standards used for meter testing will be of a capacity sufficient to insure accurate determination of accuracy.

3. A standard meter may be provided and used by the District for the purpose of testing meters in place. This standard meter will be tested and calibrated periodically to insure its accuracy within the limits required by these sections. In any event, these tests will be made at least once per year while the standard meter is in use, and a record of such tests will be kept by the District's representative.

H. Meter Test Prior to Installation. No meter will be placed in service unless its accuracy has been established. If any meter is removed from service, it must be properly tested and adjusted before being placed in service again. No meter will be placed in service if its accuracy falls outside the limits as specified by the American Water Works Association.

I. Leaks; Water Leak Adjustment Policy. Failure to repair a controllable leak within a reasonable time (not exceeding 30 days) after notice from the District to repair the leak will constitute a violation of the District's Rules. If a customer experiences a water leak, the customer may submit a written leak adjustment request detailing the circumstances of the leak. All requests must be accompanied by a copy of all invoices and documentation evidencing the leak and confirming that the leak has been repaired. Upon receipt of a complete request, the customer's usage will be recalculated based upon the customer's prior history, as determined by the District's representative. Water usage for the period in which the leak occurred that exceeds the base established by the customer's prior history will be presumed to be attributable to the leak and will be billed at the then-current wholesale water rate. The remaining portion of the customer's water usage will be billed at the District's normal and customary rates under this Order. If the leak occurred during the winter-averaging period, the District's representative may establish an alternative winter-averaging period for the customer. *[Does the Board want a maximum leak adjustment amount, such as \$225?]*

IX. Rendering and Form of Bills.

A. Bills for water and sewer service will be rendered monthly. Service initiated less than one week before the next billing cycle may be billed with the following month's bill. Bills will be rendered as promptly as possible following the reading of meters. One bill will be rendered for each meter.

B. Information to be Included on the Bill. The customer's bill will show the following

information, if applicable (and be arranged so as to allow the customer to readily compute his bill using a copy of the applicable rate schedule, which will be mailed to the customer on request):

- (i) the date of reading, current reading and the previous reading;
- (ii) (the number of gallons metered;
- (iii) the total amount due for water service and separately stated, the total amount due for sewer service, and total surcharge;
- (iv) the due date of the bill;
- (v) the total amount due as penalty for nonpayment within a designated period;
- (vi) the local telephone number or toll free number where the District's representative can be reached.

C. Payment Obligation. If a customer does not receive a bill or bills, his obligation to make payment for services rendered is not diminished or released.

D. Overbilling and Underbilling. If billings for District services are found to differ from the District's rates for the services, or if the District fails to bill the customer for services, a billing adjustment will be calculated by the District. If the customer is due a refund, an adjustment will be made for the entire period of the overcharges. If the customer was undercharged, the District will backbill the customer for the amount of the commodity actually used by the customer and may backbill at the actual cost of the commodity to the District. If the underbilling is \$25 or more, the District will offer the customer a deferred payment plan option for the same length of time as that of the underbilling. In cases of meter tampering, bypass, or diversion, the District may, but is not required to, offer a customer a deferred payment plan.

E. Prorated Charges. When a bill is issued for a period of less than one month, charges will be computed as follows: For metered service, service shall be billed for the amount metered and the minimum charge will be the applicable minimum as shown in this Order prorated for the number of days service was provided. For flat-rate service, the charge shall be prorated on the basis of the proportionate part of the period during which service was rendered.

F. Disputed Bills.

1. A customer may advise the District that a bill is in dispute by written notice to the District's representative. A dispute must be registered with the District prior to the date of proposed discontinuance for a customer to avoid discontinuance of service as provided by these sections.

2. Notwithstanding any other section of this Order, the customer is not required to pay the disputed portion of a bill which exceeds the amount of that customer's average monthly usage at current rates pending the completion of the determination of the dispute. For purposes of this section only, the customer's average monthly usage at current rates is the average of the customer's gross District service for the preceding 12-month period. If no previous usage

history exists, consumption for purposes of calculating the average monthly usage will be estimated on the basis of usage levels of similar customers and under similar conditions.

3. Notwithstanding any other section of this Order, a customer's service is not subject to discontinuance for nonpayment of that portion of a bill under dispute pending the completion of the determination of the dispute. The customer is obligated to pay any billings not disputed under Section XI of this Order (relating to Delinquent Accounts).

G. Adjusted Bills Due to Meter Tampering. If meter tampering occurs, a customer's bill may be determined based on any of the following methodologies:

(i) based upon service consumed by that customer at that location under similar conditions during periods preceding the initiation of meter tampering. An estimated bill will be based on at least 12 consecutive months of comparable usage history of that customer, when available, or a lesser history if the customer has not been served at that location for 12 months. This subsection does not prohibit the District from using another method of calculating a bill for unmetered water when the District's representative determines that another method is more appropriate

(ii) based upon that customer's usage at that location after the meter tampering has been corrected; or

(iii) where the amount of actual unmetered consumption can be calculated by industry-recognized testing procedures, the bill may be calculated for the consumption over the entire period of meter bypassing.

In addition to charges under this section, the customer will be responsible for all penalties and charges imposed under Subsection D, above and Subsection H, below.

H. Equipment Damage Charges. The District will charge for all labor, material, equipment, and other costs necessary to repair or replace equipment damaged due to meter tampering, service diversion, or the discharge of wastewater which the District's system cannot properly treat. The District will charge for all costs incurred to correct any instance of meter tampering, service diversion or unauthorized taps where there is no equipment damage, including incidents where service is reconnected without authority. An itemized bill of these charges will be provided to the customer.

X. Delinquent Accounts.

A. The District will bill each customer monthly for all services rendered in the preceding month, in substantial compliance with the procedures established in the City of Austin Utility Service Regulations. All bills will be considered past due and become delinquent if not paid in good funds by the third day after the date of issuance ("Due Date"). If the due date falls on a Saturday, Sunday, or legal holiday on which banks are required to close in the State of Texas, the applicable period will be extended to the next business day. The customer will be subject to termination of service, if full payment, including late fees, is not received by the 10th day of the month ("Delinquency Date").

B. A late charge of ten percent (10%) of the amount of the bill will be added on the Delinquency Date and this late fee shall continue to be assessed each month while the delinquent amount remains unpaid; provided, however, that the District will not impose a late fee for nonpayment of a bill due during an “*Extreme Weather Emergency*”, as that term is defined in Section 13.151 of the Texas Water Code, until after the Extreme Weather Emergency.

C. In the event that, due to non-payment of any sums due under this Rate Order which are not paid when due, the District institutes suit for the collection of any unpaid amounts, the District will be entitled to recover interest thereon at the maximum legal rate and reasonable attorneys’ fees and costs of court from the responsible party.

D. The District will have the right to charge any customer who pays his or her bill with a check which is dishonored an amount established from time to time by the District’s representative, which amount will be based on the prevailing or usual charges made for dishonored checks and drafts by other vendors in the same general area as the District. If a customer pays his or her account with a check that is dishonored, the District reserves the right to refuse to accept further checks from the customer and to require all future payments to be made by certified check, money order, cash, or credit or debit card.

E. Notification of Alternative Payment Programs or Payment Assistance.

(i) If a customer contacts the District’s representative to discuss his inability to pay a bill or indicates that he is in need of assistance with his bill payment, the District’s representative will inform the customer of all available alternative payment and payment assistance programs available from the District, such as deferred payment plans, as applicable, and of the eligibility requirements and procedure for applying for them. A deferred payment plan is any arrangement or agreement between the District and a customer in which an outstanding bill will be paid in installments that extend beyond the due date of the next bill. All deferred payment agreements must be in writing. The District’s representative may suspend the termination of services to customers for up to 30 days based upon the District’s representative’s determination that the customer is making a good faith effort to pay the District’s account; however, extensions beyond 30 days must be approved by the Board.

(ii) If a customer affected by an Extreme Weather Emergency requests a deferred payment plan within 30 days following the Extreme Weather Emergency, the District’s representative must offer the customer a deferred payment plan and a deadline for accepting the plan. The deferred payment plan offered must be written in plain language in English and, if requested, Spanish; identify the total amount due and, if payment is to be made in multiple installments, the number of installments and the amount of each installment; identify the deadline for payment or, if payment is to be made in multiple installments, the deadline for each installment; identify the dates that the Extreme Weather Emergency occurred, and the due dates and amounts owed of any bills that were due during the Extreme Weather Emergency; and include a statement in a clear and conspicuous type that states “If you are not satisfied with this agreement, or if the agreement was made by telephone and you feel this does not reflect your understanding of that agreement, contact Crossroads Utility Services at (512) 246-1400.” The deferred

payment plan may include a finance charge, conspicuously stated on the payment schedule, for late fees on the payment schedule not to exceed an annual rate of 10 percent simple interest, and may require payment in one or more installments. The payment plan must be reduced to writing and provided to the customer.

F. Post-Bankruptcy Services. In the event of bankruptcy of any District customer, amounts due for pre-bankruptcy services will be posted to the customer's existing account and amounts due for post-bankruptcy services will be posted to a separate account. The customer will be required to provide the District with adequate assurance of payment for services rendered after the date of the bankruptcy filing, in the form of a security deposit satisfying the requirements of this Order. Any existing security deposit will be held by the District as security for sums due for pre-bankruptcy services and will not be credited towards the security deposit for post-bankruptcy services. If the customer fails to furnish the required security deposit for post-bankruptcy services to the District, the District may discontinue service to the customer in accordance with the provisions of this Order.

XI. Termination of Service.

A. Disconnection with Notice. District service may be disconnected after proper notice for any of the following reasons:

(i) within 30 days from the date of the issuance of a currently delinquent bill, the customer has neither paid the delinquent bill and all currently past due bills nor entered into, and commenced paying under, a written deferred payment agreement;

(ii) the customer has defaulted in the obligations under any deferred payment agreement;

(iii) violation of the District's Rules pertaining to the use of service in a manner which interferes with the service of others or the operation of non-standard equipment, if a reasonable attempt has been made to notify the customer and the customer is provided with a reasonable opportunity to remedy the situation; ~~or~~

(iv) failure to comply with deposit arrangements where required by Article II of this Order; ~~or~~ or

(v) failure to repair a controllable leak within a reasonable time (not to exceed 30 days) after having been given notice to repair the leak.

B. Disconnection Without Notice. District service may be disconnected without notice where a known dangerous condition related to the type of service provided exists for as long as the condition exists, where service is connected without authority by a person who has not made application for service or who has reconnected service without authority following termination of service for nonpayment, or in instances of tampering with the District's meter or equipment, bypassing the same, or other instances of diversion. Where reasonable, given the nature of the hazardous condition, a written statement providing notice of and the reason for disconnection will be posted at the place of common entry or upon the front door of each affected structure as soon as possible after service has been disconnected.

C. Disconnection Prohibited. District service will not be disconnected in the following circumstances:

- (i) due to delinquency in payment for District service by a previous occupant of the premises;
- (ii) due to a failure to pay the account of another customer as guarantor, unless the District has in writing required the guarantee as a condition precedent to service;
- (iii) if the customer has notified the District's representative of the customer's desire to protest the disconnection, in which case the District will comply with the procedures set forth in Section E prior to disconnecting the customer's service; or
- (iv) due to nonpayment of a bill due during an Extreme Weather Emergency, until after the Extreme Weather Emergency.

If a customer has requested a deferred payment plan pursuant to Section X.E.(ii) of this Order, the District may not disconnect service to that customer until after the deferred payment plan has been offered and the customer has either declined to accept the deferred payment plan in a timely fashion or violated the terms of the deferred payment plan. Any preexisting disconnection notices issued to a customer for nonpayment of a bill due during an Extreme Weather Emergency are suspended upon the timely request for a deferred payment plan under Section X.E.(ii) of this Order. If the customer does not timely accept the offered a deferred payment plan or violates the terms of the deferred payment plan, any suspended disconnection notices are reinstated, and the entity may renegotiate the terms of the payment schedule or disconnect service on or after the disconnection date listed on the disconnection notice. If the customer does not timely accept the offered deferred payment plan or violates the terms of the deferred payment plan and there is not a preexisting disconnection notice, the entity must issue a disconnection notice pursuant to Section XI.A. of this Order prior to disconnecting the water or sewer service of the customer.

D. Notice of Disconnection of Service.

1. Mailed Notice. Proper notice of disconnection of service consists of a separate mailing by first class mail, postage prepaid, at least 10 days prior to a stated date of disconnection, with the words "**termination notice**" or similar language prominently displayed on the notice. The information included in the notice will be provided in English and Spanish if necessary to adequately inform the customer. A statement notifying the customer that, if they are in need of assistance with payment of their bill, they may be eligible for alternative payment programs, such as deferred payment plans, and to contact the District's representative for more information will also be attached to or on the face of the termination. The notice will advise the customer of the basis for the District's decision to disconnect service and that the customer has the right to request a hearing by contacting the District's representative at least 48 hours before the stated date of disconnection. The District's representative's telephone number will appear on the notice, together with information regarding appropriate times to contact the representative. If notice is mailed, the stated date of disconnection will not fall on a holiday or weekend, but will be the next working day after the 10th day. Payment at the District's authorized payment agency is considered payment to the District. The District will not issue a termination notice to the customer

earlier than the first day a bill becomes delinquent, so that reasonable time is allowed to ascertain receipt of payment by mail or at the District's authorized payment agency.

E. Customer Appeal Procedures.

1. Informal Hearing. Upon receipt of a customer's request to protest the termination of service, the District's representative will schedule an informal hearing with the customer and his representative prior to disconnection. The presiding officer at the informal hearing will be an individual who did not participate in the initial decision to pursue disconnection of the customer's service. The customer will be allowed to question the District's billing representative at the informal hearing regarding the basis for the decision to terminate service and present any testimony or evidence regarding the termination of service or its basis. The presiding officer will render a decision on the matter and state reasons for the decision and the grounds upon which the decision is based.

2. Appeal. The customer may appeal the decision of the presiding officer to the District's Board. If the customer posts a bond in an amount sufficient to cover the cost determined by the presiding officer to be due, the District will not proceed with termination of the customer's service until a final decision is made by the Board.

F. Disconnection. If payment of all delinquent and past due amounts has not been made by 5:00 p.m. on the date specified by written notice to the customer, and no other arrangements for payment have been made, service will be disconnected. In order to reconnect service, the customer must pay all delinquent and past-due amounts, plus any additional security deposit required by the terms of this Order and the applicable reconnect fee. The reconnect fee will be due regardless of whether or not service has been physically disconnected. If payment is tendered after 2:00 p.m. on the date of disconnection, the customer must pay the after-hours reconnect fee in order to obtain same-day reconnection of service. If a customer defaults under a payment plan entered into with the District, termination procedures will immediately be initiated.

G. Disconnection on Holidays or Weekends. Unless a dangerous condition related to the type of service provided exists or the customer requests disconnection, service will not be disconnected on a day, or on a day immediately preceding a day, when personnel of the District are not available to the public for the purpose of making collections and reconnecting service.

H. Disconnection for Ill and Disabled. The District will not discontinue service to a delinquent residential customer permanently residing in an individually-metered dwelling unit when that customer establishes that discontinuance of service will result in some person residing at the residence becoming seriously ill or more seriously ill. Each time a customer seeks to avoid termination of service under this section, the customer must have the attending physician (for purposes of this section, the term "physician" means any public health official, including medical doctors, doctors of osteopathy, nurse practitioners, registered nurses, and any other similar public health official) call or contact the District's representative within 15 days of issuance of the bill. A written statement must be received by the District's representative from the physician within 30 days of the issuance of the bill. The customer who makes such request must enter into a deferred payment plan with the District.

I. Reconnection of Services. If service is discontinued for any reason, service will be reconnected within 24 hours of payment in full of the past due bill and any other outstanding charges, including any additional security deposit required by this Order, and the applicable reconnect fee.

J. Meter Removal. The District's representative will remove a customer's water meter if the customer illegally restores his service without payment of his delinquent account.

XII. Continuity of Service.

A. Service Interruptions.

1. The District will make all reasonable efforts to prevent interruptions of service. When interruptions occur, the District will re-establish service within the shortest possible time.

2. The District will make reasonable provisions to meet emergencies resulting from failure of service, and the District will issue instructions to its employees covering procedures to be followed in the event of emergency in order to prevent or mitigate interruption or impairment of service.

3. In the event of national emergency or local disaster resulting in disruption of normal service, the District may, in the public interest, interrupt service to other customers to provide necessary service to civil defense or other emergency service agencies on a temporary basis until normal service to these agencies can be restored.

B. Record of Interruption. Except for momentary interruptions due to automatic equipment operations, the District's representative will keep a complete record of all interruptions, both emergency and scheduled. This record will show the cause for interruptions, date, time, duration, location, approximate number of customers affected, and, in cases of emergency interruptions, the remedy and steps taken to prevent recurrence.

XIII. Customer Service Agreement and Plumbing Regulations.

A. Authority. Under the requirements of the Chapter 341, Subchapter C of the *Texas Health & Safety Code* and 30 *Texas Administrative Code* § 290.46(i), the District is required to adopt rules to allow for proper enforcement of the requirements of the Commission.

B. Applicability. All customers receiving water and/or wastewater utility service from the District are subject to the requirements of this Section. The provisions of this Section constitute a service agreement between the District and each customer receiving utility services from the District. By requesting and/or accepting utility service from the District, each customer agrees to comply with the provisions of this Section.

C. Purpose. The District is responsible for protecting the drinking water supply from contamination or pollution which could result from improper plumbing practices. The purpose of this section is to notify each customer of the plumbing restrictions which are in place to provide this protection. The District enforces these restrictions to ensure the public health and welfare.

Each customer must agree to comply with this section as a condition to receiving water and/or wastewater services from the District.

D. Plumbing Restrictions. The following undesirable plumbing practices are prohibited:

1. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination must be isolated from the public water system by a Code-approved air-gap or an appropriate Backflow Prevention Device.

2. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply must be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone Backflow Prevention Device.

3. No connection which allows water to be returned to the public drinking water supply is permitted.

4. No pipe or pipe fitting which contains more than eight percent (8.0%) lead may be used for the installation or repair of plumbing at any connection which provides water for human use.

5. No solder or flux which contains more than two-tenths of one percent (0.2%) lead can be used for the installation or repair of plumbing at any connection which provides water for human use.

6. Copper water lines, including customer service lines, will not be permitted unless completely wrapped with an impermeable material approved by the District's representative at the time of installation, and such installation is inspected by the District's representative prior to the time the lines are covered..

E. Service Conditions. The following are the terms for the provision of service between the District and each customer of the District:

1. The customer must comply with the provisions of these Rules as long as the customer is receiving service from the District.

2. The customer must allow his or her property to be inspected for possible cross-connections and other undesirable plumbing practices as required by Article XIV. These inspections will be conducted by the District or its designated agent prior to initiating service and may be conducted periodically thereafter. All inspections will be conducted during the District's normal business hours.

3. The District will notify the customer in writing of any cross-connection or other undesirable plumbing practice which has been identified during the initial inspection or periodic reinspection.

4. The customer must immediately correct any undesirable plumbing practice on his premises.

5. The customer must, at his expense, properly install, test, and maintain any Backflow Prevention Device required by the District. Copies of all testing and maintenance records must be provided to the District.

F. Backflow Prevention Devices.

1. If there is an actual or potential source of contamination, pollution or hazard to the District's water system, no connection may be made to the District's water system unless:

a. there is a Code-approved air gap between the potential source of contamination, pollution or hazard and the drinking water supply; or

b. a Backflow Prevention Device is installed between the potential source of contamination, pollution or hazard and the drinking water supply.

2. A Backflow Prevention Device must be tested upon installation. The test must be conducted by an individual who has completed a Commission-approved course on cross-connection control and backflow prevention and passed an exam administered by the Commission or its agent ("Recognized Tester"). The Recognized Tester must certify that the Backflow Prevention Device is operating within specifications and present evidence that the gauges used in the test have been calibrated and tested for accuracy in accordance with American Water Works Association or University of Southern California standards and that the Recognized Tester is currently certified to conduct Backflow Prevention Device tests.

3. A Backflow Prevention Device that is installed to protect against cross-connection, potential cross-connection, or other situation involving any substances that could cause death, illness, spread of disease, or has a high probability of causing such effects if introduced into the potable drinking water supply must be inspected and certified to be operating within American Water Works Association or University of Southern California specifications at least annually by a Recognized Tester. All test and maintenance reports must be completed using a Commission form, or a form that contains the same information, and must be filed with the District within 30 days regardless of whether the test indicates a passed or failed test.

4. The District will maintain test and maintenance reports for a period of at least three years.

G. Enforcement. Any customer who fails to comply with the terms of this Article may be assessed a penalty as provided in Article XVIII of this Order. In addition, the District may terminate service and/or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this Article will be billed to and must be paid by the responsible customer.

XIV. Customer Service Inspections.

A. Authority. 30 *Texas Administrative Code* §290.46(j) requires the District to adopt

rules providing for the conduct and certification of customer service inspections.

B. Inspections. The applicant for service or customer must submit a completed customer service inspection certification to the District in the following instances:

1. before the District provides continuous and adequate service to new construction;
2. when the District has reason to believe that cross-connections or other unacceptable plumbing practices exist on any existing service; or
3. after any material improvement, correction or addition to any existing private plumbing facilities.

C. Certifications. A customer service inspection certification must be fully completed in the form attached as Exhibit EB. The certification must be completed at the applicant's or customer's expense by:

1. a Plumbing Inspector and Water Supply Protection Specialist licensed by the Texas State Board of Plumbing Examiners and in good standing at the time of the inspection;
2. a certified waterworks operator and employee of the District's management company who has completed a training course, has passed an examination administered by the Commission or its designated agent, and holds an endorsement granted by the Commission or its designated agent; or
3. a licensed plumber, if the inspection and certification are for a single-family residential service.

D. Records. The District will maintain copies of completed customer service certifications for a minimum of ten years.

E. Unacceptable Plumbing Practices. If unacceptable plumbing practices are discovered, they must be promptly repaired and eliminated by the customer or applicant for service to prevent contamination of the water supplied by the District. The existence of an unacceptable plumbing practice is sufficient grounds for immediate termination of service without notice in order to protect the health and safety of all District customers. Service will not be restored until the potential source of contamination has been eliminated or additional safeguards have been taken and a new customer service inspection certification is provided to the District.

F. Enforcement. If a customer fails to comply with the terms of this Article, the District may assess fines in accordance with Section XVIII of this Order, and may terminate service. Any expenses associated with the enforcement of this Article will be billed to and must be paid by the responsible customer.

XV. Service Commitments and Other District Approvals; Review Fees; Land Plan

Revisions

A. Applicants for service commitments, out-of-district service requests, land plan revisions, construction plan review and/or inspection, subdivision plan review and/or inspection or other types of District approvals are responsible for the payment of all legal, engineering and/or management fees incurred by the District in reviewing their applications and, in addition, will be responsible for the cost of updating the District's water and wastewater maps to reflect any facilities to be constructed by the applicant pursuant to any approved plans. The District's representative will establish a deposit amount equivalent to the estimated consultant fees that are expected to be incurred in connection with the application and the update of the District's water and wastewater maps, and the applicant must deposit this amount with the District prior to any review or processing work being initiated. All consultants' fees associated with the application or map updates incurred by the District will be charged against the deposit. Upon completion of the review process, the applicant must pay any fees incurred by the District in excess of the deposit. Any excess deposit remaining after payment of all fees will be returned to the applicant. No service commitment or plan approval will be issued by the District until all fees are paid. If the District approves any change in its land plan at an applicant's request, the District's official land use plan will be revised to reflect the change by the District's engineer, at the applicant's expense.

B. Applicants must work diligently and in good faith with the District's representative toward the ultimate disposition of an application. Applications for service commitments, out-of-district service requests, land plan revisions, construction plan review and/or inspection, subdivision plan review and/or inspection or other types of District approvals will expire 180 days following the day the application for such approval was received by the District's representative. If, at the expiration of the 180 day application period, an application has not been finally approved or denied, the Applicant must pay a \$2,500 extension fee to extend the application period an additional 180 days, unless the District's representative determines that the Applicant has consistently worked diligently and in good faith toward the ultimate disposition of the application.

C. Any service commitment or construction plan approvals by the District will be valid for a period of three years from the date of approval only. Unless the project for which the commitment has been made or the plans have been approved has been completed within three years from the date of such approval, the approval will expire and the applicant will be required to submit a new application or set of plans to the District, and to pay all of the District's costs associated with its review and approval of such application or plans.

XVI. Development and Utility Construction Agreements.

A. Applicants for a utility construction agreement or other type of development agreement with the District must pay all legal, engineering and/or management fees incurred by the District in the negotiation and preparation of the agreement and, in addition, must pay all engineering fees required to update the District's water and wastewater maps to reflect any water and wastewater facilities which will be constructed under the terms of the agreement. The District's representative will establish a deposit amount equivalent to the estimated consultant fees that are expected to be incurred in connection with the agreement and map updates, and the applicant must deposit this amount with the District prior to any work being initiated. All consultants' fees associated with the agreement and map updates which are incurred by the District

will be charged against the deposit. Upon completion of the related work, the applicant must pay any fees incurred by the District in excess of the deposit. Any excess deposit remaining after payment of all fees will be returned to the applicant. No agreement will be executed by the District or become effective until these fees are paid.

XVII. Maintenance of Stormwater Structural Controls.

A. Applicants seeking to develop or redevelop any property within the District must submit a maintenance plan, in a form approved by the District's engineer, addressing the maintenance requirements for all on-site drainage facilities, to the District at the time plans for drainage facilities are submitted to the District. Prior to approval of the construction plans, the Applicant must execute and deliver to the District for recording in the official public records of the county in which the property is located a maintenance covenant substantially in the form of the attached Exhibit FC, or in a form approved by the District's attorney, that memorializes the property owner's obligations under the maintenance plan. All on-site drainage facilities, including without limitation, filtration, detention, and sediment-removal facilities that are the responsibility of the property owner, must be continuously maintained and repaired in compliance with the maintenance plan, and such maintenance and repair must be documented and retained by the property owner for review by the District upon request. On-site drainage facilities are subject to inspection by the District upon completion, six months after completion, and annually thereafter. If the District's inspection of any on-site drainage facility indicates that the facility is not in proper working condition or otherwise requires maintenance or repair, the District will give written notice to the property owner, and the owner must maintain or repair the facility, as appropriate, within 30 days of the date of the notice. If the facility is not maintained or repaired within this 30-day period, the District may, but is not obligated to, maintain or repair the facility and charge the expense to the property owner. The property owner must reimburse the District, within 10 days after receipt of written demand, all costs incurred by the District for maintenance or repair of the facilities, plus the lesser of (i) the maximum lawful interest rate, or (ii) 15% per annum, until paid in full. A failure to maintain or repair on-site drainage facilities, or to pay the reasonable expenses incurred by the District in performing the maintenance or repair, will subject the owner to the penalties set forth in Article XVIII, and to termination of utility service to the property.

XVIII. Penalties.

A. Water and sanitary sewer service will not be provided by the District until all requirements of this Order have been met.

B. The provisions of this Order constitute rules adopted under Section 54.205, *Texas Water Code*. Violation of any provision of this Order will result in the offending party being subject to the payment of a penalty, not to exceed \$5,000 per violation, which will be set by the Board. Each day during which an offense continues will constitute a separate violation. In addition, the violating party will be liable to the District for any other penalty provided by the laws of this State, and any costs incurred by the District in connection with any repairs or corrections necessitated by the violation. If the District prevails in any suit to enforce the provisions of this Order, the District may additionally recover its reasonable attorneys' fees, expert witness fees and other costs incurred by the District before the Court.

C. The District has published notice of the rules contained in this Order as required by Section 54.207, *Texas Water Code*.

XIX. Multiple Counterparts.

This instrument may be executed in multiple counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. A facsimile or .pdf of the signature of the undersigned, and a signature of the undersigned transmitted by fax, email or similar electronic means, will be deemed to be, and will have the same force and effect as, an original signature for all purposes.

XX. Previous Orders Superseded.

All previous Orders Establishing Services Rates, Charges and Tap Fees and Adopting Rules and Policies With Respect to the District's Water, Wastewater and Drainage Systems are hereby revoked and superseded by this Order in their entirety.

(Signature page follows)

PASSED AND APPROVED this ~~25th~~22nd day of ~~June~~April, ~~2024~~2025.

Brenda Richter, President
Board of Directors

ATTEST:

~~Christopher Capers~~Colette Downey, Secretary
Board of Directors

EXHIBIT "A"
Customer Application

Northtown MUD
Water/Wastewater Service Application

Return to: Northtown MUD C/O Crossroads Utility Services 2601 Forest Creek Drive Round Rock, Texas 78665-1232	Work Order #: _____
By Email: customerservice@crossroadsus.com	
By Fax: 512-246-1900	Today's Date: _____
(if faxing, please call 512-246-1400 to confirm receipt)	

Applicant's Name: _____	Date to Begin Service: _____
Service Address: _____	Property Owner's Name: _____
Billing Address: _____	Property Owner's Address: _____
Applicant's Cell Phone No. _____	Email address: _____
Applicant's Phone No. _____	Property Owner's Number: _____
Applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
Applicant's Employer: _____	
Applicant's Driver's License & State: _____	Work Phone: _____
Spouse's Name & Work No.: _____	

The undersigned hereby makes application to Northtown MUD for water and wastewater services. We/I understand and agree that we/I will be responsible for all water and wastewater services provided to the property described in this application until such time as service to the property is disconnected in accordance with the District's Rules and Regulations regarding utility services. We/I agree to comply with the District's Rules and Regulations and to pay for all utility services rendered to the property in a timely manner and understand that a violation of the Rules and Regulations may result in a penalty and/or termination of utility services to my/our property. We/I represent that the information above is true and correct.

Signed: _____

Signed: _____

House Bill 859 requires "government-operated" Utilities to notify customers of their right to confidentiality. You have the right to request confidentiality of your personal information contained in our records. "Personal information" as defined by the statute means an individual's address, telephone number, or social security number.

☐ Accept

☐ Decline

Signed: _____

Signed: _____

*****PLEASE SIGN AND RETURN THIS COPY*****

Northtown MUD Customer Service Agreement

I. PURPOSE

The Northtown MUD (the "Water System") is responsible for protecting the drinking water supply from contamination or pollution that could result from improper plumbing practices. The purpose of this Customer Service Agreement (the "Agreement") is to notify each customer of the plumbing restrictions that are in place to provide this protection. The utility enforces these restrictions to ensure the public health and welfare. Each customer must sign this Agreement before the Northtown MUD will begin service. In addition, when service to an existing connection has been suspended or terminated, the Water System will not re-establish service unless it has a signed copy of this Agreement.

II. PLUMBING RESTRICTIONS

The following unacceptable plumbing practices are prohibited by State regulations.

A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an air-gap or an appropriate backflow prevention device.

B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.

C. No connection that allows water to be returned to the public water supply is permitted.

D. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of plumbing at any connection that provides water for human use.

E. No solder or flux that contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection that provides water for human use.

F. Plumbing installed on or after January 4, 2014 bears the expected labeling indicating less than or equal to 0.25% lead content. If not properly labeled, please provide written comment.

III. CUSTOMER SERVICE AGREEMENT

The following are the terms of the Customer Service Agreement between the Northtown MUD and _____ (the "Customer").

A. The Water System will maintain a copy of this Agreement as long as the Customer and/or the premises is connected to the Water System.

B. The Customer shall allow his property to be inspected for possible cross-connections and other unacceptable plumbing practices. These inspections shall be conducted by the Water System or its designated agent prior to initiating new water service; when there is reason to believe that cross-connections or other unacceptable plumbing practices exist; or after any major changes to the private plumbing facilities. The inspections shall be conducted during the Water System's normal business hours.

C. The Water System shall notify the Customer in writing of any cross-connection or other unacceptable plumbing practice that has been identified during the initial inspection or the periodic reinspection.

D. The Customer shall immediately correct any unacceptable plumbing on his premises.

E. The Customer shall, at his expense, properly install, test, and maintain any backflow prevention device required by the Water System. Copies of all testing and maintenance shall be provided to the Water System.

IV. ENFORCEMENT

If the Customer fails to comply with the terms of the Customer Service Agreement, the Water System shall, at its option, either terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this Agreement shall be billed to the customer.

Signed: _____
Customer's Signature

Printed Name: _____

Signed: _____
Customer's Signature

Printed Name: _____

Date: _____



Checklist for New Applicants

(512) 246-1400

Office Address: 2601 Forest Creek Dr Round Rock, TX 78665

Mailing Address: PO Box 4901 Houston, TX 77210-4901

Hours: Monday – Friday 8 am to 5 pm

Emergency Services 24/7 (512) 246-1400

www.crossroadsus.com

Application:

Please complete the enclosed service application with a legible copy of your un-expired drivers license or government ID. Scan the completed application and copy of your ID to customerservice@crossroadsus.com, or fax to 512-246-1900. Please call 512-246-1400 after submitting your application to pay the deposit and administrative fee.

- ☐ Page 1 – Service Application (signed)
- ☐ Page 2 – Customer Service Agreement (signed)
- ☐ **Copy of Driver's License for all applicant(s)**
- ☐ Security Deposit & Application Fee (please call to pay after submitting application)



Important Information For New Utility Customers

(512) 246-1400

PO Box 4901

Houston, TX 77210-4901

Hours: Monday – Friday 8 am to 5 pm

Emergency Services 24/7 (512) 246-1400

www.crossroadsus.com

Welcome to Northtown MUD

You have recently opened your utility account and we want to provide you information about your utility billing services. Crossroads Utility Services, LLC manages the water and wastewater systems and the utility billing activities of Northtown MUD

The utility bills for Northtown MUD have a due date of the 10TH every month. If the due date falls on a holiday or weekend, the due date is extended to the next business day. Bills paid after 5pm on or after the due date are subject to a 10% late fee. All payments are posted to your account the business day the payment is received. Your water will be disconnected if your bill is in arrears upon notice and in accordance with Northtown MUD policies.

Payments: There are several options for paying your utility bill.

1. **Walk-in Payment** at our Office, Monday thru Friday from 8 am to 5 pm (closed most federal holidays). We accept cash, checks, money orders, cashier checks, and all major credit cards. Our office is located at 2601 Forest Creek Drive, Round Rock, TX 78665.
2. **By Mail**, with check or money order, and your payment will be credited the day that we receive it. Please write your entire account number on the check or money order. Please send payment payable to Northtown MUD PO Box 4901 Houston, TX 77210-4901. Your account number is located on your billing statement.
3. **By Phone**, with any major credit or debit card. You may also set up automatic monthly payments with your credit or debit card by phone.
4. Our **Website** 24/7 at www.crossroadsus.com with any major credit card or checking account. Payments will be posted next business day. Please click on the "Pay my Bill" tab. You may also set up automatic monthly payments with your credit or debit card or ACH by using the website.
5. **Automatic Draft** Please mail in or bring in a copy of a VOIDED bank check along with your bill stub. The back of your bill stub has our reoccurring monthly auto-draft agreement that needs to be completed with the voided check.
6. Your bank's **Online Bill Pay Service** If you use your bank's online bill pay company, it is critical that the full account number found on your bill is clearly shown on the check to ensure your payment is posted promptly and correctly to your account. Please allow 7-10 business days to ensure your payment is received before your due date. Please send payment payable to Northtown MUD PO Box 4901 Houston, TX 77210-4901.
8. **Drop box** Please remit your bill stub and a check payable to Northtown MUD secured in an envelope in the water utility drop box location at 1421 Wells Branch Parkway (across from HEB). Cash is not accepted.

EXHIBIT “B”
~~Agreement Concerning Grinder Pump~~
Available upon request

~~EXHIBIT “C”~~
~~Wet Well Schematic~~
~~Available upon request~~

~~EXHIBIT “D”~~
~~Tie-in Specifications~~
~~Available upon request~~

Northtown Municipal Utility District Committee List

Budget, Finance & Rates

Directors – Chris Capers, Lee Hill / Non-Directors – Mona Oliver

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

Communications

Directors – Colette Downey, Lee Hill / Non-Directors – Mona Oliver

Communications
Signage/Signs
Website

Utilities & Services

Directors – Brenda Richter, Colette Downey / Non-Directors – Mona Oliver

Crossroads Contract renewal
Solid Waste
Drought Contingency
Infrastructure
MS4 Permit

Facilities

Directors – Brenda Richter, Lee Hill / Non-Directors – Mona Oliver

New Facility Construction
Median & ROW Maintenance
Park
Vehicle Lifecycle

Legal\Security

Directors – Lisa Baker, Chris Capers / Non-Directors – Mona Oliver

Restrictive Covenants
Security and Public Safety
Wholesale Rate Challenge
Technology

Development

Directors – Brenda Richter, Lisa Baker / Non-Directors – Mona Oliver

NORTHTOWN MUNICIPAL UTILITY DISTRICT AGENDA

April 22, 2025

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, April 22, 2025. 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 March 25, 2025 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) Master Services Agreement and Order Form from Flock Safety;
4. District operations manager and utility operator's report and related action items, including:
 - (a) Utility operations and repairs and any proposals;
 - (b) Billing report and write-offs;
5. Landscape maintenance report and related action items, including any proposals;
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 report;
 - (e) Facilities, parks & maintenance, including:
 - (i) Parks Master Plan, including Studio 16:19 report;
 - (f) Purchase requests and/or proposals;
 - (g) Communications Committee and related action items;
 - (h) Renewal Notice and Benefit Verification Form from TX Health Benefits Pool;

7. District engineer's report and related action items, including:
 - (a) Development matters, including:
 - (i) Village at Northtown Multifamily (North Wells Branch/The Parker);
 - (ii) Village at Northtown Multifamily (Edenbrook);
 - (iii) AvalonBay Multifamily;
 - (iv) JD's Supermarket Dessau;
 - (v) Heatherwilde office;
 - (b) MS4 permit compliance matters;
 - (c) Application to TCEQ for use of surplus funds;
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. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;
10. Attorney's report and related action items, including:
 - (a) Matters pertaining to actions taken by out-of-county housing finance corporations (*executive session*);
 - (b) Purchase of real property for purposes of parks and open space (*executive session*);
 - (c) Order Establishing Service Rates, Charges and Tap Fees and Adopting Rules and Policies With Respect to the District's Water, Wastewater and Drainage Systems;
11. 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.