

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

February 25, 2025

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on February 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 except Director Capers, 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”); Kyle Fadal and Austin Rusk of TexaScapes; Scott Foster of 360 Professional Services, Inc. (“360 PSI”); and Brent Baker of Studio 16:19.

Director Richter called the meeting to order at 5:47 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 minutes of the January 29, 2025 Board meeting. Upon motion by Director Downey and second by Director Baker, the Board voted 4-0 to approve the minutes, 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 “B”**. Director Baker asked for Deputy Serna to expand on the “Deadly Conduct” incident listed in the report. Deputy Serna responded that the incident referred to involved the discovery of bullet holes on District park equipment.

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 “C”** with the Board. He reported that the District had 3,177 occupied single family connections as of January, and that the water accountability for the reporting period was -4.55%. He next presented four write-offs included in his report for Board consideration. Upon motion by Director Downey and second by Director Baker, the Board voted 4-0 to approve the write-offs. Mr. Hendrix then reviewed the Notice of Violation from the TCEQ, attached as **Exhibit “D”**. He advised that Crossroads had contacted the TCEQ to explain that the violation was unfounded since it was based on a minor formatting issue, which resulted in the TCEQ waiving the violation. Mr. Hendrix next stated that a customer on Sweet Leaf Lane had

requested a payment plan of at least six months due to a high water bill caused by a leak. Board discussion ensued regarding its historic payment plan policy. After discussion, upon motion by Director Downey and second by Director Baker, the Board voted 4-0 to approve offering the customer a six month payment plan for the approximately \$482 delinquent account. Director Richter asked Mr. Hendrix and Mr. Dean to identify the District's historic payment plan policy for general consideration at the next Board meeting.

Director Richter then stated that the Board would receive the landscape maintenance report, attached as **Exhibit "E"**. Mr. Fadal reviewed the landscape maintenance report with the Board. He stated that the tree planting project had recently been completed and that he had no proposals for Board consideration this month.

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 "F"**. Ms. Oliver reviewed the Restrictive Covenant Committee report, monthly expenditure report, and report from Texas Disposal Systems, Inc. ("**TDS**") with the Board. Ms. Oliver next reported that the sidewalk repairs had been completed, but that she recommended withholding payment to the contractor until Mr. Foster had inspected and approved the repairs. Upon motion by Director Hill and second by Director Baker, the Board voted 4-0 to approve payment to AOK Innovations for the sidewalk repairs, subject to Mr. Foster's approval. Ms. Oliver next stated that she recommended the Board adopt a "no soliciting" policy for the District's parks, since various individuals had recently been attempting to conduct business in the parks. The Board agreed that the Facilities Committee would consider the issue and present a recommendation to the Board at a later date. Ms. Oliver then presented a proposal from Flock Safety to install an additional license plate reading camera in the Lakes at Northtown. She stated that Flock would obtain the easement needed to install the camera. Mr. Dean stated that he would like to look into the whether Flock's acquisition of an easement for the District presented any issues. Director Hill suggested that the Board consider installing a new camera in Brookfield and generally at entrances to and exits from the District. Ms. Oliver stated that the Legal/Security Committee would have a meeting soon at which possible additional locations would be considered. The Board agreed to table the possibility of adding one or more new cameras until the Legal/Security Committee had considered additional locations and Mr. Dean had investigated Flock's offer to obtain an easement for the District. Ms. Oliver next stated that she and Mr. Foster had reviewed the District's property insurance schedule and were coordinating with TML to make certain adjustments to it. Ms. Oliver concluded her report by asking that any directors that planned to attend the 2025 CASE conference let her know so that she could register them.

Director Richter stated that the Board would receive the engineer's report attached as **Exhibit "G"**. Mr. Foster reviewed his report with the Board. He first reviewed the status of various development projects within the District. He next reported that the North Austin Stormwater Quality Coalition had timely submitted the Notice of Intent for the District's MS4 permit to the TCEQ. He then stated that the surplus funds application to the TCEQ would be ready for submission by the end of February. He noted that the Village at Northtown had been notified of this and asked to provide any final questions or comments regarding the application by the date of the Board meeting, but that none had been received. Mr. Foster added that the Village at Northtown had additionally been provided with a list of items required before the District submitted a second surplus funds application to the TCEQ. Mr. Dean presented the Resolution Authorizing Application to the Texas Commission on Environmental Quality for the Use of Surplus Funds, attached as **Exhibit "H"**, to the Board. Upon motion by Director Hill and second by Director Baker, the Board voted 4-0 to approve the resolution.

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 "I"** and reviewed them with the Board. Mr. Douthitt commented that the District was ahead of budget for the year so far, which was partially attributable to higher than budgeted water sales. 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. He noted in particular that the District had made an arbitrage rebate payment to the federal government on the District's Series 2019 bonds. Upon motion by Director Hill and second by Director Downey, the Board voted 4-0 to approve the transfers and director and vendor payments.

Director Richter next stated that the Board would receive a report from the Communications Committee. Director Downey reported that she and Director Hill had met and discussed the possibility of creating a push card with a QR code to the District's website that could be included in multifamily move-in packets. She explained that one of the primary benefits of this would be to inform new residents of the District's park facilities. Director Downey then stated that the Communications Committee recommended that the District obtain quarterly web traffic reports in order to determine District website usage. Director Richter stated that she understood that the Communications Committee had met without Ms. Oliver, who was included on all District committees. Director Hill responded that the only reason that Ms. Oliver was not invited was because the meeting was ad hoc. Mr. Dean stated that he would include Ms. Oliver on all of the committees on the District committee list going forward.

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 John Carlton had recently sent a second letter to the City of Austin to initiate contract negotiations, since the current contract expired in January 2026. Mr. Dean advised that the City had not yet responded to the letter.

Director Richter recognized Mr. Dean for the purpose of receiving the attorney's report. Mr. Dean stated that he had no items to discuss with the Board under his report.

Director Richter then announced that the Board would convene in executive session at 6:37 p.m. to (i) receive legal advice from Mr. Dean regarding the ownership and maintenance of the grinder pumps located at The Community of Parkway Garden, pursuant to Section 551.071 of the Government Code; and (ii) consider real estate matters concerning the purchase of property, pursuant to Section 551.072 of the Government Code. At 7:08 p.m., Director Richter announced that the Board would reconvene in open session, noting that no action had been taken during executive session. Upon motion by Director Hill and second by Director Baker, the Board would 4-0 to approve the proposal from Crossroads attached as **Exhibit "J"** to repair the grinder pumps serving The Community of Parkway Garden, with the stipulation that Mr. Dean would send a letter to the TCEQ explaining that emergency nature of the repair did not allow time for competitive bidding. The Board additionally agreed that the District would maintain the grinder pumps moving forward, but that the HOA for The Community at Parkway Garden would remain responsible for the electric bills related to the grinder pumps, since the accounts were in the HOA's name.

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. Director Hill asked that Mr. Dean look into how the District could address the housing finance corporation loophole to ensure that it was not utilized in the District resulting in lost

appraised value of commercial properties. Mr. Dean responded that he would do so and would include an item on the next agenda for discussion.

There being no further business to come before the Board, the meeting was adjourned at 7:10 p.m.



Date: March 25, 2025



Colette Downey, Secretary
Board of Directors

CERTIFICATE OF PROVISION OF NOTICE OF MEETING FOR
NORTHTOWN MUNICIPAL UTILITY DISTRICT
TO THE TRAVIS COUNTY CLERK'S OFFICE
and
OFFICES OF ARMBRUST AND BROWN, PLLC

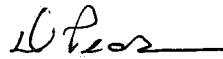
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

I, Deborah Pederson, hereby certify that at ~~10:30am~~ on February 18, 2025, I provided a copy of the attached notice of meeting of the Board of Directors of Northtown Municipal Utility District to the Travis County Clerk's office located at 5501 Airport Blvd., Austin, Texas for subsequent posting in accordance with Section 551.054 of the Texas Government Code. The attached notice was also posted in the offices of Armbrust and Brown, PLLC.

I understand that the attached notice was provided to the County Clerk in order to comply with the Open Meetings provision of Chapter 551 of the Texas Government Code and that the Board of Directors of Northtown Municipal Utility District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 18th day of February, 2025.



Printed Name: Deborah Pederson
Company: Armbrust & Brown PLLC

EXHIBIT A

CERTIFICATE OF POSTING FOR
NORTHTOWN MUNICIPAL UTILITY DISTRICT
AT
(1) 14401 Harris Ridge Blvd. (park pavilion)
(2) 700 East Wells Branch Parkway (district office)
PFLUGERVILLE, TEXAS 78660

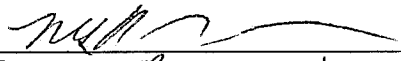
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

I, Mona Oliver, hereby certify that at
10:35 a.m. on 2-18, 2025, I posted a copy of the
attached notice of meeting of the Board of Directors of Northtown Municipal Utility District at a
place readily accessible and convenient to the public within the boundaries of the District at the
locations noted above.

I understand that the notice was posted in order to comply with the Open Meetings
provisions of Chapter 551 of the Government Code and that the Board of Directors of Northtown
Municipal Utility District will rely on this certificate in determining whether the provisions of
Chapter 551 of the Government Code have been satisfied.

Witness my signature this 18th day of February, 2025.



Printed Name: Mona Oliver
Company: Northtown M.U.D.



**NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA**

February 25, 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, February 25, 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 January 29, 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;
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;
 - (c) Proposal(s) for repair and/or replacement of grinder pumps;
 - (d) TCEQ Notice of Violation regarding lead consumer notice;
5. Landscape maintenance report and related action items, including any proposal;
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;
 - (f) Purchase requests and/or proposals;

7. District engineer's report and related action items, including:
 - (a) Development matters, including:
 - (i) Village at Northtown Multifamily (North Wells Branch/The Parker), including easements and construction agreements;
 - (ii) Village at Northtown Multifamily (Edenbrook);
 - (iii) AvalonBay Multifamily;
 - (iv) JD's Supermarket Dessau;
 - (v) Heatherwilde office;
 - (b) MS4 permit compliance matters, including proposal from 360 Professional Services, Inc. regarding 2024 MS4 Annual Report;
 - (c) Parks Master Plan, including Studio 16:19 reports;
 - (d) 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. Communications Committee report and related action items;
10. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;
11. Attorney's report and related action items;
12. Consideration of possible land acquisition (*executive session*);
13. Future agenda items.

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.

STAYS IN FILE

Came to hand and posted on a Bulletin Board in the
County Recording Office, Austin, Travis County, Texas on this the
18th day of February 2025

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

ASHLEY MILLER



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado, County Clerk
Travis County, Texas



202580245

Feb 18, 2025 10:52 AM

Fee: \$2.00

MILLERA

CERTIFICATE OF PROVISION OF NOTICE OF MEETING FOR
NORTHTOWN MUNICIPAL UTILITY DISTRICT
TO THE TRAVIS COUNTY CLERK'S OFFICE
and
OFFICES OF ARMBRUST AND BROWN, PLLC

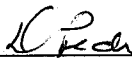
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Witness my signature this 18th day of February, 2025.



Printed Name: Deborah Pederson
Company: Armbrust & Brown PLLC

CERTIFICATE OF POSTING FOR
NORTHTOWN MUNICIPAL UTILITY DISTRICT
AT
(1) 14401 Harris Ridge Blvd. (park pavilion)
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PFLUGERVILLE, TEXAS 78660

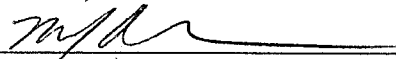
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

I, Monk Oliver, hereby certify that at 2:05 p.m. on February 18, 2025, I posted a copy of the attached notice of meeting of the Board of Directors of Northtown Municipal Utility District at a place readily accessible and convenient to the public within the boundaries of the District at the locations noted above.

I understand that the notice was posted in order to comply with the Open Meetings provisions of Chapter 551 of the Government Code and that the Board of Directors of Northtown Municipal Utility District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 18th day of February, 2025.



Printed Name: Monk Oliver
Company: Northtown M.U.D.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
SUPPLEMENTAL AGENDA**

February 25, 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, February 25, 2025**, at the District office located at the 700 East Wells Branch Parkway, Pflugerville, Texas. The following matters may be considered and acted upon at the meeting:

DISCUSSION/ACTION ITEMS

1. Resolution Authorizing Application to the Texas Commission on Environmental Quality for the Use of Surplus Funds;
2. Ownership and maintenance of grinder pumps located at The Community of Parkway Garden (*executive session*).

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

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Crime Stats

Date	Crime	Location	Notes
1/3/25	Deadly Conduct	141XX HONEY GEM DR	Shot Equipment
1/12/25	Auto Theft	1XX SEGOVIA WAY	Stolen Truck
1/21/25	CRIM MISCHF> 1500	139XX LOTHIAN DR	broken window

Exhibit B



UTILITY MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



February 25, 2025

Exhibit C



To: Northtown MUD Board of Directors

From: Dennis Hendrix, General Manager

Subject: Operations Report

Operations Report

- Operations/Billing report, including water accountability: -4.55%.
 - **Occupied Connections: 3177**
 - **Total Connections: 3286**
 - All Samples were satisfactory
 - Review and approve delinquent accounts and write-offs: -4-\$673.73 (4Owner)
-

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

- **System Maintenance**
 - 1. Repair logs attached
- **MISC:**
- **TCEQ-**
 - We have been working with TCEQ to address their PFOS sampling concerns- We are waiting for Antea to input the sample data and collect the next round of data.
 - We have also been working with TCEQ on the NOV for the latest lead and copper sample. This has been resolved, and the issue has been closed.

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 January 2025**

GENERAL INFORMATION

Occupied Single Family Connections	<u>3177</u>	x 3 =	<u>9531</u>
Vacant Single Family Connections	<u>21</u>		
Multi Family Connections	<u>0</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>9</u>		
Builder Connections	<u>19</u>		
Builder New Taps	<u>11</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>3286</u>		<u>12021</u> Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>01/02/25</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>01/09/24</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>01/01/25</u>	to	<u>01/31/25</u>	<u>24,179,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>11/29/24</u>	to	<u>12/29/24</u>	<u>26,214,000</u> Gallons
Total Gallons Billed				
from	<u>11/29/24</u>	to	<u>12/29/24</u>	<u>24,979,000</u> Gallons
Flushing	<u>11/29/24</u>	to	<u>12/29/24</u>	<u>41,908</u> Gallons
Billing Adjustments				
from	<u>11/29/24</u>	to	<u>12/29/24</u>	<u>0</u> Gallons
Gallons gain/loss				<u>(1,193,092)</u> Gallons
Percentage gain/loss				<u>-4.55%</u>

CUSTOMER BILLING REPORT
NORTHTOWN MUNICIPAL UTILITY DISTRICT
December 21, 2024 Through January 20, 2025

Current Billing

Basic Service	140,449.80	
Water	143,969.81	
Sewer	109,943.43	
TCEQ	1,282.33	
Deposit	3,600.00	
Misc	<u>1,242.00</u>	
Total Current Billing		\$400,487.37

Aged Receivables

Thirty (30) Days	3,604.54	
Sixty (60) Days	47,786.18	
Ninety (90) Days	132.32	
One Hundred Twenty (120) Days	<u>5,750.75</u>	
Billed Arrears	57,273.79	
Credit Bal Fwd	<u>-5,646.65</u>	
Total Aged Receivables		\$51,627.14

Accounts Receivables

Penalty	7,021.46	
Basic Service	135,710.35	
Water	157,559.28	
Sewer	106,183.56	
TCEQ	1,253.38	
Deposit	\$5,250.00	
Miscellaneous	<u>1,224.00</u>	
	414,202.03	
Total Accounts Receivables		\$414,202.03

Deposit Liability

Balance As Of	12/20/24	\$765,971.45
Collections		5,022.07
Deposits Applied		<u>-7,322.07</u>
Balance As Of	01/21/25	\$763,671.45

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

Jan-25

Connections	December	January
Active	3174	3247
Inactive	19	21
Total	3245	3268

New Connects	14	11
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Billing Recap

	December	January
Current Billing	\$273,332.40	\$400,487.37
Water	\$14,064.11	\$143,969.81
Sewer	\$108,832.06	\$109,943.43
State Assessment	\$1,256.83	\$1,282.33
Basic Service	\$14,027.67	\$140,449.80
Miscellaneous	\$127,473.73	\$1,242.00
Deposit	\$7,678.00	\$3,600.00
Arrears	December	January
30 Day	\$3,526.55	\$3,604.54
60 Day	\$1,844.61	\$47,786.18
90 Day	\$665.31	\$132.32
120 Day	\$5,727.59	\$5,750.75
Gross Arrears	\$11,764.06	\$57,273.79

Month	Dec	Jan
Total Customers	3245	3268
Letters	428	428
Disconnects	20	32

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%
TOTALS		86,360.0	79,266.0	137.2	-	(6,956.8)		---
AVERAGE		28,786.7	26,422.0	45.7	-	(2,318.9)		-8.06%

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
January-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	
March	22,278	21,734	21,764	22,854	22,763	20,550	23,484	
April	23,185	12,957	22,182	23,806	25,955	27,151	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	24,179

Bacteriological Analyses

Samples: Satisfactory taken on 1/2/25 and 1/9/25

Chlorine Residual

	January
Average	1.7
Maximum (4.0)	2.3
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	
March	14,826	14,513	14,047	15,732	17,357	15,299	13,756	
April	15,060	14,881	16,608	16,685	18,421	15,282	14,170	
May	15,883	15,597	16,834	17,978	17,141	15,300	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	15,957

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	16,397,015		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		1,988,000		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	3156	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	3,174	4.6	428	32
Total	68,041,000		1,289,000		542,000		84,000		2,059,000		18,532,000		10,739,000		4,784,000		1,629,000		107,699,000				
Active Vacant	Residential 3177 21		Builder 19		School 2		Non-Profit 0		Fire Hydrant 2		Multi-Family 0		Irrigation 32		Commercial 9		District 13		Builder Taps 11		3286		

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
January 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 FULLY. TIGHTENED DOWN AND STOPPED LEAK.	\$527.00
03/14/24	900 TUDOR HOUSE RD IRR	INVESTIGATED POSSIBLE LEAK. CONTRACTOR BROKE WATER LINE WHEN INSTALLING NEW METER AT SCHOOL. DUG UP AROUND LINE AND MADE ROOM TO WORK LINE ENDED UP BEING BROKEN IN 3 SPOTS AS I KEPT EXPOSING THE MORE BREAKS I FOUND. PRESSUREIZED LINE WHEN DONE AND TAPED OFF JOB SITE. (NEED TO BACK FILL 8 BAGS)	\$1,827.91
03/14/24	IN DISTRICT	EXCAVATED & REPAIRED WATER MAIN. HARRIS RIDGE PARK PAVILLION. EXCAVATED 1" BALL VALVE 3 FT. DEEP UNDER CONCRETE DOUBLE VALVE STACK SLAB REPLACED BALL VALVE. BACK FILLED RESET STACKS AND CONCRETE SLAB. REPLACED BALL VALVE 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

January 2025

DATE	ADDRESS	PROBLEM	COST
04/02/24	13918 RANDALSTONE DR.	REPLACED METER BOX & 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 SWEEP 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 LANDSCAPING AFTER WATER LEAK. BOUGHT 25 BAGS OF PEA GRAVEL. CLEANED STREET, SIDEWALK AND MESS AROUND 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
January 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 BCTHWY'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
TOTAL FOR 2025			\$1,123.31

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 VAULT - READ METER. WE CAME OUT TO PUMP DOWN A VAULT. WILL BE BACK TO FINISH PUMPING IT DOWN. *PUMPED DOWN VAULT COMPLETELY.	\$1,187.00
03/03/24	IN DISTRICT	SANTARY SYSTEM WORK COMPLETE- LINE LOCATES	\$945.00
04/04/24	13808 CEYLON TEA CIR	RAN DYE TEST. TELEVISIONING OF STORM LINE AND SEWER PER DISTRICTS REQUEST. ISSUE IS CRACKING OF ASPHALT IN LINE WITH UTILITIES. NO ISSUES FOUND.	\$2,263.08
03/26/24	IN DISTRICT	EXCAVATED & REPAIRED SANITARY LINE. LIFTED HAND HOLE 6" WITH 2 CONCRETE DONUTS. REAPPLIED CONCRETE. DUG DOWN 2" ON THE SIDE OF HAND HOLE AND FRILLED 4 1/2" HOLE. PIPED OUT WITH 4" ABOUT A FOOT LONG 90 ELBOW UP 5' ABOVE GRADE AND ADDED 180 ELBOW CANDY CANE. 12609 DESSAU RD	\$4,821.36
04/25/24	IN DISTRICT	MET WITH AREA MUD, DENNIS AND CROSSROADS MANGER AND WENT THROUGH FACILITIES ABOUT UPGRADES AND FUTURE POSSIBLE PROJECTS.	\$2,117.50
05/08/24	IN DISTRICT	VACTOR TRUCK WORK- OMLETE. 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 & PREPAIRED 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-COMLETE. 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	<p>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.</p>	\$1,272.02
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01/02/25	13805 CONNER DOWNS DR	<p>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.</p>	\$3,563.27
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TOTAL FOR 2025			\$4,835.29
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**NORTHTOWN MUNICIPAL UTILITY DISTRICT
GENERAL MANAGER'S REPORT
WRITE-OFF LIST
Jan-25**

Name	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Dorothy Coleman	Owner	12/6/2024	\$142.21	\$300.00
Venita Shaw	Owner	11/15/2024	\$340.36	\$150.00
Jose Galvan	Owner	12/12/2024	\$191.16	\$250.00

TOTAL: \$673.73

\$673.73

**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	
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	\$ 3,133.89
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 27, 2025

Delivered Via Regular Mail LCMT/NOV/66

BRENDA RICHTER, PRESIDENT
NORTHTOWN MUD
100 CONGRESS AVE STE 1300
AUSTIN, TX 78701-2744

Subject: NOTICE OF VIOLATION
LEAD CONSUMER NOTIFICATION
NORTHTOWN MUD - PWS ID NO. 2270264
TRAVIS COUNTY, TEXAS

Attention: Public Water System Owner / Manager / Operator

The purpose of this letter is to inform you that the public water system (PWS) referenced above has violated the lead consumer notice (LCN) reporting requirements under the Lead and Copper Rule (LCR).

Title 30 of the Texas Administrative Code (30 TAC), Chapter 290, Section 290.117, *Regulation of Lead and Copper* and Title 40 of the Code of Federal Regulations (40 CFR), Chapter I, Subchapter D, Part 141, Subpart I, *Control of Lead and Copper*, establishes requirements for community and non-transient non-community public water systems (PWS) to meet designated lead and copper levels and provide notification to customers.

The Texas Commission on Environmental Quality (TCEQ) requires community and non-transient non-community PWSs to monitor for lead and copper tap samples in accordance with 30 TAC, Chapter 290, Section 290.117(c)(2). In addition, the PWS is required to mail a copy of the lead consumer notification of tap results to customers, along with a certification that the notification has been distributed in a manner consistent with 30 TAC, Chapter 290, Section 290.117(i)(6). Based on our most recent records review, the PWS has a violation for failure to submit the lead consumer notice for the following period:

June 01 - September 30, 2024

Please note the required steps for the PWS to resolve these violations:

Distribute and submit required documentation TCEQ Form 20680. The system must distribute the LCN to customers and submit certification to TCEQ. This form can be located at the webpage below. The PWS can email items to PWSLCR@tceq.texas.gov or mail hard copies to:

Lead and Copper Rule Program
Water Supply Division, MC-155
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

Exhibit D

Prepare for the next Lead and Copper Rule (LCR) tap monitoring. TCEQ's Texas Drinking Water Watch is available to view and confirm your PWS's Lead and Copper Rule (LCR) sampling requirements, sample results, sampling schedules, violations, points of contact, and more, located at:

www.tceq.texas.gov/goto/dww

The TCEQ provides necessary compliance guidance, forms, laboratory information, sampling instructions, and monitoring schedules on the TCEQ Drinking Water Lead and Copper Program webpage, located at:

https://www.tceq.texas.gov/drinkingwater/chemicals/lead_copper/lead-copper.html

You can receive free, on-site assistance with financial, managerial, and technical topics. The TCEQ's Financial, Managerial, and Technical (FMT) Assistance Program utilizes qualified contractors to assist PWSs in understanding TCEQ rules, avoiding violations, corrosion control issues, and submitting technical reports. Please email **FMT@tceq.texas.gov** or call (512) 239-4691 and ask to speak to an FMT coordinator for more information.

If you have questions concerning this letter or require additional assistance regarding lead and copper monitoring requirements for your PWS, please contact the TCEQ LCR program at (512) 239-4691 or **PWSLCR@tceq.texas.gov**.

Sincerely,



Steven Swierenga, Manager
Drinking Water Standards Section (MC-155)
Water Supply Division
Texas Commission on Environmental Quality

cc: TCEQ Region 11
JAMES WILLS 2601 FOREST CREEK DR ROUND ROCK TX 78665-1232



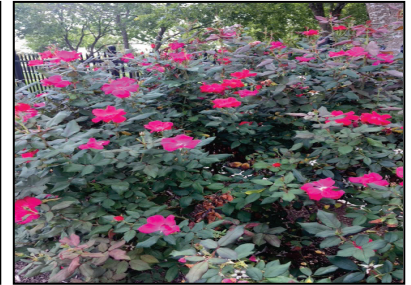
MONTHLY REPORT

Northtown M.U.D.

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

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:



1/7 – 1/8

1/14 / 1/15

1/20 & 1/22

1/27 – 1/28

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

Crews completed the standard maintenance tasks such as mowing & string-trimming of the District's irrigated turf areas, as well as detailed the District's beds & tree rings, adding mulch where needed. Crews also fertilized the District's overseeded turf areas too. In addition, crews cutback overhanging plant growth where needed and also hand-watered areas where needed prior to freezing temperatures.

Greenbelt & Drainage Maintenance

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

01/09/2025

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

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



Trail System Maintenance

1/7 – 1/8

1/14 – 1/15

1/20 & 1/22

1/27 – 1/28

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

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



Irrigation System Maintenance

1/7 – 1/8

1/14 – 1/15

1/20 & 1/22

1/27 – 1/28

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

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



Status of Proposal Work	
Proposal # 10498 – Stoney Creek Park Tree Planting (Winter 2024-25)	- Completed 01/29/2025
Proposal # 10521 – Tree Planting Winter 2025	- Completed 02/06/2025

Notes / Miscellaneous

NORTHTOWN MUD

MAINTENANCE MONTHLY REPORT January 18, 2025 – February 14, 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 8 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.
 - Removed two rusted out and damaged paw pads from the small dog park and installed two new posts and paw pads.
 - Removed two rusted out and damaged paw pads from the large dog park as well and installed new posts and paw pads
 - Replaced 2 tubes and 2 tires on small utility trailer.
 - Took Kubota #1 to Ewald KUBOTA to replace front hub gears and bearings.
 - Closed and opened Dog Park during rainfall.
 - Reported irrigation leak on soccer fields in to TexasCapes. *(closed item)*
 - Changed out door lock hardware and cores at 50A park to match new key tree system. Incorrect cores have been sent 3 times. DM made a trip to personally meet vendor general manager to get this mess straighten out. *(closed item)*
-
- Met with district's engineer to review and revise TML Property Schedule. Waiting for TML to send revisions back to District Manager final review. *(open item)*
 - Attended FLOCK camera product webinar.
 - Working with Whirlix to inspect all playground equipment as directed and approved by park committee. *(open item)*
 - Submitted and completed certification of TCEQ documents for MS4 on CDX.
 - Met with head of North Austin Coalition to discuss new TCEQ form submissions and timeline regarding MS4 & required District action.
 - Waiting on installer to replace fitness station posts that were used for target practice in Meadow Pointe. *(open 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.
 - Reported car running through the Parkers fence to the Apartment manager. Follow up – formal letter sent to repair fence & entry sign. Fence repaired, sign repair in progress. *(closed item)*
 - 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 on 3/22/23. *(ongoing)*

Northtown MUD

NEW VIOLATIONS SENT A COURTESY CARD						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	905 Burnsall Gates	1/26/2025	N			7 derelict vehicles w/exp registration parked in view
	13708 Cambourne	2/11/2025	N			Bulky; Various debris must be stored out of view
	13800 Conner Downs	2/17/2025	N			1. Vehicle parked on lawn 2. Various debris in view
gold Cadillac	13805 Conner Downs	2/17/2025	N			Derelict vehicle w/flat tire in view
	13813 Conner Downs	2/17/2025	N			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
	14800 Falling Stone	2/11/2025	N			Bulky; Various debris must be stored out of view
	901 Flatters	2/2/2025	N			Bulky; Various debris must be stored out of view
	13716 Greinert	2/2/2025	N			Bulky; Various debris must be stored out of view
	13910 Greinert	2/17/2025	N			Various debris must be stored out of view
	13921 Greinert	2/2/2025	N			Bulky; Various debris must be stored out of view
	1417 Jasmine Tea	2/11/2025	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
	13807 Lampting	2/2/2025	N			Bulky; Various debris must be stored out of view
monitor	13811 Lampting	1/3/2025	N			1. Lawn overgrown 2. Trailer parked in view
	13904 Lampting	2/17/2025	N			Bulky; Various debris must be stored out of view
	13905 Lampting	2/17/2025	N			1. Bulky debris in view 2. Trash cans
	13906 Lampting	2/17/2025	N			Bulky; Various debris must be stored out of view
	13918 Lampting	2/17/2025	N			1. Debris in view 2. Trash cans in view
	13920 Lampting	2/17/2025	N			1. Debris in view 2. Trash cans in view
	14000 Lampting	2/17/2025	N			1. Debris in view 2. Trash cans in view
maroon Land Rover	13605 Letti	2/2/2025	N			Derelict vehicle w/on jacks in view
	13610 Letti	2/17/2025	N			Bulky; Various debris must be stored out of view
	13613 Letti	2/17/2025	N			1. Bulky debris in view 2. Fence/gate disrepair
	13808 Lothian	1/26/2025	N			Bulky; Various debris must be stored out of view
	13608 Merseyside	2/17/2025	N			Bandit sign in view
	13724 Merseyside	2/11/2025	N			Various debris must be stored out of view
	13802 Merseyside	2/11/2025	N			Trailer parked in view of street and residents
monitor	14221 Naruna	1/3/2025	N			Trailer parked in view of street and residents
Not her trailer	1208 Olympic	1/26/2025	N			Trailer parked in view of street and residents
	1212 Olympic	2/6/2025	N			Bandit sign in view
	15104 Plowshare	2/6/2025	N			Bulky; Various debris must be stored out of view
	15120 Plowshare	2/6/2025	N			1. Debris in view. 2. Car on lawn 3. Trash cans in view
	15132 Plowshare	2/2/2025	N			Bulky; Various debris must be stored out of view

Northtown MUD

	13912 Randalstone	2/17/2025	N			Bulky; Various debris must be stored out of view
	13921 Randalstone	2/17/2025	N			Bandit sign in view
	900 Rocking Spur	2/6/2025	N			1. Debris in view 2. Trash cans in view
	902 Rocking Spur	2/6/2025	N			1. Debris in view 2. Trash cans in view
monitor	902 Rocking Spur	11/27/2024	N			Trailer parked in view of street and residents
	907 Rocking Spur	2/6/2025	N			1. Debris in view 2. Trash cans in view
	909 Rocking Spur	2/6/2025	N			Fence/gate is in a state of disrepair
monitor	15020 Saddlegirth	7/15/2024	N			1. Lawn overgrown 2. Fence/gate
monitor	303 Segovia	2/2/2025	N			Trailer parked in view of street and residents
	14504 Spearmint Tea	2/11/2025	N			1. Lawn overgrown 2. Debris in view
	925 Sweet Leaf	2/11/2025	N			Retired school bus parked in view
	1001 Sweet Leaf	2/11/2025	N			Trailer parked in view of street and residents
	901 Tayside	2/17/2025	N			Rear fence/gate is in disrepair
	908 Tayside	2/17/2025	N			Various debris must be stored out of view
	1212 Tea Leaf	2/11/2025	N			Bandit sign in view
	600 Tudor House	1/26/2025	N			1. Bulky debris in view 2. Trailer parked in view
	813 Tudor House	2/17/2025	N			Bandit sign in view
	912 Twisted Fence	1/9/2025	N			1. Lawn overgrown 2. Trash cans in view
monitor	912 Twisted Fence	10/10/2024	N			Trailer parked in view of street and residents
monitor	812 Watson	1/17/2025	N			Trailer parked in view of street and residents
CONTINUING VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	812 Battensburg	1/9/2025	Y			Various debris must be stored out of view
monitor	916 Battensburg	11/8/2024	Y			Trailer/small boat parked in view
	13802 Greinert	1/9/2025	Y			1. Lawn overgrown 2. Trash cans in view
	13903 Greinert	12/20/2024	Y			2. Debris in view
monitor	13907 Greinert	2/4/2025	Y			2. Various debris in view 3. Trash cans
	1420 Jasmine Tea	1/17/2025	Y			Lawn is overgrown and in need of maintenance
	14228 Lake Victor	1/17/2025	Y			Bulky; 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
	13729 Lampting	12/20/2024	Y			1. Lawn overgrown 2. Various debris in view
	15201 Lantern	1/9/2025	Y			1. Lawn overgrown 2. Various debris in view 3. Trash cans
	13705 Lothian	12/19/2024	Y			1. Debris in view 2. Fence/gate disrepair
unenforceable	13808 Lothian	6/12/2024	Y			Lawn is overgrown and in need of maintenance
	13810 Lothian	1/26/2025	Y			Bulky; Various debris must be stored out of view

Northtown MUD

	13902 Lothian	2/3/2025	Y			Various debris must be stored out of view
	909 Low Brim	1/17/2025	Y			Rear; fence/gate disrepair
	14045 Maricella	1/17/2025	Y			Various debris must be stored out of view
	14101 Maricella	1/17/2025	Y			Soccer goals on NT land; debris in view
	1600 Morning Mist	1/17/2025	Y			Lawn is overgrown and in need of maintenance
	14201 Naruna	1/17/2025	Y			Bulky; Various debris must be stored out of view
	14221 Naruna	1/3/2025	Y			Bulky; Various debris must be stored out of view
gray F150	1210 Olympic	1/9/2025	Y	TO CY 1-30-25		1. Derelict vehicle w/flat tire & exp reg in view
	1312 Peppermint	1/3/2025	Y			1. Lawn overgrown
	15100 Plowshare	1/3/2025	Y			1. Bulky debris in view 2. Trash cans in view
	905 Rocking Spur	11/27/2024	Y			1. Debris in view 2. Fence/gate disrepair
monitor gold Suburban blue Mustang	905 Rocking Spur	2/3/2025	Y			Derelict vehicle w/on jack 2. Debris in view
monitor	909 Rocking Spur	11/5/2024	Y			1. Dump truck is NOT permitted in District 2. Debris in view 3. Trash cans
monitor	15020 Saddlegirth	7/15/2024	Y			3. Debris in view
	1101 Strickling	1/17/2025	Y			1. Fence/gate disrepair 2. Bulk debris 3. Trash cans in view
	908 Twisted Fence	1/17/2025	Y			Rear fence/gate disrepair
	916 Twisted Fence	1/17/2025	Y			1. Rear fence/gate disrepair 2. Rear fence graffiti
CONTINUING VIOLATIONS SENT TO LEGAL						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	1104 Battenburg	11/8/2024	Y	Same	1/8/2025	Bulky; Various debris must be stored out of view
	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 3. Trash cans
blue Kia green Mitsubishi	1500 Jasmine Tea correct per CY	8/9/2024	Y	Same To CY 11/19/24 RT 1/17/25	9/23/2024	Two derelict vehicles w/no or exp tags parked in view
	13903 Lampting	12/13/2024	Y	same	2/10/2024	Bulky; Various debris must be stored out of view
	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
	15031 Lantern	12/19/2024	Y	Same	2/10/2025	2. Fence/gate is in disrepair
monitor	15107 Lantern	7/22/2024	Y	Same	9/12/2024	1. Lawn overgrown 2. Debris in view 3. Trash cans in view

Northtown MUD

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
red Mustang LP#JYP 7735	13809 Lothian	8/1/2024	Y	Same To CY 1/2/25	9/23/2024	1. Derelict vehicle w/expired registration in 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
	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
		10/31/2024	Y			1. Trailer in view 2. Various debris in view of street
monitor	13721 Merseyside			Same	1/24/2025	
monitor check all	909 Rocking Spur	3/1/2024	Y	Repeat CV	3/1/2024	Derelict vehicle on jacks parked in view
	1212 Staple Cv	2/1/2024	Y	Same	3/20/2024	1. Lawn overgrown 2. Various debris in view
monitor parks by 716 Battenburg	1008 Teapot	11/5/2024	Y	Same RT'd 1/31/25	12/5/2024	Trailer parked in view of street and residents
monitor	624 Tudor House	6/24/2024	Y	Same	10/17/2024	Trailer parked in view of street and residents
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	906 Antique Heritage	10/28/2024	Y	Same	1/2/2025	1. Lawn overgrown
	13605 Cambourne	1/3/2025	N			1. Lawn overgrown 2. Bulky debris in view
white van/ suburban	black 900 Crieff Cross	10/24/2024	Y	Same To RT'd 1/14/25	12/13/2024	Two derelict vehicles w/exp registration parked in view
	813 Flatters	1/17/2025	N			Bulky; Various debris must be stored out of view
	932 Friendship Quilt	11/12/2024	Y	Same	1/8/2025	Metal fence posts exposed/unsightly
	13800 Greinert	1/3/2025	N			1. Lawn overgrown 2. Trash cans in view
	13801 Greinert	1/17/2025	N			Bulky; Various debris must be stored out of view
	13806 Greinert	1/9/2025	N			1. Lawn overgrown 2. Bulky debris in view
	13900 Greinert	1/3/2025	N			Trailer parked in view of street and residents

Northtown MUD

LP# HX2 9158	13901 Greinert	12/20/2024	N			1. Running a business causing traffic 2. Car on lawn 3. Derelict w/expired reg. 4. Debris in view
	13903 Greinert	12/20/2024	N			1. Running a business causing traffic
	14208 Lake Victor	1/17/2025	N			Bulky; Various debris must be stored out of view
monitor	13705 Lampting	12/20/2024	N			1. Garage door disrepair 2. Fence/gate disrepair 3. Dogs running loose 4. Trash cans in view
	13719 Lampting	1/3/2025	N			1. Lawn overgrown 2. Trash cans in view
	13813 Lampting	1/3/2025	N			Bulky; Various debris must be stored out of view
monitor	14800 Lantern	7/15/2024	Y	Ext 9/20/24		Trailer parked in view of street and residents
	14917 Lantern	12/3/2024	N			Semi truck is not permitted in district
	15005 Lantern	1/9/2025	N			Bulky; Various debris must be stored out of view
	15031 Lantern	12/19/2024	Y			1. Lawn overgrown 3. Trash cans
monitor	15035 Lantern	9/9/2024	N			Camper/trailer parked in view
	13621 Letti	10/31/2024	Y	Same	1/2/2025	Bulky; Various debris must be stored out of view
	13714 Letti	1/9/2025	N			Bulky; Various debris must be stored out of view
	13800 Letti	1/9/2025	N			Bulky; Various debris must be stored out of view
	13700 Lothian	1/3/2025	N			Bulky; Various debris must be stored out of view
	13903 Lothian	11/19/2024	Y			1. Boat in view 2. Various debris in view of street
	14025 Maricella	12/13/2024	Y			Trailer parked in view of street and residents
monitor	13800 Merseyside	10/31/2024	Y			Vehicle parked on lawn
NOT HIS CAR black Camry LP#KVS 3045	1532 Morning Mist	11/13/2024	Y	Same To CY 1/17/25	1/17/2025	1. Derelict vehicle w/exp tag in view
	1612 Morning Mist	1/17/2025	N			Bulky; Various debris must be stored out of view
	1204 Olympic	1/26/2025	N			Lawn is overgrown and in need of maintenance
	1208 Olympic	11/27/2024	Y			1. Lawn overgrown 2. Bulky debris in view
monitor	13800 Randalstone	11/5/2024	N			Trailer parked in view of street and residents
black Trailblazer LP# AM62352	409 Sweet Leaf	11/13/2024	Y	Same RT 1/17/25	1/17/2025	1. Derelict vehicle w/flat tire & exp reg. parked in view
	640 Sweet Leaf	11/13/2024	Y			1. Lawn overgrown 2. Bulky debris in view 3. Trailer parked in view
LP# 488 462M	1624 Tea Leaf	11/13/2024	Y			Trailer parked in view of street and residents
monitor	612 Tudor House	9/20/2024	N			Trailer parked in view of street and residents
	808 Twisted Fence	1/17/2025	N			Rear: graffiti on fence/gate
	928 Twisted Fence	11/27/2024	N			Trailer parked in view of street and residents
working on	610 E. Wells Branch Prkwy	10/29/2024	Y	EXT for sign	12/18/2024	2. Entry sign needs repairs

WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	121 Blue Flax	2/14/2025	N			Front bulky debris in view
	125 Blue Flax	2/14/2025	N			Front bulky debris in view
monitor	137 Blue Flax	11/25/2024	N			Front trailer parked in view
	141 Blue Flax	2/7/2025	N			Side fence/gate is in a state of disrepair
	13816 Golden Flax	2/7/2025	N			Front various debris in view
red Silverado	101 Segovia	1/28/2025	N			1. Lawn overgrown 2. Rear derelict vehicle w/flat tire in view
	117 Segovia	2/7/2025	N			Rear fence/gate is in a state of disrepair
	136 Segovia	1/28/2025	N			Lawn overgrown and in need of maintenance
	181 Segovia	2/14/2025	N			Rear bulky debris in view
	205 Segovia	2/7/2025	N			1. Rear fence/gate disrepair 2. Mow back area
	13804 Spring Heath	2/7/2025	N			Rear fence/gate is in a state of disrepair
	13805 Spring Heath	1/28/2025	N			1. Lawn overgrown 2. Mow back area by parking pad
	115 Star Flower	2/7/2025	N			Front & rear bulky debris in view
blue Honda CRV	100 Wild Senna	1/28/2025	N			Side derelict vehicle w/expired registration in view
	120 Wild Senna	2/14/2025	N			Rear bulky debris in view
	223 Wild Senna	2/14/2025	N			1. Front bulky debris 2. Rear fence/gate disrepair
	317 Wild Senna	1/28/2025	N			Front derelict vehicle w/expired registration & flat tire in view
white Nissan van LP # LBN 1714	102 Wild Senna West	1/28/2025	N			Side derelict vehicle w/expired registration in view
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13809 Golden Flax	1/19/2025	Y			Front bulky debris in view
monitor	13901 Golden Flax	7/22/2024	Y	careful/angry To CY 1/22/25		Front 3 derelict vehicle w/expired registration in view
	201 Segovia	1/8/2025	Y			Front & rear bulky debris in view
monitor	13816 Spring Heath	1/13/2025	Y			Front trailer parked in view
	13820 Spring Heath	1/19/2025	Y			1. Lawn overgrown 2. Mow back area by parking pad
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION

WildFlower

	105 Segovia	6/8/2020	Y	Same	12/2/2022	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	13804 Spring Heath	1/9/2024	Y	EXT 4/30/24	2/14/2024	1. Mow back area 2. Rear fence/gate 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
	13708 Golden Fax	1/8/2025	N			Rear bulky debris in view
	13801 Golden Flax	1/8/2025	N			1. Front bulky debris 2. Rear bulky debris
	13908 Golden Flax	10/21/2024	Y	Same	12/6/2024	Front & rear bulky debris in view
	14025 Golden Flax	1/19/2025	N			1. Lawn overgrown 2. Mow back area by parking pad
black Sonata	114 Mist Flower	1/8/2025	N			Front derelict vehicle w/exp reg parked in view
	123 Mist Flower	1/13/2025	N			Rear bulky debris in view
gray Pacifica LP# RYW 2458	141 Segovia	8/15/2024	Y	Ext 11/15/24 To CY 12/3/24 RT 1/16/25	12/23/2024	Front derelict vehicle w/exp tag & flat tire parked in view
	144 Segovia	1/8/2025	N			Rear bulky debris in view
	165 Segovia	12/23/2024	Y			Front various debris in view
	177 Segovia	1/19/2025	N			Mow back area by parking pad
	13801 Spring Heath	1/19/2025	N			Front bulky debris in view
	13812 Spring Heath	1/13/2025	N			Rear bulky debris in view
monitor black Chevy SUV LP# PTN 5872	216 Wild Senna	9/12/2024	Y	To CY 10/31/24 11/13/24 1/14/25 1/28/25		Front derelict vehicle w/exp tag parked in view
	232 Wild Senna	1/13/2025	N			Mow back area by parking pad

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 – FEBRUARY 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
1212 Staples Cove	Debris in view, lawn in need of maintenance	2/26/2024	3/21/2024	4/12/2024	5/2/2024		Deadline for compliance is as of 5/16/2024 ** Monitoring
802 Dawlish Drive	Exterior in need of maintenance, trash cans in view	7/29/2024	8/30/2024	10/31/2024	12/3/2024		Deadline for compliance is as of 12/17/2024
15107 Lantern	Debris in view, lawn in need of maintenance, trash cans in view	8/12/2024	9/13/2024				Deadline for compliance is as of 9/28/2024 ** Monitoring
1500 Jasmine Tea Trail	Derelict Vehicle	8/30/2024	9/23/2024	10/24/2024	11/19/2024		Deadline for compliance is as of 12/3/2024
624 Tudor House Road	Trailer in View	9/18/2024	10/18/2024				Deadline for compliance is as of 11/2/2024 **Monitoring

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed	Status
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
1008 Teapot Drive	Trailer in view	11/15/2024	12/6/2024	2/4/2025			Deadline for compliance is as of 2/25/2025
13606 Letti Lane	Debris in view	11/15/2024	12/18/2024	2/7/2025			Deadline for compliance is as of 2/22/2025
1104 Battenburg Trail	Debris in view	12/4/2024	1/10/2025	2/11/2025			Deadline for compliance is as of 2/26/2025
13916 Maricella Lane	Debris in view, Fence in disrepair	12/5/2024	1/10/2025	2/11/2025			Deadline for compliance is as of 2/26/2025
13910 Lampting Drive	Construction of fence, Debris in view, Trash/recycling bins in view	12/13/2024	1/22/2025				Deadline for compliance is as of 2/6/2025
13721 Merseyside Drive	Debris in view, Trailer in view	12/31/2024	1/24/2025				Deadline for compliance is as of 2/8/2025 *Monitoring*
13903 Lampting Drive	Debris in view	1/7/2025	2/11/2025				Deadline for compliance is as of 2/26/2025

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed	Status
15031 Lantern Drive	Fence in disrepair	1/7/2025	2/12/2025				Deadline for compliance is as of 2/27/2025
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
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				Deadline for compliance is as of 2/28/2025

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – FEBRUARY 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

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

[illegible]

Monthly Expense Approvals

(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			
		Total Income =			\$100.00				



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						
March						
Totals	45	1	4	18	60	8

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	45	1	4	18	60	8
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Northtown MUD - 2025 Operations Report

January

Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70194	WILLIAMS	14038	GOLDEN FLAX	1/17/2025	96G TRASH CLE	8310448
71314	SANDOVAL	14017	MERSEYSIDE	1/25/2025	96G TRASH CLE	8315826
71584	HENDRICKS	928	SMOOTHING IR	1/25/2025	96G RECY CLEA	8309969
71620	PHUNG	13831	SPRING HEATH	1/31/2025	96G TRASH CLE	8325080

Bulky Waste

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61840	MARTINEZ	13717	CAMBOURNE	1/10/2025	BULKY WASTE S	8295364
61840	MARTINEZ	13717	CAMBOURNE	1/17/2025	BULKY WASTE S	8314696
69466	BELLEISSIS	13700	LETTI	1/25/2025	BULKY WASTE S	8317577
70191	RAMIREZ	14025	GOLDEN FLAX	1/31/2025	BULKY WASTE S	8342933
70636	LEVARIO	920	FRIENDSHIP QU	1/10/2025	BULKY WASTE S	8303565
70698	PHAN	13921	GREINERT	1/25/2025	BULKY WASTE S	8318238
70698	PHAN	13921	GREINERT	1/28/2025	BULKY WASTE S	8324758
70749	GARCIA	13807	LAMPTING	1/31/2025	BULKY WASTE S	8323232
70877	BOYD	15000	LANTERN	1/17/2025	BULKY WASTE S	8310980
70881	AVALOS	15009	LANTERN	1/17/2025	BULKY WASTE S	8314794
70893	BOWIE	15107	LANTERN	1/10/2025	BULKY WASTE S	8297721
70930	FREAR	14413	LEMONGRASS	1/10/2025	BULKY WASTE S	8294858
71112	FARIAS	13810	LOTHIAN	1/25/2025	BULKY WASTE S	8321093
71667	IHLE	14317	TEACUP	1/4/2025	BULKY WASTE S	8282201
71678	CABANIUC	905	THAYER	1/4/2025	BULKY WASTE S	8293603
73216	LANDERS	413	TUDOR HOUSE	1/10/2025	BULKY WASTE S	8304291
73588	TYLER	420	TUDOR HOUSE	1/4/2025	BULKY WASTE S	8272922
74027	JAIMES	15020	SASSAFRAS	1/17/2025	BULKY WASTE S	8311640
80967	ROSS	14717	ENGLISH ROSE	1/4/2025	BULKY WASTE S	8278046
86558	ADAMS	1709	LADY GREY	1/25/2025	BULKY WASTE S	8319245
89502	MAMMADZADA	1325	CORONATION	1/4/2025	BULKY WASTE S	8281354
94031	KARANJA	14608	LIPTON	1/31/2025	BULKY WASTE S	8324580
96766	MILLER	14113	HARRIS RIDGE	1/17/2025	BULKY WASTE S	8310345
99797	NGUYEN	14300	LEMONGRASS	1/31/2025	BULKY WASTE S	8324990
100948	MERCY	813	FLATTERS	1/17/2025	BULKY WASTE S	8311064
100948	MERCY	813	FLATTERS	1/17/2025	BULKY WASTE S	8315691
101761	PEREZ	1813	GOLDEN SUNRI	1/31/2025	BULKY WASTE S	8323525
106715	NGUYEN	14901	LIPTON	1/10/2025	BULKY WASTE S	8302547
115059	LENG	721	JANE AUSTEN	1/31/2025	BULKY WASTE S	8325374
117405	HAM	809	MAHOMET	1/10/2025	BULKY WASTE S	8303100
120864	ONG	532	SWEET LEAF	1/25/2025	BULKY WASTE S	8315513
121112	WARD	14501	CHARLES DICKE	1/25/2025	BULKY WASTE S	8319239

122007	SANDERS	909	MAHOMET	1/4/2025	BULKY WASTE S	8281112
122573	VU	500	SWEET LEAF	1/25/2025	BULKY WASTE S	8318231
122776	KOMAR	14416	CHARLES DICKE	1/4/2025	BULKY WASTE S	8280134
138889	TEKCHANDANI	808	OATMEAL	1/31/2025	BULKY WASTE S	8328243
139357	FAVARA	813	WATSON	1/25/2025	BULKY WASTE S	8318187
142783	DEMPS	908	OATMEAL	1/10/2025	BULKY WASTE S	8297520
144520	BROWN	1029	OATMEAL	1/17/2025	BULKY WASTE S	8313726
148802	MOORE	920	OATMEAL	1/4/2025	BULKY WASTE S	8294821
157364	MARTINEZ	14724	LAKE VICTOR	1/17/2025	BULKY WASTE S	8312277
262132	NYAMTABAD	14212	SILVER LACE	1/17/2025	BULKY WASTE S	8312193
308066	PEACOCK	14504	JEFFERSON CRA	1/4/2025	BULKY WASTE S	8294578
330313	MIHYE KIM	608	SAINT CINDYS	1/25/2025	BULKY WASTE S	8315481
72073	KINARD	811	CRIEFF CROSS	1/17/2025	BULKY WASTE S	8310760

Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
71486	STEWARD	136	SEGOVIA	1/4/2025	96G RES TRASH	8281878
125805	STENGEL	832	WATSON	1/25/2025	96G RES TRASH	8320937
131481	NOURELDIN	14204	LAKE VICTOR	1/22/2025	96G RES RECY C	8316699
139399	DO	824	BETHEL	1/22/2025	96G RES TRASH	8318463
151595	OSEGUEDA	1009	OATMEAL	1/22/2025	96G RES TRASH	8317116
334029	PABREJA	414	SAINT CINDYS	1/22/2025	96G RES TRASH	8315802
334029	PABREJA	414	SAINT CINDYS	1/22/2025	96G RES RECY C	8315802
334106	TERRAZAS	400	SAINT CINDYS	1/22/2025	96G RES TRASH	8318262
334106	TERRAZAS	400	SAINT CINDYS	1/22/2025	96G RES RECY C	8318262
334124	CERVANTES	14604	JOOPER	1/28/2025	96G RES TRASH	8318944
334124	CERVANTES	14604	JOOPER	1/28/2025	96G RES RECY C	8318944
334124	CERVANTES	14604	JOOPER	1/31/2025	96G RES TRASH	8326364
334124	CERVANTES	14604	JOOPER	1/31/2025	96G RES RECY C	8326364
334490	BISHOP	14602	VALEBETH WAL	1/31/2025	96G RES TRASH	8328349
334490	BISHOP	14602	VALEBETH WAL	1/31/2025	96G RES RECY C	8328349
14470	NORTHTOWN N		VARIOUS LOCA	1/4/2025	96G RES TRASH	8294739
14470	NORTHTOWN N		VARIOUS LOCA	1/4/2025	96G RES RECY C	8294739
14470	NORTHTOWN N		VARIOUS LOCA	1/25/2025	96G RES TRASH	8321870

Misses

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70859	ALVAREZ	14717	LANTERN	1/28/2025	96G RECY MISS	8324800

Cart Swaps

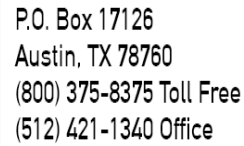
CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61212	WASHINGTON	14320	ALDERMINSTER	1/10/2025	SWAP 9T CART	8303323
61212	WASHINGTON	14320	ALDERMINSTER	1/31/2025	SWAP 9T CART	8319336

61795	CHAMBERS	122	BLUE FLAX	1/25/2025	SWAP 9T CART	8317812
61796	ARNDT	125	BLUE FLAX	1/4/2025	SWAP 9T CART	8280278
68697	BASTIAN	14601	GINSENG	1/4/2025	SWAP 9T CART	8294472
70305	LOVELESS	708	BATTENBURG	1/10/2025	SWAP 9T CART	8297373
70724	PEREZ	13709	LAMPTING	1/25/2025	SWAP 9T CART	8317806
70756	GONZALES	13812	LAMPTING	1/25/2025	SWAP 9T CART	8319353
70769	GOLDEN	13912	LAMPTING	1/25/2025	SWAP 9T CART	8318398
70775	RAMON	13918	LAMPTING	1/4/2025	SWAP 9T CART	8281311
71354	GARCIA	14313	NESTLE	1/31/2025	SWAP 9T CART	8318090
71495	WHITE	161	SEGOVIA	1/25/2025	SWAP 9T CART	8318400
71584	HENDRICKS	928	SMOOTHING IR	1/17/2025	SWAP 9Y CART	8312823
71636	SANCHEZ	123	STAR FLOWER	1/25/2025	SWAP 9T CART	8317820
71638	VARGAS	127	STAR FLOWER	1/25/2025	SWAP 9T CART	8317817
71842	GARZA	306	WILD SENNA	1/17/2025	SWAP 9Y CART	8298333
71842	GARZA	306	WILD SENNA	1/31/2025	SWAP 9Y CART	8317789
72539	BOHLEE	1020	TUDOR HOUSE	1/10/2025	SWAP 9T CART	8303313
73383	WASHINGTON	908	ELDERBERRY TE	1/31/2025	SWAP 9T CART	8318142
75282	YOUNGBLADE	1016	GREY CASTLE	1/10/2025	SWAP 9T CART	8303295
76025	IKEKWERE	1201	TEA LEAF	1/31/2025	SWAP 9T CART	8319359
76651	ORTIZ	13640	MERSEYSIDE	1/4/2025	SWAP 9T CART	8281839
77303	ALINDOGAN	15112	MANDARIN	1/31/2025	SWAP 9T CART	8318091
77467	ROMERO	1412	DARJEELING	1/31/2025	SWAP 9T CART	8319365
77678	CANFIELD	15321	MANDARIN	1/31/2025	SWAP 9T CART	8318275
79560	ORONA	1920	WHITTARD OF C	1/17/2025	SWAP 9T CART	8308299
81163	TRAN	14912	CHAMOMILE	1/31/2025	SWAP 9T CART	8319357
81273	VILLANUEVA	14908	CHAMOMILE	1/31/2025	SWAP 9T CART	8318413
81346	BAILEY	14901	CHAMOMILE	1/31/2025	SWAP 9T CART	8317810
83311	SANDS	14900	CHAMOMILE	1/31/2025	SWAP 9T CART	8317808
86525	HENDRICKS	1512	DARJEELING	1/31/2025	SWAP 9T CART	8318408
89105	RODRIGUEZ	1324	PEPPERMINT	1/31/2025	SWAP 9T CART	8317826
92031	CARR	1317	CORONATION	1/31/2025	SWAP 9T CART	8317823
93086	RODRIGUEZ	1016	CORONATION	1/31/2025	SWAP 9T CART	8318395
98100	CONDE	909	PEPPERMINT	1/31/2025	SWAP 9T CART	8317804
100951	RIVERA	913	PEPPERMINT	1/31/2025	SWAP 9T CART	8319360
102025	LOPEZ	1900	GOLDEN SUNRI	1/17/2025	SWAP 9T CART	8313695
118828	JOSEPH	14705	HYSON	1/31/2025	SWAP 9T CART	8317163
120864	ONG	532	SWEET LEAF	1/31/2025	SWAP 9T CART	8315523
126185	SALAYMEH	14101	NARUNA	1/25/2025	SWAP 9T CART	8318143
128777	VISINTAINER	908	WATSON	1/25/2025	SWAP 9T CART	8318089
128782	DANG	816	WATSON	1/4/2025	SWAP 9T CART	8281121
128912	FOSTER	14701	HYSON	1/31/2025	SWAP 9T CART	8318391
130138	HOGAN	924	WATSON	1/25/2025	SWAP 9T CART	8319338
131796	FONTENETTE	825	BETHEL	1/4/2025	SWAP 9T CART	8281306
136614	HUGBERG	14429	LAKE VICTOR	1/10/2025	SWAP 9T CART	8304324
144105	ARTEGA	920	BETHEL	1/25/2025	SWAP 9T CART	8318274
146356	HARRIS	832	OATMEAL	1/17/2025	SWAP 9Y CART	8303331
151749	DOMISSIE	1117	STRICKLING	1/4/2025	SWAP 9T CART	8281303

156407	HERBERT	1205	STRICKLING	1/4/2025	SWAP 9T CART	8281300
157364	MARTINEZ	14724	LAKE VICTOR	1/4/2025	SWAP 9T CART	8281308
157364	MARTINEZ	14724	LAKE VICTOR	1/10/2025	SWAP 9T CART	8303419
157567	NEUPANE	14705	LAKE VICTOR	1/4/2025	SWAP 9T CART	8281297
157567	NEUPANE	14705	LAKE VICTOR	1/10/2025	SWAP 9T CART	8303416
157567	NEUPANE	14705	LAKE VICTOR	1/17/2025	SWAP 9T CART	8312922
197017	BEDERY	13910	LAMPTING	1/25/2025	SWAP 9T CART	8319354
249323	CALHOUN	404	LYNWOOD GOL	1/25/2025	SWAP 9T CART	8319329
249472	LISANU	200	LEMON LIGHT	1/25/2025	SWAP 9T CART	8319334
249481	DECAMILLO	14100	PURPLE AZALEA	1/25/2025	SWAP 9T CART	8318111
253414	FLATH	14203	HONEY GEM	1/25/2025	SWAP 9T CART	8318271

Cart Terms

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
68707	HANSEN	223	WILD SENNA	1/10/2025	CART 9T TERM	8298465
69871	BAILON	13814	CAMBOURNE	1/25/2025	CART 9T TERM	8321890
70884	KING	15017	LANTERN	1/31/2025	CART 9T TERM	8319377
71141	MORA	13901	MARICELLA	1/4/2025	CART 9T TERM	8294588
308281	LISLE	14515	JACKSON BROWNING	1/4/2025	CART 9Y TERM	8281269
331698	KINARD	811	CRIEFF CROSS	1/25/2025	CART 9T TERM	8316853
72073	KINARD	811	CRIEFF CROSS	1/25/2025	CART 9T TERM	8316903
72073	KINARD	811	CRIEFF CROSS	1/25/2025	CART 9Y TERM	8316903



Northtown MUD Trash and Recycle Weight Report 2025

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
January	269.51	82.01
February		
March		

82.01

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April		
May		
June		

0.00

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July		
August		
September		

0.00

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October		
November		
December		

0.00

Total Yearly Tonnage 2025	269.51	82.01
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Northtown MUD - January 2025

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
1/3/2025	44065	A430	3442023	13.63
1/3/2025	44088	A429	3442092	14.15
1/3/2025	41139	A431	3442148	14.06
1/3/2025	44065	A430	3442284	13.83
1/3/2025	44088	A429	3442373	14.12
1/3/2025	44065	A430	3442375	2.15
1/3/2025	41139	A431	3442379	11.17
1/10/2025	41146	A430	3445843	7.68
1/10/2025	41128	A435	3445910	9.07
1/10/2025	44077	A428	3445951	11.83
1/10/2025	41108	A429	3445963	8.97
1/10/2025	41075	A431	3446036	13.25
1/10/2025	41146	A430	3446062	9.02
1/10/2025	41128	A435	3446101	5.77
1/10/2025	44077	A428	3446118	5.05
1/10/2025	41108	A429	3446125	3.32
1/17/2025	41146	A431	3449410	9.9
1/17/2025	41108	A430	3449470	8.73
1/17/2025	41128	A435	3449472	9.73
1/17/2025	44077	A428	3449476	10.72
1/17/2025	41130	A429	3449485	9.81
1/17/2025	44074	A435	3449666	3.68
1/17/2025	41146	A431	3449672	6.79
1/17/2025	44077	A428	3449742	7.72
1/17/2025	41130	A429	3449751	8.22
1/17/2025	41128	A435	3449757	6
1/17/2025	41108	A430	3449761	7.64
1/24/2025	44095	A430	3452195	11.36
1/24/2025	44088	A429	3452244	12.67
1/24/2025	44060	A431	3452251	9.88
1/24/2025	44095	A430	3452386	10.97
1/24/2025	44060	A431	3452433	9.62
1/24/2025	41079	A428	3452444	10.89
1/24/2025	44088	A429	3452479	9.48
1/24/2025	41079	A428	3452544	1.6
1/31/2025	41146	A431	3455582	7.96
1/31/2025	41130	A429	3455610	8.22
1/31/2025	41128	A435	3455650	10.32

Total Northtown Containers	3381
/Total containers on all routes	4954
% of Northtown containers in routes	68.25%
Total Tonnage	394.90
X % of Northtown containers in routes	68.25%
Estimated trash tonnage	269.51

1/31/2025	44077	A428	3455777	14.47
1/31/2025	42014	A429	3455789	5.43
1/31/2025	41146	A431	3455836	5.86
1/31/2025	41130	A429	3455840	4.4
1/31/2025	41143	A430	3455853	10
1/31/2025	41128	A435	3455883	5.76

Total Trash Tonnage 394.90

Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
1/3/2025	42014	A516	348266	3.18
1/3/2025	41143	A516	348298	6.17
1/3/2025	41126	A515	348303	5.49
1/3/2025	42014	A516	348311	2.41
1/3/2025	41132	A514	348312	5.07
1/3/2025	41132	A514	348313	1.65
1/10/2025	41132	A515	348880	4.62
1/10/2025	41131	A516	348885	5.71
1/10/2025	44076	A514	348886	6.82
1/17/2025	44060	A514	349388	3.51
1/17/2025	41115	A515	349422	11.49
1/17/2025	44060	A514	349423	2.57
1/17/2025	41132	A516	349428	4.35
1/17/2025	41122	A515	349435	7.54
1/24/2025	41146	A516	349926	3.77
1/24/2025	41145	A515	349933	2.55
1/24/2025	42010	A516	349939	2.57
1/24/2025	41139	A514	349966	5.56
1/24/2025	41146	A516	349969	3.32
1/24/2025	41148	A515	349979	1.2
1/31/2025	44074	A514	350496	3.21
1/31/2025	41122	A515	350498	4.21
1/31/2025	41115	A515	350520	10.94
1/31/2025	44074	A514	350522	2.52
1/31/2025	41132	A516	350523	4.18
1/31/2025	41122	A515	350529	3.3

Total Recycle Tonnage 103.07

Total Northtown Containers 3357
/Total containers on all routes 4219

% of Northtown containers in routes 79.57%

Total Tonnage 103.07

X % of Northtown containers in routes 79.57%

Estimated recycle tonnage 82.01



Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 700 E. Wells Branch Parkway Pflugerville, Texas 78660

Ship To: 700 E. Wells Branch Parkway Pflugerville, Texas 78660

Billing Company Name: TX - Northtown MUD
Billing Contact Name:
Billing Email Address:
Billing Phone:

Subscription Term: 24 Months
Payment Terms: Net 30
Retention Period: 30 Days
Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$3,000.00
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	1	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	1	\$650.00

Subtotal Year 1: \$3,650.00
Annual Recurring Subtotal: \$3,000.00
Estimated Tax: \$0.00
Contract Total: \$6,650.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$3,650.00
Annual Recurring after Year 1	\$3,000.00
Contract Total	\$6,650.00

*Tax not included

Product and Services Description

FlockOS Features	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
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DATE: February 17, 2025

TO: Northtown Municipal Utility District
Board of Directors

FROM: Scott J. Foster, P.E.

RE: Northtown MUD – Engineer’s Report for the February 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.

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 will still be required to provide an annual report for this calendar year which will be due in March 2025. The report was authorized at the December 2024 meeting and is in process.

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

c) Parks Master Plan;

The District adopted the Parks Master Plan at the January 2025 meeting.

A copy of their current status reports for the active projects is included for reference.

d) Surplus Bond Matters;

Jones-Heroy & Associates, Inc. is coordinating finalizing the information for the first set of projects that is necessary for TCEQ's approval. The information has been provided to the developer for their review and a request to provide additional missing information. Additional assistance will be required by the District's existing consultants and advisors. It is expected that the application will be submitted in March 2025. A Board Resolution will be provided at the meeting for the Board's consideration. It is expected that TCEQ's review will take approximately 60-days. 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 has been requested again 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.

February 25th, 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:

- Established monthly meeting time for the Parks, Recreation, and Maintenance Committee
- Continued coordination with shade sail vendor to develop schematic design layout and preliminary quote for each playground
- Approved playground inspection proposal from Whirlix; Schedule: in progress

Work Scheduled Over Next 30 Days:

- Present the schematic design and preliminary quote for the shade sails to the Parks, Recreation, and Maintenance Committee
- Whirlix to conduct playground inspections and create report on playground conditions and provide recommendations for maintenance or replacements
- Refine and present scope of work for Task 2 and Task 3 for Board of Directors review and approval

Action Items:

- Prepare Task documents to present to the Parks, Recreation, and Maintenance Committee at monthly meeting

PROJECT TASKS

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

Attachment A: CIP Park Projects Task schedule - Task 0 and Task 1, *tentative Task 2 and Task 3*

Respectfully submitted,

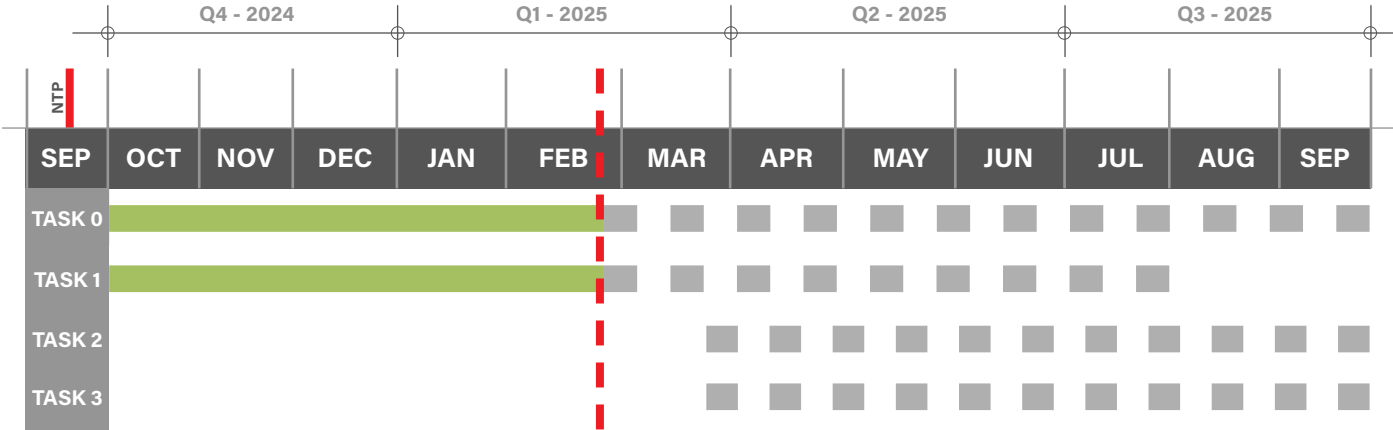
studio 16:19 LLC

Date: 02/25/25



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

Attachment A: CIP Park Projects Task Schedule



**RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON
ENVIRONMENTAL QUALITY FOR THE USE OF SURPLUS FUNDS**

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

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

WHEREAS, 30 Texas Administrative Code §293.83(a) requires that, subject to certain exceptions, the District must receive the Texas Commission on Environmental Quality's (the "Commission's") approval before obligating the use of surplus bond funds; and

WHEREAS, the Board of Directors of the District (the "Board") has determined that, as of the date of this Resolution, surplus funds in the amount of \$6,300,000 are available from prior District bond issues and operating funds from operation and maintenance tax revenues (the "Surplus Funds"); and

WHEREAS, the Board desires to use the Surplus Funds, together with all accrued interest thereon, in accordance with the application prepared by the District's engineer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

Section 1. The Board requests the Commission's approval of the use of the Surplus Funds, plus all accrued interest thereon for the purposes set forth in the application prepared by the District's engineer.

Section 2. The Surplus Funds are available and not committed for any other purposes as set forth in the reconciliation and statement from the District's bookkeeper, Bott & Douthitt, PLLC, regarding the availability of the Surplus Funds, which is included with this application to the Commission.

Section 3. By this Resolution, the District confirms to the Commission that it will comply with the terms and conditions prescribed by the Commission.

Section 4. A certified copy of this Resolution will constitute an application on behalf of the District for the approvals set forth above.

Section 5. The President and the Secretary of the Board and the District's consultants are authorized and directed to do any and all things necessary and proper in connection with this application to the Commission.

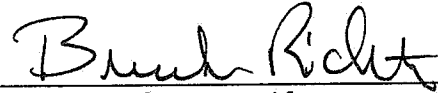
Section 6. This Resolution may be executed in one or more counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. An electronic signature, a facsimile, or other electronic copy of an original signature, and a counterpart transmitted electronically (e.g., by fax, email, text, or similar means), will be deemed to be, and will have the same force and effect as, an original signature for all purposes.

Exhibit H

PASSED AND APPROVED this 25th day of February, 2025.

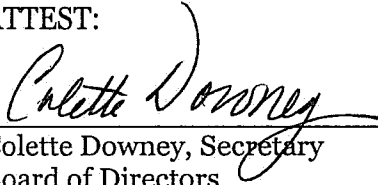
**NORTHTOWN MUNICIPAL UTILITY
DISTRICT**

(SEAL)



Brenda Richter, President
Board of Directors

ATTEST:



Colette Downey, Secretary
Board of Directors

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned officer of the Board of Directors ("Board") of Northtown Municipal Utility District (the "District") hereby certifies as follows:

1. The Board convened in regular session on the 25th day of February, 2025, at the offices of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Brenda Richter	-	President
Christopher Capers	-	Vice President
Colette Downey	-	Secretary
Lee Hill	-	Treasurer
Lisa Baker	-	Assistant Secretary/Treasurer

and all of said persons were present, except Christopher Capers, thus constituting a quorum. Whereupon, among other business, a written

RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR THE USE OF SURPLUS FUNDS

(the "Resolution") was introduced for consideration of the Board. It was then duly moved and seconded that the Resolution be adopted, and, after due discussion, the motion prevailed and carried [unanimously / by majority of the Board].

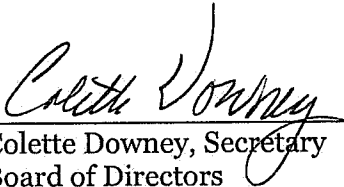
2. A true, full, and correct copy of the Resolution adopted at the meeting described in the above paragraph is attached to this certificate; adoption of the Resolution has been duly recorded in the Board's minutes of the meeting; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; the meeting was open to the public as required by law; and public notice of the time, place, and subject of the meeting was given as required by Chapter 551 of the Texas Government Code, as amended, and Section 49.063 of the Texas Water Code, as amended.

* * * *

SIGNED AND SEALED the 25th day of February, 2025.

**NORTHTOWN MUNICIPAL UTILITY
DISTRICT**

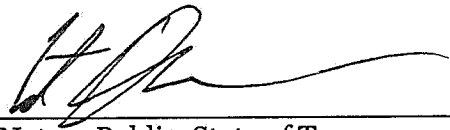
(SEAL)



Colette Downey, Secretary
Board of Directors

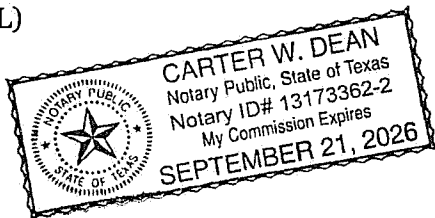
STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 25th day of February, 2025, by Colette Downey, Secretary of the Board of Directors of Northtown Municipal Utility District, on behalf of the District.



Notary Public, State of Texas

(SEAL)



Northtown Municipal Utility District

February 25, 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:	\$ 471,868.28
Logic Operating Account to ABC Bank Manager's Account:	31,000.00
TexPool Operating Account to ABC Bank Customer Refund Account:	3,000.00
PNC Bank Lockbox Account to TexPool General Operating Account:	430,000.00
Logic Tax Account to Logic Operating Account:	1,856,586.81
Logic Tax Account to Logic Debt Service Account:	900,000.00

Exhibit I

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

Cash Activity Reports

Northtown Municipal Utility District Cash Activity Report - ABC Bank Operating Account January 31, 2025 - February 25, 2025			
			General Fund Operating Account
Cash Balance - January 31, 2025			31,191.67
Subsequent Activity			300.00
Cash Receipts	Facility Rental		300.00
	Total Subsequent Activity		300.00
Projected Balance as of February 25, 2025			\$ 31,491.67

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
December 31, 2024 - February 25, 2025

		General Fund Manager's Account
Cash Balance - December 31, 2024		\$ 266,925.34
Subsequent Activity		28,615.72
Transfers approved at the January 29, 2025 Meeting	559,669.34	
Expenditures Approved at the January 29, 2025 Meeting	(475,600.96)	
Payroll Expenses	(52,000.72)	
Ramona Oliver	Expense Reimbursement (1,232.73)	
Ramona Oliver	Expense Reimbursement (2,219.21)	
Total Subsequent Activity	28,615.72	
Cash Balance - January 31, 2025		\$ 295,541.06
Subsequent Expenditures		(27,168.05)
Payroll Expenses	Payroll and Payroll Taxes (22,340.89)	
Petty Cash	Expense Reimbursement (433.71)	
Alterman, Inc.	Water Well Inspections - August (1,286.66)	
AT&T Mobility	Telephone - January 2025 (65.50)	
Charter Communications	Park Internet - January 2025 (140.39)	
City of Austin	Utilities - January 2025 (2,797.03)	
AT&T Mobility	Telephone - February 2025 (103.87)	
Total Subsequent Activity	(27,168.05)	
Expenditures to be Approved at February 25, 2025 Meeting		(471,868.28)
360 Professional Services, Inc.	Engineering Fees - January 2025 (11,362.80)	
Bott & Douthitt, P.L.L.C.	Accounting Services - January 2025 (10,288.31)	
City of Austin	W/WW Purchases - January 2025 (196,423.51)	
City of Round Rock Environmental Services	Bacteriological Test - 24 PA (250.00)	
Crossroads Utility Services	Operations - January 2025 (62,525.97)	
LCRA Environmental Laboratory Services	Laboratory Fees (1,037.00)	
Ramona Oliver	Expense Reimbursement (332.04)	
Roadrunner Inspection Services	Inspection Fees (4,850.00)	
Splendid Investments LLC	Escrow Account Balance Refund (1,138.30)	
Texas Disposal Systems, Inc.	Garbage Fees - January 2025 (80,543.45)	
TexaScapes	Landscape Maintenance (99,361.90)	
Travis County Sheriff's Department	Security Patrol Vehicle (2,740.00)	
Village at Northtown, LTD.	Escrow Account Balance Refund (215.00)	
Williams Mapping & Consulting	Monthly MS4 Inspections (800.00)	
Total Expenditures	(471,868.28)	
Subtotal		(203,495.27)
Transfers to be approved		502,868.28
Transfer for expenditures approved 2/25/2025 from Logic Operating	471,868.28	
Transfer Funds from Logic Operating	31,000.00	
Projected Balance as of February 25, 2025		\$ 299,373.01

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
January 31, 2025 - February 25, 2025

				<u>General Fund Customer Refund Account</u>
Cash Balance - January 31, 2025				22,292.69
Customer Refunds	Customer Refunds		<u>(4,121.81)</u>	
		Total Expenditures	<u>(4,121.81)</u>	
Subtotal				18,170.88
Transfers to be approved - from TexPool Operating Account				3,000.00
Projected Balance as of February 25, 2025				\$ 21,170.88

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Park Fund Account
January 31, 2025 - February 25, 2025

	<u>ABC Bank</u> <u>Park</u> <u>Account</u>
Cash Balance - January 31, 2025	\$ 49,950.00
Projected Balance as of February 25, 2025	\$ 49,950.00

Northtown Municipal Utility District

Cash/Investment Activity Report

January 31, 2025 - February 25, 2025

	Interest Rate	Maturity Date	Balance 1/31/2025	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 2/25/2025	Projected Balance 2/25/2025
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 31,191.67	\$ 300.00	\$ -	\$ 31,491.67	\$ -	\$ 31,491.67
ABC Bank - Manager's Account	0.0000%	N/A	295,541.06	-	(499,036.33)	(203,495.27)	502,868.28 (1)(2)	299,373.01
ABC Bank - Customer Refunds	0.0000%	N/A	22,292.69	-	(4,121.81)	18,170.88	3,000.00 (3)	21,170.88
PNC Bank Lockbox	0.0000%	N/A	427,055.47	25,832.09	(3,951.39)	448,936.17	(430,000.00) (4)	18,936.17
Logic Operating - 01	4.4957%	N/A	13,018,265.94	-	-	13,018,265.94	1,353,718.53 (1)(2)(5)	14,371,984.47
TexPool Operating	4.3396%	N/A	8,885,987.29	-	-	8,885,987.29	427,000.00 (3)(4)	9,312,987.29
TexPool Fiscal Surety Trail Easement	4.3396%	N/A	116,993.12	-	-	116,993.12	-	116,993.12
Total - General Fund			22,797,327.24	26,132.09	(507,109.53)	22,316,349.80	1,856,586.81	24,172,936.61
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	4.4957%	N/A	53,024.58	-	-	53,024.58	-	53,024.58
TexPool Park	4.3396%	N/A	5,137.99	-	-	5,137.99	-	5,137.99
Total - Park Fund			108,112.57	-	-	108,112.57	-	108,112.57
Debt Service Fund -								
Logic - Tax Account	4.4957%	N/A	2,778,238.38	-	-	2,778,238.38	(2,756,586.81) (5)(6)	21,651.57
Logic - Debt Service	4.4957%	N/A	2,421,850.07	-	-	2,421,850.07	900,000.00 (6)	3,321,850.07
Total - Debt Service Fund			5,200,088.45	-	-	5,200,088.45	(1,856,586.81)	3,343,501.64
Capital Project Fund -								
Logic - SR 2011 CPF	4.4957%	N/A	2,812.28	-	-	2,812.28	-	2,812.28
TexPool - SR 2020 CPF	4.3396%	N/A	4,991,446.22	-	-	4,991,446.22	-	4,991,446.22
Total - Capital Project Fund			4,994,258.50	-	-	4,994,258.50	-	4,994,258.50
Total - All Funds			\$ 33,099,786.76	\$ 26,132.09	\$ (507,109.53)	\$ 32,618,809.32	\$ -	\$ 32,618,809.32

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 471,868.28
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 31,000.00
(3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Acct: 3,000.00
(4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: 430,000.00
(5) To transfer funds from Logic Tax to Logic General Operating Account: 1,856,586.81
(6) To transfer funds from Logic Tax to Logic Debt Service Account: 900,000.00

Northtown M.U.D.
Collateral Analysis Schedule - ABC Bank
1/31/2025

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
ABC Bank -			
Operating Account (General Fund)	\$ 31,191.67		
Manager's Account (General Fund)	765,068.00		
Customer Deposit Account (General Fund)	38,037.13		
Parks Account (Park Fund)	49,950.00		
Total ABC Bank	884,246.80		
FDIC Coverage		250,000.00	
Pledged Collateral ABC Bank (Market Value)		1,647,652.75	
Total Collateral - ABC Bank			
Total Collateral/Funds ABC Bank	\$ 884,246.80	\$ 1,897,652.75	\$ 1,013,405.95

Pledges By Pledgee And Maturity

Pledged To: NORTHTOWN MUD

BBA

As Of 1/31/2025

American Bank of Commerce - Lubbock, TX

Page 31 of 48

Receipt#	CUSIP	ASC 320	Description	Prerefund	Pool/Type	Moody	Original Face	Pledged			
Safekeeping Location			Maturity		Coupon	S&P	Pledged Percent	Original Face	Par	Book Value	Market Value
9128282A7	AFS		US TREASURY N/B		1.50	Aaa	5,000,000.00	25.00%	1,250,000.00	1,250,000.00	1,241,158.08
FROS: FROST NATL BK - SAN ANT			08/15/26								1,197,662.50
9128282A7	AFS		US TREASURY N/B		1.50	Aaa	5,000,000.00	3.00%	150,000.00	150,000.00	148,938.97
FROS: FROST NATL BK - SAN ANT			08/15/26								143,719.50
912828U24	AFS		US TREASURY N/B		2.00	Aaa	5,000,000.00	1.50%	75,000.00	75,000.00	74,677.04
FROS: FROST NATL BK - SAN ANT			11/15/26								72,035.25
912828U24	AFS		US TREASURY N/B		2.00	Aaa	5,000,000.00	5.00%	250,000.00	250,000.00	248,923.48
FROS: FROST NATL BK - SAN ANT			11/15/26								240,117.50
4 Securities Pledged To: NORTH - NORTHTOWN MUD								1,725,000.00	1,725,000.00	1,713,697.57	1,653,534.75

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.
1/24/2025 5:21 PM - RBM / WOLF

583

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	401.13-	543.44	401.13	142.31 1.21 %	11614.06	184.77	.00	.00	.00	.00	327.08
2023	36386.14	776.16-	13695.46	776.16	12919.30 36.28 %	22690.68	3035.11	.00	.00	.00	.00	15954.41
TOTL	97886.79	1177.29-	14238.90	1177.29	13061.61 13.51 %	83647.89	3219.88	.00	.00	.00	.00	16281.49
2024	7432662.04	1925.02-	6526432.93	237.27	6526195.66 87.83 %	904541.36	.00	.00	.00	.00	.00	6526195.66
ENTITY												
TOTL	7530548.83	3102.31-	6540671.83	1414.56	6539257.27 86.87 %	988189.25	3219.88	.00	.00	.00	.00	6542477.15

Northtown M.U.D.
Analysis of Taxes Collected FY 2024-2025
January 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	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
MAR									
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
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	(160.53)	(76.74)	(237.27)	(759.74)	(417.55)	(1,177.29)	(920.26)	(494.30)	(1,414.56)
TAXES	4,415,490.99	2,110,941.94	6,526,432.93	9,347.95	4,890.95	14,238.90	4,424,838.94	2,115,832.89	6,540,671.83
PENALTY	0.00	0.00	0.00	2,111.59	1,108.29	3,219.88	2,111.59	1,108.29	3,219.88
TOTAL DISTRIBUTION	4,415,330.46	2,110,865.20	6,526,195.66	10,699.81	5,581.68	16,281.49	4,426,030.27	2,116,446.88	6,542,477.15
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	(1,302.38)	(622.64)	(1,925.02)	(759.74)	(417.55)	(401.13)	(2,062.12)	(1,040.19)	(3,102.31)
BASE TAX REV	160.53	76.74	237.27	759.74	417.55	401.13	920.26	494.30	1,414.56
LESS: COLLECTIONS	(4,415,490.99)	(2,110,941.94)	(6,526,432.93)	(9,347.95)	(4,890.95)	(543.44)	(4,424,838.94)	(2,115,832.89)	(6,540,671.83)
TAX									
REC @ END OF PERIOD	611,972.00	292,569.36	904,541.36	47,349.25	36,298.64	60,957.21	659,321.25	328,868.00	988,189.25
	67.66%	32.34%	100.00%						

Financial Statements

Northtown M.U.D.

Accountant's Compilation Report

January 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 four months ended January 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.

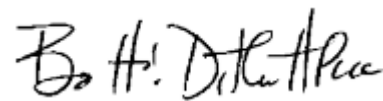
In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows and the components required by GASB 34 were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

February 18, 2025
Round Rock, TX

**Northtown Municipal Utility District
Governmental Funds Balance Sheet
January 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	\$ 776,080.89	\$ 49,950.00	\$ -	\$ -	\$ 826,030.89
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	22,021,246.35	58,162.57	5,200,088.45	4,994,258.50	32,273,755.87
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	351,908.67	-	-	-	351,908.67
Accrued Service Revenue	426,621.00	-	-	-	426,621.00
Property Taxes	659,321.24	-	328,868.01	-	988,189.25
Prepaid Expenses	433.33	-	-	22,043.25	22,476.58
Other	86,051.44	-	-	-	86,051.44
Interfund	1,142,563.74	695,692.00	-	18,331.07	1,856,586.81
Total Assets	\$ 25,464,726.66	\$ 803,804.57	\$ 5,528,956.46	\$ 5,034,632.82	\$ 36,832,120.51
Liabilities					
Accounts Payable	\$ 397,817.92	\$ -	\$ -	\$ -	\$ 397,817.92
Accrued Expenses	48,494.62	-	-	-	48,494.62
Payroll Taxes Payable	531.40	-	-	-	531.40
TCEQ Assessment	1,274.33	-	-	-	1,274.33
Customer Meter Deposits	763,671.45	-	-	-	763,671.45
Builder Deposits	17,800.00	-	-	-	17,800.00
Other Deposits	41,450.07	-	-	-	41,450.07
Capital Recovery Fees Payable	100,800.00	-	-	-	100,800.00
Unclaimed Property	19,575.60	-	-	-	19,575.60
Fiscal Surety Village Park Improvements	116,993.12	-	-	-	116,993.12
Interfund	-	-	1,856,586.81	-	1,856,586.81
Total Liabilities	1,508,408.51	-	1,856,586.81	-	3,364,995.32
Deferred Inflows of Resources					
Deferred Revenue - Property Taxes	659,321.24	-	328,868.01	-	988,189.25
Total Deferred Inflows of Resources	659,321.24	-	328,868.01	-	988,189.25
Fund Balance					
Fund Balances:					
Restricted for					
Debt Service	-	-	3,343,501.64	-	3,343,501.64
Capital Projects	-	-	-	5,034,632.82	5,034,632.82
Unassigned	23,296,996.91	803,804.57	-	-	24,100,801.48
Total Fund Balances	23,296,996.91	803,804.57	3,343,501.64	5,034,632.82	32,478,935.94
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 25,464,726.66	\$ 803,804.57	\$ 5,528,956.46	\$ 5,034,632.82	\$ 36,832,120.51

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

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Revenues:					
Property Taxes, including penalties	\$ 4,426,030.28	\$ -	\$ 2,116,446.87	\$ -	\$ 6,542,477.15
Service Accounts, including penalties	1,635,618.75	-	-	-	1,635,618.75
Tap Connection Fees	260,165.15	-	-	-	260,165.15
Park Facility Rental	975.00	-	-	-	975.00
Other Income	1,634.45	-	-	-	1,634.45
Interest Income	313,424.10	922.09	37,967.77	77,472.83	429,786.79
Total Revenues	6,637,847.73	922.09	2,154,414.64	77,472.83	8,870,657.29
Expenditures:					
Current-					
WATER					
Bulk Water Purchase	341,665.49	-	-	-	341,665.49
TCEQ Fees	8,058.25	-	-	-	8,058.25
Water System Maintenance	17,088.52	-	-	-	17,088.52
Meter Purchases	57,747.67	-	-	-	57,747.67
Water Tap Inspections	15,800.00	-	-	-	15,800.00
Lead & Copper Sampling	668.32	-	-	-	668.32
WASTEWATER					
Bulk Wastewater Purchases	487,484.10	-	-	-	487,484.10
Wastewater System Maintenance	14,219.41	-	-	-	14,219.41
Lift Station Maintenance	72,224.72	-	-	-	72,224.72
ADMINISTRATIVE					
Director Fees	3,536.00	-	-	-	3,536.00
Payroll Taxes	14,745.46	-	-	-	14,745.46
Legal Fees - General	33,950.24	-	-	-	33,950.24
Legal Fees - Covenants	4,907.16	-	-	-	4,907.16
Management Services	138,924.60	-	-	-	138,924.60
Accounting Fees	27,675.00	-	-	-	27,675.00
Financial Advisor Fees	2,232.63	-	1,592.37	-	3,825.00
Audit Fees	15,000.00	-	-	-	15,000.00
Engineering Fees - General	7,113.02	-	-	-	7,113.02
Engineering Fees - Special	19,790.42	-	-	-	19,790.42
Professional Fees	4,157.00	-	-	-	4,157.00
Tax Collector/Appraisal Fees	11,960.74	-	5,718.15	-	17,678.89
Insurance	3,016.00	-	-	-	3,016.00
Website	1,525.00	-	-	-	1,525.00
Credit Card Fees	14,100.14	-	-	-	14,100.14
Bank Service Charges	3,984.01	-	-	-	3,984.01
PARKS					
Park Landscape Maintenance	205,016.00	-	-	-	205,016.00
Park Projects	11,920.00	-	-	-	11,920.00
Landscape Contingency	72,854.54	-	-	-	72,854.54
Park Facility Maintenance	35,197.93	-	-	-	35,197.93
Security	53,230.00	-	-	-	53,230.00
Well Repairs	3,342.82	-	-	-	3,342.82
Irrigation Repairs	1,440.64	-	-	-	1,440.64
Park Utilities	6,085.39	-	-	-	6,085.39
OTHER					
Nightwatchman Lights	6,840.86	-	-	-	6,840.86
Miscellaneous	464.65	-	-	-	464.65
Garbage Collection	321,548.50	-	-	-	321,548.50
Office Staff Expenses	146,863.82	-	-	-	146,863.82
Office Expenses	15,152.35	-	-	-	15,152.35
Telephone	182.98	-	-	-	182.98
Debt Service -					
Paying Agent Fees	-	-	1,200.00	-	1,200.00
Capital Outlay	16,607.92	-	-	-	16,607.92
Total Expenditures	2,218,322.30	-	8,510.52	-	2,226,832.82
Excess/(Deficiency) of Revenues over Expenditures	4,419,525.43	922.09	2,145,904.12	77,472.83	6,643,824.47
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, January 31, 2025	\$ 23,296,996.91	\$ 803,804.57	\$ 3,343,501.64	\$ 5,034,632.82	\$ 32,478,935.94

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
January 31, 2025

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

Revenues:

OPERATING

Water Service Fees	\$ 145,365	\$ 118,043	\$ 27,322	\$ 599,148	\$ 492,011	\$ 107,137
Water Tap Fees	-	600	(600)	70,800	2,400	68,400
Wastewater Service Fees	109,551	106,087	3,464	442,561	424,348	18,213
Wastewater Tap Fees	-	600	(600)	98,400	2,400	96,000
Basic Services	136,075	139,000	(2,925)	555,364	556,000	(636)
Application Fees	1,152	1,333	(181)	5,814	5,333	481
Service Penalties	7,071	3,333	3,738	32,732	13,332	19,400
Water and W/W Inspections	-	1,875	(1,875)	90,965	7,500	83,465
Total Operating	399,214	370,871	28,343	1,895,784	1,503,324	392,460

OTHER OPERATING

Property Tax	1,856,040	1,855,000	1,040	4,423,919	4,420,000	3,919
Property Tax Penalty	547	-	547	2,112	-	2,112
Total Other Operating	1,856,587	1,855,000	1,587	4,426,030	4,420,000	6,030

NON-OPERATING

Miscellaneous Revenue	222	2,500	(2,278)	2,609	10,000	(7,391)
Investment Interest	74,130	60,000	14,130	313,424	240,000	73,424
Total Non-Operating	74,351	62,500	11,851	316,034	250,000	66,034

Total Operating Revenues

2,330,153	2,288,371	41,781	6,637,848	6,173,324	464,523
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OTHER

Park Fees	-	300	(300)	-	1,200	(1,200)
Park Interest Revenue	223	83	139	922	333	589
Total Other	223	383	(161)	922	1,533	(611)

Total Revenues

2,330,375	2,288,755	41,621	6,638,770	6,174,858	463,912
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Expenditures:

OFFICE

Employee Benefits	4,237	7,621	3,384	22,311	30,486	8,175
Mileage Reimbursement	241	300	59	996	1,200	204
Office Utilities	2,350	3,750	1,400	9,425	15,000	5,575
Wages	29,601	32,203	2,602	123,556	128,809	5,253
Office Expenses	1,453	2,083	630	5,728	8,333	2,606
Total Office Expenditures	37,882	45,957	8,075	162,016	183,828	21,812

Northtown Municipal Utility District
Budget Comparison Schedule
January 31, 2025

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WATER						
Bulk Water Purchases (Var)	78,584	128,575	49,991	341,665	535,908	194,243
TCEQ System Fee	-	-	-	8,058	8,000	(58)
Water System Maintenance	4,906	16,667	11,761	17,089	66,668	49,579
Water Meters	-	-	-	57,748	-	(57,748)
Total Water	88,800	145,872	57,072	440,360	613,096	172,736
WASTEWATER						
Bulk W/W Purchases	117,840	128,193	10,353	487,484	512,772	25,288
W/W System Maintenance	8,766	25,000	16,234	14,219	100,000	85,781
Lift Station Maintenance	18,169	13,333	(4,836)	72,225	53,333	(18,891)
Chemicals	-	6,667	6,667	-	26,668	26,668
Total Wastewater	144,775	174,543	29,769	573,928	698,173	124,245
ADMINISTRATIVE						
Director Fees	1,326	1,400	74	3,536	5,300	1,764
Payroll Taxes	3,537	3,475	(62)	14,745	13,900	(845)
Legal Fees-General	9,000	9,000	-	33,950	36,000	2,050
Legal Fees-Special	-	-	-	-	-	-
Legal Fees-Covenants	800	5,000	4,200	4,907	20,000	15,093
Management Services	34,907	35,916	1,009	139,593	143,664	4,071
Bookkeeping Services	9,200	6,450	(2,750)	27,675	25,800	(1,875)
Financial Advisor Services	-	-	-	2,233	1,500	(733)
Engineering Fees	1,734	2,000	266	7,113	8,000	887
Engineering Fees-Special	6,185	6,667	482	19,790	26,668	6,878
Professional Fees	800	4,333	3,533	4,157	17,332	13,175
Insurance	-	-	-	3,016	3,000	(16)
Credit Card Fees	4,380	3,000	(1,380)	14,100	12,000	(2,100)
Conference/Training	-	-	-	-	-	-
Total Administrative	86,869	96,241	9,372	301,777	344,664	42,887

Northtown Municipal Utility District
Budget Comparison Schedule
January 31, 2025

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARKS						
Landscape-Parks	51,254	51,254	-	205,016	205,016	-
Landscape-Contingency	24,152	14,833	(9,319)	72,855	59,332	(13,523)
Park Maintenance	512	12,500	11,988	35,198	50,000	14,802
Well Maintenance	1,287	6,250	4,963	3,343	25,000	21,657
Park Utilities	836	2,000	1,164	6,085	8,000	1,915
Security	14,070	11,550	(2,520)	53,230	46,200	(7,030)
Irrigation Repairs	-	3,208	3,208	1,441	12,832	11,391
Pond Restoration	-	7,500	7,500	-	30,000	30,000
Total Parks	92,111	109,095	16,984	377,167	436,380	59,213
OTHER						
Meeting Expenses	-	12	12	-	48	48
Nightwatchman	1,682	1,800	118	6,841	7,200	359
Security Equipment	-	-	-	-	-	-
Miscellaneous	1,436	1,000	(436)	4,449	4,000	(449)
Garbage Collection	80,543	80,015	(528)	321,549	320,060	(1,489)
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	-	832	832
Website	575	417	(158)	1,525	1,667	142
Signage	-	-	-	-	-	-
Telephone	50	1,300	1,250	183	5,200	5,017
Total Other	84,286	84,752	465	334,546	339,007	4,461
Total Expenditures	534,724	656,460	121,737	2,189,794	2,615,148	425,354
Operating Excess/(Deficiency)	1,795,651	1,632,294	163,357	4,448,975	3,559,710	889,266
CAPITAL OUTLAY						
Design & Planning (SM & Wildflower Pc	-	-	-	16,608	16,608	-
Sidewalk Project	-	-	-	11,920	11,920	-
Total Capital Outlay	-	-	-	28,528	28,528	-
Total Expenses & Park CIP	534,724	656,460	121,737	2,218,322	2,643,676	425,354
Total Excess/(Deficiency)	\$ 1,795,651	\$ 1,632,294	\$ 163,357	\$ 4,420,448	\$ 3,531,182	\$ 889,266

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	\$ 145,365	\$ 112,671	\$ 114,014	\$ 112,671	\$ 135,155	\$ 137,840	\$ 144,553	\$ 145,896	\$ 144,909	\$ 1,446,857	\$ 107,137
Water Tap Fees	6,000	62,400	0	8,400	0	600	600	600	600	600	600	0	0	74,400	68,400
Wastewater Service Fees	1,273,040	113,597	110,581	108,832	109,551	106,087	106,087	106,087	106,087	106,087	106,087	106,087	106,083	1,291,253	18,213
Wastewater Tap Fees	6,000	90,000	0	8,400	0	600	600	600	600	600	600	0	0	102,000	96,000
Basic Services	1,668,000	138,559	140,415	140,315	136,075	139,000	139,000	139,000	139,000	139,000	139,000	139,000	139,000	1,667,364	(636)
Application Fees	16,000	1,458	1,548	1,656	1,152	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,481	481
Service Penalties	40,000	7,876	6,229	11,555	7,071	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337	59,400	19,400
Water and W/W Inspections	22,500	86,765	0	4,200	0	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	105,965	83,465
Total Operating	4,571,260	658,877	413,700	423,992	399,214	365,499	366,842	365,499	387,983	390,668	397,381	397,524	396,537	4,963,720	392,460

OTHER OPERATING

Property Tax	4,969,677	1,234	61,776	2,504,868	1,856,040	549,677	-	-	-	-	-	-	-	4,973,596	3,919
Property Tax Penalty	0	264	959	341	547	-	-	-	-	-	-	-	-	2,112	2,112
Total Other Operating	4,969,677	1,498	62,736	2,505,209	1,856,587	549,677	-	-	-	-	-	-	-	4,975,707	6,030

NON-OPERATING

Miscellaneous Revenue	30,000	3,250	(668)	(194)	222	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	22,609	(7,391)
Investment Interest	720,000	83,332	78,752	77,210	74,130	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	793,424	73,424
Total Non-Operating	750,000	86,582	78,085	77,016	74,351	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500	816,034	66,034

Total Operating Revenues

10,290,937	746,958	554,520	3,006,217	2,330,153	977,676	429,342	427,999	450,483	453,168	459,881	460,024	459,037	10,755,460	464,523
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OTHER

Park Fees	3,000	-	-	-	-	300	300	300	300	300	300	-	-	1,800	(1,200)
Park Interest Revenue	1,000	242	228	229	223	83	83	83	83	83	83	83	83	1,589	589
Total Other	4,000	242	228	229	223	383	383	383	383	383	383	83	83	3,389	(611)

Total Revenues

10,294,937	747,200	554,748	3,006,447	2,330,375	978,060	429,726	428,383	450,867	453,552	460,265	460,108	459,121	10,758,849	463,912
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Expenditures:

Employee Benefits	91,454	6,528	5,801	5,746	4,237	7,621	7,621	7,621	7,621	7,621	7,621	7,621	7,621	83,279	8,175
Mileage Reimb.	3,600	265	243	248	241	300	300	300	300	300	300	300	300	3,396	204
Office Utilities	45,000	2,498	2,326	2,250	2,350	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	39,425	5,575
Wages	386,433	31,047	32,194	30,714	29,601	32,203	32,203	32,203	32,203	32,203	32,203	32,203	32,203	381,180	5,253
Office Expenses	25,000	1,802	1,662	811	1,453	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	22,394	2,606
Total Water	551,487	42,140	42,226	39,769	37,882	45,957	45,957	45,957	45,957	45,957	45,957	45,957	45,957	529,675	21,812

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	Budget Feb-25	Budget 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	122,724	124,186	122,724	147,214	150,138	157,450	158,913	157,837	1,482,851	194,243
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	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,663	150,421	49,579
Water Tap Inspection	7,000	2,640	3,740	4,110	5,310	560	560	560	560	560	560	560	560	20,280	(13,280)
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	139,951	141,413	139,951	164,441	167,365	174,677	176,140	200,060	1,744,358	172,736
WASTEWATER															
Bulk W/W Purchases	1,538,318	125,476	124,664	119,504	117,840	128,193	128,193	128,193	128,193	128,193	128,193	128,193	128,195	1,513,030	25,288
W/W System Maintenance	500,000	(3,347)	917	7,883	8,766	25,000	25,000	25,000	25,000	25,000	25,000	25,000	225,000	414,219	85,781
W/W Tap Inspections	15,000	-	-	-	-	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	9,600	5,400
Lift Station Maintenance	200,000	17,964	25,790	10,302	18,169	13,333	13,333	13,333	13,333	13,333	13,333	13,333	53,333	218,891	(18,891)
Chemicals	80,000	-	-	-	-	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,663	53,332	26,668
Total Wastewater	2,333,318	140,093	151,371	137,690	144,775	174,393	174,393	174,393	174,393	174,393	174,393	174,393	414,391	2,209,073	124,245
ADMINISTRATIVE															
Director Fees	20,000	663	663	884	1,326	1,250	1,400	1,250	1,700	2,250	2,700	2,000	2,150	18,236	1,764
Payroll Taxes	41,695	3,289	4,355	3,564	3,537	3,475	3,475	3,475	3,475	3,475	3,475	3,475	3,470	42,540	(845)
Legal Fees-General	108,000	7,939	8,012	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	105,950	2,050
Legal Fees-Special	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Fees-Covenants	60,000	2,561	746	800	800	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	44,907	15,093
Management Services	430,996	34,864	34,876	34,947	34,907	35,916	35,916	35,916	35,916	35,916	35,916	35,916	35,920	426,925	4,071
Bookkeeping Services	77,400	6,075	6,325	6,075	9,200	6,450	6,450	6,450	6,450	6,450	6,450	6,450	6,450	79,275	(1,875)
Financial Advisor Services	1,500	2,233	-	-	-	-	-	-	-	-	-	-	-	2,233	(733)
Audit Fees	19,000	-	-	-	15,000	-	-	-	-	-	-	-	-	15,000	4,000
Engineering Fees	24,000	1,911	1,734	1,734	1,734	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	23,113	887
Engineering Fees-Special	80,000	8,633	893	4,080	6,185	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,663	73,122	6,878
Professional Fees	52,000	800	1,757	800	800	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,337	38,825	13,175
Tax Assess/Collector Fees	30,000	-	6,350	5,611	-	-	6,000	-	-	6,000	-	-	6,000	29,961	39
Permits/MemberDues/Lic.	1,000	-	-	-	-	-	-	500	-	-	-	-	-	500	500
Insurance	35,000	1,028	-	1,988	-	-	-	-	-	-	-	-	32,000	35,016	(16)
Credit Card Fees	36,000	3,000	3,720	3,000	4,380	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	38,100	(2,100)
Conference/Training	6,000	-	-	-	-	-	-	-	-	6,000	-	-	-	6,000	-
Total Administrative	1,022,591	72,995	69,430	72,482	86,869	77,091	83,241	77,591	77,541	90,091	78,541	77,841	115,990	979,704	42,887

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	Budget Feb-25	Budget 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	14,833	14,833	14,833	14,833	14,833	14,833	14,833	14,837	191,523	(13,523)
Park Maintenance	150,000	23,893	8,096	2,697	512	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	135,198	14,802
Well Maintenance	75,000	-	2,056	-	1,287	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	53,343	21,657
Park Utilities	24,000	1,712	1,754	1,783	836	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	22,085	1,915
Security	138,600	15,060	12,900	11,200	14,070	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	145,630	(7,030)
Irrigation Repairs	38,500	1,263	178	-	-	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,212	27,109	11,391
Pond Restoration	90,000	-	-	-	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	60,000	30,000
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	78,211	92,111	109,095	109,095	109,095	109,095	109,095	109,095	109,095	179,103	1,319,935	59,213
OTHER															
Meeting Expenses	150	-	-	-	-	12	12	12	12	12	14	14	14	102	48
Nightwatchman	21,600	1,741	1,734	1,683	1,682	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,241	359
Security Equipment	36,000	-	-	-	-	-	-	-	-	-	-	-	36,000	36,000	-
Miscellaneous	12,000	871	1,344	797	1,436	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,449	(449)
Garbage Collection	960,183	80,207	80,303	80,495	80,543	80,015	80,015	80,015	80,015	80,015	80,015	80,015	80,018	961,672	(1,489)
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	-	208	208	208	208	208	208	208	212	1,668	832
Website	5,000	200	200	550	575	417	417	417	417	417	417	417	417	4,858	142
Signage	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-
Event Supplies	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	-
Telephone	15,600	45	37	50	50	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	10,583	5,017
Total Other	1,070,033	83,065	83,619	83,576	84,286	84,752	84,752	84,752	84,752	84,752	84,754	84,754	137,761	1,065,572	4,461
Total Expenditures	8,273,671	561,128	596,511	497,432	534,724	631,239	638,851	631,739	656,179	671,653	667,417	668,180	1,093,262	7,848,317	425,354
Operating Excess/(Deficiency)	2,021,266	185,830	(41,991)	2,508,786	1,795,429	346,437	(209,509)	(203,740)	(205,696)	(218,485)	(207,536)	(208,156)	(634,225)	2,910,532	889,266
CAPITAL OUTLAY															
Design & Planning (SM & Wildflower	55,000	11,074	5,534	-	-	-	-	-	-	-	-	-	38,392	55,000	-
Tree Program	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Trail Conversion	70,000	-	-	-	-	-	-	-	-	-	-	-	70,000	70,000	-
Sidewalk Project	160,000	-	-	11,920	-	-	-	-	-	-	-	-	148,080	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	-	-	-	-	-	-	-	-	4,281,472	4,310,000	-
Total Expenses & Park CIP	12,583,671	572,202	602,045	509,352	534,724	631,239	638,851	631,739	656,179	671,653	667,417	668,180	5,374,734	12,158,317	425,354
Net Revenues/(Deficit)	(2,288,734)	174,998	(47,297)	2,497,095	1,795,651	346,820	(209,126)	(203,357)	(205,313)	(218,102)	(207,153)	(208,073)	(4,915,614)	(1,399,468)	889,266

See Accountants' Report.

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	11,362.80	0.00	0.00	0.00	0.00	11,362.80
Alterman, Inc.	0.00	1,286.66	0.00	0.00	0.00	1,286.66
AT&T Mobility	65.50	0.00	0.00	0.00	0.00	65.50
Bott & Douthitt, P.L.L.C.	10,288.31	0.00	0.00	0.00	0.00	10,288.31
Charter Communications	140.39	0.00	0.00	0.00	0.00	140.39
City of Austin	199,220.54	0.00	0.00	0.00	0.00	199,220.54
City of Round Rock Environmental Services	250.00	0.00	0.00	0.00	0.00	250.00
Crossroads Utility Services	62,525.97	0.00	0.00	0.00	0.00	62,525.97
LCRA Environmental Laboratory Services	1,037.00	0.00	0.00	0.00	0.00	1,037.00
Ramona Oliver	332.04	0.00	0.00	0.00	0.00	332.04
Roadrunner Inspection Services	4,850.00	0.00	0.00	0.00	0.00	4,850.00
Splendid Investments LLC	1,138.30	0.00	0.00	0.00	0.00	1,138.30
Texas Disposal Systems, Inc.	80,543.45	0.00	0.00	0.00	0.00	80,543.45
TexaScapes	24,151.70	0.00	0.00	0.00	0.00	24,151.70
Travis County Sheriff's Department	2,740.00	0.00	0.00	0.00	0.00	2,740.00
TX Health Benefits Pool	0.00	(3,129.74)	0.00	0.00	0.00	(3,129.74)
Village at Northtown, LTD.	215.00	0.00	0.00	0.00	0.00	215.00
Williams Mapping & Consulting	800.00	0.00	0.00	0.00	0.00	800.00
TOTAL	399,661.00	(1,843.08)	0.00	0.00	0.00	397,817.92

See Accountants' Report.

Northtown Municipal Utility District
OTHER DEPOSITS SUMMARY
December 31, 2024

Description	Amount
VILLAGE AT NORTHTOWN	\$ 5,489.56
RIVERSIDE RESOURCES	1,980.00
PISD REVIEW	749.10
FAUST DRAINAGE ON HOWARD LN.	760.00
LAKES AT TECH RIDGE	1,757.50
HARRIS RIDGE CONDOS	2,287.00
DESSAU RETAIL DEPOSIT	2,875.06
TECH RIDGE APARTMENT PROJECT	3,383.66
VILLAS AT TECH RIDGE	3,408.80
EDENBROOK RIDGE	2,169.50
HEATHERWILDE RETAIL CENTER	750.90
HPI REAL ESTATE PLAN REVIEW	1,300.00
DESSAU FOUNTAIN ESTATES	3,881.00
THE LAKES BLVD - ST. CROIX	1,352.50
PACT VENTURES - LAKES/GAS	1,862.60
KB HOMES - VILLAGES AT NORTHTOWN	(172.00)
VILLAGES AT NORTHTOWN - YENTAI	765.60
DESSAU RETAIL - ACR	1,383.10
VILLAGES - MULTI-FAMILY WB PKWY	(176.78)
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	947.30
JDs SUPERMARKET - DESSAU	4,000.00
HEATHERWILDE OFFICE	292.30
Total Other Deposits	<u>\$ 41,450.07</u>

Northtown Municipal Utility District
VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS
December 31, 2024

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
		INITIAL DEPOSIT	\$ 1,000.00
10/31/19	360 Professional Services, Inc. - #2288	VILLAGE AT NTWN	(249.90)
10/31/19	Armbrust & Brown, PLLC - #158546	VILLAGE AT NTWN	(1,731.50)
11/30/19	Armbrust & Brown, PLLC - #159482	VILLAGE AT NTWN	(412.00)
12/31/19	Armbrust & Brown, PLLC - #160252	VILLAGE AT NTWN	(2,203.48)
01/31/20	360 Professional Services, Inc. - #2381	VILLAGE AT NTWN	(6,171.21)
01/31/20	Armbrust & Brown, PLLC - #161287	VILLAGE AT NTWN	(329.00)
02/29/20	Invoice #1281		16,010.02
02/29/20	360 Professional Services, Inc. - #2411	VILLAGE AT NTWN	(765.00)
02/29/20	Armbrust & Brown, PLLC - #161983	VILLAGE AT NTWN	(141.00)
03/31/20	360 Professional Services, Inc. - #2439	VILLAGE AT NTWN	(1,020.00)
03/31/20	Armbrust & Brown, PLLC - #162525	VILLAGE AT NTWN	(1,038.50)
04/30/20	360 Professional Services, Inc. - #2461	VILLAGE AT NTWN	(255.00)
04/30/20	Armbrust & Brown, PLLC - #163383	VILLAGE AT NTWN	(1,849.50)
05/31/20	360 Professional Services, Inc. - #2478	VILLAGE AT NTWN	(1,020.00)
05/31/20	Armbrust & Brown, PLLC - #164168	VILLAGE AT NTWN	(70.00)
06/30/20	Armbrust & Brown, PLLC - #164763	VILLAGE AT NTWN	(446.50)
07/31/20	Armbrust & Brown, PLLC - #165344	VILLAGE AT NTWN	(493.50)
07/31/20	360 Professional Services, Inc. - #2523	VILLAGE AT NTWN	(2,677.19)
09/30/20	Armbrust & Brown, PLLC - #166375	VILLAGE AT NTWN	(70.50)
10/31/20	360 Professional Services, Inc. - #2606	VILLAGE AT NTWN	(510.00)
11/30/20	360 Professional Services, Inc. - #2632	VILLAGE AT NTWN	(1,079.63)
11/30/20	Armbrust & Brown, PLLC - #168699	VILLAGE AT NTWN	(752.00)
12/31/20	Armbrust & Brown, PLLC - #169305	VILLAGE AT NTWN	(1,527.50)
01/31/21	Armbrust & Brown, PLLC - #170375	VILLAGE AT NTWN	(600.00)
02/28/21	360 Professional Services, Inc. - #2696	VILLAGE AT NTWN	(260.10)
02/28/21	Armbrust & Brown, PLLC - #170765	VILLAGE AT NTWN	(500.00)
03/31/21	Armbrust & Brown, PLLC - #171742	VILLAGE AT NTWN	(1,975.00)
04/30/21	360 Professional Services, Inc. - #2747	VILLAGE AT NTWN	(260.10)
05/31/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(755.58)
05/31/21	Invoice #1304	VILLAGE AT NTWN	17,050.92
05/31/21	360 Professional Services, Inc. - #2772	VILLAGE AT NTWN	(260.10)
06/30/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(781.96)
07/31/21	Armbrust & Brown, PLLC - #174856	VILLAGE AT NTWN	(600.00)
08/31/21	Armbrust & Brown, PLLC - #175723	VILLAGE AT NTWN	(725.00)
09/30/21	360 Professional Services, Inc. - #2883	VILLAGE AT NTWN	(260.10)
09/30/21	Armbrust & Brown, PLLC - #176465	VILLAGE AT NTWN	(50.00)
10/31/21	Armbrust & Brown, PLLC - #177441	VILLAGE AT NTWN	(625.00)
11/30/21	Armbrust & Brown, PLLC - #178434	VILLAGE AT NTWN	(100.00)
01/31/22	Armbrust & Brown, PLLC - #179739	VILLAGE AT NTWN	(627.00)
08/31/22	360 Professional Services, Inc. - #3242	VILLAGE AT NTWN	(270.30)
12/31/22	Armbrust & Brown, PLLC - #188943	VILLAGE AT NTWN	(747.50)
01/31/23	Armbrust & Brown, PLLC - #189778	VILLAGE AT NTWN	(198.00)
02/28/23	Armbrust & Brown, PLLC - #190598	VILLAGE AT NTWN	(132.00)
03/31/23	Armbrust & Brown, PLLC - #191488	VILLAGE AT NTWN	(792.00)
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)
		Escrow Balance	<u>\$ 5,489.56</u>

**Northtown Municipal Utility District
Riverside Resources Deposit
December 31, 2024**

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

See Accountants' Report.

**Northtown Municipal Utility District
PISD REVIEW DEPOSIT
December 31, 2024**

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

See Accountants' Report.

Northtown Municipal Utility District
FAUST DRAINAGE ON HOWARD LN DEPOSITS
December 31, 2024

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

Northtown Municipal Utility District
LAKES AT TECH RIDGE
December 31, 2024

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

**Northtown Municipal Utility District
Harris Ridge Condos Deposit
December 31, 2024**

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

**Northtown Municipal Utility District
Dessau Retail Deposit
December 31, 2024**

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

**Northtown Municipal Utility District
Tech Ridge Multifamily
December 31, 2024**

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

**Northtown Municipal Utility District
Villas at Tech Ridge
December 31, 2024**

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

**Northtown Municipal Utility District
Edenbrook Ridge
December 31, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/21/14	Invoiced #1158		5,000.00
07/31/14	360 Professional Services #639	Edenbrook Ridge	(673.20)
01/31/15	360 Professional Services #777	Edenbrook Ridge	(2,334.98)
03/31/15	360 Professional Services #822	Edenbrook Ridge	(1,219.20)
11/15/18	Invoice #1256		4,227.38
12/31/18	360 Professional Services #2010	Edenbrook Ridge	(489.60)
02/28/19	360 Professional Services #2058	Edenbrook Ridge	(834.47)
08/31/19	360 Professional Services #2232	Edenbrook Ridge	(499.80)
10/31/19	360 Professional Services #2287	Edenbrook Ridge	(331.17)
11/30/19	360 Professional Services #2317	Edenbrook Ridge	(999.60)
05/08/20	Invoice #1286		3,154.64
05/31/20	360 Professional Services #2476	Edenbrook Ridge	(510.00)
07/31/20	360 Professional Services #2520	Edenbrook Ridge	(1,166.18)
10/31/20	360 Professional Services #2605	Edenbrook Ridge	(1,275.00)
12/31/20	360 Professional Services #2653	Edenbrook Ridge	(765.00)
01/31/21	360 Professional Services #2675	Edenbrook Ridge	(540.52)
03/31/21	360 Professional Services #2720	Edenbrook Ridge	(1,820.70)
04/30/21	360 Professional Services #2744	Edenbrook Ridge	(260.10)
05/03/21	Invoice #1305	Edenbrook Ridge	6,077.40
09/30/21	360 Professional Services #2882	Edenbrook Ridge	(520.20)
10/31/21	360 Professional Services #2920	Edenbrook Ridge	(260.10)
02/28/22	360 Professional Services #3040	Edenbrook Ridge	(1,351.50)
03/31/22	360 Professional Services #3079	Edenbrook Ridge	(270.30)
04/30/22	360 Professional Services #3151	Edenbrook Ridge	(1,081.20)
06/30/22	360 Professional Services #3174	Edenbrook Ridge	(1,351.50)
07/31/22	360 Professional Services #3207	Edenbrook Ridge	(270.30)
08/31/22	360 Professional Services #3239	Edenbrook Ridge	(1,351.50)
09/30/22	360 Professional Services #3278	Edenbrook Ridge	(270.30)
10/31/22	Invoice #1325	Edenbrook Ridge	6,987.00
11/30/22	360 Professional Services #3353	Edenbrook Ridge	(617.10)
12/31/22	360 Professional Services #3402	Edenbrook Ridge	(270.30)
01/31/23	360 Professional Services #3419	Edenbrook Ridge	(275.40)
02/28/23	360 Professional Services #3451	Edenbrook Ridge	(275.40)
06/30/23	360 Professional Services #3566	Edenbrook Ridge	(275.40)
09/30/23	360 Professional Services #3655	Edenbrook Ridge	(275.40)
01/31/24	360 Professional Services #3771	Edenbrook Ridge	(280.50)
08/31/24	360 Professional Services #3961	Edenbrook Ridge	(561.00)
TOTAL DEPOSIT			<u>\$ 2,169.50</u>

**Northtown Municipal Utility District
Heatherwilde Retail Center
December 31, 2024**

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

**Northtown Municipal Utility District
HPI Real Estate
December 31, 2024**

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

**Northtown Municipal Utility District
Dessau Fountain Estates
December 31, 2024**

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

Northtown Municipal Utility District
The Lakes Blvd - St. Croix
December 31, 2024

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

**Northtown Municipal Utility District
Pact Ventures - Lake/Ntown Blvd.
December 31, 2024**

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

**Northtown Municipal Utility District
KB Homes - Villages at Northtown
December 31, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/31/17	Cash Receipts		5,000.00
08/31/17	360 Professional Services	KB Homes - Villages at NT	(239.70)
12/31/17	360 Professional Services	KB Homes - Villages at NT	(318.58)
01/31/18	360 Professional Services	KB Homes - Villages at NT	(734.40)
02/28/18	360 Professional Services	KB Homes - Villages at NT	(244.80)
06/30/18	360 Professional Services	KB Homes - Villages at NT	(848.69)
07/31/18	360 Professional Services	KB Homes - Villages at NT	(1,591.20)
08/31/18	360 Professional Services	KB Homes - Villages at NT	(1,468.80)
09/30/18	Invoiced #1253		5,446.17
10/31/18	360 Professional Services - 1964	KB Homes - Villages at NT	(979.20)
10/31/18	Armbrust & Brown, PLLC-149369	KB Homes - Villages at NT	(291.00)
11/30/18	360 Professional Services - 1990	KB Homes - Villages at NT	(244.80)
12/31/18	Armbrust & Brown, PLLC-150320	KB Homes - Villages at NT	(141.83)
12/31/18	360 Professional Services - 2011	KB Homes - Villages at NT	(489.60)
12/31/18	Armbrust & Brown, PLLC-151063	KB Homes - Villages at NT	(274.50)
02/28/19	360 Professional Services - 2060	KB Homes - Villages at NT	(999.60)
03/31/19	Armbrust & Brown, PLLC-153310	KB Homes - Villages at NT	(49.50)
04/30/19	360 Professional Services - 2106	KB Homes - Villages at NT	(749.70)
05/31/19	360 Professional Services - 2141	KB Homes - Villages at NT	(999.60)
07/31/19	360 Professional Services - 2205	KB Homes - Villages at NT	(2,499.00)
07/31/19	Armbrust & Brown, PLLC-156409	KB Homes - Villages at NT	(142.50)
08/31/19	360 Professional Services - 2233	KB Homes - Villages at NT	(1,999.20)
08/31/19	Armbrust & Brown, PLLC-157171	KB Homes - Villages at NT	(66.00)
08/31/19	Invoice #1274		7,426.03
09/30/19	360 Professional Services - 2262	KB Homes - Villages at NT	(499.80)
11/30/19	Armbrust & Brown, PLLC-159481	KB Homes - Villages at NT	(683.00)
01/31/20	Armbrust & Brown, PLLC-161286	KB Homes - Villages at NT	(94.00)
10/14/21	Invoice #1312		3,776.80
10/31/21	360 Professional Services - 2921	KB Homes - Villages at NT	(780.30)
10/31/21	Armbrust & Brown, PLLC-177440	KB Homes - Villages at NT	(725.00)
11/30/21	360 Professional Services - 2945	KB Homes - Villages at NT	(780.30)
11/30/21	Armbrust & Brown, PLLC-178433	KB Homes - Villages at NT	(1,600.00)
12/31/21	360 Professional Services - 2970	KB Homes - Villages at NT	(260.10)
02/28/22	360 Professional Services - 3041	KB Homes - Villages at NT	(540.60)
03/31/22	360 Professional Services - 3080	KB Homes - Villages at NT	(1,946.04)
03/31/22	Armbrust & Brown, PLLC-181180	KB Homes - Villages at NT	(655.50)
04/30/22	360 Professional Services - 3117	KB Homes - Villages at NT	(540.60)
04/30/22	Armbrust & Brown, PLLC-182320	KB Homes - Villages at NT	(969.00)
05/31/22	360 Professional Services - 3152	KB Homes - Villages at NT	(810.90)
06/30/22	Armbrust & Brown, PLLC-183767	KB Homes - Villages at NT	(598.50)
06/30/22	360 Professional Services - 3175	KB Homes - Villages at NT	(1,892.10)
07/26/22	Invoice #1324		12,098.94
07/31/22	Armbrust & Brown, PLLC-184513	KB Homes - Villages at NT	(1,072.50)
07/31/22	360 Professional Services - 3208	KB Homes - Villages at NT	(1,351.50)
08/31/22	360 Professional Services - 3240	KB Homes - Villages at NT	(1,621.80)
09/30/22	360 Professional Services - 3279	KB Homes - Villages at NT	(1,081.20)
09/30/22	Armbrust & Brown, PLLC-186359	KB Homes - Villages at NT	(784.50)
10/31/22	360 Professional Services - 3318	KB Homes - Villages at NT	(810.90)
10/31/22	Invoice #1326		6,722.40
11/30/22	360 Professional Services - 3354	KB Homes - Villages at NT	(887.40)
11/30/22	Armbrust & Brown, PLLC-187877	KB Homes - Villages at NT	(650.00)
12/31/22	360 Professional Services - 3403	KB Homes - Villages at NT	(270.30)
01/31/23	Armbrust & Brown, PLLC-189777	KB Homes - Villages at NT	(275.40)
01/31/23	360 Professional Services - 3420	KB Homes - Villages at NT	(924.00)
02/28/23	360 Professional Services - 3452	KB Homes - Villages at NT	(826.20)
03/31/23	360 Professional Services - 3485	KB Homes - Villages at NT	(826.20)
03/31/23	Armbrust & Brown, PLLC-191487	KB Homes - Villages at NT	(528.00)
04/30/23	360 Professional Services - 3515	KB Homes - Villages at NT	(275.40)
04/30/23	Armbrust & Brown, PLLC-192395	KB Homes - Villages at NT	(132.00)
05/31/23	360 Professional Services - 3542	KB Homes - Villages at NT	(2,203.20)
05/31/23	Armbrust & Brown, PLLC-193130	KB Homes - Villages at NT	(1,287.00)
06/30/23	360 Professional Services - 3567	KB Homes - Villages at NT	(275.40)
07/31/23	360 Professional Services - 3594	KB Homes - Villages at NT	(1,927.80)
07/31/23	Invoice #1336		11,288.30
08/31/23	360 Professional Services - 3624	KB Homes - Villages at NT	(550.80)
09/30/23	360 Professional Services - 3657	KB Homes - Villages at NT	(275.40)
10/31/23	360 Professional Services - 3687	KB Homes - Villages at NT	(275.40)
10/31/23	Armbrust & Brown, PLLC-197522	KB Homes - Villages at NT	(132.00)
01/31/24	360 Professional Services - 3772	KB Homes - Villages at NT	(280.50)
02/29/24	360 Professional Services - 3799	KB Homes - Villages at NT	(280.50)
03/31/24	360 Professional Services - 3822	KB Homes - Villages at NT	(1,974.90)
04/30/24	360 Professional Services - 3848	KB Homes - Villages at NT	(1,122.00)
07/31/24	360 Professional Services - 3928	KB Homes - Villages at NT	(280.50)
TOTAL DEPOSIT			<u>\$ (172.00)</u>

**Northtown Municipal Utility District
Villages at Northtown - Yentai
December 31, 2024**

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

**Northtown Municipal Utility District
Dessau Retail - ACR
December 31, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
10/23/18	Invoice #1255		2,500.00
10/31/18	360 Professional Services - 1963	Dessau Retail - ACR	(489.60)
02/28/19	360 Professional Services - 2056	Dessau Retail - ACR	(840.10)
02/28/23	360 Professional Services - 3450	Dessau Retail - ACR	(550.80)
03/31/23	360 Professional Services - 3484	Dessau Retail - ACR	(275.40)
04/30/23	360 Professional Services - 3514	Dessau Retail - ACR	(275.40)
07/31/23	360 Professional Services - 3593	Dessau Retail - ACR	(1,377.00)
07/31/23	Invoice #1337		3,808.30
10/31/23	360 Professional Services - 3685	Dessau Retail - ACR	(275.40)
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)
TOTAL DEPOSIT			<u>\$ 1,383.10</u>

**Northtown Municipal Utility District
Villages - Multi-Family WB Pkwy.
December 31, 2024**

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

**Northtown Municipal Utility District
Heatherwilde Multi-Family
December 31, 2024**

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

**Northtown Municipal Utility District
Villages - AvalonBay MF
December 31, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/20/21	Deposit		5,000.00
12/31/21	360 Professional Services - 2971	Villages - AvalonBay MF	(260.10)
02/28/22	360 Professional Services - 3043	Villages - AvalonBay MF	(270.30)
06/30/22	360 Professional Services - 3177	Villages - AvalonBay MF	(270.30)
08/31/22	360 Professional Services - 3241	Villages - AvalonBay MF	(1,081.20)
10/31/22	360 Professional Services - 3320	Villages - AvalonBay MF	(270.30)
12/31/22	360 Professional Services - 3404	Villages - AvalonBay MF	(1,621.80)
04/30/23	360 Professional Services - 3516	Villages - AvalonBay MF	(2,203.20)
05/31/23	360 Professional Services - 3543	Villages - AvalonBay MF	(1,101.60)
06/30/23	360 Professional Services - 3568	Villages - AvalonBay MF	(826.20)
07/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(1,377.00)
07/31/23	Armbrust & Brown, PLLC - 194810	Villages - AvalonBay MF	(1,650.00)
07/31/23	Invoice #1338		10,932.00
08/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(826.20)
09/30/23	360 Professional Services - 3659	Villages - AvalonBay MF	(275.40)
01/31/24	360 Professional Services - 3774	Villages - AvalonBay MF	(280.50)
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)
TOTAL DEPOSIT			<u>\$ 947.30</u>

**Northtown Municipal Utility District
JDs Supermarket - Dessau
December 31, 2024**

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
December 31, 2024**

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)
		TOTAL DEPOSIT	<u>\$ 292.30</u>

Northtown M.U.D.
ChargePoint Revenue Summary
1/31/2025

<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
Total	\$ 4,267.98	\$ 426.15	\$ 3,841.83

See Accountants' Report.

Northtown M.U.D.
Payroll Summary - Directors
October 2024 through February 2025

	Baker, Lisa D	Capers, Christopher B.	Downey, Colette	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	442.00	1,989.00	884.00	3,315.00
Total Gross Pay	442.00	1,989.00	884.00	3,315.00
Adjusted Gross Pay	442.00	1,989.00	884.00	3,315.00
Taxes Withheld				
Federal Withholding	0.00	(160.00)	0.00	(160.00)
Medicare Employee	(6.40)	(28.84)	(12.82)	(48.06)
Social Security Employee	(27.40)	(123.32)	(54.81)	(205.53)
Total Taxes Withheld	(33.80)	(312.16)	(67.63)	(413.59)
Net Pay	408.20	1,676.84	816.37	2,901.41
Employer Taxes and Contributions				
Medicare Company	6.40	28.84	12.82	48.06
Social Security Company	27.40	123.32	54.81	205.53
Total Employer Taxes and Contributions	33.80	152.16	67.63	253.59

See Accountants' Report.

Northtown M.U.D. Payroll Summary - Security

October 2024 through February 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	5,460.00	5,880.00	3,780.00	4,200.00	4,200.00	2,100.00	3,150.00	18,700.00	47,470.00
Total Gross Pay	5,460.00	5,880.00	3,780.00	4,200.00	4,200.00	2,100.00	3,750.00	18,700.00	48,070.00
Adjusted Gross Pay	5,460.00	5,880.00	3,780.00	4,200.00	4,200.00	2,100.00	3,750.00	18,700.00	48,070.00
Taxes Withheld									
Federal Withholding	(330.00)	(145.00)	0.00	(274.00)	(281.00)	(144.00)	0.00	(1,350.00)	(2,524.00)
Medicare Employee	(79.17)	(85.26)	(54.81)	(60.90)	(60.90)	(30.45)	(54.38)	(271.15)	(697.02)
Social Security Employee	(338.52)	(364.56)	(234.36)	(260.40)	(260.40)	(130.20)	(232.50)	(1,159.40)	(2,980.34)
Total Taxes Withheld	(747.69)	(594.82)	(289.17)	(595.30)	(602.30)	(304.65)	(286.88)	(2,780.55)	(6,201.36)
Net Pay	4,712.31	5,285.18	3,490.83	3,604.70	3,597.70	1,795.35	3,463.12	15,919.45	41,868.64
Employer Taxes and Contributions									
Medicare Company	79.17	85.26	54.81	60.90	60.90	30.45	54.38	271.15	697.02
Social Security Company	338.52	364.56	234.36	260.40	260.40	130.20	232.50	1,159.40	2,980.34
TX - Unemployment	70.98	27.30	49.14	54.60	16.38	0.00	48.75	71.50	338.65
Total Employer Taxes and Contributions	488.67	477.12	338.31	375.90	337.68	160.65	335.63	1,502.05	4,016.01

See Accountants' Report.



2601 Forest Creek Drive
Round Rock, TX 78665
Phone (512) 246-1400 Fax (512) 246-1900

Quotation For:
Northtown
District Address

PROPOSAL

DATE 2/19/2025
Quotation # 20160113
Customer ID NTWN
District ID Northtown MUD
TEC ID

Quotation valid until: 3/21/2025
Prepared by: D. Hendrix

Dhendrix@crossroadsus.com

Project Scope: Purchase and install Hightide dailer/ controler with ATT FIRSTNET system.

Comments or Special Instructions: Labor is estimated and can change based on unknown(s)

MANAGER	P.O. NUMBER	S.O. NUMBER	SHIP DATE	SHIP VIA	TERMS
					NET 30

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
10	1 HP/240 VE one Grinder pump w/ 3 year warranty	26,500.00	\$ 26,500.00
5	240 V Duplex protect plus alarm panel w 3 year warranty	\$8,375.00	\$8,375.00
10	32 " power supply cables	1,800.00	\$ 1,800.00
labor	to remove old stations, install new wire and junction boxes.	18,922.80	\$ 18,922.80
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

Acceptance Signature
Northtown Municipal Utility District

Brenda Richter

BY:
Print Name Brenda Richter, President

2/25/2025
Date

SUBTOTAL	\$ 55,597.80
Add. Services	\$ 5,559.78
	-
OTHER	-
TOTAL	\$ 61,157.58

Exhibit J