Disclaimer:

This meeting packet is provided for informational purposes only. The documents and reports contained herein are subject to revision, correction, supplementation, and board approval and may not represent final official products.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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

FACSIMILE 512-435-2360

MEMORANDUM

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

FROM: Carlee Reed, Legal Assistant

DATE: August 6, 2025

RE: Northtown Municipal Utility District
August 12, 2025 Board Meeting

Attached please find the agenda and meeting materials for a special meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Tuesday, August 12, 2025, at 5:45 p.m. at 700 East Wells Branch Parkway, Pflugerville, Texas.**

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

Carter Dean
Lori Bohannon *via email**
Scott Foster
Cheryl Allen *via email*
Carol Polumbo *via email**
Ja-Mar Prince *via email**
Jacqueline Hale *via email**
Noel Barfoot *via email**
Dennis Hendrix *via email*
Crystal Lightfield *via email**
Lupe Serna *via 1st Class US mail**
Allen Douthitt *via email*
Mona Oliver
Richard Fadal *via email**
Colton Yarborough *via email**

*Agenda Only

NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA

August 12, 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 special meeting at **5:45 p.m. on Tuesday, August 12, 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;

BUDGET AND TAX RATE WORKSHOP

2. Schedule for adoption of 2025/2026 budget and 2025 tax rate;

3. 2025 Certified Values from Travis Central Appraisal District;

4. Preliminary 2025 tax rate analysis;

5. Work Session on 2025/2026 budget;

6. Future agenda items and meeting schedule.

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

NORTHTOWN MUNICIPAL UTILITY DISTRICT TRAVIS COUNTY, TEXAS

Attorney for the District

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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.

MEMORANDUM

To: Board of Directors – Northtown Municipal Utility District

From: Armbrust & Brown, PLLC

Re: Schedule for Establishing District Tax Rate for 2025

Date: August 12, 2025

Before the Board adopts a 2025 tax rate, it is required to give notice of "*each meeting at which the adoption of the tax rate will be considered*." The notice must be published at least once in a newspaper of general circulation in the District *at least seven days* before the date of the hearing or the notice may be mailed to each owner of taxable property within the District, at the address for notice shown on the most recently certified tax roll of the District, *at least ten days* before the date of the hearing.

The District's 2025-2026 budget must be adopted before the 2025 tax rate is set. However, these can be approved at the same meeting if the Resolution Adopting Budget is approved prior to adoption of the tax rate. A timetable for adopting the District's tax rate, which will require no special meetings and only one publication, follows:

July 25	Travis County Chief Appraiser to certify tax rolls.
August 26	**Board Meeting.** Discuss any proposal to set proposed tax rate, take record vote on proposed tax rate, and announce the date, time, and place of the September 23, 2025 meeting at which the Board will hold a public hearing, vote on, and adopt the 2025 tax rate.
September 16	Deadline for publication of the Water District Notice of Public Hearing on Tax Rate. **The District will publish its Notice of Public Hearing on September 6, 2025 in the *Austin Chronicle*.**
September 23	**Board Meeting.** Adopt the District's 2025-2026 budget. Hold a public hearing on the District's tax rate. Take a record vote on the District's tax rate. Adopt an Order Levying Taxes and authorize filing the Order Levying Taxes with Travis County Tax Assessor-Collector.
September 30	Deadline to submit District's tax rate to Travis County Tax Assessor-Collector.

NOTE: *If the District adopts a combined tax rate that would cause the overall tax bill for the average home in the District (excluding homestead exemptions only available to persons that are disabled or 65 years or older) to increase by more than 8% from the prior year, the District's voters may petition to require that an election be held to determine whether or not to reduce the operations and maintenance ("O&M") component of the adopted combined tax rate to a rate that would cause the O&M portion of the overall tax bill on the average home (excluding homestead exemptions only available to persons that are disabled or 65 years or older) to increase by 8% from the prior year.*

Item No. 2

TRAVIS CENTRAL APPRAISAL DISTRICT

July 19, 2025

NORTHTOWN MUD
BRENDA RICHTER, PRESIDENT
C/O ARMBRUST & BROWN PLLC
100 CONGRESS AVE STE 1300
AUSTIN, TX 78701

In accordance with Tax Code Section 26.01(a-1), enclosed is the **2025 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Therefore, it is a conservative estimate.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2025.

Approved Freeze Adjusted Taxable	$1,352,329,709
Certification Percentage	97.29%
Section 26.01(c) Value Under Protest	$39,855,324
Net Taxable Value	$1,392,185,033

Sincerely,

Leana H. Mann

Leana Mann, RPA, CCA, CGFO
Chief Appraiser
Lmann@tcadcentral.org
(512) 834-9317 Ext. 405

Item No. 3

Line	Worksheet	Amount
1	Prior year average appraised value of residence homestead.	$353,792
2	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	$47,570
3	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	$306,222
4	Prior year adopted M&O tax rate.	0.353500
5	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by $100.	$1,082.49
6	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.035.	$1,120.38
7	Current year average appraised value of residence homestead.	$333,601
8	Current year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	$24,162
9	Current year average taxable value of residence homestead. Line 7 minus Line 8.	$309,439
10	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by $100.	0.362069

Notice of Public Hearing – Budget/Tax Rate Information

2024 Average appraised value of properties with a homestead exemption	$353,792
2024 Total appraised value of all property	$1,739,675,861
2024 Total appraised value of all new property	$29,226,040
2024 Average taxable value of properties with a homestead exemption	$306,222
2024 Total taxable value of all property	$1,420,621,551
2024 Total taxable value of all new property	$28,583,093
2025 Average appraised value of properties with a homestead exemption	$333,601
2025 Total appraised value of all property	$1,630,135,693
2025 Total appraised value of all new property	$12,394,910
2025 Average taxable value of properties with a homestead exemption	$309,439
2025 Total taxable value of all property	$1,392,185,033
2025 Total taxable of all new property	$11,837,671

Please join us for our annual Truth in Taxation Portal Training on Monday, July 28, 2025, at 10 a.m. Register for the webinar at Traviscad.org/TNT.

APPRAISAL TOTALS

7-19-2025

Run ID: 5607

Type: Adjusted Certified Totals
Year: 2025
As of Roll Correction: 1
Property Type List: All
Taxing Unit List: All
Taxing Unit Selection Type: All

Mineral Company:
Tag List:
Property List:

Custom Query:

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (3,285)	(Count) (125)	(Count) (3,410)
Land HS Value	297,191,232	10,968,665	308,159,897
Land NHS Value	63,415,860	3,011,189	66,427,049
Land Ag Market Value	10,362,149	0	10,362,149
Land Timber Market Value	0	0	0
Total Land Value	**370,969,241**	**13,979,854**	**384,949,095**
Improvement HS Value	714,060,314	27,055,034	741,115,348
Improvement NHS Value	377,106,823	3,153,560	380,260,383
Total Improvement	**1,091,167,137**	**30,208,594**	**1,121,375,731**
Market Value	**1,462,136,378**	**44,188,448**	**1,506,324,826**
BUSINESS PERSONAL PROPERTY	(65)	(1)	(66)
Market Value	**126,602,509**	**32,239**	**126,634,748**
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
	(Total Count) (3,350)	(Total Count) (126)	(Total Count) (3,476)
TOTAL MARKET	**1,588,738,887**	**44,220,687**	**1,632,959,574**
Ag Productivity	10,010	0	10,010
Ag Loss (-)	10,352,139	0	10,352,139
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	**1,578,386,748**	**44,220,687**	**1,622,607,435**
	97.2%	2.8%	100.0%
HS CAP Limitation Value (-)	5,897,130	216,375	6,113,505
CB CAP Limitation Value (-)	5,517	4,178	9,695
NET APPRAISED VALUE	**1,572,484,101**	**44,000,134**	**1,616,484,235**
Total Exemption Amount	220,154,392	1,485,823	221,640,215
NET TAXABLE	**1,352,329,709**	**42,514,311**	**1,394,844,020**
TAX LIMIT/FREEZE ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (I&S)	**1,352,329,709**	**42,514,311**	**1,394,844,020**
CHAPTER 312 ADJUSTMENT	**0**	**0**	**0**
CHAPTER 313 ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (M&O)	**1,352,329,709**	**42,514,311**	**1,394,844,020**

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

$7,288,060 = 1,394,844,020 * (0.522500 / 100)

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	33,625,775	2,087	1,164,241	68	34,790,016	2,155
HS-State	0	0	0	0	0	0
HS-Prorated	126,826	11	0	0	126,826	11
OV65-Local	8,489,563	355	250,000	10	8,739,563	365
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	200,000	9	0	0	200,000	9
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	812,500	34	25,000	1	837,500	35
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DVHS	11,539,869	32	0	0	11,539,869	32
DVHS-Prorated	217,755	1	0	0	217,755	1
DVHSS	1,096,061	3	0	0	1,096,061	3
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	**56,108,349**	**2,532**	**1,439,241**	**79**	**57,547,590**	**2,611**
Disabled Veterans Exemptions						
DV1	71,000	11	0	0	71,000	11
DV1S	5,000	1	0	0	5,000	1
DV2	30,000	5	0	0	30,000	5
DV2S	7,500	1	0	0	7,500	1
DV3	124,000	13	0	0	124,000	13
DV4	228,000	38	0	0	228,000	38
Subtotal for Disabled Veterans Exemptions	**465,500**	**69**	**0**	**0**	**465,500**	**69**
Special Exemptions						
FR	116,745,366	3	0	0	116,745,366	3
SO	1,070,317	96	46,582	6	1,116,899	102
Subtotal for Special Exemptions	**117,815,683**	**99**	**46,582**	**6**	**117,862,265**	**105**
Absolute Exemptions						
EX-XV	45,739,804	34	0	0	45,739,804	34
EX-XV-PRORATED	0	0	0	0	0	0
EX366	25,056	24	0	0	25,056	24
Subtotal for Absolute Exemptions	**45,764,860**	**58**	**0**	**0**	**45,764,860**	**58**
Total:	**220,154,392**	**2,758**	**1,485,823**	**85**	**221,640,215**	**2,843**

New Value

Total New Market Value: $12,394,910

Total New Taxable Value: $11,837,671

JETI

New Market Value: $0

New Taxable Value: $0

Chapter 313

New Market Value: $0

New Taxable Value: $0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	1	0
Absolute Exemption Value Loss:		**1**	**0**

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DV3	Disabled Veterans 50% - 69%	1	12,000
DV4	Disabled Veterans 70% - 100%	1	12,000
DVHS	Disabled Veteran Homestead	2	448,740
HS	Homestead	64	878,587
OV65	Over 65	6	150,000
OV65S	OV65 Surviving Spouse	1	25,000
SO	Solar (Special Exemption)	27	320,304
Partial Exemption Value Loss:		**102**	**1,846,631**
Total NEW Exemption Value			**1,846,631**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		**0**	**0**
Total Exemption Value Loss:			**1,846,631**

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	2,158	333,601	21,340	309,439
A & E	2,158	333,601	21,340	309,439

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
126	44,220,687	41,396,806	39,855,324

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,281		10,610,399	1,029,114,795	966,270,523
B	Multifamily Residential	45		0	329,661,454	328,998,579
C1	Vacant Lots and Tracts	42		0	6,852,154	6,816,603
D1	Qualified Open-Space Land	17	94.53	0	10,362,149	10,010
E	Rural Land,Not Qualified for Open-Space Land	3		0	831,101	831,101
F1	Commercial Real Property	4		614,312	36,274,292	36,274,292
J3	Electric Companies (including Co-ops)	1		0	1,081,300	1,081,300
J4	Telephone Companies (including Co-ops)	2		0	928,040	928,040
L1	Commercial Personal Property	35		0	10,233,479	4,364,961
L2	Industrial and Manufacturing Personal Property	3		0	114,334,634	3,457,786
O	Residential Inventory	23		486,582	3,300,629	3,296,514
XB	Income Producing Tangible Personal	24		0	25,056	0
XV	Other Totally Exempt Properties (including	34		0	45,739,804	0
		Totals:	94.53	11,711,293	1,588,738,887	1,352,329,709

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	121		683,617	38,389,791	36,683,415
B	Multifamily Residential	4		0	2,209,017	2,209,017
C1	Vacant Lots and Tracts	4		0	9,589	9,589
E	Rural Land,Not Qualified for Open-Space Land	1		0	510,044	510,044
F1	Commercial Real Property	1		0	3,070,007	3,070,007
L1	Commercial Personal Property	1		0	32,239	32,239
		Totals:	0	683,617	44,220,687	42,514,311

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,402		11,294,016	1,067,504,586	1,002,953,938
B	Multifamily Residential	49		0	331,870,471	331,207,596
C1	Vacant Lots and Tracts	46		0	6,861,743	6,826,192
D1	Qualified Open-Space Land	17	94.53	0	10,362,149	10,010
E	Rural Land,Not Qualified for Open-Space Land	4		0	1,341,145	1,341,145
F1	Commercial Real Property	5		614,312	39,344,299	39,344,299
J3	Electric Companies (including Co-ops)	1		0	1,081,300	1,081,300
J4	Telephone Companies (including Co-ops)	2		0	928,040	928,040
L1	Commercial Personal Property	36		0	10,265,718	4,397,200
L2	Industrial and Manufacturing Personal Property	3		0	114,334,634	3,457,786
O	Residential Inventory	23		486,582	3,300,629	3,296,514
XB	Income Producing Tangible Personal	24		0	25,056	0
XV	Other Totally Exempt Properties (including	34		0	45,739,804	0
		Totals:	94.53	12,394,910	1,632,959,574	1,394,844,020

NORTHTOWN MUD

Top Taxpayers

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1830527	NORTHTOWN PHASE 1 LLC	$105,000,000	$105,000,000
2	1984486	PRE VTR HOLDINGS LP	$70,130,000	$70,130,000
3	1620110	BELKORP OAKS LLC	$56,633,819	$56,633,819
4	1801354	EDENBROOK RIDGE LLC	$43,651,907	$43,651,907
5	1694006	LOGISTICS II TECH RIDGE PORTFOLIO	$31,844,863	$31,844,863
6	1720788	LANTOWER TECHRIDGE AUSTIN LP	$18,453,000	$18,453,000
7	1742944	MCN LAKEWOOD LLC	$16,021,872	$16,021,872
8	1934326	NORTHTOWN MULTIFAMILY LP	$5,861,434	$3,783,537
9	1974106	APPLIED MATERIALS INC	$114,334,634	$3,457,786
10	180967	A M PETROLEUM INC	$3,070,007	$3,070,007
11	244407	VILLAGE @ NORTHTOWN LTD	$8,062,176	$2,899,052
12	1613377	ASPOREA BUSINESS INC	$2,671,911	$2,671,911
13	1725183	SPLENDID INVESTMENTS LLC	$2,204,429	$2,204,429
14	1872857	KB HOME LONE STAR INC	$1,798,282	$1,798,282
15	1287135	WILLS-ROGERS LISA R	$1,337,000	$1,337,000
16	1920480	INCERA FAMILY REVOCABLE TRUST	$1,270,408	$1,270,408
17	1944732	ONCOR ELECTRIC DELIVERY CO LLC	$1,081,300	$1,081,300
18	1274944	ROGERS LISA R WILLS & BRIAN KIRVIN	$1,077,000	$1,077,000
19	1371277	BRAR PARAMJIT K & SARDUL S	$1,013,995	$1,013,995
20	1436950	TRANSPAK INC	$977,521	$977,521
		Total	$486,495,558	$368,377,689

Northtown Municipal Utility District
2025 Tax Rate Analysis

Historical District Assessed Valuations & Tax Rates

2025 Certified Assessed Valuation

	Assessed Valuation	D/S	M&O	Total	Annual Tax Rate Increase or (Decrease)	Cumulative Tax Rate Increase or (Decrease)
2024	$ 1,392,185,033	$ 0.1705	$ 0.3520	$ 0.5225	$ (0.0000)	$ (0.2775)
2024	1,420,621,551	0.1690	0.3535	0.5225	(0.0300)	(0.3075)
2023	1,284,004,218	0.1890	0.3635	0.5525	(0.0200)	(0.2775)
2022	1,164,043,298	0.2135	0.3590	0.5725	(0.0425)	(0.2575)
2021	921,668,142	0.2650	0.3500	0.6150	(0.0100)	(0.2150)
2020	827,991,694	0.2475	0.3775	0.6250	-	(0.2050)
2019	804,649,125	0.2610	0.3640	0.6250	(0.0050)	(0.2050)
2018	773,957,339	0.2727	0.3573	0.6300	(0.0775)	(0.2000)
2017	702,615,092	0.3130	0.3945	0.7075	-	(0.1225)
2016	648,319,836	0.3346	0.3729	0.7075	(0.0145)	(0.1225)
2015	579,121,476	0.3788	0.3432	0.7220	(0.0140)	(0.1080)
2014	514,304,255	0.4343	0.3017	0.7360	(0.0140)	(0.0940)
2013	498,109,997	0.4451	0.3049	0.7500	-	(0.0800)
2012	424,237,950	0.5271	0.2229	0.7500	-	(0.0800)
2011	427,743,268	0.4618	0.2882	0.7500	-	(0.0800)
2010	426,534,832	0.4711	0.2789	0.7500	-	(0.0800)
2009	434,241,694	0.4468	0.3032	0.7500	-	(0.0800)
2008	383,023,670	0.3467	0.4033	0.7500	-	(0.0800)
2007	345,301,707	0.3025	0.4475	0.7500	-	(0.0800)
2006	311,580,326	0.3540	0.3960	0.7500	-	(0.0800)
2005	259,326,532	0.3000	0.4500	0.7500	-	(0.0800)
2004	217,556,869	0.3200	0.4300	0.7500	-	(0.0800)
2003	176,444,731	0.3455	0.4045	0.7500	0.1000	(0.0800)
2002	136,081,264	0.3206	0.3294	0.6500	-	(0.1800)
2001	106,890,553	0.3443	0.3057	0.6500	0.0100	(0.1800)
2000	85,842,088	0.3352	0.3048	0.6400	-	(0.1900)
1999	63,111,800	0.3200	0.3200	0.6400	0.0434	(0.1900)
1998	52,600,963	0.3107	0.2859	0.5966	0.0009	(0.2334)
1997	39,530,168	0.2971	0.2986	0.5957	(0.1074)	(0.2343)
1996	34,854,036	0.1708	0.5323	0.7031	0.0845	(0.1269)
1995	32,003,401	0.1870	0.4316	0.6186	(0.1314)	(0.2114)
1994	29,934,757	0.3160	0.4340	0.7500	(0.0617)	(0.0800)
1993	20,642,257	-	0.8117	0.8117	(0.0183)	(0.0183)
1992	12,596,639	-	0.8300	0.8300	-	-
1991	10,657,855	-	0.8300	0.8300		

Classification of Districts included in Senate Bill No. 2			
	Special Taxing Units	**Developed Districts**	**Developing Districts**
	Special Taxing Units have levied a M&O Tax Rate of $0.025 or less.	Districts that have financed, completed and ***issued bonds*** to reimburse the cost of utility facilities necessary to serve at least 95% of the projected buildout of the District.	Districts which do not fall under Special Taxng *Districts* or *Developed District.*
Rollback Rate	**1.080%**	**1.035%**	**1.08%**
Calculated Rollback Rate			
2024 Tax Rate			$ 0.5225
2025 Tax Rate			0.5225
Rollback Rate:			1.080%

Item No. 4

PUBLIC FINANCE GROUP LLC

Northtown Municipal Utility District

Projection of Income and Expenses - Debt Service Fund

No Growth

prepared by Public Finance Group

Year	Projected Assessed Valuation	Tax Rate Per $100 A.V.	Tax Collections @ 99%	Investment Income @ 1.00%	Total Available for Debt	Total Outstanding Debt	Cumulative Debt Fund Balance		Percentage of Subsequent Year's Debt
2024	$ 1,420,621,551	$ 0.1690					$ 1,197,596	(a)	49.62%
2025	$ 1,392,185,033	$ 0.1705	$ 2,376,842	$ 11,976	$ 3,586,414	$ 2,413,575	1,172,839		47.85%
2026	1,392,185,033	0.1705	2,349,939	11,728	3,534,506	2,451,175	1,083,331		44.31%
2027	1,392,185,033	0.1705	2,349,939	10,833	3,444,103	2,444,875	999,228		40.75%
2028	1,392,185,033	0.1705	2,349,939	9,992	3,359,159	2,451,975	907,184		36.99%
2029	1,392,185,033	0.1705	2,349,939	9,072	3,266,195	2,452,525	813,670		32.70%
2030	1,392,185,033	0.1705	2,349,939	8,137	3,171,745	2,488,400	683,345		27.78%
2031	1,392,185,033	0.1705	2,349,939	6,833	3,040,117	2,459,500	580,617		26.90%
2032	1,392,185,033	0.1705	2,349,939	5,806	2,936,362	2,158,500	777,862		36.31%
2033	1,392,185,033	0.1705	2,349,939	7,779	3,135,579	2,142,000	993,579		
			$ 21,176,352	**$ 82,157**		**$ 21,462,525**			

(a) Audited 9/30/2024 Debt Service Fund balance. $ 1,197,596

PUBLIC FINANCE GROUP LLC

DRAFT

WATER DISTRICT
NOTICE OF PUBLIC HEARING ON TAX RATE

The Northtown Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2024 on Tuesday, September 24, 2024 at 5:45 P.M. The hearing will be conducted in-person at the Northtown MUD Offices, 700 East Wells Branch Parkway, Pflugerville, Texas 78660.

Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit Texas.gov/Property Taxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

(Names of all board members and, if a vote was taken, an indication of how each voted on the proposed tax rate and an indication of any absences.)

FOR the proposal:
AGAINST the proposal:
PRESENT and not voting:

ABSENT:

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year		Recommended This Year	
Total tax rate (per $100 of value)	$ 0.5225	/$100	$ 0.5225	/$100
	Adopted		Proposed	
Difference in rates per $100 of value		($0.0000)	/$100	
Percentage increase/decrease in rates (+/-)		0.00%		
Average appraised residence homestead value	$ 353,792		$ 333,601	
General exemptions available (excluding 65 years of age or older or disabled person's exemptions)	5% Max or $5,000 Min		5% Max or $5,000 Min	
Average residence homestead taxable value	$ 306,222		$ 309,439	
Tax on average residence homestead	$ 1,600		$ 1,617	
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)		$ 17		
and percentage of increase (+/-)		1.05%		

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the Northtown Municipal Utility District Board of Directors proposes to use the tax increase for the purpose of district operations.

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 8 percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

DRAFT

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(Names of all board members and, if a vote was taken, an indication of how each voted on the proposal tax rate and an indication of any absences.)

FOR the proposal:
AGAINST the proposal:
PRESENT and not voting:

ABSENT:

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year		This Year	
Total tax rate (per $100 of value)	$ 0.5225	/$100	$ 0.5200	/$100
	Adopted		Proposed	
Difference in rates per $100 of value		($0.0025)	/$100	
Percentage increase/decrease in rates (+/-)		-0.48%		
Average appraised residence homestead value	$ 353,792		$ 333,601	
General exemptions available (excluding 65 years of age or older or disabled person's exemptions)	5% Max or $5,000 Min		5% Max or $5,000 Min	
Average residence homestead taxable value	$ 306,222		$ 309,439	
Tax on average residence homestead	$ 1,600		$ 1,609	
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)		$ 9		
and percentage of increase (+/-)		0.57%		

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the Northtown Municipal Utility District Board of Directors proposes to use the tax increase for the purpose of district operations.

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

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(Names of all board members and, if a vote was taken, an indication of how each voted on the proposal tax rate and an indication of any absences.)

FOR the proposal:
AGAINST the proposal:
PRESENT and not voting:

ABSENT:

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

			PARITY RATE	
	Last Year		**This Year**	
Total tax rate (per $100 of value)	$ 0.5225	/$100	$ 0.5170	/$100
	Adopted		Proposed	
Difference in rates per $100 of value		($0.0055)	/$100	
Percentage increase/decrease in rates (+/-)		-1.05%		
Average appraised residence homestead value	$ 353,792		$ 333,601	
General exemptions available (excluding 65 years of age or older or disabled person's exemptions)	5% Max or $5,000 Min		5% Max or $5,000 Min	
Average residence homestead taxable value	$ 306,222		$ 309,439	
Tax on average residence homestead	$ 1,600		$ 1,600	
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)		$ (0)		
and percentage of increase (+/-)		-0.02%		

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the Northtown Municipal Utility District Board of Directors proposes to use the tax increase for the purpose of district operations.

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 8 percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

2025

Northtown MUD Voter-Approval Tax Rate Calculation

2024 average appraised value of residence homestead	$	353,792
2024 general exemptions available for the average homestead (excluding 65 years of age or older or disabled person's exemptions)	$	47,570
2024 average taxable value of residence homestead (line 1 minus line 2)	$	306,222
2024 adopted M&O tax rate (per $100 of value)	$	0.3535
2024 M&O tax on residence homestead (multiply line 3 by line 4, divide by $100)	$	1,082.53
Highest M&O tax on average residence homestead with increase (multiply line 5 by 1.08)		1,169.13
2025 average appraised value of residence homestead	$	333,601
2025 general exemptions available for the average homestead (excluding 65 years of age or older or disabled person's exemptions)	$	24,162
2025 average taxable value of residence homestead (line 7 minus line 8)	$	309,439
Highest 2025 M&O Tax Rate (line 6 divided by line 9, multiply by 100)	$	0.3778
2025 Debt Tax Rate	$	0.1705
2025 Contract Tax Rate	$	-
2025 Voter-Approval Tax Rate (add lines 10,11 and 12)	**$**	**0.5483**

Northtown MUD
Proposed Budget
FY-2026

	Budget FY-2025	Projected FY-2025	$0.3520 Proposed FY-2026
Revenues:			
Service Revenues			
Water Services Fees	$ 1,539,720	$ 1,633,239	$ 1,642,220
Water Tap Fee	6,000	76,200	-
Wastewater Svc Fees	1,273,040	1,370,618	1,365,040
Wastewater Tap Fees	6,000	103,800	-
Basic Services	1,668,000	1,678,892	1,726,500
Application Fee	16,000	17,117	16,000
Service Penalties	40,000	75,441	40,000
Water & W/W Inspections	22,500	99,565	-
	$ 4,571,260	$ 5,054,872	$ 4,789,760
Property Tax Revenues			
Property Tax	$ 4,969,677	$ 4,717,436	$ 4,948,589
Property Tax Penalty	-	9,561	-
	$ 4,969,677	$ 4,726,997	$ 4,948,589
Non-Operating Revenues			
Miscellaneous Revenue	$ 30,000	$ 31,847	$ 30,000
Chargepoint	-	-	3,272
Investment Interest	720,000	916,262	300,000
	$ 750,000	$ 948,109	$ 333,272
Total Operating Revenues	$ 10,290,937	$ 10,729,978	$ 10,071,621
Other Revenues			
Park Revenue	$ 3,000	$ 300	$ -
Park Interest Revenue	1,000	2,240	500
	$ 4,000	$ 2,540	$ 500
Total Revenues	$ 10,294,937	$ 10,732,519	$ 10,072,121
Expenses:			
Office			
Employee Benefits	$ 91,454	$ 72,703	$ 82,033
Mileage Reimb.	3,600	2,882	3,600
Office Utilities	45,000	33,583	45,000
Wages	386,433	358,203	398,026
Office Maintenance	-	-	25,000
Office Expenses	25,000	17,944	25,000
	$ 551,487	$ 485,316	$ 578,660
Water			
Bulk Water Purchases	$ 1,677,094	$ 1,199,374	$ 1,746,973
TCEQ Fee	8,000	8,058	8,250
Water System Maint	200,000	120,244	200,000
Water Tap Inspection	7,000	42,055	-
Water Meters	25,000	92,136	25,000
	$ 1,917,094	$ 1,461,867	$ 1,980,223
Wastewater			
Bulk WW Purchases	$ 1,538,318	$ 1,423,142	$ 1,602,415
Wastewater System Maint.	500,000	414,023	300,000
Wastewater Tap Inspect.	15,000	3,600	-
Lift Station/Force Main Maintenance	200,000	249,672	300,000
Chemicals	80,000	19,997	50,000
	$ 2,333,318	$ 2,110,433	$ 2,252,415
Administrative			
Director Fees	$ 20,000	$ 15,027	$ 20,000
Payroll Taxes	41,695	41,227	45,290
Legal Fees - General	108,000	119,651	125,000
Legal Fees - Special	-	-	-
Legal Fees - Covenants	60,000	57,149	65,000
Management Services	430,996	423,036	437,461
Bookkeeping Services	77,400	77,775	80,000
Financial Services	1,500	2,233	2,500
Audit Fees	19,000	19,000	20,000

Item No. 5

Northtown MUD
Proposed Budget
FY-2026

	Budget FY-2025	Projected FY-2025	$0.3520 Proposed FY-2026
Engineering Fees	24,000	21,783	24,000
Engineering Fees-Special	80,000	68,088	80,000
Professional Fees	52,000	21,148	52,000
Tax Assess/Collector Fees	30,000	30,660	32,000
Permits/Member Dues/Lic.	1,000	-	1,000
Insurance	35,000	38,988	45,000
Credit Card Fees	36,000	41,801	45,000
Conference/Training	6,000	4,439	7,500
	$ 1,022,591	$ 982,005	$ 1,081,751
Parks			
Landscape-Maintenance	$ 615,048	$ 615,048	$ 688,000
Landscape-Contingency	178,000	145,267	180,000
Park Maintenance	150,000	161,204	100,000
Well Maintenance	75,000	25,953	85,000
Park Utilities	24,000	17,253	24,000
Security	138,600	158,665	174,000
Seasonal Landscape	38,500	12,299	38,500
Pond Restoration/Maint. (MS4)	90,000	22,500	90,000
Park Equipment/Maintenance	20,000	20,000	30,000
Trail Maintenance	25,000	25,000	50,000
Playscape Maintenance	0	0	50,000
Fence Repair	25,000	25,000	25,000
	$ 1,379,148	$ 1,228,189	$ 1,534,500
Other			
Meeting Expenses	$ 150	$ 42	$ 150
Security Lights	21,600	20,636	23,400
Security Equipment	36,000	50,600	10,000
Flock Service	-	-	50,000
Miscellaneous	12,000	12,140	12,000
Garbage Collection	960,183	965,709	1,046,520
Public Notices	4,000	4,000	4,000
Newsletters/Mail Outs	2,500	628	2,500
Website Management/Communications	5,000	5,075	25,000
Signage/Communications	10,000	10,000	10,000
Event Supplies	3,000	3,000	3,000
Telephone	15,600	4,304	15,600
	$ 1,070,033	$ 1,076,134	$ 1,202,170
Total Expenditures	$ 8,273,670	$ 7,343,944	$ 8,629,718
Operating Net Rev/(Exp)	$ 2,017,267	$ 3,386,034	$ 1,442,403
Capital Outlay			
Signage Plan	$ 55,000	$ 66,742	$ 60,000
Vehicle	-	-	60,000
Sidewalk Gap Project	160,000	160,000	250,000
Sound Wall	25,000	25,000	-
Electronic Meter Replacement	-	-	200,000
Hardwood (Tree) & WF Meadow Prog.	50,000	50,000	100,000
Trails	70,000	75,848	-
Parks CIP	1,800,000	1,800,000	2,000,000
Park Land Acquisition	1,500,000	1,500,000	5,000,000
Water-Wastewater CIP	650,000	650,000	1,000,000
	$ 4,310,000	$ 4,327,590	$ 8,670,000
Total Expense & Park CIP	$ 12,583,670	$ 11,671,534	$ 17,299,718
Total Excess Rev/(Exp)	$ (2,288,733)	$ (939,016)	$ (7,227,597)

Assumptions:
-No retail rate changes
-10 new connections

Assessed Value	O&M Tax Rate	Total Tax Rate
$1,420,049,673	0.3520	0.5225

Northtown Municipal Utility District
Committee List

Budget, Finance & Rates

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

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

Communications

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

- Communications
- Signage/Signs
- Website

Utilities & Services

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

- Crossroads Contract renewal
- Solid Waste
- Drought Contingency
- Infrastructure
- MS4 Permit

Facilities

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

- New Facility Construction
- Median & ROW Maintenance
- Park
- Vehicle Lifecycle

Legal\Security

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

- Restrictive Covenants
- Security and Public Safety
- Wholesale Rate Challenge
- Technology

Development

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