



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.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA**

December 17, 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 Wednesday, December 17, 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;

CONSENT ITEMS

(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)

2. Minutes of November 19, 2025 Board meeting;

DISCUSSION/ACTION ITEMS

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 for lift station chemical addition to treat permitted H₂S;
5. Landscape maintenance report and related action items or proposals, including:
 - (a) Proposal ID: 10723 – Wildflower Park Rain Garden thinning/clean out;
 - (b) Proposal ID: 10724 – Winter Tree Planting with irrigation main extension;

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) Purchase requests and/or proposals, including:
 - (f) Northtown MUD's 40th Anniversary Community Celebration;
 - (g) Report from Studio 16:19, including:
 - (i) Approval of any pay applications and/or change orders for Settler's Meadow Park/Wildflower Park North/Wildflower Park West – Share Sails;
 - (ii) Approval of any pay applications and/or change orders for Trail Gaps and Miscellaneous Park Improvements Project;
 - (h) Request from Travis County to use District office as election day polling site for March 3, 2026 primary election, and authorization to negotiate and execute any related agreement;

7. District engineer's report and related action items, including:
 - (a) Development matters, including:
 - (i) Village at Northtown Multifamily (North Wells Branch/The Parker);
 - (ii) Village at Northtown Multifamily (Edenbrook);
 - (iii) AvalonBay Multifamily;
 - (iv) JD's Supermarket Dessau including the following from A.M. Petroleum, Inc.:
 - (A) Water Line Easement;
 - (B) Exclusive Water Line Vault Easement;
 - (C) Declaration of Maintenance Covenants for Stormwater Structural Controls;
 - (D) Restrictive covenants;
 - (v) Heatherwilde office, including the following from EPTA Holdings LLC:
 - (A) Water Line Easement;
 - (B) Restrictive covenants;
 - (b) MS4 permit compliance matters, including proposal for pond assessment services from 360 PSI, Inc.;
 - (c) TCEQ annual report;
 - (d) Matters relating to use of surplus funds;
 - (e) Howard at McCallen Pass/Heatherwilde - COA Proposed Intersection Improvements including Sidewalk, Trail, and Recreation Easement with City of Austin;
 - (f) Tudor House Sidewalk Gap Project, including proposal for engineering services from 360 PSI, Inc. and proposal for surveying services from Sinclair Land Surveying, Inc.;
 - (g) Wells Branch Parkway Park Tract, including proposal for surveying services from Sinclair Land Surveying, Inc.;

8. District bookkeeper's report and related action items, including:
 - (a) Payment of bills and invoices;
 - (b) Fund transfers;

- (c) Investments;
 - (d) Developer escrow report and reconciliation;
9. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;
 10. Attorney's report and related action items, including:
 - (a) District manager annual review;
 - (b) Any adjustments to employee compensation or benefits;
 - (c) Matters pertaining to Triparty Agreement with Dessau Fountains Estates and City of Austin;
 11. Future agenda items and meeting schedule, including holiday schedule.

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



Attorney for the District

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

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: December 10, 2025

RE: Northtown Municipal Utility District
December 17, 2025 Board Meeting

Attached please find the agenda and meeting materials for a meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Wednesday, December 17, 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**

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

November 19, 2025

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on November 19, 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. Copies of the Certificates of Posting of the Notice are attached as **Exhibit “A”**.

The roll was called of the members of the Board:

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

and all of the Directors were present, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC; Blake Ellis of Armbrust & Brown, PLLC; Kyle Fadal of TexaScapes; Scott Foster of 360 Professional Services, Inc.; Brent Baker of Studio 16:19; Dennis Hendrix of Crossroads Utility Services LLC (“Crossroads”); and Deputy Yarborough of the Travis County Sherrif’s Office (“TCSO”).

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 next stated that the Board would consider the consent items on the agenda, including the minutes of the October 28, 2025 Board meeting. Upon motion by Director Downey and second by Director Hill, the Board voted unanimously to approve the minutes, as presented.

Director Richter next stated that the Board would receive the security report. Deputy Yarborough provided a brief report to the Board, noting that the only activity of note were two burglaries of unlocked vehicles. Deputy Yarborough then added that the TCSO no longer had access to Flock Safety (“Flock”) cameras because Travis County no longer paid for the service. Director Richter stated that was helpful to know, given that the Legal/Security Committee was still considering the request from the Brookfield Owners Association, Inc. (the “Association”) for the District to assume the Association’s contract with Flock for license plate reading cameras in the Brookfield area. She noted that a meeting between the Legal/Security Committee and the Association was being planned to gather more information before a final recommendation could be made, and therefore the item would be tabled and reconsidered at the Board’s regular December meeting. The Board next considered a renewal of engagement with the TCSO, including the approval of an Application for Secondary Employment of Law Enforcement, a Liability Agreement for Law Enforcement Related Secondary Employment, and an Agreement with Regard to Use of Vehicle(s) in Connection with Off Duty Employment of County Peace Officer(s), attached collectively as **Exhibit “B”** (the “Renewal Documents”). Upon motion by

Director Hill and second by Director Baker, the Board voted unanimously to approve the Renewal Documents.

Because Mr. Hendrix was not yet in attendance, Director Richter reviewed the operator's report, attached as **Exhibit "C"**. She stated that water accountability for the month reflected a 0.66% loss. She then reviewed a proposal from Crossroads, attached as **Exhibit "D"**, to repair coatings in the 18 manholes identified as needing repair during the manhole survey. After discussion, upon motion by Director Hill and second by Director Baker, the Board voted unanimously to approve the proposal. Director Richter then stated that there were four write-offs for Board consideration. Upon motion by Director Hill and second by Director Baker, the Board voted unanimously to approve the write-offs listed in the operator's report. Director Hill then asked about the number of multi-family connections listed in the operator's report and asked Mr. Foster to verify that the number of connections and the resulting estimated population were correct.

Director Richter then stated that the Board would receive the landscape maintenance report, attached as **Exhibit "E"**. Mr. Fadal first presented the "plant of the month"—a pumpkin. He stated that the plant was one of the oldest cultivated plants in the world and that all pumpkins were squash, but not all squash were pumpkins. He then presented pumpkin pies and whipped cream to the Board. He next reviewed the landscape maintenance report and stated that the temperatures in October were unseasonably hot. He then reviewed the following proposals with the Board: (i) Proposal ID: 10713 for channel clean out, (ii) Proposal ID: 10714 for wildflower park invasive plant removal, and (iii) Proposal ID: 10715 for wildflower fall seeding, attached collectively as **Exhibit "F"** (the "*Landscape Proposals*"). After discussion, upon motion by Director Hill and second by Director Baker, the Board voted unanimously to approve the Landscape Proposals.

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 "G"**. Ms. Oliver reviewed the restrictive covenant report and monthly expenditure report, noting that a surveyor had confirmed that the land by 1213 Staple was indeed owned by the District. Ms. Oliver next reviewed a proposal from BJ's Park & Recreation Products for waste receptacles, attached as **Exhibit "H"**. Upon motion by Director Hill and second by Director Capers, the Board voted unanimously to approve the proposal. Ms. Oliver then reviewed a proposal from Alterman Inc. for work related to the security camera system, attached as **Exhibit "I"**. After discussion, upon motion by Director Hill and second by Director Baker, the Board voted unanimously to approve the proposal, subject to the negotiation of terms by the District's attorney. Ms. Oliver then reviewed the expenses incurred to date organizing the District's 40th Anniversary Community Celebration, noting that she would be adding cupcakes and sandwiches to the list of expenses. Ms. Oliver next stated that an employee of the District, who was a veteran, had inquired about designating Veterans Day as a paid holiday for the District's employees. After discussion, upon motion by Director Baker and second by Director Capers, the Board voted unanimously to designate Veterans Day as a paid holiday for all District employees. Director Hill then asked how things went on election day, for which the District's offices served as a polling site. Ms. Oliver noted that there was some minor damage to the building, but that everything generally went well, and estimated that there were approximately 400 voters. The Board then requested that an agreement for the District's offices to serve as a polling place for the March election be added to the December agenda. At this point, Mr. Hendrix joined the meeting.

Mr. Baker then reviewed the report from Studio 16:19, attached as **Exhibit “J”**, with the Board. Mr. Baker then reported that Shade Sail Project was nearing completion and was scheduled to be closed out within the next 30 days.

Director Richter stated that the Board would next receive the engineer’s report attached as **Exhibit “K”**. Mr. Foster reviewed his report with the Board and stated he had no major updates. He then presented the Declaration of Maintenance Covenants for Stormwater Structural Controls between the District and ARS Crossings Pristine, LLC, attached as **Exhibit “L”** (the “*Declaration*”). After discussion, upon motion by Director Hill and second by Director Downey, the Board voted unanimously to approve the Declaration, subject to its finalization and execution by Mr. Foster and the District’s attorney.

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 “M”**, and reviewed them with the Board. Mr. Douthitt reviewed the checks being presented for approval and recommended approval of the director and vendor payments, as well as the transfers listed on page one of his report. Upon motion by Director Hill and second by Director Capers, the Board voted unanimously to approve the transfers and director and vendor payments, as presented.

Director Richter next stated that there were no updates regarding contract negotiations with the City of Austin for wholesale water and wastewater services. She also stated that the Board would table any discussion until the December meeting regarding discussions with Dessau Fountains Estates regarding the Triparty Agreement.

Director Richter then stated that the Board would consider future agenda items and its meeting schedule. The Board agreed to hold its next meeting on December 17th at 5:45 p.m.

There being no further business to come before the Board, the meeting was adjourned at 6:30 p.m.



Date: December 17, 2025

Colette Downey, Secretary
Board of Directors

Crime Stats

Date	Crime	Location	Notes
11/1/2025	Theft	14XXX John Henery Faulk	Construction Site Theft
11/24/2025	Theft	1XX MIST FLOWER DR	Truck Theft



UTILITY MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



December 17, 2025





To: Northtown MUD Board of Directors
From: Dennis Hendrix, General Manager
Subject: Operations Report

Operations Report

- Operations/Billing report, including water accountability: +1.46%.
 - **The COA Camborne meter is scheduled to be replaced Nov 2025- this is still pending and likely the cause of the “gain”**
- **Occupied Connections: 3228**
- **Total Connections: 3292**
 - **All Samples were satisfactory**
 - **All approved sample ports have been installed**
- Review and approve delinquent accounts and write-offs: - **None at this time**

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

- **System Maintenance**
 1. Repair logs attached
 2. We are coordinating to inspect the grinder at 13708 Lamping
 3. Coordinating the install of the effluent meters for each lift station- The meters have been installed and we are now working to have the data connection made so that the meter will be on the AMI system.
- **TCEQ-**
 1. Nothing to report at this time
- **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 November 2025**

GENERAL INFORMATION

Occupied Single Family Connections	<u>3202</u>	x 3 =	<u>9606</u>
Vacant Single Family Connections	<u>26</u>		
Multi Family Connections	<u>6</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>2</u>		
Builder Connections	<u>4</u>		
Builder New Taps	<u>3</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>2</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>33</u>		
 TOTAL CONNECTIONS	 <u>3293</u>		 <u>12096</u> Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>11/12/25</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>11/18/25</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>11/01/25</u>	to	<u>11/30/25</u>	<u>22,642,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>09/30/25</u>	to	<u>10/29/25</u>	<u>27,356,000</u> Gallons
Total Gallons Billed				
from	<u>09/30/25</u>	to	<u>10/29/25</u>	<u>27,700,000</u> Gallons
Flushing	<u>09/30/25</u>	to	<u>10/29/25</u>	<u>56,186</u> Gallons
Billing Adjustments				
from	<u>09/30/25</u>	to	<u>10/29/25</u>	<u>0</u> Gallons
Gallons gain/loss				<u>400,186</u> Gallons
Percentage gain/loss				<u>1.46%</u>

CUSTOMER BILLING REPORT
 NORTHTOWN MUNICIPAL UTILITY DISTRICT
 October 21, 2025 Through November 20, 2025

Current Billing

Basic Service	143,547.31	
Water	152,773.62	
Sewer	123,649.27	
TCEQ	1,415.27	
Deposit	8,100.00	
Misc	<u>11,209.00</u>	
 Total Current Billing		 \$440,694.47

Aged Receivables

Thirty (30) Days	70,746.59	
Sixty (60) Days	3,197.40	
Ninety (90) Days	1,335.18	
One Hundred Twenty (120) Days	<u>2,536.29</u>	
Billed Arrears	77,815.46	
Credit Bal Fwd	<u>-4,586.66</u>	
 Total Aged Receivables		 \$73,228.80

Accounts Receivables

Penalty	8,297.90	
Basic Service	131,620.55	
Water	141,969.14	
Sewer	110,716.78	
TCEQ	1,247.58	
Deposit	\$5,890.74	
Miscellaneous	<u>576.00</u>	
	400,318.69	
 Total Accounts Receivables		 \$400,318.69

Deposit Liability

Balance As Of	10/21/25	\$782,921.45
Collections		5,890.74
Deposits Applied		<u>-5,650.00</u>
 Balance As Of	 09/20/25	 \$783,162.19

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

Nov-25

Connections	October	November
Active	3236	3242
Inactive	31	26
Total	3267	3268

New Connects	0	0
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Billing Recap

	October	November
Current Billing	\$436,771.47	\$440,694.47
Water	\$157,305.17	\$152,773.62
Sewer	\$125,699.74	\$123,649.27
State Assessment	\$1,448.54	\$1,415.27
Basic Service	\$143,477.02	\$143,547.31
Miscellaneous	\$1,191.00	\$11,209.00
Deposit	\$7,650.00	\$8,100.00
Arrears	October	November
30 Day	\$4,928.31	\$70,746.59
60 Day	\$44,394.39	\$3,197.40
90 Day	\$2,678.73	\$1,335.18
120 Day	\$2,352.51	\$2,536.29
Gross Arrears	\$54,353.94	\$77,815.46

Month	October	November
Total Customers	3267	3268
Letters	424	394
Disconnects	36	22

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
November-25

Total Water Flows

Month	2018	2019	2020	2021	2022	2023	2024	2025
January	21,876	9,926	22,272	24,544	21,970	19,561	23,642	24,179
February	18,713	8,785	18,548	15,091	18,007	17,215	21,287	20,645
March	22,278	21,734	21,764	22,854	22,763	20,550	23,484	24,397
April	23,185	12,957	22,182	23,806	25,955	27,151	24,116	25,383
May	27,596	22,203	24,751	23,113	27,691	19,470	25,103	17,381
June	26,292	22,308	27,650	24,121	31,151	25,098	26,054	14,250
July	27,286	25,733	30,449	24,990	33,802	31,554	29,276	18,065
August	27,286	19,975	37,691	25,512	32,368	33,994	31,055	34,675
September	21,624	27,539	31,636	29,383	34,355	37,001	28,714	27,905
October	12,482	26,984	31,147	25,791	29,539	28,424	32,703	27,866
November	11,181	23,276	32,200	22,580	21,941	24,117	27,645	22,642
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	257,388

Bacteriological Analyses

Samples: Satisfactory taken on 11/12/25 and 11/18/25

Chlorine Residual

	October
Average	1.3
Maximum (4.0)	2.0
Minimum (0.5)	0.8

Total Wastewater Billed

Month	2018	2019	2020	2021	2022	2023	2024	2025
January	15,158	13,169	14,553	16,930	15,630	15,525	13,738	15,957
February	15,759	15,529	15,095	16,110	16,402	17,193	13,187	16,349
March	14,826	14,513	14,047	15,732	17,357	15,299	13,756	15,807
April	15,060	14,881	16,608	16,685	18,421	15,282	14,170	18,480
May	15,883	15,597	16,834	17,978	17,141	15,300	14,490	19,082
June	16,651	15,290	17,042	16,190	16,956	13,857	16,874	18,797
July	15,933	14,310	17,187	18,157	16,565	14,449	16,706	18,820
August	16,304	14,947	18,367	16,734	17,836	15,633	16,940	18,501
September	16,386	14,979	18,735	17,557	17,071	16,881	16,940	18,148
October	14,907	14,626	22,891	18,225	16,991	16,824	16,487	18,244
November	15,737	15,138	15,472	17,006	16,201	15,848	16,055	17,946
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	196,131

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
09/30/22	10/27/22	28,684.0	28,240.0	85.6	-	-358.4		-1.25%
10/28/22	11/29/22	26,036.0	25,733.0	104.6	-	-198.4		-0.76%
11/30/22	12/28/22	18,558.0	19,331.0	123.7	-	896.7		4.83%
12/29/22	01/30/23	23,088.0	22,222.0	58.7	-	-807.3		-3.50%
01/31/23	02/28/23	18,815.0	18,053.0	27.4	-	-734.6		-3.90%
03/01/23	03/27/23	19,935.0	18,764.0	9.5	-	-1161.5		-5.83%
03/28/23	05/01/23	25,800.0	24,530.0	30.5	-	-1239.5		-4.80%
05/02/23	05/26/23	18,100.0	17,075.0	56.0	-	-969.0		-5.35%
05/27/23	06/29/23	29,995.0	29,631.0	167.0	-	-197.0		-0.66%
06/30/23	07/27/23	29,354.0	27,381.0	39.9	-	-1933.1		-6.59%
07/28/23	08/29/23	36,271.0	34,174.0	14.0	-	-2083.0		-5.74%
08/30/23	09/27/23	34,519.0	29,015.0	30.4	-	-5473.6	3231	-15.86%
TOTALS		309,155.0	294,149.0	747.3	-	(14,258.7)		---
AVERAGE		25,762.9	24,512.4	62.3	-	(1,188.2)		-4.61%
09/28/23	10/31/23	31,915.0	30,060.0	18.2	-	-1836.8	3231	-5.76%
11/01/23	11/29/23	23,219.0	22,075.0	23.4	-	-1120.6	3231	-4.83%
11/30/23	12/29/23	22,184.0	20,806.0	41.5	-	-1336.6	3231	-6.02%
12/30/23	01/29/24	22,345.0	19,980.0	14.8	-	-2350.3	3231	-10.52%
01/30/24	03/05/24	22,737.0	21,415.0	13.0	-	-1309.0	3231	-5.76%
03/06/24	03/28/24	17,577.0	16,683.0	6.8	-	-887.3	3231	-5.05%
03/29/24	04/29/24	25,480.0	25,111.0	6.4	-	-362.7	3231	-1.42%
04/30/24	05/29/24	24,305.0	22,431.0	8.2	-	-1865.8	3256	-7.68%
05/30/24	06/29/24	27,050.0	25,488.0	8.2	-	-1553.8	3262	-5.74%
06/30/24	07/29/24	27,137.0	24,460.0	18.6	-	-2658.5	3262	-9.80%
07/30/24	08/29/24	31,258.0	29,687.0	12.8	-	-1558.2	3262	-4.98%
08/30/24	09/29/24	28,646.0	28,433.0	26.5	-	-186.5	3262	-0.65%
TOTALS		303,853.0	286,629.0	198.2	-	(17,025.8)		---
AVERAGE		25,321.1	23,885.8	16.5	-	(1,418.8)		-5.60%
09/30/24	10/29/24	32,502.0	29,125.0	40.6	-	-3336.4	3272	-10.27%
10/30/24	11/28/24	27,644.0	25,162.0	54.7	-	-2427.3	3272	-8.78%
11/29/24	12/29/24	26,214.0	24,979.0	41.9	-	-1193.1	3272	-4.55%
12/30/24	01/29/25	24,261.0	23,212.0	52.5	-	-996.5	3272	-4.11%
01/30/25	02/28/25	22,092.0	19,477.0	55.2	-	-2559.8	3292	-11.59%
03/01/25	03/29/25	22,859.0	20,713.0	56.2	-	-2089.8	3292	-9.14%
03/30/25	04/29/25	26,140.0	23,438.0	56.4	-	-2645.6	3292	-10.12%
04/30/25	05/29/25	17,283.0	25,019.0	56.5	-	7792.5	3292	45.09%
05/30/25	06/29/25	14,007.0	25,573.0	48.8	-	11614.8	3292	82.92%
06/30/25	07/29/25	16,831.0	24,768.0	55.6	-	7992.6	3292	47.49%
07/30/25	08/29/25	32,294.0	28,435.0	58.8	-	-3800.2	3292	-11.77%
08/30/25	09/29/25	28,630.0	28,761.0	58.8	-	189.8	3292	0.66%
TOTALS		290,757.0	298,662.0	635.9	-	8,540.9		---
AVERAGE		24,229.8	24,888.5	53.0	-	711.7		2.94%
09/30/25	10/29/25	27,356.0	27,700.0	56.2	-	400.2	3292	1.46%
TOTALS		27,356.0	27,700.0	56.2	-	400.2		---
AVERAGE		27,356.0	27,700.0	56.2	-	400.2		1.46%

**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 2022	13,059,028		28,000		101,000		-		1,000		6,900,000		3,249,000		4,083,000		352,000		27,773,028	3,181	4.1	568	25
November 2022	11,794,011		10,000		144,000		-		0		10,714,000		2,168,000		2,972,000		438,000		28,240,011	3,184	3.7	487	21
December 2022	15,860,048		7,000		46,000		-		459,000		5,730,000		2,143,000		1,314,000		174,000		25,733,048	3,184	5.0	-	-
January 2023	13,565,077		23,000		137,000		-		529,000		3,407,000		1,106,000		338,000		226,000		19,331,077	3,181	4.3	474	-
February 2023	10,995,038		666,000		105,000		-		3,000		4,851,033		1,146,000		4,260,000		196,000		22,222,071	3,183	3.5	398	-
March 2023	13,412,066		186,000		119,000		-		2,000		3,433,000		339,000		262,000		319,000		18,072,066	3,185	4.2	330	-
April 2023	13,811,057		58,000		84,000		-		1,000		2,546,000		1,720,000		314,000		230,000		18,764,057	3,189	4.3	399	30
May 2023	17,418,082		43,000		135,000		-		2,000		4,280,000		1,968,000		428,000		256,000		24,530,082	3,173	5.5	358	30
June 2023	11,790,050		40,000		97,000		-		1,000		2,855,000		1,776,000		280,000		237,000		17,076,050	3,219	3.7	392	27
July 2023	19,243,000		268,000		76,000		-		5,000		5,265,000		3,542,000		365,000		867,000		29,631,000	3,222	6.0	347	26
August 2023	17,998,000		275,000		15,000		104,000		308,000		4,203,000		2,774,000		369,000		1,335,000		27,381,000	3,233	5.6	371	20
September 2023	24,011,000		443,000		85,000		119,000		0		3,460,000		3,811,000		254,000		1,991,000		34,174,000	3,234	7.4	371	22
Total	182,956,457		2,047,000		1,144,000		223,000		1,311,000		57,644,033		25,742,000		15,239,000		6,621,000		292,927,490				
October 2023	18,833,000	3092	347,000	32	122,000	2	32,000	-	253,000	1	4,062,000	6	4,034,000	31	443,000	9	889,000	13	29,018,173	3,231	5.8	448	33
November 2023	18,775,000	3202	266,000	14	126,000	2	28,000	-	89,000	1	5,526,000	6	4,278,000	31	217,000	9	755,000	13	30,060,000	3,232	5.8	484	40
December 2023	14,611,000	3202	472,000	14	89,000	2	-	-	0	1	4,152,000	6	2,068,000	31	217,000	9	292,000	13	21,901,000	3,234	4.5	472	-
January 2024	13,854,000	3113	197,000	18	56,000	2	16,000	-	0	1	4,457,000	6	1,625,000	31	286,000	9	315,000	13	20,806,000	3,234	4.3	442	34
February 2024	13,701,000	3125	747,000	14	102,000	2	-	-	0	1	3,747,000	6	1,162,000	31	350,000	9	171,000	13	19,980,000	3,242	4.2	402	29
March 2024	15,663,000	3159	26,000	11	131,000	2	-	-	0	1	3,171,000	6	1,694,000	31	392,000	9	338,000	13	21,415,000	3,243	4.8	391	8
April 2024	13,727,000	3141	25,000	11	98,000	2	-	-	51,000	1	1,673,000	6	846,000	31	137,000	9	126,000	13	16,683,000	3,233	4.2	448	41
May 2024	16,036,000	3147	44,000	10	64,000	2	42,000	-	0	0	6,358,000	6	1,860,000	31	374,000	9	333,000	13	25,111,000	3,233	5.0	405	29
June 2024	15,123,000	3144	25,000	45	53,000	2	16,000	-	4,000		4,336,000		2,085,000	32	439,000	9	350,000	13	22,431,000	3,159	4.8	447	31
July 2024	17,323,000	3142	42,000	36	28,000	2	46,000	-	0		4,896,000		2,156,000	32	587,000	9	410,000	13	25,488,000	3,159	5.5	415	25
August 2024	16,801,000	3151	159,000	43	34,000	2	47,000	-	0		4,008,000	0	1,768,000	32	714,000	9	929,000	13	24,460,000	3,166	5.3	449	22
September 2024	19,729,000	3158	314,000	30	57,000	2	45,000	-	0		5,192,000	0	2,925,000	32	862,000	9	563,000	13	29,687,000	3,158	6.2	396	29
Total	136,839,000		2,350,000		903,000		227,000		397,000		46,386,000		23,576,000		4,156,000		4,908,000		257,353,173				
October 2024	19,036,000	3162	407,000	28	148,000	2	46,000	-	0		4,446,000	0	2,232,000	32	1,671,000	9	447,000	13	28,433,000	3,158	6.0	435	34
November 2024	18,361,000	3169	518,000	24	81,000	2	23,000	-	1,557,000	2	3,849,000	0	2,886,000	32	1,440,000	9	410,000	13	29,125,000	3,169	5.8	396	20
December 2024	16,188,000	3174	333,000	20	212,000	2	7,000	-	284,000	2	3,598,000	0	2,839,000	32	1,361,000	9	340,000	13	25,162,000	3,174	5.1	428	20
January 2025	14,456,000	3177	31,000	19	101,000	2	8,000	-	218,000	2	6,639,000	0	2,782,000	32	312,000	9	432,000	13	24,979,000	3,177	4.6	428	32
February 2025	15,371,000	3181	72,000	15	82,000	2	1,000	-	438,000	2	5,349,000	0	1,435,000	32	280,000	9	184,000	13	23,212,000	3,181	4.8	428	32
March 2025	13,990,000	3181	63,000	18	105,000	2	-	-	252,000	2	4,277,000	0	118,000	32	334,000	9	338,000	13	19,477,000	3,181	4.4	459	36
April 2025	14,830,000	3193	146,000	14	89,000	2	35,000	-	208,000	2	4,126,000	0	324,000	32	561,000	9	394,000	13	20,713,000	3,193	4.6	412	14
May 2025	16,704,000	3194	89,000	12	117,000	2	21,000	-	78,000	2	4,353,000	2	997,000	30	391,000	9	688,000	13	23,438,000	3,194	5.2	429	39
June 2025	16,923,000	3193	123,000	12	98,000	2	55,000	-	29,000	3	4,452,000	2	2,096,000	30	321,000	9	922,000	13	25,019,000	3,193	5.3	372	-
July 2025	17,468,000	3196	137,000	8	33,000	2	179,000	-	3,000	3	4,673,000	2	1,975,000	30	292,000	9	813,000	13	25,573,000	3,193	5.5	372	-
August 2025	16,906,000	3197	115,000	6	19,000	2	301,000	-	1,000	2	4,721,000	2	1,596,000	29	371,000	9	738,000	13	24,768,000	3,197	5.3	427	29
September 2025	19,601,000	3201	112,000	5	101,000	2	58,000	-	0	2	4,922,000	2	2,228,000	29	318,000	9	1,095,000	13	28,435,000	3,201	6.1	394	26
Total	199,834,000		2,146,000		1,186,000		734,000		3,068,000		55,405,000		21,508,000		7,652,000		6,801,000		298,334,000				
October 2025	19,416,000	3201	114,000	5	121,000	2	27,000	-	0	2	5,026,000	7	2,435,000	29	342,000	4	1,280,000	13	28,761,000	3,201	6.1	424	36
November 2025	18,008,000	3202	107,000	4	126,000	2	27,000	-	5,000	2	4,923,000	6	3,039,000	33	343,000	2	1,122,000	13	27,700,000	3,202	5.6	394	22
Total	19,416,000		114,000		121,000		27,000		-		5,026,000		2,435,000		342,000		1,280,000		28,761,000				
Active	Residential	3202	Builder	4	School	2	Non-Profit	0	Fire Hydrant	2	Multi-Family	6	Irrigation	33	Commercial	2	District	13	Builder Taps	3	3306		
Vacant	26								9				4										

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

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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
November 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 COPPER 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
November 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
02/20/25	120 SEGOVIA WAY	REPLACED BROKEN CURBSTOP. ARRIVED TO PROVIDED ADDRESS, OBSERVED DUAL SERVICES INSIDE BOX. REMOVED BOX, CRIMPED LINE AND REPLACED ANGLE STOP. BACK FILLED AND LEVELED BOX. RE-PRESSURIZED SYSTEM AND CONTACTED HOMEOWNERS.	\$1,749.62

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

DATE	ADDRESS	PROBLEM	COST
03/18/25	13919 RANDALSTONE DR	LANDSCAPED AFTER TAPLINE REPAIR. LAID SOD, SPREAD SEED, LANDSCAPE AFTER REPAIR.	\$1,061.14
02/27/25	1633 TEA LEAF DR	FILLED IN DEPRESSION. POTHOLE ON THE CORNER OF STREET CAUSING CARS TO BOTTOM OUT. FILLED IN POTHOLE WITH COLD PATCH AND COMPRESSED DOWN PATCH TO ENSURE IT IS SET IN.	\$767.92
03/12/25	IN DISTRICT NTWN	HAULED OFF DEBRIS AFTER REPAIRS.	\$1,513.49
03/10/25	13800 LETTI LN	TURNED METER OFF - CUSTOMER PROBLEM.	\$810.70
04/02/25	14100 JOHN HENRY FAULK	INSTALLED METER. INSTALLED 8 X 2	\$5,000.30
04/17/25	1525 1/2 TUDOR HOUSE RD	FACILITY WORK COMPLETED. WASHED OUT LIFT STATION TANK. (GREASED AND RUST)	\$618.58
04/17/25	14109B MERSEYSIDE DR	INVESTIGATED POSSIBLE LEAK. WHILE DRIVING FOUND A METER BOX LEAKING INTO THE STREET, SO WE DUG IT UP AND EXPOSED EVERYTHING AND FOUND CUSTOMER'S SIDE LEAK. HAD CUSTOMER FILL UP BATH TUB BEFORE WE TURNED WATER OFF AND TOLD HER TO CALL A PLUMBER.	\$1,084.66
05/12/25	1221 DARJELING DR	MARKED DISTRICT LINE	\$2,246.57
05/14/25	NTWN MM - HARRIS RIDGE	TESTED BACKFLOW PREVENTOR. WATCH FMS CONDUCT TEST ON METER.	\$618.51
05/12/25	NTWN MM - THE LAKES	TESTED BACKFLOW PREVENTOR. WATCHED FMS CONDUCT TEST ON METER.	\$618.51
05/14/25	NTWN MM - 104 E HOWARD LN	TESTED BACKFLOW PREVENTOR. WATCH FMS CONDUCT TEST ON METER.	\$618.51
05/12/25	NTWN MM - 886 W HOWARD LN	TESTED BACKFLOW PREVENTOR. WATCHED FMS CONDUCT TEST ON METER.	\$618.51
05/23/25	IN DISTRICT NTWN	PURCHASED SUPPLIES. QUICK CONNECT SAMPLE RODS FOR NEW SAMPLE STATIONS.	\$808.34
05/23/25	IN DISTRICT NTWN	SUBCONTRACT WORK COMPLETED AT FACILITY. FMS WORK AT FACILITIES.	\$808.34

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

DATE	ADDRESS	PROBLEM	COST
06/04/25	118 WILD SENNA DR	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORT FOR OPERATIONS IN THE METER BOX. ENSURED THERE WERE NO LEAKS. ADJUSTED THE BOX AND BACKFILLED THE AREA.	\$906.79
06/04/25	1206 OLYMPIC DR	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORTS FOR OPERATOR OUTSIDE THE METER BOX. ENSURED NO LEAKS, ADJUSTED THE BOX, AND BACKFILLED THE AREA.	\$1,009.79
06/04/25	13720 MERSEYSIDE DR	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORTS FOR OPERATORS IN THE METER BOX. ADJUSTED THE METER BOX AND BACKFILLED THE AREA.	\$1,009.79
06/04/25	13811 GREINERT DR	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORTS FOR OPERATORS IN THE METER BOX AND ENSURED THERE WERE NO LEAKS. ADJUSTED THE METER BOX AND BACKFILLED THE AREA.	\$906.79
06/04/25	14024 CEYLON TEA CIR	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORTS FOR OPERATORS AND ENSURED THERE WERE NO LEAKS. ADJUSTED THE METER BOX AND BACKFILLED THE AREA.	\$906.79
06/04/25	1004 STRICKLING	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORTS FOR OPERATORS AND ENSURED THERE WERE NO LEAKS. ADJUSTED THE METER BOX AND COMPLETED BACKFILLING.	\$906.79
06/04/25	14201 NARUNA WAY	WATER SYSTEM WORK COMPLETE. DUG OUT THE BOX TO INSTALL THE SAMPLE PORT ON THE METER AND REMOVED ALL MUD COVERING THE METER.	\$958.29
06/04/25	14924 ANTIQUE FINISH DR	WATER SYSTEM WORK COMPLETE. THE METER BOX WAS TOO CLOSE TO THE METER, SO WE ADJUSTED IT TO ENSURE THE SAMPLE PORT WAS ACCESSIBLE AND REMOVED ALL EXCESS DIRT.	\$958.29
06/04/25	15112 VALERIAN TEA DR	WATER SYSTEM WORK COMPLETE. CLEANED OUT EXCESS MUD TO INSTALL THE SAMPLE PORT AND EXCAVATED AROUND THE BOX TO PROPERLY FIT THE LID.	\$958.29
06/04/25	901 MAHOMET	WATER SYSTEM WORK COMPLETE. REMOVED EXCESS DIRT TO EXPOSE THE METER, INSTALLED THE SAMPLE PORT, AND MADE MINOR ADJUSTMENTS TO THE METER BOX.	\$907.22
06/04/25	933 OATMEAL	WATER SYSTEM WORK COMPLETE. EXCAVATED TO EXPOSE THE METER, INSTALLED THE SAMPLE PORT, AND RAISED THE METER BOX TO ENSURE PROPER FIT.	\$907.22
06/06/25	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE MET WITH FMS AND TESTED BACKFLOWS ON DISTRICT MM	\$617.55
07/03/25	IN DISTRICT NTWN	FILLED IN DEPRESSION. RECEIVED A CALL REPORTING A LARGE HOLE IN FRONT OF A HYDRANT. UPON ARRIVAL, WE FOUND A SIZABLE HOLE, WHICH WE CLEANED UP AND SQUARED OFF FOR A NEATER APPEARANCE. THE AREA WAS THEN BACKFILLED AND THE SOIL COMPACTED. ADDITIONAL DIRT WAS SPREAD AROUND THE HYDRANT TO COVER EXPOSED ROOTS, AND THE AREA WAS RAKED EVENLY FOR A CLEAN FINISH.	\$621.00

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

DATE	ADDRESS	PROBLEM	COST
07/11/25	NTWN LS1 HARRIS RIDGE	INSTALLED A NEW 1" WATER SERVICE AT 14223 HARRIS RIDGE, PFLUGERVILLE, TX. EXCAVATED A TRENCH 7 FEET DEEP, 6 FEET WIDE, AND 12 FEET LONG. TUNNELLED 3 FEET UNDER THE FENCE INTO THE LIFT STATION. INSTALLED A 6" SADDLE, 1½" X 1" BRASS BUSHING, 1" INSERT, 1" X 1" ANGLE STOP, AND A SINGLE PLASTIC METER BOX. COVERED THE LINE WITH 2 YARDS OF SAND, BACKFILLED WITH DIRT, AND COMPACTED USING A JUMPING JACK. CLEANED UP THE JOB SITE.	\$7,008.30
07/29/25	NTWN MM - HARRIS RIDGE	FACILITY WORK COMPLETED. WE PULLED THE BROKEN RPZ AND TOOK IT TO FMS TO HAVE REBUILT. WE RECEIVED IT BACK AND INSTALLED IT. THE FMS REBUILD WAS CERTIFIED.	\$2,671.86
07/24/25	IN DISTRICT NTWN	MANHOLE REHAB.	\$57,733.50
08/01/25	IN DISTRICT NTWN	SET VALVE BOX TO GRADE. DEMOLISHED CONCRETE AROUND VALVES. RAISED THE RING AND LID TO FINISHED GRADE AND POURED NEW CONCRETE. CLEANED AND SWEEPED THE SITE, THEN HAULED OFF ALL DEBRIS. TUDOR HOUSE RD & LEMON GRASS, 14212 TEA ROOM COVE, 1328 SWEET LEAF LN, 1001 - 1005 SWEET LEAF LN, 1300 CRETE LN	\$11,775.66
08/03/25	NTWN LS1 HARRIS RIDGE	INSTALLED BACKFLOW PREVENTOR. INSTALLED A MOCK METER FOR SIZING PURPOSES AND ADDED PVC PIPING FROM THE BACK END WITH A 90° ELBOW, EXTENDING UP AND OVER TO THE RPZ, THEN ROUTED IT BACK DOWN AND UP AGAIN TO CONNECT TO A ¾" HOSE BIB. BACKFILLED THE EXCAVATION AREA AND REMOVED THE MOCK METER IN PREPARATION FOR THE PERMANENT METER INSTALLATION AT THIS LOCATION.	\$2,340.50
08/11/25	IN DISTRICT NTWN	REPAIRED METER . TOOK FH METER TO FMS.	\$1,682.52
09/12/25	IN DISTRICT NTWN	PURCHASED SUPPLIES - ROPE AND LADDER	\$654.71
09/11/25	IN DISTRICT NTWN	ANNUAL COMMUNICATIONS RENEWAL	\$1,518.00
10/23/25	1604 DARJEELING DR	REPLACED METER BOX & LID. REPLACED DAMAGED METER BOX AND MISSING LID WITH NEW COMPONENTS.	\$589.40
10/28/25	14008 MERSEYSIDE DR	REPLACED BROKEN CURBSTOP. EXCAVATED BOX TO ACCESS POLY LINE FOR CRIMPING AND CURB STOP REPLACEMENT DUE TO BROKEN LOCK MECHANISM. CRIMPED LINE, REPLACED CURB STOP, REOPENED, AND FLUSHED AIR THROUGH CUSTOMER HOSE BIB.	\$1,054.21
11/10/25	14300 DESSAU ROAD 1-1/2	INVESTIGATED POSSIBLE LEAK. ARRIVED ON SITE AND FOUND A 2" GASKET AT THE ANGLE STOP. REMOVED THE GASKET AND FLUSHED THE LINE AT THE HOSE BIB.	\$750.79
11/10/25	400 TUDOR HOUSE RD	REPLACED BROKEN CURBSTOP. FOUND BROKEN ANGLE STOP. EXCAVATED METER BOX AND EXPOSED APPROXIMATELY 2-1/2 -3 FEET OF 1" COPPER LINE. REMOVED ROCKS AND ROOTS OBSTRUCTING THE AREA. CRIMPED THE LINE AND TRANSITIONED IT TO POLY, THEN TIED INTO THE HOUSE LINE. FLUSHED THE HOUSE LINE, BACKFILLED THE EXCAVATION, AND RESET THE METER BOX TO GRADE.	\$1,524.53
11/10/25	14908 EVENING MIST LN	CRIMPED & REPAIRED TAP LEAK. THE METER BOX WAS FULL OF WATER. FOUND A PINHOLE LEAK BENEATH THE ANGLE STOP. CRIMPED THE LINE AND REMOVED THE OLD ANGLE STOP, THEN REPLACED IT WITH A NEW ONE. FLUSHED THE LINE AND BACKFILLED THE HOLE.	\$1,827.63
11/10/25	IN DISTRICT NTWN	PREP & PATCH JPINTS & PIPE PENETRATIONS.	\$5,500.00
TOTAL FOR 2025			\$128,273.22

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

DATE	ADDRESS	PROBLEM	COST
02/02/24	NTWN LS2 - TUDOR HOUSE	GENERATOR WAS NOT EXERCISING. CONTACTED FLEET MAINTENANCE FOR REPAIR. THEY REPLACED THE BATTERY AND HOUR METER. GENERATOR IS NOT WORKING.	\$1,031.99
02/13/24	NTWN LS2 - TUDOR HOUSE	BREAKER TRIPPED-RESET BREAKER. TROUBLE SHOOT MOTOR STARTER, SWAPPED CONTACTORS.	\$653.50
02/02/24	NTWN LS1 - HARRIS RIDGE	WASTEWATER CLEANED WET WELL.	\$1,742.15
02/02/24	NTWN LS2 - TUDOR HOUSE	WASTEWATER CLEANED WET WELL.	\$1,442.13
02/02/24	NTWN LS3 - DESSAU	WASTEWATER TRANSPORT CLEANED WET WELL	\$1,442.13
02/16/24	NTWN LS2 - TUDOR HOUSE	PUMPED OUT METER VAILT - READ METER. WE CAME OUT TO PUMP DOWN A VAULT. WILL BE BACK TO FINISH PUMPING IT DOWN. *PUMPED DOWN VAULT COMPLETELY.	\$1,187.00
03/03/24	IN DISTRICT	SANTARY SYSTEM WORK COMPLETE- LINE LOCATES	\$945.00
04/04/24	13808 CEYLON TEA CIR	RAN DYE TEST. TELEVISIONING OF STORM LINE AND SEWER PER DISTRICTS REQUEST. ISSUE IS CRACKING OF ASPHALT IN LINE WITH UTILITYES. 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 FACILITYES ABOUT UPGRADES AND FUTURE POSSIBLE PROJECTS.	\$2,117.50
05/08/24	IN DISTRICT	VACTOR TRUCK WORK- OMPLETE. HELPING THE RENTAL COMPANY TO JET THE SEWER MAIN LINE AT CAYTON TEA CIR. AND TUODOR HOUSE DR. PFLUGERVILLE TX 78660.	\$1,953.56
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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
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DATE	ADDRESS	PROBLEM	COST
06/10/24	13600 #B HARRIS RIDGE BLVD	REPLACED BROKEN DISCHARGE. BROKEN DISCHARGE INSIDE GRINDER. THERE WERE 4 TANKS AND ALL WERE FULL. BOTH DISTRICT SIDE TANKS HAD PROBLEMS. ONE WAS BROKEN ENTIRELY AND THE SECOND WAS A LOOSE UNION. WE HAD TO VACTOR PUMP OUT TANKS BECAUSE THERE WAS NOWHERE TO TRANSFER THE WASTE INTO.	\$947.11
06/25/24	13705 CAMBOURNE DR	EXCAVATED & PREPARED SANITARY LINE. EXCAVATED 6 FEET WHOLE EXPOSED 6" SEWER WYE AND FOUND THAT SEWER WYE COLLAPSED. CUT OUT DAMAGED LINE, RETIED LINE THEN BACK FILLED HOLE AND CLEANED AREA	\$9,038.64
06/25/24	13705 CAMBOURNE DR	CONCRETE WORK COMPLETED. ARRIVED TO PROVIDED ADDRESS. BEGAN REMOVING APPROXIMATELY 140 OF ROADBASE TO PREP AND SET FORMS. FINISH STTING FORMS AND BEGAN POURING. OBSERVED CONCRETE DRYING TO ENSURE NO TAMPERING WITH WORK DONE. LANDSCAPED AND CLEANED AFTER POURING CONCRETE.	\$2,902.11
06/10/24	13600-#B HARRIS RIDGE BLVD	VACTOR TRUCK WORK-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
TOTAL FOR 2024			\$80,409.29

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
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DATE	ADDRESS	PROBLEM	COST
01/20/25	13919 RANDALSTONE DR	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. TELEVISED CITY SIDE SEWER LINE, THROUGH CUSTOMER SIDE TO INVESTIGATE AN ISSUE WITHIN THE LINE, ISSUE COULD POSSIBLY BE A BLOCK OR BREAK BUT IS ON THE CITY SIDE, INDICATED BY THE TRANSITION TO GREEN PIPE. CUSTOMER HAD A PLUMBER PUT A TEMPORARY FIX BUT WILL NEED TO BE DUG UP SOON.	\$1,272.02
01/02/25	13805 CONNER DOWNS DR	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. REPORTED SEWER BACK UP. WASTE WATER TRANSPORT ARRIVED AND CLEARED 6" DISTRICT SIDE STACK, RAN WATER DOWN HOMEOWNER SIDE. STILL VISUALLY HAD TOILET PAPER OR OTHER MATERIAL BLOCKING LATERAL. ADVISED CUSTOMER TO AVOID TOILET PAPER OR ANY FORM OF PAPER USAGE.	\$3,563.27
02/17/25	13805 CONNER DOWNS DR	EXCAVATED & REPAIRED SANITARY LINE. EXCAVATED SEWER (8' I DEEP). REMOVED BROOM HANDLE. COPPER PIPE, KIDS TOYS, STICKS, ROCKS, DIRT, AND A BUNCH OF RAGS. REPLACED 90 ON LATERAL ALL THE WAY TO THE DOUBLE WYE AND BOTH HOUSE CONNECTIONS. BACK FILLED AFTER REPAIR, LEFT MACHINE OVER THE HOLE WITH FENCE, BECAUSE IT STILL NEEDS HALF A YARD OF SANDY LOAM.	\$9,157.62
02/12/25	IN DISTRICT	SUBCONTRACT WORK ON SANITARY SYSTEM. DAY 2, JETTING BLOCKAGES FOUND DURING NTWN MANHOLE SURVEY. (26 TOTAL MH'S). NORTHTOWN MANHOLE SURVEY BLOCKAGE FOLLOW UP.	\$9,803.20
02/26/25	232 WILD SENNA DR	SANITARY SYSTEM WORK COMPLETE. CUSTOMER REPORTED BROKEN DISTRICT CLEAN OUT CAP (6"). CUT AND REPLACED WITH NEW CAP AND PLUG. SET TO GRADE, AND NOTIFIED CUSTOMER.	\$1,022.25
03/06/25	13917 CONNER DOWNS DR	TELEVISED SEWER LINE. WE CAME OUT TO TELEVISE THE SEWER WE FOUND ROOTS IN THE WYE. CAME OUT TO ASSIST WWTS WITH JETTING CUSTOMER LINE INTO THE MAIN.	\$3,295.17
03/25/25	IN DISTRICT NTWN	MAINT NEEDED FOR REPAIRS. MANHOLE SURVEY FEB 2025 MS4.	\$3,029.81
04/02/25	14850 HARRIS RIDGE 3"	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. BUILD UP IN MANHOLE. HOPPED IN MAN HOLE (ONLY 5 FOOT) AND SHOVELED WASTE INTO TRASH BAG AND HAULED IT OFF.	\$591.65
04/09/25	IN DISTRICT NTWN	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. MULTIPLE SEWER MANHOLES HOLDING DEBRIS AT MANHOLE'S NUMBERS: 1, 4, 9,11,18, 19, 22, AND MANHOLE 24. HARRIS RIDGE BLVD - MULTIPLE BACK UPS.	\$4,608.60
03/31/25	13604A HARRIS RIDGE BLVD	REPLACED BROKEN DISCHARGE. AFTER POWERING ON NEW PUMP & PANEL, DISCOVERED MALE ADAPTER WAS BROKEN . DUG UP TO REPAIR THE BRAKE AND USED A UNION THAT WAS ALREADY IN THE GROUP. DUPLEX A & B.	\$7,935.19

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
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DATE	ADDRESS	PROBLEM	COST
04/29/25	13608A HARRIS RIDGE BLVD	REPLACED BROKEN DISCHARGE. BROKEN PVC LINE INSIDE VAULT (2" REPLACED MALE ADAPTERS ON BOTH SIDES OF CHECK VALVE. BALL VALVE AND CHECK VALVE REPLACED.	\$559.63
04/29/25	IN DISTRICT NTWN	MAINT TO REPAIR SANITARY MANHOLE. PICKED UP NEW MANHOLES AND RETURNED TO THE SITE TO REMOVE THE OLD ONES AND INSTALL THE REPLACEMENTS. NOTED THAT CEMENT HAD BEEN ADDED AROUND THE EXISTING MANHOLE. COMPLETED THE INSTALLATION, CLEANED UP THE WORK AREA, AND ENSURED EVERYTHING WAS LEFT IN GOOD CONDITION.	\$5,449.58
04/30/25	IN DISTRICT NTWN	MAINT TO REPAIR SANITARY MANHOLE. REPAIRED THREE SEPARATE MANHOLES AT THREE DIFFERENT LOCATIONS. POURED CONCRETE AROUND EACH TO ENSURE THE AREAS WERE SAFE AND SECURE. VARIOUS LOCATIONS.	\$3,884.02
06/04/25	IN DISTRICT NTWN	SANITARY SYSTEM WORK COMPLETE. FOLLOWED UP ON THE NTWN MANHOLE SURVEY. INSTALLED BOLTS IN MS4 MANHOLES. LOCATED THE MANHOLE THAT THE SURVEY CREW WAS PREVIOUSLY UNABLE TO FIND. MS4 MANHOLES.	\$1,035.74
06/12/25	IN DISTRICT NTWN	5/5/2025 RAISED AND CLEANED A TOTAL OF 6 UTILITY BOXES, THEN POURED CONCRETE TO BRING THEM LEVEL WITH THE EXISTING GROUND SURFACE. OUT OF 12 TOTAL BOXES, ONLY 6 WERE COMPLETED ON THIS DAY. THE REMAINING 6 WERE RESCHEDULED FOR A RETURN VISIT. 5/9/2025 RETURNED TO COMPLETE THE REMAINING 6 UTILITY BOXES. RAISED AND CLEANED EACH BOX, THEN INSTALLED A FENCE POST IN EACH TO ENSURE VISIBILITY FROM POTENTIAL DAMAGE DURING GRASS MAINTENANCE. THE JOB SITE WAS CLEANED, AND ALL WORK IS NOW COMPLETE. 14101 HONEY GEM DR PFLUGERVILLE TX 78660	\$9,958.71
06/12/25	115 MIST FLOWER DR	SANITARY SYSTEM WORK COMPLETE. EXCAVATED APPROXIMATELY 2 TO 3 FEET TO REMOVE A SECTION OF THE OLD, CRACKED PIPE. THE DAMAGED PORTION WAS REPLACED WITH NEW PIPING, AND A CLEANOUT CAP WAS INSTALLED. THE AREA WAS THEN PROPERLY BACKFILLED.	\$1,352.02
03/19/25	13917 CONNER DOWNS DR	EXCAVATED & REPAIRED SANITARY LINE. DUG DOWN ON THE SEWER STACK DOWN TO THE LATERAL AFTER LOCATING WITH LOCATOR. 10FT DOWN REPLACED FROM THE 90 ELBOW AT BOTTOM AND REBUILT BACK LEAVING SEWER LATERAL BACK AT GROUND LEVEL WITH A CAP. SEWER WAS CLOGGED WITH TREE ROOTS ENTIRELY 8FT DOWN LATERAL TO 90 ELBOW PRIOR.	\$13,220.23
09/19/25	IN DISTRICT NTWN	7/23/2025: RESPONDED TO REPORT OF WOOD CHIPPER STRIKING TWO MANHOLES. FOUND LARGE CONCRETE DEBRIS INSIDE. CLEANED SITE, CONTACTED WWTS, AND PREPPED FOR NEXT-DAY REPAIRS. SECURED AREA WITH PLYWOOD AND FENCING OVERNIGHT. 7/24/2025: INSTALLED NEW EXTENSIONS AND CONCRETE FORMS WITH SEALANT. BACKFILLED AND INSTALLED EXPOSED PVC MARKER. REPAIRED FENCE. WORK COMPLETED.	\$22,781.87
08/05/25	IN DISTRICT NTWN	MAINT TO REPAIR SANITARY MANHOLE. ASSISTED LINE MAINTENANCE WITH 2 MANHOLES IN THE WOODS THAT GOT HIT BY CONTRACTOR. MANHOLES HAD CONCRETE ON 1 AND ONE LID FELL IN. USED CRANE TO PULL LID OUT, COVERED MANHOLES WITH PLYWOOD AND FENCED OFF SURROUNDING AREA.	\$1,038.00

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

DATE	ADDRESS	PROBLEM	COST
10/02/25	NTWN LS1 HARRIS RIDGE	PURCHASED SUPPLIES. ALLEGRO WALL MOUNT RF MODULE WITH 44" BARE WIRE. PTE ENCODALIZER.	\$1,317.58
10/02/25	NTWN LS2 TUDOR HOUSE	PURCHASED SUPPLIES. ALLEGRO WALL MOUNT RF MODULE WITH 44" BARE WIRE. PTE ENCODALIZER.	\$1,317.58
10/02/25	NTWN LS3 DESSAU	PURCHASED SUPPLIES. ALLEGRO WALL MOUNT RF MODULE WITH 44" BARE WIRE. PTE ENCODALIZER.	\$1,317.58
10/10/25	NTWN LS1 HARRIS RIDGE	SUBCONTRACT WORK COMPLETED AT FACILITY.	\$1,468.89
10/10/25	NTWN LS2 TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY.	\$1,618.37
10/10/25	NTWN LS2 TUDOR HOUSE	FACILITY WORK COMPLETED. INVESTIGATED TO SEE WHAT CONDUIT NEEDS TO BE REPAIRED. WE LOCATED THE BROKEN CONDUIT AND MADE THE REPAIR. WE ALSO INSERTED A PULL STRING FOR THE CONTRACTOR	\$1,392.74
10/20/25	NTWN LS2 TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY- WWTS CLEANED LIFT STATION.	\$3,245.89
10/10/25	NTWN LS2 TUDOR HOUSE	FACILITY WORK COMPLETED. RESPONDED TO TRIPPED OUT PUMP. FOUND PUMP 2 TRIPPED OUT. RESET AND TESTED AMP DRAW. WAS IN RANGE AND RUNNING FINE.	\$1,423.58
10/16/25	NTWN LS2 TUDOR HOUSE	FACILITY WORK COMPLETED. RESPONDED TO GATE DRAGGING. USED CRANE TO END GATE. BACK UP. WE WERE ABLE TO GET GATE TO SWING FREE AND NOT DRAG BUT WILL NEED TO ANCHOR POST TO PREVENT FUTURE BAGGING.	\$1,139.58
10/23/25	IN DISTRICT NTWN	MAINT TO REPAIR SANITARY MANHOLE. INSPECTED A SEWER MANHOLE THAT WAS STRUCK. THE MANHOLE COVER, COATING, AND SURROUNDING CONCRETE REQUIRE REPAIR. WELLS BRANCH PKWY & JOHN HENRY FAULK DR.	\$826.41
10/01/25	IN DISTRICT NTWN	MAINT TO REPAIR SANITARY MANHOLE. WE REPLACED A MANHOLE THAT WAS DAMAGED BY THE WOOD CHIPPER. A NEW CONCRETE CONE, MANHOLE RING, AND LID WERE INSTALLED. APPROXIMATELY 3 FEET OF EXCAVATION WAS REQUIRED TO REMOVE THE OLD STRUCTURE AND INSTALL THE NEW COMPONENTS. THE WORK HAS BEEN COMPLETED. WELLS BRANCH & JOHN HENRY FAULK DR	\$6,731.42
10/20/25	IN DISTRICT NTWN	PURCHASED SUPPLIES- ORDERED NEW ODOR LOGGERS FOR NTWN WITH ANTENNAS	\$21,022.01

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

DATE	ADDRESS	PROBLEM	COST
10/27/25	14321 HARCOURT HOUSE LN	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. HOME INSPECTION REVEALED ROOT INTRUSION ON DISTRICT SIDE. CAMERA INSPECTION PERFORMED-NO FAULTS FOUND. ATTEMPTED TO CONTACT HOMEOWNER; DOOR TAGGED.	\$1,248.22
10/24/25	IN DISTRICT NTWN	SANITARY SYSTEM WORK COMPLETE. INSTALL ODOR LOGGER SIN ALL 3 LIFT STATIONS AND IN ONE MANHOLE ON DESSAU RD. VERIFIED ALL ARE ON AND REPORTING.	\$1,093.58
			TOTAL FOR 2025
			\$148,722.01

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

(There are no write offs for this period)

Approved by the Board of Directors at the meeting held on December 17, 2025

_____ Date _____

_____ Date _____

_____ Date _____

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

	2022/23	2023/24	2024/25	2025/26
OCTOBER				
WRITE-OFF	\$ 684.38	\$ 129.42	\$ 229.34	\$ 418.16
COLLECTED	\$ -	\$ -	\$ -	\$ -
NOVEMBER				
WRITE-OFF	\$ 633.24	\$ 5,418.93	\$ 1,313.40	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
DECEMBER				
WRITE-OFF	\$ 294.65	\$ 120.43	\$ 917.42	
COLLECTED				
JANUARY				
WRITE-OFF	\$ 374.77	\$ 1,161.29	\$ 673.73	
COLLECTED	\$ -		\$ -	
FEBRUARY				
WRITE-OFF	\$ 319.31	\$ 487.32	\$ -	
COLLECTED	\$ -		\$ -	
MARCH				
WRITE-OFF	\$ 1,124.35	\$ 228.01	\$ 2,044.96	
COLLECTED	\$ -	\$ -	\$ -	
APRIL				
WRITE-OFF	\$ 492.35	\$ 364.19	\$ 1,117.24	
COLLECTED	\$ -	\$ -	\$ -	
MAY				
WRITE-OFF	\$ 866.35	\$ 345.56	\$ 73.43	
COLLECTED	\$ -	\$ -	\$ -	
JUNE				
WRITE-OFF	\$ 307.72	\$ 1,614.30	\$ 317.96	
COLLECTED	\$ -		\$ -	
JULY				
WRITE-OFF	\$ 227.76	\$ 1,237.42	\$ 1,255.87	
COLLECTED	\$ -		\$ -	
AUGUST				
WRITE-OFF	\$ 1,233.60	\$ 695.24	\$ 2,065.19	
COLLECTED	\$ -	\$ -	\$ -	
SEPTEMBER				
WRITE-OFF	\$ 2,507.29	\$ 6,571.48	\$ 635.10	
COLLECTED	\$ -		\$ -	
TOTAL COLLECTIONS:	\$ 9,065.77	\$ 18,373.59	\$ 10,643.64	\$ 418.16
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -



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

Quotation For:
 Northtown
 District Address

PROPOSAL

DATE 12/11/2025
Quotation # 20160113
Customer ID NTWN
District ID Northtown MUD
TEC ID
Quotation valid until: 1/10/2026
Prepared by: D. Hendrix

Dhendrix@crossroadsus.com

Project Scope: Purchase and install new chemical system for the treatment of H2S to better meet the Coa permit

Comments or Special Instructions: This LS is the facility that the tank exploded, so this would be the best location to start the testing as there is no need to clean or replace a tank.

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

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	330 gallon tote for hydrogen peroxide	330.00	\$ 330.00
1	equipment panel	\$150.00	\$ 150.00
2	Stenner 17GPD feed pump	635.00	\$ 1,270.00
1	BFD	285.00	\$ 285.00
330	34% peroxide for 1st fill. 3107 lbs @ \$0.79/lb	0.79	\$ 260.70
	refills will be 275 gallons @ \$0.79/lb		\$ -
1	Lab testing at the termmnus point in COA manhole	2,114.50	\$ 2,114.50
			\$ -
			-
		SUBTOTAL	\$ 4,410.20
		Add. Services	\$ 441.02
			-
		OTHER	-
		TOTAL	\$ 4,851.22

Acceptance Signature

Print Name

Date



DATE: December 17, 2025 – 5:45 PM – MUD Packet Agenda
TO: Northtown MUD
Re: Landscape Monthly Report

AGENDA

Agenda items are listed in preferred order for Board discussion, approval, & scheduling.

1. TEXASCAPES MUD Packet Agenda
 2. Landscape Monthly Report – Northtown MUD – NOVEMBER 2025
 3. Proposal # 10723 – Wildflower Rain garden Thinning
 4. Proposal # 10724 – Hardwood Tree Program
-



MONTHLY REPORT **Northtown M.U.D.**

Report Period: 11/1/2025 - 11/30/2025

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:



11/4 - 11/5	11/11 - 11/12	11/18 - 11/19	11/25
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Task/Observation/Area Highlights of services performed during regular maintenance

In October, *TexaScapes* Crews spot treated for fire ants and weeds where needed. Crews applied mulch, detailed beds & tree rings as well as removed any deadfall or broken branches found within the District. Overhanging perennials were cut back as needed. Crews cut back the Giant Liriope damaged by others at Settlers Park. Crews fertilized over-seeded turf areas.

Greenbelt & Drainage Maintenance	Greenbelt & Drainage maintenance occurred during the week(s) of:	11/11/25
---------------------------------------------	------------------------------------------------------------------	----------

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

Crews performed their standard maintenance tasks such as mowing and string trimming of the District's channels and greenbelts located throughout the District's boundaries. This month, crews removed approx. 14-cubic feet of trash from within these same areas. Crews also removed 18-cubic feet of silt. Some normal monthly services were exchanged for haul off in lots 6D and 6E. The last annual Poison Ivy Treatment was completed. Crews raked out sand beds per request.



Trail System Maintenance	11/4 - 11/5	11/11 - 11/12	11/18 - 11/19	11/25
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Task/Observation/Area Additional services/observations pertaining to the trail system

TexaScapes' crews performed weed control and cut back overhanging plant growth along the District's trail system. Crews raked out any rough areas they observed giving the trails an overall neater appearance.



Irrigation System Maintenance	11/4 - 11/5	11/11 - 11/12	11/18 - 11/19	11/25
--------------------------------------	-------------	---------------	---------------	-------

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

Full two minute check on 11/4, 11/14, 11/18, 11/19 and 11/26/2025



Status of Proposal Work

PROGRESS REPORT
Proposal # 10713 - Channel Clean Out - Lot #1 BLK D & E – Deadfall – In progress
Proposal # 10714 - Wildflower Park Invasive Removal - Creek/Channel – In Progress
Proposal # 10715 - Wildflower Meadow Program - FALL 2025 – In Progress
SEEKING APPROVAL
Proposal # 10723 – Wildflower Park Rain Garden Thinning/ Clean Out
Proposal # 10724 – Winter Tree Planting With Irrigation Main Extension

Notes / Miscellaneous



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

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

PROPOSAL FOR LANDSCAPE SERVICES

01-Dec-25

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

PROPOSAL ID: 10723
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: WILDFLOWER PARK RAIN GARDEN THINNING/CLEAN OUT

This proposal includes the equipment, materials, labor and supervision for the work listed below. The rain garden has become congested again; Landscape Arch will guide crew to thin out, trim and clean plantings within the limits of the rain garden. Remove approx. 30 grasses and transplant to detention pond across street from the entry into the 50 ac. Park parking lot. There is no warranty on transplanted material, but all efforts will be made to see they get the best start without supplemental irrigation. If you desire this work to be scheduled, please contact our office. Thank you!

DESCRIPTION	QTY	UM
SUPERVISION & PROJECT MG	1	LS
LABOR, LANDSCAPE CREW EQUIPPED	1	LS
HAUL/DELIVERY FEES	2	LOAD
GARDENVILLE SUPER SOIL	3	YDS.
	SUBTOTAL	\$7,730.00
	SALES TAX	\$0.00
	TOTAL	\$7,730.00

CONTRACT ADDENDUM

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

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



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



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

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

3. Verification Under Subchapter F, Chapter 2252, Texas Government Code, Relating to Contracts with Sanctioned Companies. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Comptroller under Sections 2252.153 or 2270.0201 of the Texas Government Code, as amended. The foregoing representation is made solely to comply with Subchapter F and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

4. Verification Under Chapter 2271, Texas Government Code, Relating to Contracts with Companies that Boycott Israel. If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2271. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

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





6. Verification Under Chapter 2276, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2276 of the Texas Government Code (as amended, "*Chapter 2276*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2276. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

Respectfully Submitted,

District:

Northtown Municipal Utility District

Kyle Fadal, CEO

By: _____

Brenda Richter, President

This proposal expires on: 31-Dec-25

Date: _____





CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

TexaScapes, Inc.
 Austin, TX United States

Certificate Number:
 2025-1398201

Date Filed:
 12/09/2025

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Northtown Municipal Utility District

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

12-09-2025RG
 Wildflower Park Rain Garden Thinning/Clean Out - Proposal 10723

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Fadal, Kyle	Leander, TX United States	X	
	Fadal, Jennifer	Georgetown, TX United States	X	

5 Check only if there is NO Interested Party.

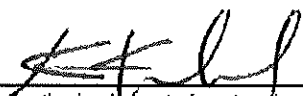
6 UNSWORN DECLARATION

My name is Kyle Fadal, and my date of birth is 01/20/1987.

My address is 13740 Research Blvd., Suite J-7, Austin, TX, 78750, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 9th day of December, 2025.
(month) (year)



 Signature of authorized agent of contracting business entity
 (Declarant)



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

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

PROPOSAL FOR LANDSCAPE SERVICES

01-Dec-25

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

PROPOSAL ID: 10724
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: WINTER TREE PLANTING WITH IRRIGATION MAIN EXTENSION

This proposal includes the equipment, materials, labor and supervision for the work described below. 1) Install new trees along the walk south of the pavilion, near soccer field, in Wildflower Park. Purchase, deliver, install, stake, and mulch trees. 2) Extend irrigation mainline from pavilion area to the new tree location and stub out for future tree planting. Install a new, larger controller that will be better suited for future planting projects. See graphic by TexaScapes, dated 12-4-25 for locations. If you desire to have this work scheduled, please contact our office. Thank you!

DESCRIPTION	QTY	UM
SUPERVISION & PROJECT MG	1	LT
LABOR, LANDSCAPE CREW EQUIPPED	1	LT
GARDENVILLE SUPER SOIL	3	YDS.
H.C. SHREDDED HARDWOOD MULCH	15	BAGS
TREE -3 STAKES/ WIRE	6	EACH
IRRIGATION SYSTEM	1	LS
LOADER/OPERATOR	4	HOURS
QUERCUS VIRGINIANA/LIVE OAK	2	65 GAL
Quercus Shumard Red Oak #65	3	65 GAL

Item No. 5(b)

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



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



SUBTOTAL	\$23,881.50
SALES TAX	\$0.00
TOTAL	\$23,881.50

CONTRACT ADDENDUM

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

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

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4. Verification Under Chapter 2271, Texas Government Code, Relating to Contracts with Companies that Boycott Israel. If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2271. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.





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

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Respectfully Submitted,

District:

Northtown Municipal Utility District

Kyle Fadal, CEO

By: _____

Brenda Richter, President

This proposal expires on: 31-Dec-25

Date: _____



NORTHTOWN MUD

WINTER TREE PLANTING WITH IRRIGATION
MAIN EXTENSION #10724



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

TexaScapes, Inc.
 Austin, TX United States

Certificate Number:
 2025-1398205

Date Filed:
 12/09/2025

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Northtown Municipal Utility District

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

12-09-2025WTP
 Winter Tree Planting with Irrigation Main Extension - Proposal 10724

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Fadal, Kyle	Leander, TX United States	X	
	Fadal, Jennifer	Georgetown, TX United States	X	

5 Check only if there is NO Interested Party.

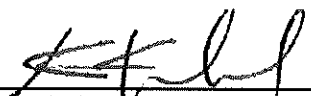
6 UNSWORN DECLARATION

My name is Kyle Fadal, and my date of birth is 01/20/1987.

My address is 13740 Research Blvd., Suite J-7, Austin, TX, 78750, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 9th day of December, 2025.
(month) (year)



 Signature of authorized agent of contracting business entity
 (Declarant)

NORTHTOWN MUD

MAINTENANCE MONTHLY REPORT

November 11, 2025 – December 6

- 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 17 bandit signs throughout the district and flyers posted around district.
 - Cleaned out 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.
 - Picked up and disposed of dumped debris on various alleys & roadways in the district.
 - 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.
 - Marked additional dead trees for removal throughout park system & continue cutting down marked dead trees.
 - Added mulch to all district playscape fall zones. Will complete Stoney Creek playscape when new sidewalk is replaced.
 - Removed rusted out leash holder concrete pad out of large dog park
 - Repaired men's restroom door stop in public meeting room.
 - Changed the oil in all 4 Kubotas.
 - Changed the oil in the F150 truck.
 - Replaced the water bottle filler sensor on the Settlers Meadow and Wildflower Park drinking fountains.
 - Replaced 2 tires on Kubota #1.
 - Power washed the Settler's Meadow pavilion steel beams and floor.
 - Cleaned all security video cameras
 - Posted Northtown 40th Anniversary signs throughout district.
 - Altermann working on electrical, Wi-Fi reception and solar panel issues related to security cameras at Stoney Creek Park and garage area. Waiting on part. (*working/open item*)
 - Informed Alterman of issue with filling pond & Auto function at Wildflower (#3)well. (*monitoring issue*)
-
- E-mailed past Directors an invitation to attend 40th Anniversary event.
 - Added winter water averaging dates to website.
 - Added what to flush & what to dispose of down the sink, flyers to the website. (educational)
 - Accepted election equipment and scheduled removal after election.
 - Ordered new bottle filler sensors for Settlers Meadow drinking fountain. (*closed item*)
 - Arranged joint meeting with Facilities Comm. & Communications Comm. regarding park sign designs.
 - Working with Committee & attorney for new FLOCK cameras and contract terms. (*open 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. (*ongoing*)

NEW VIOLATIONS SENT A COURTESY CARD

NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
gray Chevy truck	708 Battenburg	12/12/2025	N			Derelict vehicle w/flat tires parked in view
monitor black Silverado	13708 Cambourne	11/4/2025	N			1. Vehicle parked on front lawn 2. Lawn overgrown
gray BMW	13809 Cambourne	12/12/2025	N			Derelict vehicle w/on jacksparked in view
	13810 Cambourne	12/12/2025	N			Lawn is overgrown and in need of maintenance
	14620 Dreamtime	10/14/2025	N			Semi truck parked in view of street
	928 Friendship Quilt	11/15/2025	N			Bulky; Various debris must be stored out of view
	13803 Greinert	12/12/2025	N			1. Lawn is overgrown 2. Bulky debris in view 3. Trash cans
	13808 Greinert	12/3/2025	N			Lawn is overgrown and in need of maintenance
	13903 Greinert	12/3/2025	N			Bulky; Various debris must be stored out of view
	13911 Greinert	12/3/2025	N			1. Lawn is overgrown 2. Bulky debris in view 3. Trash cans
	13923 Greinert	12/3/2025	N			1. Lawn is overgrown 2. Trash cans
	14504 Jackson Browning	11/10/2025	N			Derelict vehicle w/flat tire parked in view
	13800 Lampting	11/4/2025	N			Semi truck is not permitted in district
	14709 Lantern	11/15/2025	N			Derelict vehicle w/wrecked parked in view
	14917 Lantern	12/7/2025	N			1. Lawn is overgrown 2. Fence/gate disrepair
	15017 Lantern	11/15/2025	N			1. Garage door is in disrepair 2. Trash cans in view
	501 Logan James	11/15/2025	N			Yellow box truck is not permitted
black sedan/black SUV	13902 Lothian	12/12/2025	N			2 derelict vehiclesw/flat tires parked in view of street
	15120 Mandarin	10/20/2025	N			Trailer parked in view of street
	904 Melted Candle	11/20/2025	N			1. Lawn is overgrown 2. Trash cans
silver Sebring	913 Melted Candle	11/20/2025	N			Derelict vehicle w/on jacks parked in view
	916 Melted Candle	11/15/2025	N			1. Trailer parked in view 2. Trash can in view
white Honda	13728 Merseyside	10/29/2025	N			Vehicle parked on front lawn
monitor	13802 Merseyside	11/4/2025	N			1. Trailer in view 2. Debris in view 3. Trash cans
monitor	14221 Naruna	10/7/2025	N			Trailer parked in view of street
	13804 Randalstone	12/3/2025				1. Bulky debris in view 2. Trash cans in view
	15012 Saddlegirth	11/20/2025	N			Various debris must be stored out of view
	15016 Saddlegirth	11/15/2025	N			Trailer parked in view of street
monitor-sometimes parks across the street	900 Thayer	11/20/2025	N			1. Debris in view 2. Trailer parked in view of street
monitor & orange cones	624 Tudor House	9/2/2025	N			Various debris must be stored out of view
	15205 Valerian Tea	11/10/2025	N			1. Fence/gate disrepair 2. Various debris in view

CONTINUING VIOLATIONS SENT A LETTER

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	924 Bethel	10/7/2025	Y			Trailer parked in view of street
unenforceable	13809 Conner Downs	5/13/2025	Y			Lawn is overgrown and in need of maintenance
monitor	1624 Darjeeling	10/7/2025	Y			2. Bulky debris in view
	921 Friendship Quilt	12/2/2025	Y			Fence/gate is in a state of disrepair
	921 Friendship Quilt	10/14/2025	Y			1. Derelict vehicle w/on jacks 2. Debris in view 3. Trash cans
	13903 Lothian	10/20/2025	Y			Bulky; Various debris must be stored out of view
	15216 Mandarin	10/14/2025	Y			1. Debris in view 2. Trash cans
black BMW LP#PYZ 6808	13800 Merseyside	11/6/2025	Y			1. Vehicle parked on lawn 2. Trash cans in view
	13806 Randalstone	10/7/2025	Y			1. Lawn is overgrown 2. Debris in view 3. Trash cans
	13922 Randalstone	12/3/2025	Y			1. Bulky debris in view 2. Trash cans in view
monitor/moving 11/1	902 Rocking Spur	8/6/2025	Y			1. Lawn overgrown 2. Debris in view 3. Trash cans in view
	1005 Sweet Leaf	10/14/2025	Y			1. Debris in view 2. Trash cans
	936 Twisted Fence	11/15/2025	Y			1. Lawn is overgrown 2. Various debris in view 3. Trash cans

CONTINUING VIOLATIONS SENT TO LEGAL

	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13806 Cambourne	7/14/2025	Y	Same	9/4/2025	Front & side fence/gate is in a state of disrepair
	13916 Cambourne	10/1/2025	Y	Same	11/21/2025	Various debris must be stored out of view
unenforceable unless exp.	13800 Conner Downs	2/17/2025	Y	Same	3/27/2025	1. Vehicles parked on lawn
LSA 8/26/25	13800 Conner Downs	2/17/2025	Y	Same	3/27/2025	1. Lawn overgrown 2. Various debris in view
	13921 Conner Downs	9/11/2025	Y	Same	10/31/2025	Garage door is in disrepair
Default Judgement awarded \$2000.	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2. Debris in view
	1420 Jasmine Tea	9/2/2025	Y	Same	10/27/2025	Lawn is overgrown and in need of maintenance
monitor	15209 Lantern	9/2/2025	Y	Same	10/15/2025	3. Various debris in view
	603 Logan James	8/27/2025	Y	Same	10/31/2025	Semi truck parked in view of street
unenforceable	13902 Lothian	3/1/2024	Y	Same	4/11/2024	2. House disrepair
monitor	909 Rocking Spur	3/24/2025	Y	Same	4/15/2025	1. Debris in view 2. Trash cans
monitor	15020 Saddlegirth	7/15/2024	Y	Same	4/23/2025	1. Lawn overgrown 2. Fence/gate 3. Various debris
monitor	14800 Sassafra	8/27/2025	Y	Same	10/27/2025	Food trailer parked in view of street

LSA 7/14/25	1212 Staple Cv	3/27/2025	Y	Same	4/15/2025	1. Lawn overgrown 2. Various debris in view 3. Fence/gate disrepair 4. Derelict vehicle with flat tires 5. Trash cans
monitor	1101 Strickling	1/17/2025	Y	Same	3/10/2025	1. Fence/gate disrepair 2. Bulk debris 3. Trash cans
The Parker e-mailed 6/22/25	610 E. Wells Branch Prkwy	6/25/2025	Y	Same	7/23/2025	1. Silt fence & t-post west side 2. Trash, debris & overgrown vegetation west side 3. Trash & vegetation back side by fence 4. Granite repairs on back side
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	1013 Antique Heritage	11/20/2025	N			1. Bulky debris in view 2. Trash cans in view
red Fiera LP# 004TAJ	808 Battenburg	9/11/2025	Y	Same	10/27/2025	1. Derelict vehicle w/flat tire parked in view 2. Debris in view
	1000 Battenburg	8/14/2025	Y	Same	9/29/2025	1. Bulky debris in view
	901 Castleton	10/20/2025	Y			Bulky; Various debris must be stored out of view
	14129 Ceylon Tea	10/25/2025	N			Bush blocks sidewalk from passage
	1601 Darjeeling	11/4/2025	N			Trailer parked in view of street
monitor	1624 Darjeeling	10/7/2025	N			1. Trailer parked in view
	14513 Dreamtime	10/10/2010	Y	Same	10/31/2025	1. Various debris in view 2. Fence/gate disrepair 3. Trash cans in view
	13720 Greinert	11/4/2025	N			1. Lawn is overgrown 2. Trash cans
monitor	13909 Greinert	10/29/2025	N			1. Lawn is overgrown 2. Fence/gate disrepair 3. Trash cans
	13910 Greinert	11/10/2025	N			1. Lawn is overgrown 2. Trash cans
	13916 Greinert	11/10/2025	N			1. Bulky debris in view 2. Trash cans in view
monitor	14228 Lake Victor	10/20/2025	N			Trailer parked in view of street
monitor	13805 Lampting	9/2/2025	N			Trailer parked in view of street
	13813 Lampting	10/29/2025	N			Lawn is overgrown and in need of maintenance
	13901 Lampting	11/4/2025	N			Bulky; Various debris must be stored out of view
	13903 Lampting	11/4/2025	N			Bulky; Various debris must be stored out of view
	13905 Lampting	11/4/2025	N			Lawn is overgrown and in need of maintenance
LSA 8-26-25	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
	14004 Lampting	11/4/2025	N			1. Lawn is overgrown 2. Debris in view 3. Trash cans
	14024 Lampting	11/10/2025	N			1. Debris in view 2. Trash cans
	14026 Lampting	11/10/2025	N			Lawn is overgrown and in need of maintenance

back BMW	14700 Lantern	9/24/2025	Y			1. Derelict vehicle w/on blocks parked in view 2. Debris in view
monitor	15209 Lantern	9/2/2025	Y			1. Trailer in view of street 4. Trash cans in view
parks in front of 15204 Plowshare	900 Melted Candle	10/14/2025	N			Trailer parked in view of street
	14305 Naruna	11/4/2025	N			Lawn is overgrown and in need of maintenance
	13810 Randalstone	10/29/2025	N			1. Lawn is overgrown 2. Trash cans
	13905 Randalstone	11/4/2025	N			Bulky; Various debris must be stored out of view
	13908 Randalstone	10/29/2025	N			Bulky; Various debris must be stored out of view
	13917 Randalstone	10/29/2025	N			Lawn is overgrown and in need of maintenance
	1213 Staple Cv	11/10/2025	N			Debris /rocks in the back form new fence construction
	721 Sweet Leaf	9/24/2025	Y			Boat parked in view of street and residents

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
monitor	13809 Golden Flax	10/11/2025	N			Trailer parked in view of street
	13820 Golden Flax	11/13/2025	N			Mow back area by parking pad
	13900 Golden Flax	11/27/2025	N			Trailer parked in view of street
	13908 Golden Flax	11/27/2025	N			Mow back area by parking pad
	112 Segovia	12/8/2025	N			1. Rear fence/gate disrepair 2. Mow back area
	152 Segovia	12/8/2025	N			Lawn is overgrown and in need of maintenance
	161 Segovia	11/7/2025	N			Lawn is overgrown and in need of maintenance
	185 Segovia	11/27/2025	N			1. Rear bulky debris in view 2. Trash cans in view
	13725 Spring Heath	11/17/2025	N			Rear various debris in view
	13735 Spring Heath	11/27/2025	N			Rear various debris in view
	13805 Spring Heath	12/8/2025	N			Mow back area by parking pad
	13815 Spring Heath	12/8/2025	N			1. Front fence/gate disrepair 2. Mow back area
	122 Star Flower	11/17/2025	N			Rear various debris in view
monitor	200 Wild Senna	10/3/2025	N			Rear trailer parked in view of street
	325 Wild Senna	12/8/2025	N			Rear various debris in view
monitor	205 Wild Senna West	11/13/2025	N			Rear fence/gate is in a state of disrepair
	213 Wild Senna West	12/8/2025	N			1. Rear various debris in view 2. Lawn overgrown 3. Trash cans in view
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	126 Blue Flax	11/7/2025	Y			Mow back area by parking pad
	205 Segovia	11/5/2025	Y			1. Lawn overgrown 2. Mow back area by parking pad
	115 Wild Senna West	11/13/2025	Y			Mow back area by parking pad
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	114 Blue Flax	8/18/2025	Y	Ext 9/20/25 Ext 10/31/25	11/4/2025	1. Rear/car parked on rear lawn 3. Mow back
	13816 Golden Flax	8/11/2025	Y	Same	9/29/1930	Rear various debris in view
	13901 Golden Flax	7/15/2025	Y	Same	9/3/2025	2. Mow back area

LS filed 1/20/22	105 Segovia	6/8/2020	Y	Same	12/2/2022	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	125 Segovia	8/7/2025	Y	Same	9/3/2025	1. Rear bulky debris in view 2. Mow back area 3. Trash cans
	141 Segovia	11/10/2025	Y	Same	12/5/2025	1. Front various debris 2. Lawn overgrown 3. Garage disrepair
	177 Segovia	10/3/2025	Y	Same	11/4/2025	1. Rear bulky debris in view 2. Mow back area 3. Trash cans
	231 Wild Senna	10/15/2025	Y	Same	12/8/2025	1. Rear various debris in view 2. Trash cans in view
LS 4/14/25 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
	13704 Golden Flax	10/30/2025	N			Mow back area by parking pad
	13809 Golden Flax	11/17/2025	N			Mow back area by parking pad
	13817 Golden Flax	10/24/2025	N			Rear various debris in view
old Ford 100	13900 Golden Flax	8/28/2025	Y	Same	10/14/2025	Front derelict w/on jack parked in view
	13904 Golden Flax	10/24/2025	N			Rear bulky debris in view
	14025 Golden Flax	10/30/2025	N			1. Front bandit sign in view 2. Mow side & back area
monitor	115 Mist Flower	7/1/2025	Y	Same	8/7/2025	1. Rear bulky debris in view
	123 Mist Flower	11/7/2025	N			Mow back area by parking pad
	113 Segovia	10/24/2025	N			Rear bulky debris in view
	120 Segovia	11/17/2025	N			Mow back area by parking pad
	125 Segovia	10/30/2025	N			1. Front various debris in view 2. Bulky debris in view 3. Trash cans in view
	128 Segovia	11/17/2025	N			Rear bulky debris in view
	141 Segovia	11/10/2025	Y			4. Trash cans in view
	169 Segovia	11/7/2025	N			1. Mow back area 2. Trash cans in view
	209 Segovia	11/5/2025	N			Lawn is overgrown and in need of maintenance
	13803 Spring Heath	9/27/2025	Y	Same	11/4/2025	2. Mow back area
	13803 Spring Heath	10/30/2025	N			1. Lawn overgrown 2. Trash cans in view
	13811 Spring Heath	10/30/2025	N			Derelict vehicle w/fat tires in view
	110 Star Flower	11/7/2025	N			1. Rear trailer parked in view 2. Rear debris in view
	208 Wild Senna	11/7/2025	N			Mow back area by parking pad
	320 Wild Senna	11/7/2025	N			1. Rear various debris in view 2. Trash cans in view

WildFlower

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

Monthly Expense Approvals

Item No. 6(b)

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

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

DATE	ITEM	PURPOSE	AMOUNT
11/4/2025	Calendars (3), card stock paper, Microsoft Office subscription, large post it notes, envelopes, hooks, sign here stickers	Restock	\$262.00
11/7/2025	Blue table cloth (EVENT)	Restock	\$15.99
11/20/2025	Laser printer ink	Restock	\$109.87
	Subtotal		<u>\$387.86</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
11/7/2025	ATV rear axle, ATV filter tune up kit (4), ATV rear mirror, air fuel filter kit-ATV tail light, Echo carburetor. Wipers, echo tune up kit, tie downs (4), post mount hose reel.	Restock and ATV service	\$466.12
11/7/2025	Diesel Fuel	ATV's	\$105.00
11/12/2025	Oil change & tire rotaion - F150	Service vehicle	\$78.60
11/12/2025	Mount 2 new ATV tires on the rims	Replace worn tires	\$81.00
11/12/2024	Set of 4 sensors to replace on the drinking fountain bottle fillers	Replacing 2, with 2 spares	\$56.87
11/13/2025	Fabuloso, liquid hand soap (2gal), water (2 cases)	Restock	\$38.70
11/17/2025	Different size bandages, first aid kit (3), Restroom Closed standup signs	Restock	\$65.37
11/19/2025	Diesel Fuel	Skid loader rental	\$140.01
11/25/2025	Winter work jacket (2)	New employees	\$71.98
11/25/2025	Faucet covers (3), sawzall blades (5), work gloves (3), door stop, shop towels (40), trash bags (5 bxs), paint (4), wasp spray (4)	Restock	\$363.54
	Subtotal		<u>\$1,467.19</u>
Grand Total for the Month			<u>\$1,855.05</u>

Monthly Expense Approvals

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

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

OFFICE PURCHASES		PURPOSE	AMOUNT
DATE	ITEM		
12/3/2025	Calendar	Restock	\$14.99
12/3/2025	Decorations	Event/Office	\$7.58
	Subtotal		<u>\$22.57</u>
PARKS & MAINTENANCE PURCHASES		PURPOSE	AMOUNT
DATE	ITEM		
12/3/2025	H.E.B. Gift Card	Fuel for F150 & power tools	\$50.00
12/3/2025	Twine, zip ties, fire ant bait	Restock	\$49.21
12/6/2025	Wash the truck for event	Look	\$11.07
	Subtotal		<u>\$110.28</u>
	Grand Total for the Month		<u>\$132.85</u>

Item No. 6(c) 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
1/24/2025	2/22/2025	B. Patterson #001	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 2/28/25	\$200.00
2/18/2025	5/17/2025	D. Gomez #002	Pav - WF	In	\$25.00	\$100.00		Requested refund from B&D 5/19/25	\$100.00
2/20/2025	3/8/2025	J. Harmon #003	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 3/10/25	\$100.00
2/21/2025	4/6/2025	C. Rothenberg #004	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 4/8/25	\$100.00
4/8/2025	4/19/2025	L Nunez #005	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 4/24/25	\$200.00
4/15/2025	5/3/2025	E. Carreon #006	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 5/7/25	\$200.00
5/1/2025	6/21/2025	M. Celidon #007	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 7/2/25	\$100.00
5/2/2025	5/31/2025	A. Pyne #008	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 6/10/25	\$100.00
5/7/2025	5/10/2025	A. Peera #009	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 5/13/25	\$100.00
5/29/2025	10/28/2025	H. Nguyen #010	Pav - SM	Out	\$100.00	\$200.00		Requested refund from B&D 11/12/25	\$200.00
6/10/2025	6/28/2025	A. Adamu #011	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 7/2/25	\$100.00
6/13/2025	6/28/2025	K. Goodall #012	Pav - WF	In	\$25.00	\$100.00		Requested refund from B&D 7/2/25	\$100.00
6/16/2025	7/5/2025	C. Gonzalez #013	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 7/10/25	\$200.00
6/17/2015	7/26/2025	M. Gedeh #013	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 7/28/25	\$100.00
7/28/2025	9/21/2025	D. Palarior #014	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 9/22/25	\$100.00
8/25/2025	11/8/2025	V. Guzman #015	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 11/12/25	\$100.00
8/25/2025	11/22/2025	A. Richardson #016	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 11/24/25	\$100.00
9/2/2025	11/8/2025	D. Kurten #017	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 11/12/25	\$200.00
9/9/2025	11/1/2025	K. Maute #018	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 11/7/25	\$200.00
9/9/2025	10/29/2025	K. Maute #001	Disc Golf	Out	\$300.00	\$100.00		Requested refund from B&D 11/7/25	\$100.00
9/9/2025	10/30/2025	K. Maute #002	Disc Golf	Out	\$300.00	\$100.00		Requested refund from B&D 11/7/25	\$100.00
9/9/2025	10/31/2025	K. Maute #003	Disc Golf	Out	\$300.00	\$100.00		Requested refund from B&D 11/7/25	\$100.00
9/9/2025	11/1/2025	K. Maute #004	Disc Golf	Out	\$300.00	\$100.00		Requested refund from B&D 11/7/25	\$100.00
9/10/2025	10/11/2025	R. Siles #019	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 10/14/25	\$100.00
9/8/2025	10/12/2025	T. Milewski #020	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 10/14/25	\$200.00
9/15/2025	10/18/2025	E. Sanchez #021	Pav - SM	Out	\$100.00	\$200.00		Requested refund from B&D 10/21/25	\$200.00
9/29/2025	10/11/2025	E. Gonzalez #022	Pav - SM	Out	\$100.00	\$200.00		Requested refund from B&D 10/14/25	\$200.00
10/21/2025	11/21/2025	J. Nias #023	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 11/24/25	\$100.00
10/21/2025	12/19/2025	J. Nias #024	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 11/24/25	\$100.00
10/21/2025	12/13/2025	J. Becerra #025	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 11/24/25	\$100.00
10/29/2025	12/6/2025	W. Li #026	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 11/24/25	\$100.00

Northtown Reservation Ledger 2024

10/31/2025	11/16/2025	M. McMannis #027	Pav - WF	In	\$25.00	\$100.00	Requested refund from B&D 11/24/25	\$100.00
					\$2,725.00			
		Total Income =						



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

texasdisposal.com

**Northtown MUD
 2025 - Quarterly Operations Reports**

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

Second Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April	86	2	7	16	9	0
May	53	11	13	16	14	2
June	49	6	1	5	6	0
Totals	188	19	21	37	29	2

Third Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July	36	3	6	11	1	0
August	58	5	19	6	78	1
September	36	1	11	5	64	0
Totals	130	9	36	22	143	1

Fourth Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October	47	6	6	9	22	2
November	37	2	1	2	24	2
December						
Totals	84	8	7	11	46	4

2025 TOTALS	522	45	74	113	334	28
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Northtown MUD - 2025 Operations Report November

Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
87982	HOWE	1617	LADY GREY	11/21/2025	96G TRASH CLE	8815867
						1

Bulky Waste

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61755	FLORES	1033	ANTIQUER HERIT	11/21/2025	BULKY WASTE	\$8816085
61826	RAGAN	13911	CAMBOURNE	11/14/2025	BULKY WASTE	\$8812130
61887	NOVOA	901	CASTLETON	11/29/2025	BULKY WASTE	\$8836498
68145	JAIMES	13723	GREINERT	11/21/2025	BULKY WASTE	\$8817141
70163	ECHANIQUE	13903	CAMBOURNE	11/21/2025	BULKY WASTE	\$8818950
70193	TIJERINA	14034	GOLDEN FLAX	11/7/2025	BULKY WASTE	\$8796431
70893	BOWIE	15107	LANTERN	11/14/2025	BULKY WASTE	\$8803749
71051	FOULKE	13614	LETTI	11/29/2025	BULKY WASTE	\$8822331
71206	FANSLER	119	MIST FLOWER	11/14/2025	BULKY WASTE	\$8807456
71323	LOWE	14030	MERSEYSIDE	11/14/2025	BULKY WASTE	\$8806919
71353	TUCKER	14309	NESTLE	11/29/2025	BULKY WASTE	\$8836807
71379	JEFFERS	15016	PLOWSHARE	11/29/2025	BULKY WASTE	\$8822381
71424	LOTT	13903	RANDALSTONE	11/7/2025	BULKY WASTE	\$8802591
71569	SIPPEL	1504	SLEEPYTIME	11/7/2025	BULKY WASTE	\$8804964
71642	KUNTZ	808	TAPESTRY	11/14/2025	BULKY WASTE	\$8811250
71765	WRIGHT	936	TWISTED FENCE	11/14/2025	BULKY WASTE	\$8809519
72042	JACKSON	13915	CONNER DOWN	11/14/2025	BULKY WASTE	\$8807881
72066	GERIES	802	CRIEFF CROSS	11/7/2025	BULKY WASTE	\$8796945
72926	ALANIS ARCIVA	902	CRIEFF CROSS	11/14/2025	BULKY WASTE	\$8808042
74343	MORALES	14901	HYSON	11/7/2025	BULKY WASTE	\$8802578
87255	MANTRAVADI	1524	DARJEELING	11/7/2025	BULKY WASTE	\$8804051
87818	REYNOSO	1505	LADY GREY	11/7/2025	BULKY WASTE	\$8806673
88131	SALAZAR	1609	LADY GREY	11/14/2025	BULKY WASTE	\$8808331
101761	GARCIA	1813	GOLDEN SUNRI	11/29/2025	BULKY WASTE	\$8836503
106164	TRAN	1525	TEA LEAF	11/7/2025	BULKY WASTE	\$8803526
109967	MOLINA	1516	TEA LEAF	11/14/2025	BULKY WASTE	\$8812424
114366	ANDAGANA	14204	NARUNA	11/14/2025	BULKY WASTE	\$8810290
116533	SILVESTRO	721	JANE AUSTEN	11/7/2025	BULKY WASTE	\$8794329
117838	CLARKE	14104	NARUNA	11/29/2025	BULKY WASTE	\$8837245
123041	GNANAPRAKAS	14513	CHARLES DICKE	11/21/2025	BULKY WASTE	\$8819691
123159	DAVIS	604	SWEET LEAF	11/21/2025	BULKY WASTE	\$8814370
164637	FISH	14620	LAKE VICTOR	11/7/2025	BULKY WASTE	\$8802699
248354	CLARKE	14217	PURPLE AZALEA	11/29/2025	BULKY WASTE	\$8837244
253710	ROBINSON	14112	PURPLE AZALEA	11/14/2025	BULKY WASTE	\$8811001

14470	NORTHTOWN N		VARIOUS LOCA	11/7/2025	BULKY WASTE S	8802579
14470	NORTHTOWN N		VARIOUS LOCA	11/7/2025	BW PU/MATTR	8802579
14470	NORTHTOWN N		VARIOUS LOCA	11/14/2025	BW PU/MATTR	8812417
						37

Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
85774	RICO	1713	LADY GREY	11/21/2025	96G RES TRASH	8816732
128113	CRAWFORD	821	WATSON	11/14/2025	96G RES RECY C	8811718
						2

Misses

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
76673	GREEN	14800	EARL GREY	11/3/2025	96G TRASH MIS	8795855
76673	GREEN	14800	EARL GREY	11/25/2025	96G TRASH MIS	8821725
						2

Cart Swaps

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61855	DANIELS	801	CRIEFF CROSS	11/7/2025	SWAP 9T CART	8795841
68709	SAENZ	14609	GINSENG	11/7/2025	SWAP 9T CART	8776076
70879	SURY	15005	LANTERN	11/7/2025	SWAP 9T CART	8781406
71108	CHANG	13806	LOTHIAN	11/7/2025	SWAP 9T CART	8795848
71306	MUJICA	14006	MERSEYSIDE	11/29/2025	SWAP 9T CART	8822140
71318	PRISSINGER	14022	MERSEYSIDE	11/14/2025	SWAP 9T CART	8807309
71400	ADHIKARI	905	POLISHED STON	11/21/2025	SWAP 9T CART	8813922
71500	MEDINA	185	SEGOVIA	11/7/2025	SWAP 9T CART	8802546
72028	GALEGA	13901	CONNER DOWN	11/7/2025	SWAP 9T CART	8795846
72030	DAVIS	13903	CONNER DOWN	11/7/2025	SWAP 9T CART	8795842
72039	BECERRA	13912	CONNER DOWN	11/7/2025	SWAP 9T CART	8795840
72050	HYDE	13925	CONNER DOWN	11/29/2025	SWAP 9T CART	8822943
73844	SANCHEZ	13716	MERSEYSIDE	11/7/2025	SWAP 9T CART	8795849
74598	MARTIN	15013	HYSON	11/7/2025	SWAP 9T CART	8777389
77818	ESPE	15008	HYSON	11/7/2025	SWAP 9T CART	8794122
80624	CLAESSEN	1205	TEA LEAF	11/21/2025	SWAP 9T CART	8814481
87253	MOSLEY	1624	DARJEELING	11/21/2025	SWAP 9T CART	8814482
87992	HALIMI	1700	DARJEELING	11/21/2025	SWAP 9T CART	8814480
95737	SMITH	13604	HARRIS RIDGE	11/7/2025	SWAP 9T CART	8795850
96793	ENZHEN	1509	TUDOR HOUSE	11/14/2025	SWAP 9T CART	8806519
102027	HERNANDEZ	13704	HARRIS RIDGE	11/7/2025	SWAP 9T CART	8795836
114704	SPENCE	817	SEBASTIAN	11/14/2025	SWAP 9T CART	8807339
123824	ROLLINGWOOD	516	SWEET LEAF	11/7/2025	SWAP 9T CART	8776303

126845	CASTRO	14412	LEWIS CARROL	11/14/2025	SWAP 9T CART	8807306
						24

Cart Terms

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
154035	PALAPA	1112	STRICKLING	11/7/2025	CART 9T TERM	8804429
310651	EUGENE FANG	14605	JACKSON BROWNING	11/21/2025	CART 9T TERM	8819314
						2

Northtown MUD - November 2025

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
11/7/2025	44079	A409	570884	13.22
11/7/2025	41146	A426	3605621	9.83
11/7/2025	41121	A431	3605627	14.25
11/7/2025	44083	A425	3605656	9.91
11/7/2025	44080	A435	3605759	7.89
11/7/2025	41084	A435	3605795	12.97
11/7/2025	41084	A435	3605899	1.41
11/7/2025	41146	A426	3605919	2.73
11/7/2025	44079	A409	3605923	8.98
11/7/2025	44083	A425	3605924	8.26
11/7/2025	41121	A431	3605929	13.21
11/14/2025	44083	A425	3609244	8.35
11/14/2025	44067	A431	3609253	9.01
11/14/2025	44079	A409	3609325	11.97
11/14/2025	41084	A435	3609360	11.24
11/14/2025	41146	A426	3609548	12.39
11/14/2025	44079	A409	3609555	7.86
11/14/2025	41084	A435	3609564	7.09
11/14/2025	44083	A425	3609565	11.73
11/21/2025	44079	A409	572669	11
11/21/2025	41121	A431	3612910	13.77
11/21/2025	44083	A425	3612916	9.03
11/21/2025	41146	A426	3612969	10.96
11/21/2025	41084	A435	3612991	11.69
11/21/2025	41146	A426	3613152	5.44
11/21/2025	41121	A431	3613156	12.06
11/21/2025	44079	A409	3613181	9.27
11/21/2025	44083	A425	3613183	8
11/21/2025	41084	A435	3613186	7.63
11/28/2025	44079	A409	3615821	15.22
11/28/2025	42015	A431	3615941	2.2
11/28/2025	41080	A425	3615958	12.55
11/28/2025	41148	A426	3615969	7.9
11/28/2025	44079	A409	3615973	7.15

Total Trash Tonnage 326.17

Total Northtown Containers	3405
<u>/Total containers on all routes</u>	<u>5208</u>
% of Northtown containers in routes	65.38%
Total Tonnage	326.17
X % of Northtown containers in routes	65.38%
<u>Estimated trash tonnage</u>	<u>213.25</u>

Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
11/7/2025	44076	A515	375027	6.27
11/7/2025	41126	A514	375034	5.28
11/7/2025	41132	A516	375043	5.2
11/14/2025	41121	A514	375710	2.67
11/14/2025	41078	A516	375724	4.46
11/14/2025	44075	A501	375726	3.39
11/14/2025	41121	A514	375752	2.42
11/14/2025	44075	A501	375756	1.16
11/14/2025	44075	A501	375762	2.21
11/14/2025	41078	A516	375763	2.07
11/14/2025	41132	A515	375765	5.96
11/21/2025	44091	A501	376392	7.04
11/21/2025	41132	A516	376393	4
11/21/2025	41075	A515	376394	4.09
11/21/2025	41126	A515	376398	3.85
11/28/2025	41139	A514	376985	5.93
11/28/2025	41145	A515	376988	3.77
11/28/2025	41073	A516	376991	6.11
11/28/2025	41081	A516	376992	4.04
11/28/2025	44091	A501	376995	6.92
Total Recycle Tonnage				86.84

Total Northtown Containers	3380
/Total containers on all routes	4447
<hr/>	
% of Northtown containers in routes	76.01%
Total Tonnage	86.84
X % of Northtown containers in routes	76.01%
<hr/>	
Estimated recycle tonnage	66.00
<hr/>	

40th Anniversary Party

NTE \$5000.

DATE	Item	Amount	Deposit Pd	Amount Due
8/20/2025	Water bottles for attendees	\$15.82		
8/28/2025	Double sided bandit signs for neighborhood (15)	\$207.00		
9/8/2025	Face Painter/Balloon artist	\$900.00		\$900.00
9/28/2025	DJ (working on contract w/ Carter) contract done	\$895.00		\$895.00
10/13/2025	Bounce house	\$295.36	\$59.07	\$213.78
10/14/2025	Decorations	\$63.67		
10/15/2025	Required TML insurance waiver for bounce house	\$104.00		
11/17/2025	Blue sprinkles, silver sprinkles, table cloth holder clips	\$31.77		
12/6/2025	Cup cakes (150) Sam's Club	\$90.86		
12/6/2025	Sandwiches (7 boxes) Jersey Mike's	\$573.65		
	Total	\$3,227.13		

December 17th, 2025

Northtown MUD

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

Re: Parks 2025-2026 CIP Projects - Northtown MUD
Progress Report for Professional Landscape Architecture Services

Work Done In Past 30 Days:

- Task 01 - Shade Sails Project: Conducted Walk-Through of all three playgrounds for construction completion and created a Punch-List for contractor updates.
- Task 02 - Trail Gaps Project: Established a weekly OAC meeting with NTMUD, Fazzone (contractor), and Studio 16:19; Contract finalized between NTMUD and Fazzone.
- Tasks 11 - Signage Implementation Plan: Held Parks & Maintenance Committee Meeting to address all NTMUD feedback prior to preparation of bid documents.
- Task 12 - Settlers Meadow West: Began Due Diligence & Site Analysis of the site.

Work Scheduled Over Next 30 Days:

- Task 01 - Shade Sails Project: Finalized Punch-List items for all three playgrounds and Close Out project.
- Task 02 - Trail Gaps Project: Construction oversight continued.
- Task 11 - Signage Implementation Plan: Addressed comments from Parks & Maintenance Committee and Signage Implementation Package to be sent to minimum three fabricators for bid pricing.
- Task 12 - Settlers Meadow West: Continue Due Diligence & Site Analysis of the site, and establish preliminary schematics to share with the Parks & Maintenance Committee.

PROJECT TASKS

2025 CIP TASKS

01- PLAYGROUND SHADE SAILS

02- TRAIL GAPS AND
MISCELLANEOUS PARK
IMPROVEMENTS

2026 CIP TASKS

10- PROJECT COORDINATION
(FISCAL YEAR 2025-2026)

11- DISTRICT SIGNAGE
IMPLEMENTATION PLAN

12- SETTLERS MEADOW
WEST - TEMPORARY
IMPLEMENTATION PLAN

Attachment A: CIP Park Projects Task schedule - Task 00 through Task 12.

Respectfully submitted,

studio 16:19 LLC

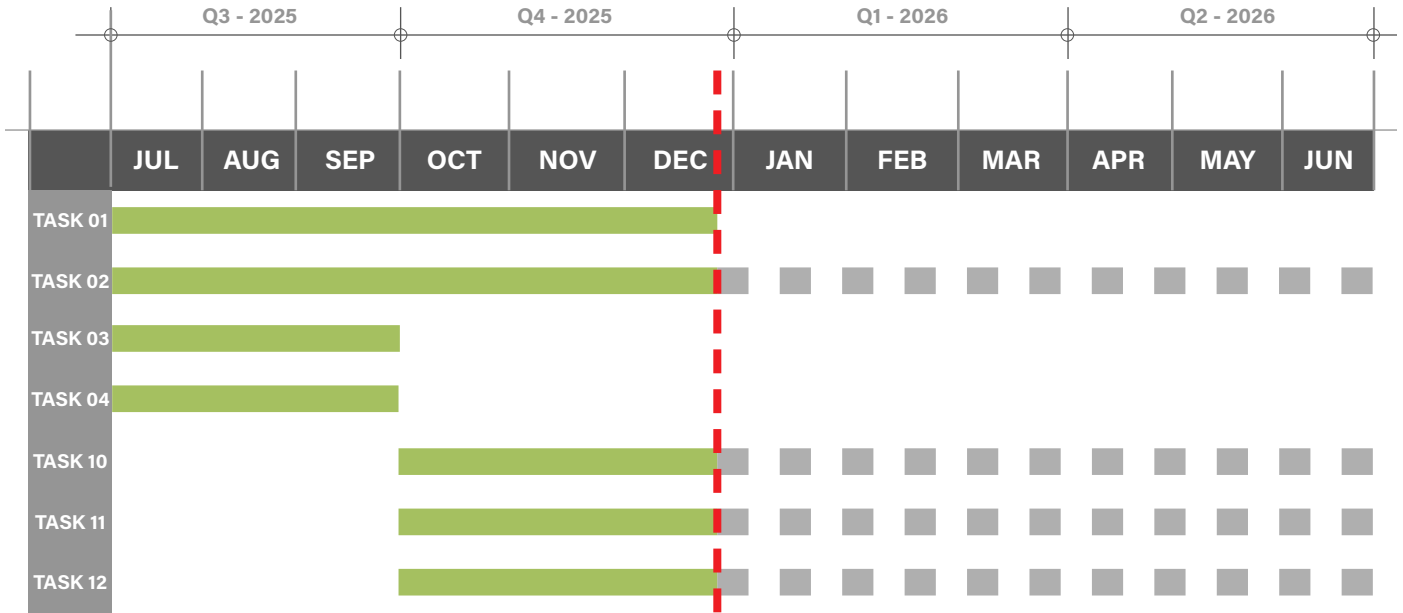
Date: 12/17/25



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

Item No. 6(g)

Attachment A: CIP Park Projects Task Schedule



APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF PAGES

TO CONTRACTOR Northtown MUD
700 E Wells Branch Pkwy
Pflugerville TX 78660

PROJECT: Northtown MUD
Settler's Meadow,
Wildflower North
and West

Pay App 2
Period To/From 9/1/2025 - 9/30/2025

FROM SUBCONTRACTOR:
Whirlix Design Inc
1916 K Ave
Plano, TX 75074

Project No.: 250525
Contract No:
Contract Date: 6/9/2025
Certificate Date
Submitted Date: 10/16/2025

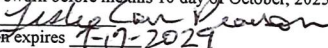
CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM	\$394,784.01
2. Net change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$394,784.01
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$394,784.01
5. RETAINAGE:	
a. 10 % of Completed Work (Column D + E on G703)	\$39,478.40
b. 0 % of Stored Material (Column F on G703)	_____
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$39,478.40
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$355,305.61
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$0.00
8. CURRENT PAYMENT DUE	\$355,305.61
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$39,478.40

CONTRACTOR: Whirlix Design Inc 

State of Texas
County of Collin
Subscribed and sworn before me this 16 day of October, 2025
Notary Public: 
My Commission expires 7-17-2029



In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 355,305.61

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
	\$0.00	\$0.00
Total approved this Month	\$0.00	
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

Settler's Meadow

SCHEDULE OF VALUES

AIA Document G703 Schedule of Values

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE 10.00%	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)			
1	Skyways Shade	83,661.33	83,661.33	0.00	0.00	83,661.33	100.00%	0.00	8,366.13	
2	Freight	1,711.00	1,711.00	0.00	0.00	1,711.00	100.00%	0.00	171.10	
3	Shade install	48,290.67	0.00	48,290.67	0.00	48,290.67	100.00%	0.00	4,829.07	
4	Bonds	6,819.00	6,819.00	0.00	0.00	6,819.00	100.00%	0.00	681.90	
5	Fencing, Demo, Trash removal, Seeding	15,350.01	0.00	15,350.01	0.00	15,350.01	100.00%	0.00	1,535.00	
		#	155,832.01	92,191.33	63,640.68	0.00	155,832.01	5.00	0.00	15,583.20

G703-1992

=====

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project 250325
Job No. Settlers Meadow, Wildflower Park West & North

On receipt by the signer of this document of a check from Northtown MUD (maker of check) in the sum of \$ 355,305.00 payable to Whirlix Design Inc. (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Northtown MUD (owner) located at 700 E Wells Branch (location) to the following extent: Shade materials & install (job description).

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to n/a (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date 10/16
Whirlix Design Inc (Company name)
By [Signature] (Signature)
Controller (Title)

=====

NOTE: Section 53.281(b)(2), Texas Property Code, requires that the above form be notarized. See Chapter 121, Texas Civil Practice & Remedies Code, regarding Acknowledgments & Proofs of Written Instruments, or consult an attorney. For short acknowledgement forms that might be suitable, see Section 121.008 in Chapter 121. Click [here](#) to go there.

Notary:
SUBSCRIBED AND SWORN BEFORE ME on this 16 day of Oct, 2016 appeared Addison Wotton (Claimant's Officer), Controller (Title), of Whirlix Design, Inc (Name of Claimant).



[Signature]
Notary Public, State of Minnesota
My Commission Expires: 7-17-2029

APPLICATION AND CERTIFICATE FOR PAYMENT

To Northtown Municipal Utility District
 c/o Armbrust & Brown, PLLC
 100 Congress Ave. Ste. 1300
 Austin, TX 78701

Project Northtown MUD Trail Gaps and Park Improvements
 Austin, TX

From Fazzone Construction Co., Inc
 1302 W Blanco Rd
 San Antonio, TX 78232

Via _____

Application #: 001-2536
Prime Contract #: 00001
Period To: 25-Nov-2025

Distribution To:
 Owner Contractor
 Architect _____

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

- 1. **Original Contract Sum** \$999,728.70
- 2. **Net Change By Change Orders** \$0.00
- 3. **Contract Sum To Date** \$999,728.70
 (Line 1 +/- 2)
- 4. **Total Completed And Stored To Date** \$38,286.07
- 5. **Total Retainage** \$3,828.60
 (10.00% of Line 4)
- 6. **Total Earned Less Retainage** \$34,457.47
 (Line 4 Less Line 5 Total)
- 7. **Less Previous Certificates For Payment** \$0.00
 (Line 6 from prior Certificate)
- 8. **Current Payment Due** \$34,457.47
- 9. **Balance To Finish, Including Retainage** \$965,271.23
 (Line 3 less Line 6)

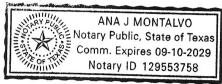
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **Fazzone Construction Co., Inc.**

By: *[Signature]* Date: November 25, 2025
 State of: Texas

County of: Bexar
 subscribed and sworn to before me this 25th day of November 2025

Notary Public: *[Signature]*
 My Commission expires: September 10, 2029



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ \$34,457.47

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Change Order Summary	Net Change
Total Changes approved in previous months by Owner	\$0.00
Total approved this Month	\$0.00
NET CHANGES by Change Orders	\$0.00

Application #: 001-2536
 Prime Contract #: 00001
 Period To: 25-Nov-2025

CONTINUATION SHEET

A ITEM #	B DESCRIPTION OF WORK	C SCHEDULE VALUE	D PREVIOUS COMPLETED & STORED	E		F		G TOTAL COMPLETED & STORED TO DATE	H % COMPLETE	I BALANCE TO FINISH	RETAINAGE
				THIS PERIOD		WORK COMPLETED	STORED MATERIAL				
1	Payment & Performance Bonds	19,200.00	0.00	19,200.00	0.00	19,200.00	100.00%	0.00	1,920.00		
2	Environmental Protection	23,562.50	0.00	5,890.63	0.00	5,890.63	25.00%	17,671.87	589.06		
3	Demo, Removal, & Haul Off	131,954.40	0.00	13,195.44	0.00	13,195.44	10.00%	118,758.96	1,319.54		
4	Grading/Earthwork	41,180.10	0.00	0.00	0.00	0.00	0.00%	41,180.10	0.00		
5	Site Concrete	458,741.70	0.00	0.00	0.00	0.00	0.00%	458,741.70	0.00		
6	Fitness/Playground Surfacing	90,648.75	0.00	0.00	0.00	0.00	0.00%	90,648.75	0.00		
7	Water Crossing Modifications	51,861.25	0.00	0.00	0.00	0.00	0.00%	51,861.25	0.00		
8	Decomposed Granite Seat Area	4,205.00	0.00	0.00	0.00	0.00	0.00%	4,205.00	0.00		
9	Limestone Blocks	8,700.00	0.00	0.00	0.00	0.00	0.00%	8,700.00	0.00		
10	Site Furniture	6,525.00	0.00	0.00	0.00	0.00	0.00%	6,525.00	0.00		
11	Volleyball Equip & Sand	10,875.00	0.00	0.00	0.00	0.00	0.00%	10,875.00	0.00		
12	Mulch & Reveg	57,275.00	0.00	0.00	0.00	0.00	0.00%	57,275.00	0.00		
13	Owner Contingency	75,000.00	0.00	0.00	0.00	0.00	0.00%	75,000.00	0.00		
14	Arborist Oversight Contingency	20,000.00	0.00	0.00	0.00	0.00	0.00%	20,000.00	0.00		
ORIGINAL CONTRACT SUM =		\$999,728.70	\$0.00	\$38,286.07	\$0.00	\$38,286.07	3.83%	\$961,442.63	\$3,828.60		

Conditional Waiver and Release Upon Progress Payment

Upon receipt by the undersigned of a check from Northtown Municipal Utility District c/o Armbrust & Brown, PLLC

in the sum of \$34,457.47

payable to Fazzone Construction Co., Inc

and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of Northtown MUD Trail Gaps and Park Improvements

located at Austin, TX

to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to Northtown Municipal Utility District c/o Armbrust & Brown, PLLC through 25-Nov-2025

only and does not cover any retention retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Signature / Notices

Dated November 25, 2025

Company Fazzone Construction Co., Inc

By 

NOTE: This document has important legal consequences; legal consultation with an attorney is encouraged with respect to its use or modification.

DATE: December 8, 2025

TO: Northtown Municipal Utility District
Board of Directors

FROM: Scott J. Foster, P.E.

RE: Northtown MUD – Engineer’s Report for the December 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 once the market conditions improve.

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

Construction has been completed.

iii) Avalon Bay Multifamily;

Construction started in September 2024 and is expected to last into mid-2027. The site plan amendment that was presented at the September 2025 Board Meeting was approved in November 2025.

iv) JD’s Supermarket Dessau, including easements and restrictive covenants;

In May 2024, the project was resubmitted to the City of Austin and no changes in use were proposed. In July 2024, 360 PSI contacted the applicant and informed them that the construction of a waterline along Dessau Road is expected to be completed as part of their development. Plans were received in late March 2025 and comments were provided to the applicant on May 1, 2025. Updated Plans were received on late September 23, 2025 and comments were provided to the applicant on September 30, 2025. Plans were resubmitted on December 8, 2025 and are pending review. Attached for approval are the Declaration of Maintenance Covenants for Stormwater Structural Controls and two waterline easements.

v) Heatherwilde Office, including easements and restrictive covenants;

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. Plans were received September 25, 2025 and comments were provided to the applicant on October 1, 2025. Updated plans were received on November 6 and comments issued on November 10. The project has been technically approved and is pending recordation of the Declaration of Maintenance Covenants for Stormwater Structural Controls which was approved at the November Board meeting and the Water Line Easement which is provided for approval at the December Board meeting.

b) MS4 Compliance Matters, including professional services agreements;

The TCEQ approved the North Austin Stormwater Quality Coalition SWMP on August 20, 2025. The TCEQ required a partial annual report for the previous permit be filed for the period prior to the new permit being issued. 360 PSI submitted the final annual report on November 10, 2025. Future annual reports will be submitted with the coalition.

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

Attached for consideration is 360 PSI's agreement to perform pond assessments on District Maintained Ponds. The last inspection was conducted in 2020.

c) Surplus Bond Matters;

Jones-Heroy & Associates, Inc. submitted the first surplus application in February 2025. The District's audit and the TCEQ's inspection have been completed. The Board approved the audit and the disbursement of funds at the July 2025 meeting. The disbursement is being finalized and expected to be completed in February 2026.

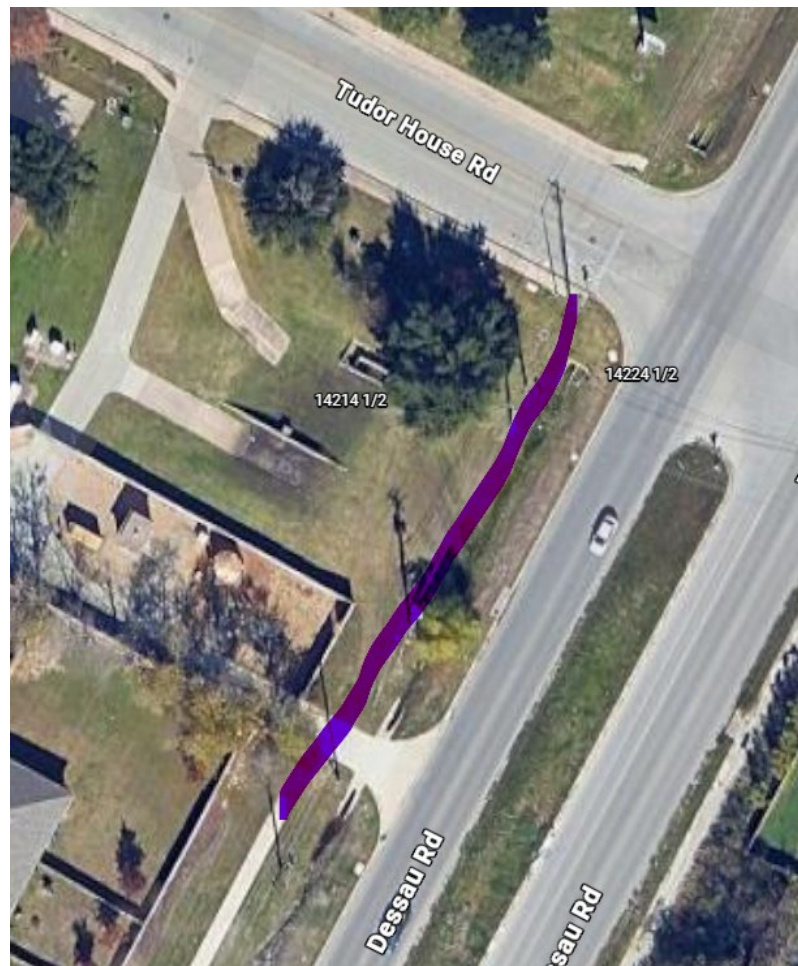
A second surplus bond application is pending which would include the developer's remaining projects. Additional information was previously requested from the developer and was not received. This information was requested in January 2025 and also includes a request on the status of the fire station tract. Additional assistance will be required by the District's existing consultants and advisors. It is expected that the application will be submitted in 2026.

d) Howard at McCallen Pass/Heatherwilde - COA Proposed Intersection Improvements;

The City of Austin is in the process of completing the design of improvements at the Howard Lane and Heatherwilde Blvd intersection. The City reached out to the District to discuss the project and the potential need for an easement or license agreement for improvements that will encroach onto District property at the northeast corner of the intersection. There are no impacts anticipated to any existing District facilities. The COA presented the project to the District at the June meeting and they provided additional information at the July meeting. At the July meeting, the Board authorized negotiations for the requested easement and the information from the City is pending. An update provided by the City in September 2025 indicated that they were still working on the legal documents.

e) Tudor House Sidewalk Gap Project, including professional services agreements;

The District identified a potential need for a sidewalk along Dessau Road at the intersection of Tudor House Road. Due to complexity of the existing site conditions, the proposed sidewalk will be required to be studied prior to preparing construction plans. Attached for consideration is 360 PSI's agreement for the initial work. Also attached for consideration is Sinclair Land Surveying's agreement for the performance of design survey of the subject tract.



f) Wells Branch Parkway Park Tract, including professional services agreements;

The District identified a potential need for a maintenance driveway to access the District Park Tract. This tract is also being studied for future park improvements. Attached for consideration is Sinclair Land Surveying's agreement for the performance of design survey of the subject tract.

After Recording, Please Return To:
Northtown Municipal Utility District
c/o Carter Dean
Armbrust & Brown, PLLC
100 Congress Avenue, Ste. 1300
Austin, Texas 78701

WATER LINE EASEMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

§
§
§

KNOW ALL BY THESE PRESENTS:

THAT A.M. Petroleum, Inc., a Texas Corporation, whose address is 1900 E. Anderson, Suite 103, Austin, Texas 78752 ("*Grantor*"), for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration to Grantor, in hand paid, the receipt and sufficiency of which are hereby acknowledged, and for which no lien, expressed or implied, is retained, has this date **GRANTED, SOLD, and CONVEYED** and, by these presents, does hereby **GRANT, SELL, and CONVEY** unto **NORTHTOWN MUNICIPAL UTILITY DISTRICT**, a political subdivision of the State of Texas ("*Grantee*"), whose address is c/o Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701, a permanent easement for the construction, operation, maintenance, repair, replacement, upgrade, decommissioning, and removal of water lines and associated appurtenances and making connections therewith (the "*Easement*") in, upon, over, under, and across the following real property:

All that certain tract, piece, or parcel of land in Travis County, Texas, which is fully described and shown on **Exhibit "A"**, attached hereto and made a part hereof for all purposes ("*Easement Tract*");

TO HAVE AND TO HOLD the same, together with all and singular the rights and appurtenances thereto in any way belonging, perpetually unto Grantee and its successors and assigns together with the right and privilege at all times to enter onto the Easement Tract, or any part thereof, for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning, and removal of water lines and associated appurtenances and making connections therewith ("*Easement Purpose*"). Grantee, from time to time and as often as necessary, shall have the right of ingress and egress over, along, and across the Easement Tract in order to accomplish the Easement Purpose. Grantee will have the right to trim and remove trees, debris, vegetation, and litter, and to grade the surface of the Easement Tract as required to accomplish the Easement Purpose. The Easement will be non-exclusive, and will be subject to the rights arising under the existing Permitted Exceptions described below. Grantor reserves the right to enter upon and use the surface of the Easement Tract, but in no event shall Grantor (i) use the Easement Tract in any manner that interferes in any material way or is inconsistent with the rights granted to Grantee hereunder, (ii) erect or permit to be erected a building, retaining wall, structure, or irrigation systems on any portion of the Easement Tract, except that irrigation systems may be installed by Grantor in the Easement Tract so long as such irrigation systems cross (and do not run parallel with) the underground public utility facilities contemplated above and do not interfere in any material way with the rights granted hereunder, or (iii) grant any other easements or rights that are inconsistent with Grantee's rights hereunder in, on, over, or across the Easement Tract. Grantor or any other party exercising any rights within the Easement Tract, with the exclusion of Grantee, will be liable for any and all damages resulting to the Easement Tract or the facilities of Grantee within the Easement Tract as a result of their activities and, upon completing such activities, will be responsible for restoring the surface of the Easement Tract, at such party's sole cost and expense, to the extent necessary so as to not interfere in any material way with Grantee's use of the Easement herein granted. Grantee will have no liability or responsibility for the repair or replacement

of any improvements or encroachments placed within the Easement Tract by Grantor or any other third party which may be damaged or destroyed by Grantee's exercise of its rights within the Easement.

Grantor covenants and agrees to **WARRANT AND FOREVER DEFEND** title to the Easement granted to Grantee and its successors and assigns against every person lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to all matters of record in the Real Property Records of the Texas county in which the Easement Tract is located to the extent that the same are valid and subsisting and affect the Easement Tract as of the effective date of the Easement (the "Permitted Exceptions").

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed to be effective as of _____, 20____.

GRANTOR:

A.M. Petroleum Inc.,
a Texas Corporation

By: _____
Name: Adam Kasey Ahmad
Title: Director

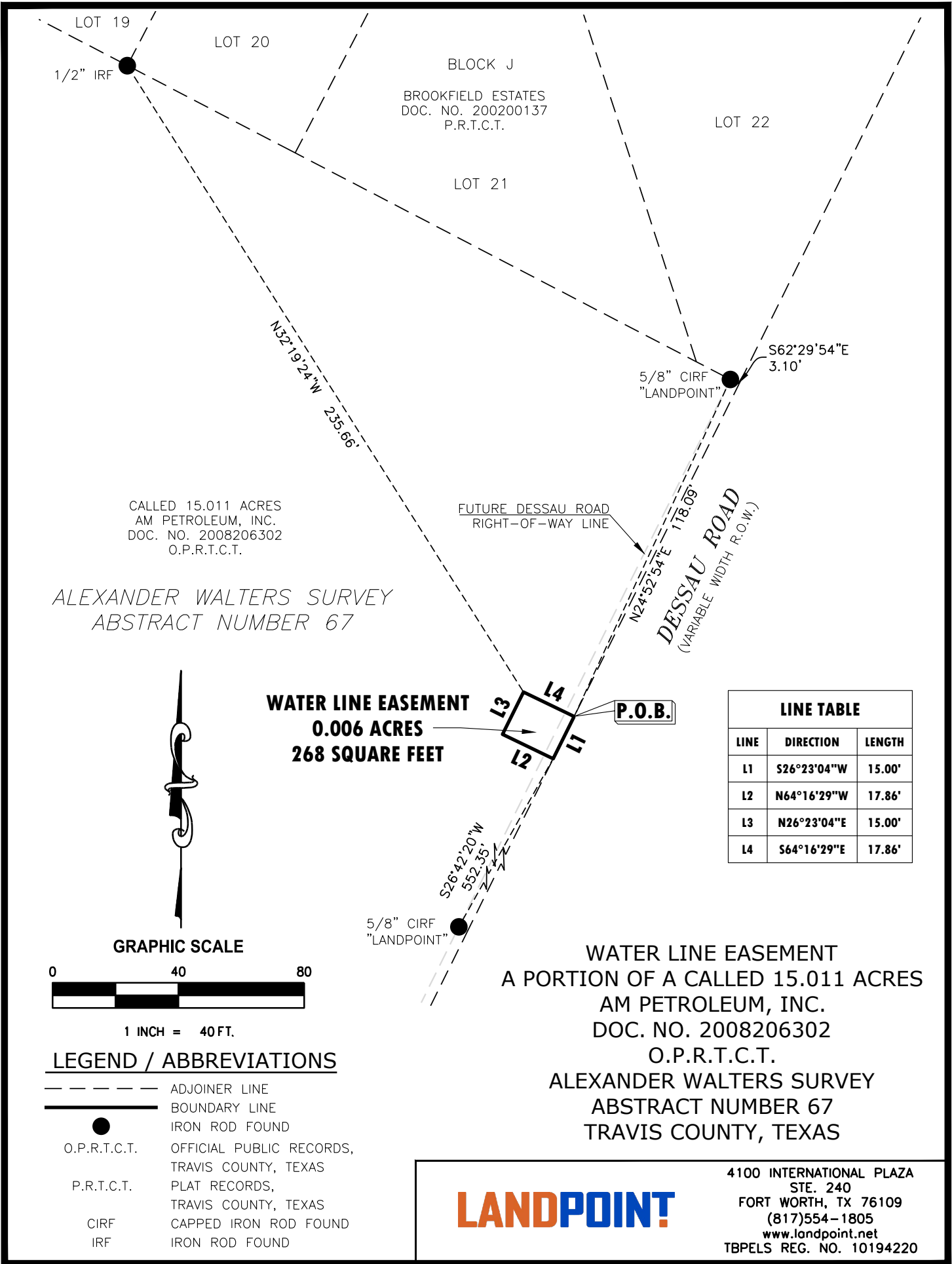
STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this the _____ day of _____
20____, by _____, _____ of _____, a
_____, on behalf of said _____.

Notary Public, State of Texas

EXHIBIT "A"
EASEMENT TRACT



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S26°23'04"W	15.00'
L2	N64°16'29"W	17.86'
L3	N26°23'04"E	15.00'
L4	S64°16'29"E	17.86'

WATER LINE EASEMENT
0.006 ACRES
268 SQUARE FEET

P.O.B.



GRAPHIC SCALE



1 INCH = 40 FT.

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- IRON ROD FOUND
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND

WATER LINE EASEMENT
A PORTION OF A CALLED 15.011 ACRES
AM PETROLEUM, INC.
DOC. NO. 2008206302
O.P.R.T.C.T.
ALEXANDER WALTERS SURVEY
ABSTRACT NUMBER 67
TRAVIS COUNTY, TEXAS

4100 INTERNATIONAL PLAZA
 STE. 240
 FORT WORTH, TX 76109
 (817)554-1805
www.landpoint.net
 TBPELS REG. NO. 10194220

x:\2025\23-1430-1\Survey\DWG\23-1430-1 Water Easement 2 10-01-2025.dwg

LEGAL DESCRIPTION

BEING a 0.006 acre tract of land situated in the Alexander Walters Survey, Abstract Number 67, in the extraterritorial jurisdiction of the City of Austin, Travis County, Texas and being a portion of a called 15.011 acre tract described in a deed to AM Petroleum, Inc. recorded in Document Number 2008206302, Official Public Records, Travis County, Texas (O.P.R.T.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING in the East line of said 15.011 acre tract and being in the common West right-of-way line of Dessau Road, from which a 5/8-inch iron rod stamped "LANDPOINT" found in the North line of said 15.011 acre tract and the common South line of Lot 22, Block J of Brookfield Estates recorded in document number 200200137, Plat Records Travis County, Texas (P.R.T.C.T.), bears N 24°52'54"E, a distance of 118.09 feet, said iron rod being S 62°29'54"E, a distance of 3.10 feet from the Northeast corner of said 15.011 acre tract and the common Southeast corner of said Lot 22;

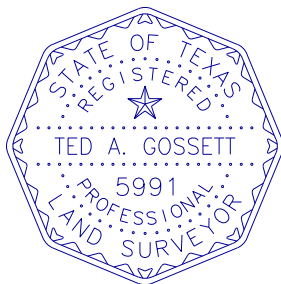
THENCE S 26°23'04" W, with the East line of said 15.011 acre tract and the common West right-of-way line of said Dessau Road, a distance of 15.00 feet, from which a 5/8-inch iron rod stamped "LANDPOINT" found bears S 26°42'20"W, a distance 552.35 feet;

THENCE over and across said called 15.011 acre tract the following courses and distances:

N 64°16'29" W, a distance of 17.86 feet;

N 26°23'04" E, a distance of 15.00 feet, from which a 1/2-inch iron rod found at the Southeast corner of Lot 19 and the common Southwest corner of Lot 20 of said Brookfield Estates bears, N 32°19'24" W, a distance of 235.66 feet;

S 64°16'29" E, a distance of 17.86 feet to the POINT OF BEGINNING and containing 0.006 acres of land, more or less.



I, Ted A. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on August 19, 2022, that this plat correctly represents the facts found at the time of said survey.

PRELIMINARY 10/03/2022

THIS IS DOCUMENT SHALL NOT BE NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Ted A. Gossett
Texas R.P.L.S. No. 5991

WATER LINE EASEMENT
A PORTION OF A CALLED 15.011 ACRES
AM PETROLEUM, INC.
DOC. NO. 2008206302
O.P.R.T.C.T.
ALEXANDER WALTERS SURVEY
ABSTRACT NUMBER 67
TRAVIS COUNTY, TEXAS



4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

After Recording, Please Return To:
Northtown Municipal Utility District
c/o Carter Dean
Armbrust & Brown, PLLC
100 Congress Avenue, Ste. 1300
Austin, Texas 78701

WATER LINE EASEMENT

THE STATE OF TEXAS §
 § **KNOW ALL BY THESE PRESENTS:**
COUNTY OF TRAVIS §

THAT EPTA Holdings LLC, a Texas limited liability company, whose address is 405 Dry Creek Bend, Cedar Park, Texas 78613 (“*Grantor*”), for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration to Grantor, in hand paid, the receipt and sufficiency of which are hereby acknowledged, and for which no lien, expressed or implied, is retained, has this date **GRANTED, SOLD, and CONVEYED** and, by these presents, does hereby **GRANT, SELL, and CONVEY** unto **NORTHTOWN MUNICIPAL UTILITY DISTRICT**, a political subdivision of the State of Texas (“*Grantee*”), whose address is c/o Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701, a permanent easement for the construction, operation, maintenance, repair, replacement, upgrade, decommissioning, and removal of water lines and associated appurtenances and making connections therewith (the “*Easement*”) in, upon, over, under, and across the following real property:

All that certain tract, piece, or parcel of land in Travis County, Texas, which is fully described and shown on **Exhibit “A”**, attached hereto and made a part hereof for all purposes (“*Easement Tract*”);

TO HAVE AND TO HOLD the same, together with all and singular the rights and appurtenances thereto in any way belonging, perpetually unto Grantee and its successors and assigns together with the right and privilege at all times to enter onto the Easement Tract, or any part thereof, for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning, and removal of water lines and associated appurtenances and making connections therewith (“*Easement Purpose*”). Grantee, from time to time and as often as necessary, shall have the right of ingress and egress over, along, and across the Easement Tract in order to accomplish the Easement Purpose. Grantee will have the right to trim and remove trees, debris, vegetation, and litter, and to grade the surface of the Easement Tract as required to accomplish the Easement Purpose. The Easement will be non-exclusive, and will be subject to the rights arising under the existing Permitted Exceptions described below. Grantor reserves the right to enter upon and use the surface of the Easement Tract, but in no event shall Grantor (i) use the Easement Tract in any manner that interferes in any material way or is inconsistent with the rights granted to Grantee hereunder, (ii) erect or permit to be erected a building, retaining wall, structure, or irrigation systems on any portion of the Easement Tract, except that irrigation systems may be installed by Grantor in the Easement Tract so long as such irrigation systems cross (and do not run parallel with) the underground public utility facilities contemplated above and do not interfere in any material way with the rights granted hereunder, or (iii) grant any other easements or rights that are inconsistent with Grantee’s rights hereunder in, on, over, or across the Easement Tract. Grantor or any other party exercising any rights within the Easement Tract, with the exclusion of Grantee, will be liable for any and all damages resulting to the Easement Tract or the facilities of Grantee within the Easement Tract as a result of their activities and, upon completing such activities, will be responsible for restoring the surface of the Easement Tract, at such party’s sole cost and expense, to the extent necessary so as to not interfere in any material way with Grantee’s use of the Easement herein granted. Grantee will have no liability or responsibility for the repair or replacement

of any improvements or encroachments placed within the Easement Tract by Grantor or any other third party which may be damaged or destroyed by Grantee's exercise of its rights within the Easement.

Grantor covenants and agrees to **WARRANT AND FOREVER DEFEND** title to the Easement granted to Grantee and its successors and assigns against every person lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to all matters of record in the Real Property Records of the Texas county in which the Easement Tract is located to the extent that the same are valid and subsisting and affect the Easement Tract as of the effective date of the Easement (the "Permitted Exceptions").

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed to be effective as of December, 4, 2025.

GRANTOR:

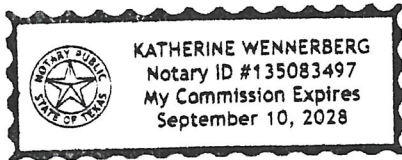
EPTA Holdings LLC,
a Texas limited liability company

By: [Signature]
Name: PRASAD KOLISHETTI
Title: manager

STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me on this the 4th day of December, 2025, by Venkateshwara Kolishetti, manager of EPTA Holdings LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public, State of Texas

APPROVED AS TO FORM AND CONTENT

DISTRICT:

NORTHTOWN MUNICIPAL UTILITY DISTRICT,
a political subdivision of the State of Texas

By: _____
Brenda Richter
President, Board of Directors

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this, the _____ day of _____, 2025, by Brenda Richter, President of the Board of Directors, Northtown Municipal Utility District, a political subdivision of the State of Texas, on behalf of said district.

[SEAL]

Notary Public in and for the State of Texas

CONSENT AND SUBORDINATION OF LIENHOLDER

Lone Star National Bank, a national charter bank ("Lienholder"), is the present legal and equitable owner and holder of certain indebtedness of **EPTA Holdings LLC**, a Texas limited liability company ("Borrower"), joins in this Water Line Easement (the "Easement") for the sole purpose of consenting to the Easement and subordinating any liens it may have securing indebtedness of Borrower payable to Lender to the Easement. The undersigned has the authority to execute this Consent and Subordination of Lienholder on behalf of Lender.

LIENHOLDER:

LONE STAR NATIONAL BANK,
a national charter bank

By: [Signature]
Name: ZACHARY VASQUEZ
Title: SVP BRM
Date: 12-04-2025

THE STATE OF Texas §
COUNTY OF Bexar §

This instrument was executed before me on this 4th day of December, 2025, by senior vice president, Zachary Vasquez, of Lone Star National Bank, a national charter bank, on behalf of said national charter bank.

Notary Public Signature [Signature]

(seal)

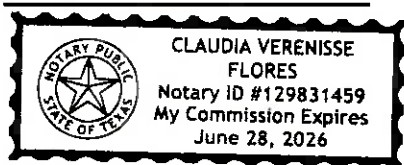


EXHIBIT "A"

EASEMENT TRACT

EXHIBIT " A "

"TRACT 1"

DESCRIPTION OF A 0.0023-ACRE (±100 SQUARE FEET) TRACT OF LAND BEING OUT OF LOT 1, BLOCK A OF ARS HEATHERWILDE, A SUBDIVISION OF RECORD LOCATED IN THE CITY OF AUSTIN EXTRATERRITORIAL JURISDICTION, ACCORDING TO THE MAP OR PLAT THEREOF, APPEARING OF RECORD IN DOCUMENT NO. 202500161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS ("O.P.R.T.C.T." HEREFTER), SAID LOT 1 BEING OUT OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO EPTA HOLDINGS LLC, DATED JULY 25, 2024, AND APPEARING OF RECORD IN DOCUMENT NO. 2024085011, O.P.R.T.C.T., SAID 0.0023 ACRES BEING FURTHER DESCRIBED BY THE FOLLOWING METES AND BOUNDS:

BEGINNING in the curving southeasterly line of that certain 0.320-acre Variable-Width P.U.E., as dedicated by said plat of ARS Heatherwilde, for the northwest corner hereof, from which a 5/8" rebar found for the northernmost corner of said Lot 1 and a southeasterly corner of S Heatherwilde Boulevard, a variable-width public right-of-way, as shown in Document Nos. 201800117, 2008094354, and 2007205044, O.P.R.T.C.T., bears N07°12'16"E 76.04';

THENCE traversing through said Lot 1, with the perimeter hereof, the following **FOUR (4) COURSES AND DISTANCES:**

- **S65°38'21"E 10.00'**,
- **S24°03'05"W 10.00'**,
- **N65°38'21"W 10.00'** to said curving southeasterly line of the P.U.E., said line curving to the right,
- with said curving southeasterly line of said P.U.E., curving to the right, having an **ARC LENGTH OF 10.00', A RADIUS OF 925.77', AND A CHORD BEARING AND DISTANCE OF N24°03'05"E 10.00'**, to the **POINT OF BEGINNING** of the herein described tract of land, containing **0.0023 acres (±100 square feet)**, more or less. Distances and areas have been scaled by a factor of 1.0001010256 and thus represent surface measurements.

"TRACT 2"

DESCRIPTION OF A 0.0023-ACRE (±100 SQUARE FEET) TRACT OF LAND BEING OUT OF LOT 1, BLOCK A OF ARS HEATHERWILDE, A SUBDIVISION OF RECORD LOCATED IN THE CITY OF AUSTIN EXTRATERRITORIAL JURISDICTION, ACCORDING TO THE MAP OR PLAT THEREOF, APPEARING OF RECORD IN DOCUMENT NO. 202500161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS ("O.P.R.T.C.T." HEREFTER), SAID LOT 1 BEING OUT OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO EPTA HOLDINGS LLC, DATED JULY 25, 2024, AND APPEARING OF RECORD IN DOCUMENT NO. 2024085011, O.P.R.T.C.T., SAID 0.0023 ACRES BEING FURTHER DESCRIBED BY THE FOLLOWING METES AND BOUNDS:

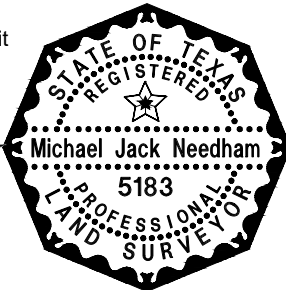
BEGINNING in the easterly line of that certain 0.320-acre Variable-Width P.U.E., as dedicated by said plat of ARS Heatherwilde, for the southwest corner hereof, from which a rebar with "JPH" cap found for southwest corner of said Lot 1, being in the easterly line of S Heatherwilde Boulevard, a variable-width public right-of-way, as shown in Document Nos. 201800117, 2008094354, and 2007205044, O.P.R.T.C.T., bears S51°39'28"W 31.53';


THENCE traversing through said Lot 1, with the perimeter hereof, the following **FOUR (4) COURSES AND DISTANCES:**

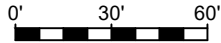
- **N00°47'38"W 10.00'** with said easterly line of said P.U.E.,
- **N89°12'22"E 10.00'**,
- **S00°47'38"E 10.00'**,
- **S89°12'22"W 10.00'** to the **POINT OF BEGINNING** of the herein described tract of land, containing **0.0023 acres (±100 square feet)**, more or less. Distances and areas have been scaled by a factor of 1.0001010256 and thus represent surface measurements.

I, Michael Jack Needham, hereby certify that this exhibit describes the proposed easements.


 Michael Jack Needham
 Registered Professional Land Surveyor No. 5183
 jneedham@langan.com
 December 3, 2025



 Langan Engineering and Environmental Services, LLC 9606 N. Mopac Expressway, Suite 110 Austin, TX 78759 T: 737.289.7800 F: 737.289.7801 www.langan.com TBPESL Firm No. 10194888	Project ARS HEATHERWILDE	Drawing Title WATER EASEMENTS	Project No. 531043801	Drawing No. <h1 style="font-size: 2em;">EX01</h1> Sheet 1 of 2
	TRAVIS COUNTY	TEXAS	Date 2025/12/03	
			Drawn By ZNB	
			Checked By ABBR/MJN	



Scale: 1" = 60'

LEGEND

- BOUNDARY LINE (SUBJECT TRACT)
- BOUNDARY LINE (ADJOINING TRACT)
- EASEMENT
- MONUMENT FOUND (REBAR W/JPH CAP, U.N.O.)
- EASEMENT CORNER

EXHIBIT " A "

"TRACT 1"
POINT OF REFERENCE
5/8" REBAR FOUND

"TRACT 1"
POINT OF BEGINNING

S62°48'57"E 440.61'
N07°12'16"E 76.04'

"TRACT 1"
0.0023-ACRE
(±100 SQUARE FEET)
WATER
EASEMENT

LOT 1
BLOCK A
ARS HEATHERWILDE
(DOCUMENT NO. 202500161)
O.P.R.T.C.T.
EPTA HOLDINGS LLC
(DOCUMENT NO. 2024085011)
O.P.R.T.C.T.

0.320 ACRE
VARIABLE WIDTH P.U.E.
(DOCUMENT NO. 202500161)

L. C. CUNNINGHAM SURVEY
ABSTRACT NO. 163

S HEATHERWILDE BOULEVARD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
SHOWN ON INST. #201800117, #2008094354,
#2007205044 O.P.R.T.C.T.

CURVE TABLE					
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	470.38'	951.00'	028°20'22"	N13°22'33"E	465.60'
C2	10.00'	925.77'	000°37'08"	N24°03'05"E	10.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°47'38"W	49.90'
L2	N27°32'44"E	19.80'
L3	S65°38'21"E	10.00'
L4	S24°03'05"W	10.00'
L5	N65°38'21"W	10.00'
L6	N00°47'38"W	10.00'
L7	N89°12'22"E	10.00'
L8	S00°47'38"E	10.00'
L9	S89°12'22"W	10.00'

NOTE:

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203). DISTANCES AND AREAS HAVE BEEN SCALED BY A FACTOR OF 1.0001010256 AND THUS REPRESENT SURFACE MEASUREMENTS.

"TRACT 2"
POINT OF BEGINNING

S51°39'28"W 31.53'

"TRACT 2"
POINT OF REFERENCE

N85°01'19"W 328.58'

"TRACT 2"
0.0023-ACRE
(±100 SQUARE FEET)
WATER
EASEMENT

LANGAN
Langan Engineering and Environmental Services, LLC
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759
T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPELS Firm No. 10194888

Project
ARS HEATHERWILDE
TRAVIS COUNTY TEXAS

Drawing Title
WATER EASEMENTS

Project No.
531043801
Date
2025/12/03
Drawn By
ZNB
Checked By
ABBR/MJN

Drawing No.
EX01
Sheet 2 of 2

**DECLARATION OF MAINTENANCE COVENANTS
FOR STORMWATER STRUCTURAL CONTROLS**

This **DECLARATION OF MAINTENANCE COVENANTS FOR STORMWATER STRUCTURAL CONTROLS** (this "Declaration") is entered into effective as of _____, 20__ (the "Effective Date"), by and between **A.M. PETROLEUM, INC.** ("Declarant") and **NORTHTOWN MUNICIPAL UTILITY DISTRICT** (the "District").

RECITALS

A. Declarant is the owner of the real property described on **Exhibit "A"** attached hereto and incorporated by reference (the "Property").

B. Declarant intends to construct and thereafter maintain stormwater structural controls (the "Controls") on the Property, including, but not limited to, conduits, inlets, channels, pipes, retention or detention ponds, and other devices and measures, necessary to collect, convey, store and control stormwater runoff, to be used for conveying stormwater from the Property to the District's municipal separate storm sewer system (MS4).

C. To ensure that the Controls continue to function according to the design and performance standards to which they were constructed, Declarant desires to impose upon the Property, as a covenant running with the land, the obligation to maintain the Controls until such time, if ever, as the obligation to maintain the Controls is properly terminated.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant declares as follows:

1. Covenants Running with the Land. Declarant covenants that the burdens and benefits made and undertaken under this Declaration constitute covenants running with the Property, binding all successors and assigns.

2. Declarant's Responsibility to Construct and Maintain. Declarant will be responsible for the construction of the Controls. Declarant, its successors and assigns will at all times be responsible for the maintenance, repair, and inspection of the Controls in compliance with this Declaration, the "Stormwater Structural Controls Maintenance Plan" attached hereto as **Exhibit "B"** and incorporated by reference, the District's Stormwater Management Program (SWMP), and the District's rules and regulations, as may be amended from time to time (the "District Requirements"). Inspections conducted by Declarant, its successors and assigns will follow the format of the "Stormwater Structural Controls Maintenance Inspection Checklist" attached hereto as **Exhibit "C"** and incorporated by reference. The Controls are to be constructed in accordance with all applicable laws, ordinances, regulations, rules, and directives of appropriate governmental authorities.

3. Location of the Controls. The Controls will be located on, over, across, or under the Property.

4. Inspection by District. The District, or its designee, is authorized to access the Property as necessary to conduct inspections of the Controls to ascertain compliance with the District Requirements, and if necessary or desirable, to maintain the Controls as provided under Paragraph 6 below. The District has no responsibility for the maintenance of the Controls. In no event will this Declaration be construed to impose any such obligation on the District.

5. Maintenance of Controls. The Declarant will be entirely responsible for all maintenance activities associated with the Controls. The Declarant will implement appropriate maintenance activities immediately if any of the following instances occur: obstructions of inlets/outlets, mechanical failures (valves, pumps, gates, etc.), accumulation of trash, erosion or instability of slopes, accumulated sedimentation of 25% or more of the original design capacity, excessive growth of vegetation/trees, and/or if written notice from the District is issued requesting maintenance on the Controls. The Declarant will remove any encroachments located within the Controls, such as tents, fences, or other improvements. The Declarant will remove any graffiti located on the Controls and will repair the Controls in the event they are damaged by vandalism. The Declarant will retain documentation of all maintenance activities and inspections performed on the Controls and make the records available to the District for review upon request.

6. Failure to Maintain. If Declarant or its successors or assigns fails to maintain the Controls as required by this Declaration after 30 days written notice thereof, the District, may, but is not obligated to, cause any and all maintenance to be taken and performed and otherwise to take whatever steps the District deems necessary to maintain the Controls at the Declarant's expense. Declarant will reimburse the District within 10 days from receipt of written demand from the District all costs incurred by the District together with interest thereon from the date incurred by the District at the lesser of (i) the maximum lawful rate of interest or (ii) 15% per annum, until paid in full. Nothing in this paragraph or this Declaration, will create or impose any liability on the District, its agents, employees, successors or assigns, for damages alleged to result from or to be caused by stormwater drainage from the Property.

7. Conflicts. The District Requirements control over any inconsistent provisions of this Declaration. As applicable provisions of the District Requirements are amended, modified, revised, deleted or moved to different sections, this Declaration is and will be deemed to be revised so as to conform to the provisions of the District Requirements as they may exist from time to time and are applicable to the Property or any part thereof.

8. Successors and Assigns Bound. Declarant hereby agrees and acknowledges that maintenance of the Controls as set forth herein, the cost of maintenance, the District's access to the Controls, the District's rights of ingress and egress to the Controls and the District's right to recover all costs if Declarant fails to maintain the Controls are a burden and restriction on the use of the Property and the provisions of this Declaration will be binding upon the Declarant, its successors and assigns, and any future owners of the Property. Every person who now or hereafter owns or acquires any right, title, or interest in or to any portion of the Property is and will be conclusively deemed to have consented and agreed to every covenant contained in this

Declaration, whether or not any reference to this Declaration is contained in the instrument by which the Property was conveyed to such person. Whenever in this Declaration a reference is made to a party, such reference is deemed to include a reference to the heirs, executors, legal representatives, successors, and assigns of such party.

9. Negation of Partnership. None of the terms or provisions of this Declaration will be deemed to create a partnership between or among Declarant and the District or any owners, mortgagees, occupants, or otherwise; nor will it cause them to be considered joint venturers or members of any joint enterprise. This Declaration is not intended nor will it be construed to create any third party beneficiary rights in any person, except as expressly stated herein.

10. Enforcement. If any person or entity of any type violates or attempts to violate this Declaration, it will be lawful for the District or its successors to prosecute proceedings at law, or in equity, against the person or entity violating or attempting to violate this Declaration and to prevent the person or entity from violating or attempting to violate the Declaration. Violation of this Declaration will additionally constitute a violation of the District Requirements, as may be amended from time to time, and in the event of such violation, the District may implement enforcement measures or assess penalties as permitted thereunder. The failure at any time to enforce this Declaration by the District or its successors whether any violations hereof are known or not, will not constitute a waiver or estoppel of the right to do so in the future.

11. Entire Agreement. This Declaration contains all the representations and the entire agreement of Declarant with respect to the subject matter. Any prior correspondence, memoranda or agreements or superseded by this Declaration. The provisions of this Declaration will be construed as a whole according to their common meaning and not strictly for or against Declarant.

12. Notices. All notices and approvals required or permitted under this Declaration will be served by certified mail, return receipt requested, to a party at its last known address or its principal place of business. Date of service of notice will be the date on which such notice is deposited in a post office of the United States Postal Service or successor governmental agency.

13. Governing Law; Performance. This Declaration and its validity, enforcement, and interpretation will be governed by the laws of the State of Texas, without regard to any conflict of laws principles, and applicable federal law. This Declaration is performable only in the county in which the Property is located.

14. Amendment. This Declaration may not be amended or abrogated in part or whole without the express written consent of the District.

15. Gender and Grammar. The singular wherever used herein will be construed to mean or include the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or other entities or individuals, male or female, will in all cases be assumed as though in each case fully expressed.

16. Titles. The titles of sections contained herein are included for convenience only and will not be used to construe, interpret, or limit the meaning of the term or provision contained in this Declaration.

17. Recording of Agreement. This Declaration will be recorded in the official public records of the county in which the Property is located and will constitute notice to all successors and assigns of the title to the Property of the rights and obligations contained herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Declarant has executed this Agreement to effective as of the Effective Date.

DECLARANT:

Organization: A.M. Petroleum, Inc.

By: _____

Name: Mohammad Ahmad

Title: Director

STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Mohammad Ahmad, Director of A.M. Petroleum, Inc., a Texas Corporation , known to me or proved to me through proper documentation to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of A.M. Petroleum, Inc., as its Director, for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____,

[SEAL]

Notary Public in and for the State of Texas

My commission expires: _____

CONSENT AND SUBORDINATION OF LIENHOLDER

_____, a _____ ("*Lienholder*"),
is the present legal and equitable owner and holder of certain indebtedness of
_____, a _____ ("*Borrower*"), joins in this
Declaration of Maintenance Covenants for Stormwater Structural Controls (the "*Declaration*")
for the sole purpose of consenting to the Declaration and subordinating any liens it may have
securing indebtedness of Borrower payable to Lender to the Declaration. The undersigned has
the authority to execute this Consent and Subordination of Lienholder on behalf of Lender.

LIENHOLDER:

_____,
a _____

By: _____
Name: _____
Title: _____
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was executed before me on this ____ day of _____,
20____, by _____,
of _____, on behalf of said
_____.

(seal)

Notary Public Signature

EXHIBIT "A"
PROPERTY

03 - 809868 - ML

4

Special Warranty Deed with Vendor's Lien



WD 2008206302
4 PGS

Date: December 30, 2008

Grantor: 16 A PARTNERS LIMITED, L.C.

Grantor's Mailing Address: 206 Rainbow Circle
Rockwall, Rockwall County, Texas 75032

Grantee: A M Petroleum, Inc.

Grantee's Mailing Address: 4607 Loyola Lane
Austin, Travis County, Texas 78723

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Six Hundred Fifty Thousand and No/100 DOLLARS (\$650,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Bill Bradshaw, trustee.

TRAVIS

The debt evidenced by this Note is in part payment of the purchase price of the Property. The debt is secured by deed of trust and by a vendor's lien on the Property, which is expressly retained. The lien created by the deed of trust and the vendor's lien is transferred to Lender by the deed. The deed does not waive the vendor's lien, and the two liens and the rights created by this deed of trust are cumulative. Lender may elect to foreclose under either of the liens without waiving the other or may foreclose under both.

Property (including any improvements):

15.011 acres of land, more or less, out of the Alexander Walters Survey No. 67, in Travis County, Texas, being the same property conveyed by Continental Homes of Texas, L.P., to 16 A Partners Limited, L.C., in a deed dated May 31, 2001, recorded in Document Number 2001089746, of the Official Public Records of Travis County, Texas, and being more fully described by metes and bounds in the attached **Exhibit A.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have

and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

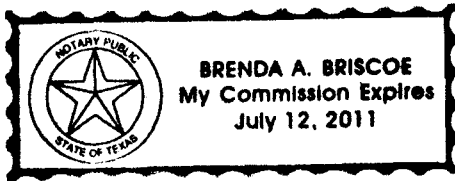
When the context requires, singular nouns and pronouns include the plural.

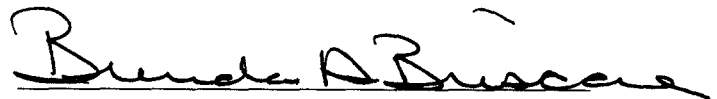
16 A Partners Limited L.C.
a Texas limited liability company

By: 
Jim K. Choate
Its: Managing Director

STATE OF Texas)
COUNTY OF Rockwall

This instrument was acknowledged before me December 30, 2008 by Jim K. Choate, Manager of 16 A Partners Limited L.C., a Texas limited liability company, on behalf of said company.




Notary Public, State of

Grantee's Address/Return to:
A M Petroleum, Inc. 4607 Loyola Lane
Austin, Texas 78723

AUSTIN SURVEYORS

P.O. BOX 180243
AUSTIN, TEXAS 78718

2105 JUSTIN LANE #103
(512) 454-6605

Accompaniment to Plat 1665P

FIELD NOTES FOR 15.011 ACRES

All that certain tract or parcel of land situated in the Alexander Walters Survey No. 67 in Travis County, Texas and being all of a 15.012 acre tract of land described in a deed to 16 A Partners Limited, L.C. by deed recorded as Document #2001089746 of the Official Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found on the Northwest line of Dessau Road for the East corner of the above mentioned 15.012 acre tract for the East corner of this tract.

THENCE S 26° 20'11" W with the Northwest line of Dessau Road 685.34 feet to an iron pin set at a leaning concrete monument found for an angle point of the said 62.690 acre tract and an angle point of this tract.

THENCE S 26° 20'06" W with the Northwest line of Dessau Road 220.38 feet to an iron pin set in the PC of a curve to the right said curve having a radius of 25.00 feet and a central angle of 90°00'00".

THENCE with the arc of the said curve 39.27 feet the long chord of which bears S 71°20'06" W 35.36 feet to an iron pin set for the PT of the said curve.

THENCE N 63°39'54" W 527.72 feet to an iron pin set in the PC of a curve to the right said curve having a radius of 457.82 feet and a central angle of 18°36'25".

THENCE with the arc of the said curve 148.68 feet the long chord of which bears N 54°21'46" W 148.02 feet to an iron pin found for the PT of the said curve and the West corner of this tract.

THENCE N 26°20'06" E 920.19 feet to an iron pin found in the North corner of the said 15.012 acre tract for the North corner of this tract.

THENCE S 62°28'00" E with the Northeast line of the said 15.012 acre tract 144.46 feet to an iron pin set for an angle point of this tract.

THENCE S 62°42'38" E with the Northeast line of the said 62.690 acre tract 326.42 feet to an iron pin set for an angle point of this tract.

THENCE S 62°25'29" E with the Northeast line of the said 62.690 acre tract 228.07 feet to the POINT OF BEGINNING containing 15.011 acres of land, more or less.

I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor, do hereby certify that these field notes were prepared from an on-the-ground survey made under my supervision during December of 2008 and are correct to the best of my knowledge and belief. These fields notes were prepared for sale by 16 A Partners Limited, L.C. Any use of this description by any person for any other purpose is expressly prohibited.



A handwritten signature in black ink, which appears to read "Claude F. Hinkle, Jr.", is written over a circular registration stamp. The stamp contains the text "REGISTERED PROFESSIONAL LAND SURVEYOR" and "CLAUDE F. HINKLE JR." around the perimeter, with "R.P.L.S. No. 4629" in the center.

DEC 19 2008

Date 1665.doc

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2008 Dec 31 04:44 PM 2008206302

DAVISD \$28.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

EXHIBIT “B”
STORMWATER STRUCTURAL CONTROLS MAINTENANCE PLAN

Year 1

- 1) Detention Basin must be monitored monthly to ensure that sufficient vegetation has been established. Eliminate invasive plants at the soonest possible time. Hand weeding and pruning is the preferred method for removing invasive plants; however spot applications of appropriate herbicides may be utilized. Determination of herbicide use and application must be completed by certified applicators and all manufacturer’s recommendations must be followed.
- 2) Monitor the basin following rain events to ensure that it drains completely within a 72-hour period, or per the design specifications. If the basin does not drain as designed, identify the cause. Corrective measures may be necessary to mitigate drainage issues.
- 3) Mowing should be conducted on a routine basis to control the growth of invasive species. During the first year, vegetation should be mowed no shorter than 6” and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.
- 4) Inspect inlet and outlet structures on a monthly basis to ensure proper function.

Year 2 and Beyond

- 1) Mowing must be conducted on a routine basis to control the growth of invasive species. Vegetation should be mowed no shorter than 4” and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.
- 2) Monitor the basin on a routine basis for overall performance. If basin does not drain within a 72- hour period or per the design specifications, identify the cause. Consult with the design engineer if necessary to perform corrective actions.
- 3) Conduct annual inspection of basin to identify erosion/instability issues, evidence of animal burrowing, excessive vegetation growth, accumulations of trash/debris, drainage issues, mechanical failures, and excessive accumulations of sediment. Complete maintenance inspection checklist and retain on file (see attachment).
- 4) Perform any necessary maintenance activities to ensure that the basin continues to function according to the original design specifications.

EXHIBIT "C"
STORMWATER STRUCTURAL CONTROLS
MAINTENANCE INSPECTION CHECKLIST

[see attached]

Stormwater Structural Controls Maintenance Inspection Checklist

Pond: _____ Date: _____ Inspected by: _____ Location: _____

General Observations:

Is water flowing? Yes No Standing water? Yes No Depth: _____ Comments: _____

Any obstructions or sediment accumulations in the pond that could affect performance? Yes No _____

(Sedimentation of 25% or more of total designed capacity requires maintenance)

Pond Conditions:

Does the pond sides/slopes/bottom show signs of settling, cracking, sloughing or other problems? Yes No _____

Do the embankments, emergency spillway (if applicable), or side slopes show any erosion or instability? Yes No _____

Is there any evidence of animal burrowing or other activity that could contribute to instability or increased erosion? Yes No _____

Is there evidence of encroachment, improper use, or vandalism of the pond? Yes No _____

Do vegetated areas need mowing? Yes No Are there areas that need to be re-vegetated? Yes No _____
 Mowed today Will schedule mowing Will schedule re-vegetation activities

Do vegetated areas need thinning, i.e. cattails, willows, trees? Yes No Thinned today Will schedule thinning

Is there accumulation of trash, debris and/or litter to be removed? Yes No Removed today Will schedule removal

Any signs of vandalism or other activity that could affect performance of the pond? Yes No _____

If permanent pool, any visible pollution? Yes No _____ Erosion at high water mark? Yes No _____

Abnormally high water level? Yes No _____ Unusual Algae blooms? Yes No _____
(May indicate obstruction at orifice, or trash rack; verify outlet structure operating properly) (May signal too many nutrients in runoff; identify dog activity and clippings management; will need monitoring)

Structural Components:

Are the pipes/inlets going into or out of the pond clogged or obstructed? Yes No _____

Is the outfall channel from the pond functioning appropriately? Yes No _____

Is the inflow trickle channel working properly? Yes No _____

Is the orifice and/or trash rack obstructed? Yes No _____

Is the outfall channel, trickle channel or other conveyance in need of repair? Yes No _____

Are the manholes, frames, and covers associated with the outfall channel in appropriate condition? Yes No _____

Do any safety features, such as fences, gates or locks need repair or replacement? Yes No _____

Plan of Action:

If answered **YES** to any of the above, the following is an anticipated *Maintenance Needs Action List*:

Total number of concerns: _____ Need more monitoring (Anticipated schedule to re-visit; identify what will trigger action)
(Yes answers)

_____ Need routine repair (Approximate schedule for repairs; date of follow-up to re-inspect)

_____ Need immediate repair (Take action if correct equipment on site; or contact supervisor)

Signature

After Recording, Please Return To:
Northtown Municipal Utility District
c/o Carter Dean
Armbrust & Brown, PLLC
100 Congress Avenue, Ste. 1300
Austin, Texas 78701

EXCLUSIVE WATER LINE VAULT EASEMENT

Date: _____

Grantor: **A.M. PETROLEUM, INC.**

Grantor's Address: **4607 Loyola Lane
Austin, Travis County, Texas 78723**

Grantee: **NORTHTOWN MUNICIPAL UTILITY DISTRICT**, a political subdivision of the State of Texas

Grantee's Address: c/o Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Travis County, Texas 78701

Easement Tract: All that parcel of land situated in Travis County, Texas, as more particularly described in the attached **Exhibit A**

Easement Duration: Perpetual

Easement Purpose: To access, install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission the Facilities, as well as maintain the Easement Tract by clearing and removing vegetation, litter, and debris

Facilities: One or more water meters in vault structures for use in connection with raw, reclaimed, and potable water lines with all associated appurtenances

Permitted Encumbrances: Any easements, liens, encumbrances, and other matters not subordinated to the Easement Tract and of record in the Real Property Records of the Texas county in which the Easement Tract is located that are valid, existing, and affect the Easement Tract as of the Date

Grantor, for **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to Grantee an exclusive easement over, on, across, within, and through the Easement Tract

{W1223665.1}

for the Easement Purpose as may be necessary or desirable subject to the Permitted Encumbrances, together with (i) the right of ingress and egress at all times over, on, across, within, and through the Easement Tract for use of the Easement Tract for the Easement Purpose, (ii) the right to eliminate any encroachments in the Easement Tract, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract (collectively, the “**Easement**”).

TO HAVE AND TO HOLD the Easement to Grantee and Grantee’s successors and assigns for the Easement Duration and Easement Purpose; provided, however, Grantor reserves the right to enter upon and use any portion of the Easement Tract but in no event shall Grantor (i) use the Easement Tract in any manner that interferes in any material way or is inconsistent with the rights granted hereunder, (ii) place any improvement, object, or encroachment of any kind in the Easement Tract, except pursuant to a license and consent to encroachment granted from Grantee to Grantor, or (iii) grant any other easements or rights that are inconsistent with Grantee’s rights hereunder in, on, over, or across the Easement Tract, except as provided above. Grantee shall not be obligated to restore or replace any improvements which have been removed, relocated, altered, damaged, or destroyed as a result of Grantee’s use of the Easement Tract.

Grantor binds Grantor and Grantor’s heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to Grantee against every person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract when the claim is by, through, or under Grantor, but not otherwise.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *Grantee* includes *Grantee's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

--- The remainder of this page is intentionally blank ---

Executed effective the Date first above stated.

GRANTOR:

Mohammad Ahmad
Director of A.M. Petroleum, Inc.

STATE OF Texas §

COUNTY OF Travis §

This instrument was acknowledged before me on this the _____ day of _____
20____, by _____, _____ of _____, a
_____, on behalf of said _____.

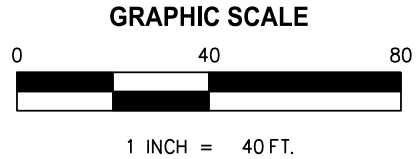
Notary Public

Exhibit A

{W1223665.1}

4880-2053-0558, v. 1

ALEXANDER WALTERS SURVEY
ABSTRACT NUMBER 67



LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- IRON ROD FOUND
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- IRF IRON ROD FOUND

CALLED 15.011 ACRES
AM PETROLEUM, INC.
DOC. NO. 2008206302
O.P.R.T.C.T.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N37°41'58"E	15.27'
L2	S52°18'02"E	17.00'
L3	S37°41'58"W	16.08'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.08'	457.82'	3°30'50"	N46°45'59"W	28.07'
C2	17.02'	457.82'	2°07'48"	N49°35'18"W	17.02'
C3	103.58'	457.82'	12°57'49"	S57°08'07"E	103.36'

WATER LINE EASEMENT
0.006 ACRES
2,830 SQUARE FEET

1/2" IRF ●

P.O.B.

TUDOR HOUSE ROAD
(80' R.O.W.)

1/2" IRF ●

WATER LINE EASEMENT
A PORTION OF A CALLED 15.011 ACRES
AM PETROLEUM, INC.
DOC. NO. 2008206302
O.P.R.T.C.T.
ALEXANDER WALTERS SURVEY
ABSTRACT NUMBER 67
TRAVIS COUNTY, TEXAS

X:\2025\23-1430-1\Survey\DWG\23-1430-1 Water Easement 4-14-2025.dwg



4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2025\23-1430-1\Survey\DWG\23-1430-1 Water Easement 4-14-2025.dwg

LEGAL DESCRIPTION

BEING a 0.006 acre tract situated in the Alexander Walters Survey, Abstract Number 67, in the extraterritorial jurisdiction of the City of Austin, Travis County, Texas and being a portion of a called 15.011 acre tract in a deed to AM Petroleum, Inc recorded in Document Number 2008206302, Official Public Records, Travis County, Texas (O.P.R.T.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING in the South line of said 15.011 acre tract and being in the common North right-of-way line of Tudor House Road, from which a 1/2-inch iron rod found at the Southwest corner of said 15.011 acre tract and the common Southeast corner of Lot 1, Block A of Gaston-Sheldon Subdivision, Section One recorded in document number 200100233, Plat Records Travis County, Texas (P.R.T.C.T.), bears N 46°45'59"W, a distance of 28.07 feet;

THENCE over and across said called 15.011 acre tract the following courses and distances:

N 37°41'58" E, a distance of 15.27 feet;

S 52°18'02" E, a distance of 17.00 feet;

S 37°41'58" W, a distance of 16.08 feet to the South line of said called 15.011 acre tract and the common North right-of-way line of Tudor House Road, from which a 1/2-inch iron rod found at an angle point in the South line of said called 15.011 acre tract, and being in the common North right-of-way line of Tudor House Road bears S 57°08'07" E, a distance of 103.36 feet;

THENCE With said common line and a curve to the right an arc length of 17.02 feet, with a radius of 457.82 feet, a delta angle of 02°07'48", a chord bearing N 49°35'18" W and a chord length of 17.02 feet to the POINT OF BEGINNING and containing 0.006 acres of land, more or less.



I, Ted A. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on August 19, 2022, that this plat correctly represents the facts found at the time of said survey.

Ted A. Gossett 4/16/2022

Ted A. Gossett
Texas R.P.L.S. No. 5991

**WATER LINE EASEMENT
A PORTION OF A CALLED 15.011 ACRES
AM PETROLEUM, INC.
DOC. NO. 2008206302
O.P.R.T.C.T.
ALEXANDER WALTERS SURVEY
ABSTRACT NUMBER 67
TRAVIS COUNTY, TEXAS**



4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220



P.O. Box 3639
Cedar Park, Texas 78630

December 8, 2025

Northtown Municipal Utility District
c/o Mr. Carter Dean
Armbrust & Brown, L.L.P
100 Congress, Suite 1300
Austin, TX 78701

**Re: Individual Project Order
2026 District Pond Assessment
Austin, Texas**

Ladies and Gentlemen:

360 Professional Services, Inc. (“360 PSI”/“the Consultant”) proposes to amend its Agreement with Northtown Municipal Utility District (“the Client” or “the Owner”) dated March 27, 2012, to provide consulting services related to above referenced project.

SCOPE OF SERVICES

We understand that the Northtown Municipal Utility District is requesting an agreement to provide professional services related to civil engineering consulting services for the assessment of existing stormwater quality and detention ponds. We understand that there are 17 District Maintained and 23 Non-District Maintained stormwater management facilities as generally depicted in Exhibit ‘A’.

We understand that the Client is requesting an updated inspection strictly on the District Maintained facilities. We have included in the following Scope of Services those services that are anticipated to meet the District’s needs.

Task 1. Pond Assessment – District Maintained

\$18,000/Lump Sum

360 PSI will assist the Client in assessing the general operating conditions of the ponds by providing the following services:

- Review previously obtained City approved construction plans for the subject ponds.
- Perform a visual inspection of the subject ponds to verify general operating conditions that are identified in the construction plans.
- Prepare a list of items that are potentially deficient in a letter report format with schematic exhibits. 360 PSI will incorporate items provided by others into the report.

The Client acknowledges that additional services may be required to perform structural and/or vegetative assessments.



Task 2. Project Coordination and Meetings

\$6,000/Lump Sum

360 PSI will attend meetings and coordinate with the Client and the project team for the initial pond assessment. For the purposes of this proposal, we have estimated 20 hours to provide the anticipated services.

Task 3. Limited Construction Phase Services

\$12,500/Cost Plus

360 PSI will provide the Client with limited services during construction to observe the progress and quality of the civil aspects of the work of the construction contractor. Based on 360 PSI's site visits, 360 PSI will inform the Client as to the progress of the work and advise the Client of any substantial defects and deficiencies in the work of the contractor which are discovered by 360 PSI, or are otherwise brought to 360 PSI's attention. For the purposes of this Agreement, we have estimated 40 hours to provide the anticipated services.

Task 4. General Assistance

\$3,000/Cost Plus

360 PSI has provided this task to cover general "on-call" tasks and to address the Client's periodic requests that are not specifically included in another task. Actual fees for work performed under this task will be based on the expended effort as requested by the Client or as necessary to successfully complete the requested tasks

COMPENSATION

360 PSI will provide the above Scope of Services on a labor fee as outlined above. All permitting, application, and similar project fees will be paid directly by the Client. Expenses will be billed in accordance with the Agreement.

Fees will be invoiced monthly based upon the percentage of services performed as of the invoice date. Payment will be due in accordance with the terms of the Agreement.

Except as specifically amended by this Individual Project Order, all terms and conditions of the Agreement shall remain in full force and effect.



We appreciate the opportunity to continue working for Northtown Municipal Utility District on this project. If you are in agreement with the above, please sign below and return an original copy back to our office. Please contact me if you have any questions.

Very truly yours,

360 PROFESSIONAL SERVICES, INC.

A handwritten signature in blue ink that reads "Scott J. Foster".

Scott J. Foster, P.E.
Principal

Agreed to this ____ day of _____, 2025.

NORTHTOWN MUNICIPAL UTILITY DISTRICT

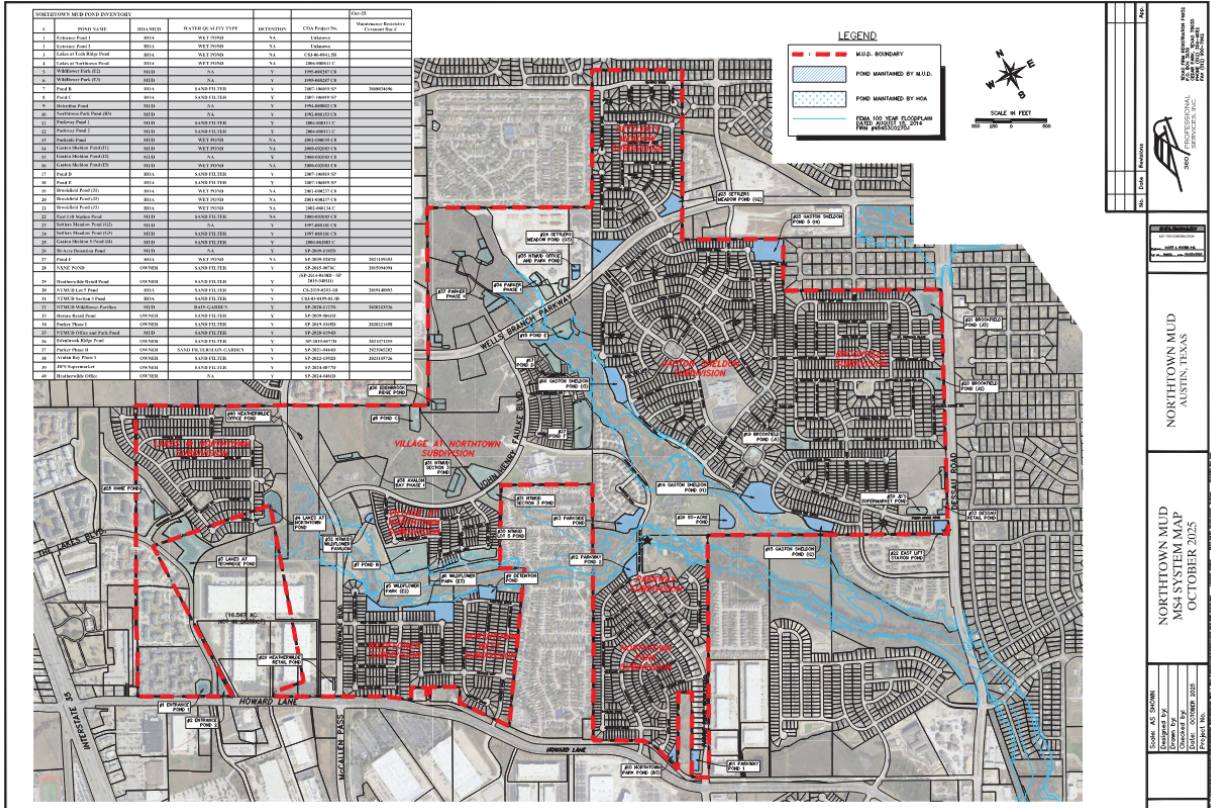
By: _____

(Print or Type Name)

Exhibit 'A'

NORTHTOWN MUD POND INVENTORY						Oct-25
#	POND NAME	HOA/MUD	WATER QUALITY TYPE	DETENTION	COA Project No.	Maintenance Restrictive Covenant Doc #
1	Entrance Pond 1	HOA	WET POND	NA	Unknown	
2	Entrance Pond 2	HOA	WET POND	NA	Unknown	
3	Lakes at Tech Ridge Pond	HOA	WET POND	NA	C8J-06-0041.5B	
4	Lakes at Northtown Pond	HOA	WET POND	NA	2006-000041 C	
5	Wildflower Park (E2)	MUD	NA	Y	1995-000287 C8	
6	Wildflower Park (E3)	MUD	NA	Y	1995-000287 C8	
7	Pond B	HOA	SAND FILTER	Y	2007-106019 SP	2008034696
8	Pond C	HOA	SAND FILTER	Y	2007-106019 SP	
9	Detention Pond	MUD	NA	Y	1994-000002 C8	
10	Northtown Park Pond (B3)	MUD	NA	Y	1992-000153 C8	
11	Parkway Pond 1	MUD	SAND FILTER	Y	2004-000111 C	
12	Parkway Pond 2	MUD	SAND FILTER	Y	2004-000111 C	
13	Parkside Pond	MUD	WET POND	NA	2002-000035 C8	
14	Gaston Sheldon Pond (I1)	MUD	WET POND	NA	2000-002083 C8	
15	Gaston Sheldon Pond (I2)	MUD	NA	Y	2000-002083 C8	
16	Gaston Sheldon Pond (I3)	MUD	WET POND	NA	2000-002083 C8	
17	Pond D	HOA	SAND FILTER	Y	2007-106019 SP	
18	Pond E	HOA	SAND FILTER	Y	2007-106019 SP	
19	Brookfield Pond (J1)	HOA	WET POND	NA	2001-000237 C8	
20	Brookfield Pond (J2)	HOA	WET POND	NA	2001-000237 C8	
21	Brookfield Pond (J3)	HOA	WET POND	NA	2002-000134 C	
22	East Lift Station Pond	MUD	SAND FILTER	NA	2000-002083 C8	
23	Settlers Meadow Pond (G2)	MUD	NA	Y	1997-000181 C8	
24	Settlers Meadow Pond (G3)	MUD	SAND FILTER	Y	1997-000181 C8	
25	Gaston Sheldon 5 Pond (I4)	MUD	SAND FILTER	Y	2000-002083 C	
26	50-Acre Detention Pond	MUD	NA	Y	SP-2009-0105D	
27	Pond F	HOA	WET POND	NA	SP-2009-0287D	2021159493
28	NXNE POND	OWNER	SAND FILTER	Y	SP-2015-0076C	2015094094
29	Heatherwilde Retail Pond	OWNER	SAND FILTER	Y	(SP-2014-0430D - SP-2015-0481D)	
30	NTMUD Lot 5 Pond	HOA	SAND FILTER	Y	C8-2019-0203-1B	2019148893
31	NTMUD Section 3 Pond	HOA	SAND FILTER	Y	C8J-03-0159.03.3B	
32	NTMUD Wildflower Pavilion	MUD	RAIN GARDEN	Y	SP-2020-0127D	2020203536
33	Dessau Retail Pond	OWNER	SAND FILTER	Y	SP-2009-0061D	
34	Parker Phase I	OWNER	SAND FILTER	Y	SP-2019-0365D	2020221658
35	NTMUD Office and Park Pond	MUD	SAND FILTER	Y	SP-2020-0194D	
36	Edenbrook Ridge Pond	OWNER	SAND FILTER	Y	SP-2019-0577D	2021071255
37	Parker Phase II	OWNER	SAND FILTER/RAIN GARDEN	Y	SP-2021-0444D	2023065202
38	Avalon Bay Phase I	OWNER	SAND FILTER	Y	SP-2022-1392D	2023105726
39	JD'S Supermarket	OWNER	SAND FILTER	Y	SP-2024-0077D	
40	Heatherwilde Office	OWNER	NA	Y	SP-2024-0481D	

Note: Ponds based upon inventory on NTMUD MS 4 System Map Dated October 2025





P.O. Box 3639
Cedar Park, Texas 78630

December 8, 2025

Northtown Municipal Utility District
100 Congress, Suite 1300
Austin, TX 78701

**Re: Individual Project Order
Tudor House Sidewalk Gap Project
Austin, Texas**

Ladies and Gentlemen:

360 Professional Services, Inc. ("360 PSI"/"the Consultant") proposes to amend its Agreement with Northtown Municipal Utility District ("the Client" or "the Owner") dated March 17, 2012, to provide consulting services related to above referenced project.

PROJECT UNDERSTANDING

We understand that the Client is considering the addition of a sidewalk within District owned property as generally located in the District as identified in Exhibit 'A'. We have included in the following Scope of Services the services that are anticipated to meet the Client's needs.

SCOPE OF SERVICES

Task 1. Preliminary Assessment

\$9,500/Lump Sum

360 PSI will assist the Client in assessing the proposed sidewalk by providing the following services:

- 1.1. Review previously obtained City approved construction plans and prepared studies for the proposed location
- 1.2. Perform a visual inspection of the proposed location.
- 1.3. Prepare a conceptual layout and options for the proposed location.
- 1.4. Determine the appropriate permitting mechanism for the anticipated improvements.
- 1.5. Based upon the conceptual layout, 360 PSI will provide a preliminary opinion of probable construction cost for each option.

For the purposes of this proposal, we have estimated 30 hours to provide the anticipated services.

Task 2. Project Coordination and Meetings

\$3,000/Lump Sum

360 PSI will attend meetings and coordinate with the project team and District staff. For the purposes of this proposal, we have estimated 10 hours to provide the anticipated services.



Task 3. General Assistance

\$3,000/Cost Plus

360 PSI has provided this task to cover general “on-call” tasks and to address the Client’s periodic requests that are not specifically included in another task. Actual fees for work performed under this task will be based on the expended effort as requested by the Client or as necessary to successfully complete the requested tasks.

COMPENSATION

360 PSI will provide the above Scope of Services on a labor fee as outlined above. All permitting, application, and similar project fees will be paid directly by the Client. Expenses will be billed in accordance with the Agreement.

Fees will be invoiced monthly based upon the percentage of services performed as of the invoice date. Payment will be due in accordance with the terms of the Agreement.

Except as specifically amended by this Individual Project Order, all terms and conditions of the Agreement shall remain in full force and effect.



We appreciate the opportunity to continue working for Northtown Municipal Utility District on this project. If you are in agreement with the above, please sign below and return an original copy back to our office. Please contact me if you have any questions.

Very truly yours,

360 PROFESSIONAL SERVICES, INC.

A handwritten signature in blue ink that reads "Scott J. Foster".

Scott J. Foster, P.E.
Principal

Attachment – Exhibit ‘A’

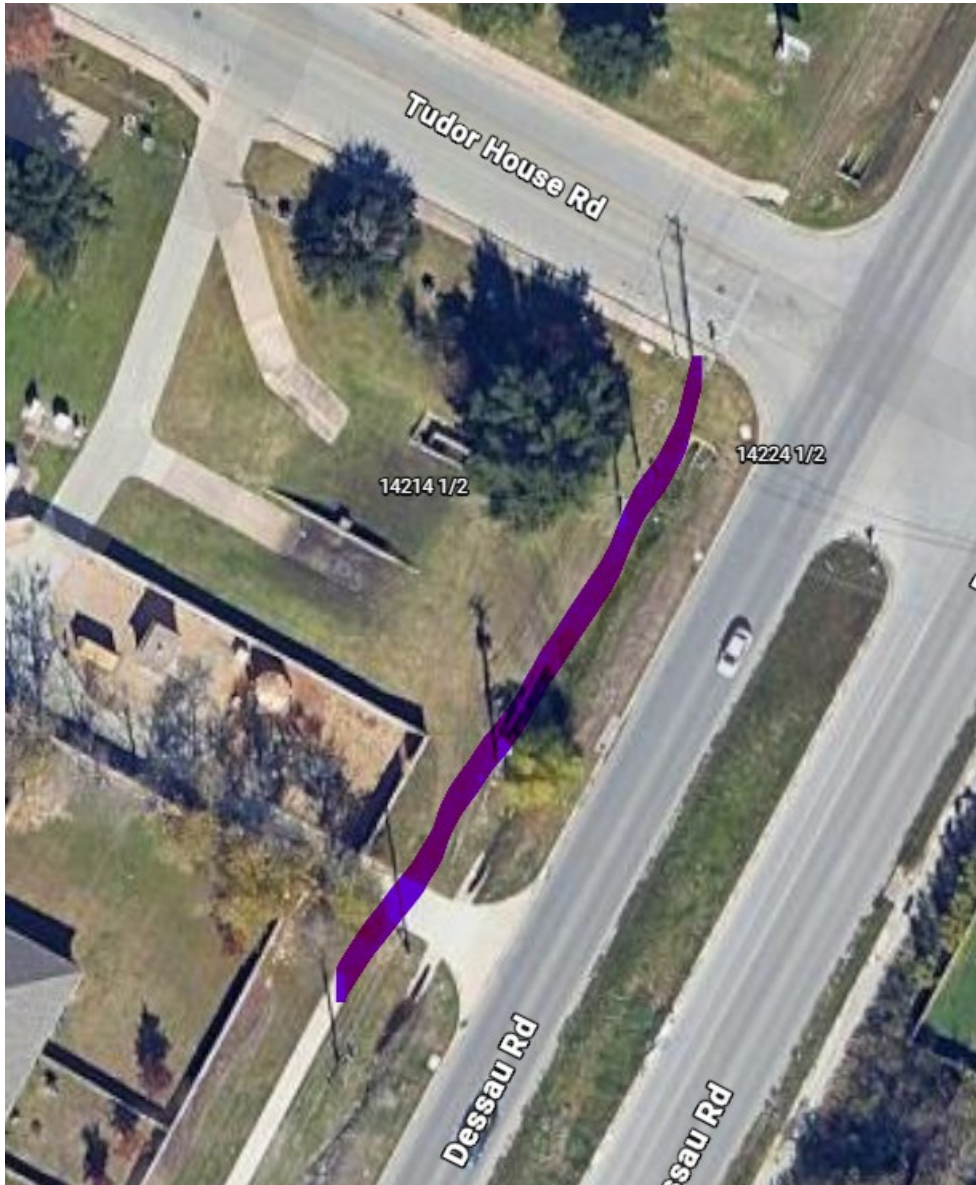
Agreed to this ____ day of _____, 2025.

NORTHTOWN MUNICIPAL UTILITY DISTRICT

By: _____

(Print or Type Name)

Exhibit 'A'



Note: Approximate sidewalk gap project highlighted above.

Sinclair Land Surveying, Inc.

9706 Gray Blvd.

Austin, Texas 78758

Phone-512-443-1174

www.sinclairlandsurveying.com

TBPELS Firm No. 10089000

December 4, 2025

Northtown MUD

c/o Scott J. Foster, P.E.

100 Congress Ave. #1300

Austin, Texas 78701

Phone: 512-354-4682

Email: scott.foster@360psinc.com

Re: Proposal for performing surveying services of the 13.69-acre property located at E Wells Branch Pkwy-TCAD Parcel 897797, Pflugerville, Travis County, Texas.

Dear Mr. Foster:

We appreciate the opportunity to provide our proposal for furnishing survey services for the above-referenced project.

We will provide a Category 1B, Condition III Survey and a Tree & Topographic Survey, which includes the following:

- Conduct title research for easements and restrictions.
- Depict existing easements.
- Locate any hardwood trees 8 inches in diameter and larger.
- Set at a minimum 2 Benchmarks, one north and one south on the site..
- Conduct a topographic survey and locate any existing utilities within and adjacent to the site as generally depicted on the provided map and including, but not limited to, the following:
 - Median, driveways and cross culverts

Cost of Survey:

Title Research:	\$450.00 + \$0.50 per page
Category 1B, Condition III Survey:	\$3,590.00 + Tax= \$3,886.18
Tree & Topographic Survey:	\$14,840.00

Delivery:

We anticipate the Survey completed work to be delivered within 20-30 Business Days of receipt of the signed proposal in our office by fax, mail, or email. If there is a delay due to extenuating circumstances, we will notify you immediately.

The fee listed does not include courier services or express mail expenses. The client will be responsible for any fees associated with expedited delivery.

Billing:

Payment is due upon completion. Payment will be accepted by cash or check.

Items to be provided by client:

Contact information of any person required to provide access to subject property.

Revisions:

Revisions outside the scope anticipated above relating to local jurisdiction requirements and mandated by the Project Manager will be treated as change orders requiring in writing in advance of the work, such writing approved by both parties. Work on such revisions will be billed at the normal office rate per the schedule below.

Billing Rate Schedule:

Description	Rate per hour
Surveyors	\$250.00
Technicians	\$100.00
Secretaries	\$85.00
3 Person Survey Field Crew	\$150.00

This Agreement is subject to termination by client or Surveyor should the other fail to perform its obligation hereunder. In the event of termination, Surveyor will be paid in full for all services rendered to the date of termination, all reimbursable expenses and reimbursable termination expenses. These charges shall be accumulated in accordance with the per hour rates listed above.

This proposal represents the entire understanding between you and Sinclair Land Surveying, Inc. in respect to the work set out herein and may only be modified in writing and duly executed by both parties. The rates and fees described herein shall be firm for thirty (30) days from the date of this offer.

If this satisfactorily sets forth your understanding of the arrangements between us, we would appreciate you signing this letter in the space provided and returning it to us.

As required by the Texas Board of Professional Engineers and Land Surveyors, we are obligated to inform you in the event you are dissatisfied with the work done by any surveyor in the State of Texas; you are free to make a complaint to the Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35, Austin, Texas 78741.

We look forward to working with you on this project.

Sincerely,

Paul Stuart

Paul Stuart – Business Development

BY: _____ TITLE _____

ACCEPTED THIS _____ DAY OF _____, 2025.

cc: file

Northtown Municipal Utility District

December 17, 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:	\$ 486,638.41
Logic Operating Account to ABC Bank Manager's Account:	46,000.00
TexPool Operating Account to ABC Bank Customer Refund Account:	8,000.00
PNC Bank Lockbox Account to TexPool General Operating Account:	475,000.00
Logic Tax Account to Logic Operating Account:	107,754.96
Logic Tax Account to Logic Debt Service Account:	40,000.00

Cash Activity Reports

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Operating Account
November 30, 2025 - December 17, 2025

General Fund
Operating Account

Cash Balance - November 30, 2025	33,173.56
-----------------------------------------	------------------

Subsequent Activity	1,000.00
----------------------------	-----------------

Cash Receipts	CIP Construction - Escrow		<u>1,000.00</u>
		Total Subsequent Activity	<u>1,000.00</u>

Projected Balance as of December 17, 2025	\$ 34,173.56
--------------------------------------------------	---------------------

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
October 31, 2025 - December 17, 2025

		General Fund Manager's Account
Cash Balance - October 31, 2025		\$ 300,729.13
Subsequent Activity		(10,031.92)
Transfers approved at the November 19, 2025 Meeting	632,460.35	
Expenditures Approved at the November 19, 2025 Meeting	(591,014.14)	
Payroll Expenses	Payroll and Payroll Taxes (45,976.67)	
Lady B Face Painting	NNO Balloon Artist/Face Painting (900.00)	
TX Health Benefits Pool	Employee Benefits - December 2025 (4,601.46)	
	Total Subsequent Activity	(10,031.92)
Cash Balance - November 30, 2025		\$ 290,697.21
Subsequent Expenditures		(37,659.04)
Payroll Expenses	Payroll and Payroll Taxes (22,492.46)	
Optimum	Internet - November 2025 (509.80)	
Ramona Oliver	Expense Reimbursement (784.63)	
Travis Central Appraisal District	Appraisal Fees - 1st Quarter FY 2025-2026 (9,572.98)	
Charter Communications	Park Internet - November 2025 (140.39)	
Marvin E Spencer, Jr	DJ - 40th Anniversary Party (895.00)	
Ramona Oliver	Expense Reimbursement (213.78)	
TML Intergovernmental Risk Pool	Insurance 2024-25 - W Comp Audit (3,050.00)	
	Total Subsequent Activity	(37,659.04)
Expenditures to be Approved at December 17, 2025 Meeting		(486,638.41)
Alterman, Inc.	Well Maintenance (2,530.67)	
Armbrust & Brown, P.L.L.C.	Legal Fees - November 2025 - Restrictive Covenants (1,192.35)	
BJ's Park & Recreation Products	Park Equipment (2,917.50)	
Bott & Douthitt, P.L.L.C.	Accounting Services - November 2025 (6,751.25)	
City of Austin	W/WW Purchases - November 2025 (192,133.88)	
City of Round Rock Environmental Services	Bacteriological Test - 24 PA (250.00)	
Crossroads Utility Services	Operations - November 2025 (79,329.40)	
Fazzone Construction Co., Inc.	Trail Gaps & Park Improvements Project (34,457.47)	
Jackson Walker, LLP	Benefit Plan Matters (3,678.50)	
LJA Engineering, Inc.	SWMP Implementation (527.77)	
Ramona Oliver	Expense Reimbursement (311.77)	
Roadrunner Inspection Services	Inspection Fees (8,975.00)	
Roy Lee Hill	Open House Event - Sandwiches (573.65)	
Sommers Marketing + Public Relations	Website (800.00)	
Texas Disposal Systems, Inc.	Garbage Fees - November 2025 (84,780.00)	
Texas First Rentals, LLC	Equipment Rental (2,611.00)	
TexaScapes	Landscape Maintenance (60,698.20)	
Travis County Sheriff's Department	Security Patrol Vehicle (2,920.00)	
UMB Bank, N.A.	Paying Agent Fees (400.00)	
Williams Mapping & Consulting	Monthly MS4 Inspections (800.00)	
	Total Expenditures	(486,638.41)
Subtotal		(233,600.24)
Transfers to be approved		532,638.41
Transfer for expenditures approved 12/17/2025 from Logic Operating	486,638.41	
Transfer Funds from Logic Operating	46,000.00	
Projected Balance as of December 17, 2025		\$ 299,038.17

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
October 31, 2025 - December 17, 2025

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
Cash Balance - October 31, 2025		23,338.26
Subsequent Activity		6,321.16
Transfer approved November 19, 2025 Board Meeting		15,000.00
ChargePoint		215.82
Expenditures approved November 19, 2025 Board Meeting		(7,994.66)
Customer Refunds	Customer Refunds	(900.00)
	Total Activity	<u>6,321.16</u>
Cash Balance - November 30, 2025		\$ 29,659.42
Expenditures to be Approved at December 17, 2025 Meeting		(7,964.01)
City of Austin	13908 1/2 Spring Heath Rd - 11/2025	(123.96)
TXU Energy	Office Electric- November 2025	(1,426.02)
TXU Energy	Street Lights - November 2025	(737.50)
Expand Financial	3rd Quarter ERISA Fees	(424.38)
City of Austin	14906 1/2 Dessau Rd - 11/2025	(206.55)
City of Austin	14210 1/2 Dessau Rd - 11/2025	(2,151.53)
City of Austin	13806 Letti Ln 11/2025	(410.10)
City of Austin	14032 1/2 Merseyside Dr 11/2025	(949.78)
City of Austin	13701 Greinert Dr. 11/2025	(38.31)
City of Austin	14401 1/2 Harris Ridge Blvd 11/2025	(39.53)
City of Austin	804 1/2 Burnsall Gates Dr 11/2025	(149.88)
City of Austin	13921 John Henry Faulk Dr. - 11/2025	(98.94)
City of Austin	13601 Cambourne Dr 11/2025	(38.98)
City of Austin	13903 Cambourne Dr 11/2025	(415.05)
City of Austin	14401 Harris Ridge Blvd 11/2025	(715.27)
City of Austin	14109 Maricella Ln 11/2025	(38.23)
	Total Expenditures	<u>(7,964.01)</u>
Subtotal		21,695.41
Transfers to be approved - from TexPool Operating Account		8,000.00
Projected Balance as of December 17, 2025		\$ 29,695.41

**Northtown Municipal Utility District
Cash/Investment Activity Report
October 31, 2025 - December 17, 2025**

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance 10/31/2025</u>	<u>Subsequent Receipts</u>	<u>Subsequent Disbursements</u>	<u>Subtotal</u>	<u>Transfers to be 12/17/2025</u>	<u>Projected Balance 12/17/2025</u>
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 32,548.56	\$ 1,625.00	\$ -	\$ 34,173.56	\$ -	\$ 34,173.56
ABC Bank - Manager's Account	0.0000%	N/A	300,729.13	632,460.35	(1,166,789.72)	(233,600.24)	532,638.41 (1)(2)	299,038.17
ABC Bank - Customer Refunds	0.0000%	N/A	23,338.26	15,215.82	(16,858.67)	21,695.41	8,000.00 (3)	29,695.41
PNC Bank Lockbox	0.0000%	N/A	459,150.23	123,676.10	(103,780.10)	479,046.23	(475,000.00) (4)	4,046.23
Logic Operating - 01	4.0194%	N/A	9,819,431.31	-	(632,460.35)	9,186,970.96	(424,883.45) (1)(2)(5)	8,762,087.51
TexPool Operating	3.9123%	N/A	12,027,335.30	149,950.00	(64,950.00)	12,112,335.30	467,000.00 (3)(4)	12,579,335.30
TexPool Fiscal Surety Trail Easement	3.9123%	N/A	120,803.57	-	-	120,803.57	-	120,803.57
Total - General Fund			<u>22,783,336.36</u>	<u>922,927.27</u>	<u>(1,984,838.84)</u>	<u>21,721,424.79</u>	<u>107,754.96</u>	<u>21,829,179.75</u>
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	(49,950.00)	-	-	-
Logic - Park Fund - 02	4.0194%	N/A	54,796.00	-	-	54,796.00	-	54,796.00
TexPool Park	3.9123%	N/A	5,305.23	49,950.00	-	55,255.23	-	55,255.23
Total - Park Fund			<u>110,051.23</u>	<u>49,950.00</u>	<u>(49,950.00)</u>	<u>110,051.23</u>	<u>-</u>	<u>110,051.23</u>
Debt Service Fund -								
Logic - Tax Account	4.0194%	N/A	14,170.14	144,163.25	-	158,333.39	(147,754.96) (5)(6)	10,578.43
Logic - Debt Service	4.0194%	N/A	1,160,925.74	-	-	1,160,925.74	40,000.00 (6)	1,200,925.74
Total - Debt Service Fund			<u>1,175,095.88</u>	<u>144,163.25</u>	<u>-</u>	<u>1,319,259.13</u>	<u>(107,754.96)</u>	<u>1,211,504.17</u>
Capital Project Fund -								
Logic - SR 2011 CPF	4.0194%	N/A	2,906.43	-	-	2,906.43	-	2,906.43
TexPool - SR 2020 CPF	3.9123%	N/A	6,115,489.99	-	-	6,115,489.99	-	6,115,489.99
Total - Capital Project Fund			<u>6,118,396.42</u>	<u>-</u>	<u>-</u>	<u>6,118,396.42</u>	<u>-</u>	<u>6,118,396.42</u>
Total - All Funds			<u>\$ 30,186,879.89</u>	<u>\$ 1,117,040.52</u>	<u>\$ (2,034,788.84)</u>	<u>\$ 29,269,131.57</u>	<u>\$ -</u>	<u>\$ 29,269,131.57</u>

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 486,638.41
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 46,000.00
(3) To transfer funds from TexPool Operating to ABC Bank Customer Refund Acct: 8,000.00
(4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: 475,000.00
(5) To transfer funds from Logic Tax to Logic General Operating Account: 107,754.96
(6) To transfer funds from Logic Tax to Logic Debt Service Account: 40,000.00

Northtown M.U.D.
Collateral Analysis Schedule - ABC Bank
10/31/2025

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
ABC Bank -			
Operating Account (General Fund)	\$ 32,548.56		
Manager's Account (General Fund)	1,155,290.02		
Customer Deposit Account (General Fund)	44,072.26		
Parks Account (Park Fund)	49,950.00		
Total ABC Bank	<u>1,281,860.84</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral ABC Bank (Market Value)		<u>1,058,110.67</u>	
Total Collateral - ABC Bank			
Total Collateral/Funds ABC Bank	<u>\$ 1,281,860.84</u>	<u>\$ 1,308,110.67</u>	<u>\$ 26,249.83</u>

Pledges By Pledgee And Maturity

BBA

Pledged To: NORTHTOWN MUD

American Bank of Commerce - Lubbock, TX

As Of 10/31/2025

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Receipt#	CUSIP	ASC 320	Description	Maturity	Prerefund	Pool/Type	Moody	Original Face	Pledged			
									Original Face	Par	Book Value	Market Value
FROS: FROST NATL BK - SAN ANT	3140XBQQ6	AFS	FNMA 15YR	06/01/36		FM7662		1,000,000.00	1,000,000.00	531,363.77	564,088.65	512,813.86
						3.00		100.00%				
FROS: FROST NATL BK - SAN ANT	3132D6AK6	AFS	FRLMC 15YR	07/01/36		SB8110		1,000,000.00	1,000,000.00	603,966.07	609,143.84	545,296.81
						1.50		100.00%				
2 Securities Pledged To: NORTH - NORTHTOWN MUD									2,000,000.00	1,135,329.84	1,173,232.49	1,058,110.67

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.
10/24/2025 12:46 PM - RBM / WOLF

RECEIVABLE BALANCE 'R' REPORT

OVERALL COLL/DIST REPORT
FROM 10/01/2025 TO 10/31/2025

YEAR FROM 0000 TO 2025

ALL OTHERS

U84 -- NORTH TOWN MUD

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	NET BASE TAX REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
1995	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1996	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1997	306.58	.00	.00	.00	.00	.00 %	306.58	.00	.00	.00	.00	.00
1998	590.15	.00	.00	.00	.00	.00 %	590.15	.00	.00	.00	.00	.00
1999	634.04	.00	.00	.00	.00	.00 %	634.04	.00	.00	.00	.00	.00
2000	697.43	.00	.00	.00	.00	.00 %	697.43	.00	.00	.00	.00	.00
2001	752.13	.00	.00	.00	.00	.00 %	752.13	.00	.00	.00	.00	.00
2002	773.70	.00	.00	.00	.00	.00 %	773.70	.00	.00	.00	.00	.00
2003	959.09	.00	.00	.00	.00	.00 %	959.09	.00	.00	.00	.00	.00
2004	965.24	.00	.00	.00	.00	.00 %	965.24	.00	.00	.00	.00	.00
2005	916.16	.00	.00	.00	.00	.00 %	916.16	.00	.00	.00	.00	.00
2006	895.94	.00	.00	.00	.00	.00 %	895.94	.00	.00	.00	.00	.00
2007	968.27	.00	.00	.00	.00	.00 %	968.27	.00	.00	.00	.00	.00
2008	925.73	.00	.00	.00	.00	.00 %	925.73	.00	.00	.00	.00	.00
2009	937.74	.00	.00	.00	.00	.00 %	937.74	.00	.00	.00	.00	.00
2010	2281.97	.00	.00	.00	.00	.00 %	2281.97	.00	.00	.00	.00	.00
2011	2092.47	.00	.00	.00	.00	.00 %	2092.47	.00	.00	.00	.00	.00
2012	2073.36	.00	.00	.00	.00	.00 %	2073.36	.00	.00	.00	.00	.00
2013	2009.86	.00	.00	.00	.00	.00 %	2009.86	.00	.00	.00	.00	.00
2014	2169.57	.00	.00	.00	.00	.00 %	2169.57	.00	.00	.00	.00	.00
2015	2362.07	.00	.00	.00	.00	.00 %	2362.07	.00	.00	.00	.00	.00
2016	2683.57	.00	.00	.00	.00	.00 %	2683.57	.00	.00	.00	.00	.00
2017	3971.61	.00	.00	.00	.00	.00 %	3971.61	.00	.00	.00	.00	.00
2018	3746.80	.00	.00	.00	.00	.00 %	3746.80	.00	.00	.00	.00	.00
2019	3703.34	.00	.00	.00	.00	.00 %	3703.34	.00	.00	.00	.00	.00
2020	3860.12	.00	.00	.00	.00	.00 %	3860.12	.00	.00	.00	.00	.00
2021	7246.04	61.50	.00	.00	.00	.00 %	7307.54	.00	.00	.00	.00	.00
2022	10255.99	57.25	.00	.00	.00	.00 %	10313.24	.00	.00	.00	.00	.00
2023	18049.37	55.25	1680.91	.00	1680.91	9.28 %	16423.71	554.70	.00	.00	.00	2235.61
2024	448069.35	259.40-	4570.45	311.65	4258.80	.95 %	443551.15	934.66	.00	.00	.00	5193.46
TOTL	524897.69	85.40-	6251.36	311.65	5939.71	1.13 %	518872.58	1489.36	.00	.00	.00	7429.07
2025	7238705.34	.00	.00	.00	.00	.00 %	7238705.34	.00	.00	.00	.00	.00
ENTITY												
TOTL	7763603.03	85.40-	6251.36	311.65	5939.71	.08 %	7757577.92	1489.36	.00	.00	.00	7429.07

Northtown M.U.D.
Analysis of Taxes Collected FY 2025-2026
October 2025

TAX YEAR	2025			1997-2024			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.3495	\$ 0.1705	\$ 0.5200			\$ -			
	67.21%	32.79%	100.00%						
COLLECTIONS:									
OCT									
TAX ADJUSTMENTS	0.00	0.00	0.00	(68.60)	(16.80)	(85.40)	(68.60)	(16.80)	(85.40)
BASE TAX REV	0.00	0.00	0.00	(210.85)	(100.80)	(311.65)	(210.85)	(100.80)	(311.65)
TAXES	0.00	0.00	0.00	4,198.06	2,053.30	6,251.36	4,198.06	2,053.30	6,251.36
PENALTY	0.00	0.00	0.00	997.30	492.06	1,489.36	997.30	492.06	1,489.36
NOV									
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
DEC									
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
JAN									
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
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	0.00	0.00	0.00	(210.85)	(100.80)	(311.65)	(210.85)	(100.80)	(311.65)
TAXES	0.00	0.00	0.00	4,198.06	2,053.30	6,251.36	4,198.06	2,053.30	6,251.36
PENALTY	0.00	0.00	0.00	997.30	492.06	1,489.36	997.30	492.06	1,489.36
TOTAL DISTRIBUTION	0.00	0.00	0.00	4,984.51	2,444.56	7,429.07	4,984.51	2,444.56	7,429.07
BEGINNING									
TAXES RECEIVABLE	4,865,245.22	2,373,460.12	7,238,705.34	346,117.82	178,779.87	524,897.69	5,211,363.04	2,552,239.99	7,763,603.03
TAX ADJUSTMENTS	0.00	0.00	0.00	(68.60)	(16.80)	(85.40)	(68.60)	(16.80)	(85.40)
BASE TAX REV	0.00	0.00	0.00	210.85	100.80	311.65	210.85	100.80	311.65
LESS: COLLECTIONS	0.00	0.00	0.00	(4,198.06)	(2,053.30)	(6,251.36)	(4,198.06)	(2,053.30)	(6,251.36)
TAX									
REC @ END OF PERIOD	4,865,245.22	2,373,460.12	7,238,705.34	342,062.00	176,810.58	518,872.58	5,207,307.23	2,550,270.69	7,757,577.92
	67.21%	32.79%	100.00%						

Financial Statements

Accountant's Compilation Report

Board of Directors
Northtown M.U.D.
Travis County, Texas

The District is responsible for the Governmental Funds Balance Sheet as of October 31, 2025 and the Statement of Revenues, Expenditures & Changes in Fund Balance – Governmental Funds for the one month ended October 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 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.

Supplementary Information

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 the one month ended October 31, 2025, 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.

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



BOTT & DOUTHITT, P.L.L.C.
Certified Public Accountants
Round Rock, TX

December 11, 2025

**Northtown Municipal Utility District
Governmental Funds Balance Sheet
October 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	\$ 815,766.18	\$ 49,950.00	\$ -	\$ -	\$ 865,716.18
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	21,967,570.18	60,101.23	1,175,095.88	6,118,396.42	29,321,163.71
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	354,678.16	-	-	-	354,678.16
Accrued Service Revenue	426,621.00	-	-	-	426,621.00
Property Taxes	5,207,307.24	-	2,550,270.68	-	7,757,577.92
Prepaid Expenses	953.33	-	-	-	953.33
Other	35,823.40	-	-	-	35,823.40
Interfund	26,925.43	695,692.00	-	-	722,617.43
Total Assets	\$ 28,836,144.92	\$ 805,743.23	\$ 3,725,366.56	\$ 6,118,396.42	\$ 39,485,651.13
Liabilities					
Accounts Payable	\$ 498,049.40	\$ -	\$ -	\$ -	\$ 498,049.40
Accrued Expenses	37,620.98	-	-	-	37,620.98
Retainage Payable	22,603.55	-	-	-	22,603.55
Payroll Taxes Payable	39.93	-	-	-	39.93
Due to Other	22,483.62	-	-	-	22,483.62
TCEQ Assessment	13,051.50	-	-	-	13,051.50
Customer Meter Deposits	782,921.45	-	-	-	782,921.45
Builder Deposits	17,800.00	-	-	-	17,800.00
Other Deposits	6,306.25	-	-	-	6,306.25
Unclaimed Property	13,704.35	-	-	-	13,704.35
Fiscal Surety Village Park Improvements	120,803.57	-	-	-	120,803.57
Due to Developer	-	-	-	6,031,198.90	6,031,198.90
Interfund	695,692.00	-	7,108.97	19,816.46	722,617.43
Total Liabilities	2,231,076.60	-	7,108.97	6,051,015.36	8,289,200.93
Deferred Inflows of Resources					
Deferred Revenue - Property Taxes	5,207,307.24	-	2,550,270.68	-	7,757,577.92
Total Deferred Inflows of Resources	5,207,307.24	-	2,550,270.68	-	7,757,577.92
Fund Balance					
Fund Balances:					
Restricted for					
Debt Service	-	-	1,167,986.91	-	1,167,986.91
Capital Projects	-	-	-	67,381.06	67,381.06
Unassigned	21,397,761.08	805,743.23	-	-	22,203,504.31
Total Fund Balances	21,397,761.08	805,743.23	1,167,986.91	67,381.06	23,438,872.28
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 28,836,144.92	\$ 805,743.23	\$ 3,725,366.56	\$ 6,118,396.42	\$ 39,485,651.13

See Accountants' Report.

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

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Revenues:					
Property Taxes, including penalties	\$ 4,984.51	\$ -	\$ 2,444.56	\$ -	\$ 7,429.07
Service Accounts, including penalties	431,526.67	-	-	-	431,526.67
Park Facility Rental	2,600.00	-	-	-	2,600.00
Chargepoint Income	424.54	-	-	-	424.54
Other Income	400.00	-	-	-	400.00
Interest Income	80,248.95	215.29	4,194.37	21,447.46	106,106.07
Total Revenues	520,184.67	215.29	6,638.93	21,447.46	548,486.35
Expenditures:					
Current-					
WATER					
Bulk Water Purchase	98,718.76	-	-	-	98,718.76
TCEQ Fees	7,558.25	-	-	-	7,558.25
Water System Maintenance	5,180.28	-	-	-	5,180.28
Water Tap Inspections	6,175.00	-	-	-	6,175.00
Lead & Copper Sampling	167.08	-	-	-	167.08
WASTEWATER					
Bulk Wastewater Purchases	114,117.94	-	-	-	114,117.94
Wastewater System Maintenance	29,771.67	-	-	-	29,771.67
Lift Station Maintenance	18,025.34	-	-	-	18,025.34
ADMINISTRATIVE					
Director Fees	1,547.00	-	-	-	1,547.00
Payroll Taxes	4,487.21	-	-	-	4,487.21
Legal Fees - General	9,045.90	-	-	-	9,045.90
Legal Fees - Special	3,309.50	-	-	-	3,309.50
Legal Fees - Covenants	9,337.71	-	-	-	9,337.71
Management Services	35,009.46	-	-	-	35,009.46
Accounting Fees	6,262.50	-	-	-	6,262.50
Engineering Fees - General	1,734.00	-	-	-	1,734.00
Engineering Fees - Special	8,034.97	-	-	-	8,034.97
Professional Fees	800.00	-	-	-	800.00
Insurance	1,028.00	-	-	-	1,028.00
Website	800.00	-	-	-	800.00
Credit Card Fees	3,780.10	-	-	-	3,780.10
Bank Service Charges	936.25	-	-	-	936.25
PARKS					
Park Landscape Maintenance	57,298.20	-	-	-	57,298.20
Landscape Contingency	43,929.37	-	-	-	43,929.37
Park Facility Maintenance	7,737.73	-	-	-	7,737.73
Security	15,950.00	-	-	-	15,950.00
Well Repairs	937.30	-	-	-	937.30
Park Utilities	1,620.05	-	-	-	1,620.05
OTHER					
Nightwatchman Lights	1,718.63	-	-	-	1,718.63
Miscellaneous	1,961.06	-	-	-	1,961.06
Garbage Collection	84,780.00	-	-	-	84,780.00
Office Staff Expenses	43,028.32	-	-	-	43,028.32
Office Expenses	3,223.37	-	-	-	3,223.37
Event Supplies	142.20	-	-	-	142.20
Telephone	46.76	-	-	-	46.76
Capital Outlay	13,281.25	-	-	-	13,281.25
Total Expenditures	641,481.16	-	-	-	641,481.16
Excess/(Deficiency) of Revenues over Expenditures	(121,296.49)	215.29	6,638.93	21,447.46	(92,994.81)
Fund Balance, October 1, 2025	21,519,057.57	805,527.94	1,161,347.98	45,933.60	23,531,867.09
Fund Balance, October 31, 2025	\$ 21,397,761.08	\$ 805,743.23	\$ 1,167,986.91	\$ 67,381.06	\$ 23,438,872.28

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
October 31, 2025**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues:						
OPERATING						
Water Service Fees	\$ 155,270	\$ 146,380	\$ 8,890	\$ 155,270	\$ 146,380	\$ 8,890
Water Tap Fees	-	-	-	-	-	-
Wastewater Service Fees	124,803	113,754	11,049	124,803	113,754	11,049
Wastewater Tap Fees	-	-	-	-	-	-
Basic Services	142,899	143,875	(976)	142,899	143,875	(976)
Application Fees	1,116	1,333	(217)	1,116	1,333	(217)
Service Penalties	7,439	3,333	4,106	7,439	3,333	4,106
Water and W/W Inspections	-	-	-	-	-	-
Total Operating	431,527	408,675	22,851	431,527	408,675	22,851
OTHER OPERATING						
Property Tax	3,987	-	3,987	3,987	-	3,987
Property Tax Penalty	997	-	997	997	-	997
Total Other Operating	4,985	-	4,985	4,985	-	4,985
NON-OPERATING						
Miscellaneous Revenue	3,000	2,500	500	3,000	2,500	500
Chargepoint Revenue	425	270	155	425	270	155
Investment Interest	80,249	25,000	55,249	80,249	25,000	55,249
Total Non-Operating	83,673	27,770	55,903	83,673	27,770	55,903
Total Operating Revenues	520,185	436,445	83,739	520,185	436,445	83,739
OTHER						
Park Fees	-	-	-	-	-	-
Park Interest Revenue	215	41	174	215	41	174
Total Other	215	41	174	215	41	174
Total Revenues	520,400	436,486	83,914	520,400	436,486	83,914
Expenditures:						
OFFICE						
Employee Benefits	6,602	6,838	236	6,602	6,838	236
Mileage Reimbursement	244	300	56	244	300	56
Office Utilities	2,477	3,750	1,273	2,477	3,750	1,273
Wages	36,182	33,166	(3,016)	36,182	33,166	(3,016)
Office Maintenance	-	2,083	2,083	-	2,083	2,083
Office Expenses	747	2,083	1,337	747	2,083	1,337
Total Office Expenditures	46,252	48,220	1,969	46,252	48,220	1,969

**Northtown Municipal Utility District
Budget Comparison Schedule
October 31, 2025**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WATER						
Bulk Water Purchases (Var)	98,719	155,716	56,997	98,719	155,716	56,997
TCEQ System Fee	7,558	8,250	692	7,558	8,250	692
Water System Maintenance	5,180	16,667	11,487	5,180	16,667	11,487
Water Meters	-	-	-	-	-	-
Total Water	117,632	180,633	63,001	117,632	180,633	63,001
WASTEWATER						
Bulk W/W Purchases	114,118	133,534	19,416	114,118	133,534	19,416
W/W System Maintenance	29,772	25,000	(4,772)	29,772	25,000	(4,772)
Lift Station Maintenance	18,025	25,000	6,975	18,025	25,000	6,975
Chemicals	-	4,166	4,166	-	4,166	4,166
Total Wastewater	161,915	187,700	25,785	161,915	187,700	25,785
ADMINISTRATIVE						
Director Fees	1,547	1,250	(297)	1,547	1,250	(297)
Payroll Taxes	4,487	3,774	(713)	4,487	3,774	(713)
Legal Fees-General	9,046	10,417	1,371	9,046	10,417	1,371
Legal Fees-Special	3,310	-	(3,310)	3,310	-	(3,310)
Legal Fees-Covenants	9,338	5,417	(3,921)	9,338	5,417	(3,921)
Management Services	35,177	36,455	1,278	35,177	36,455	1,278
Bookkeeping Services	6,263	6,667	405	6,263	6,667	405
Financial Advisor Services	-	-	-	-	-	-
Engineering Fees	1,734	2,000	266	1,734	2,000	266
Engineering Fees-Special	8,035	6,667	(1,368)	8,035	6,667	(1,368)
Professional Fees	800	4,333	3,533	800	4,333	3,533
Insurance	1,028	1,000	(28)	1,028	1,000	(28)
Credit Card Fees	3,780	3,750	(30)	3,780	3,750	(30)
Conference/Training	-	-	-	-	-	-
Total Administrative	84,543	81,730	(2,813)	84,543	81,730	(2,813)

**Northtown Municipal Utility District
Budget Comparison Schedule
October 31, 2025**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARKS						
Landscape-Parks	57,298	57,333	35	57,298	57,333	35
Landscape-Contingency	43,929	15,317	(28,612)	43,929	15,317	(28,612)
Park Maintenance	7,738	8,333	595	7,738	8,333	595
Well Maintenance	937	7,083	6,146	937	7,083	6,146
Park Utilities	1,620	2,000	380	1,620	2,000	380
Security	15,950	14,500	(1,450)	15,950	14,500	(1,450)
Irrigation Repairs	-	4,100	4,100	-	4,100	4,100
Pond Restoration	-	7,500	7,500	-	7,500	7,500
Total Parks	127,473	116,166	(11,307)	127,473	116,166	(11,307)
OTHER						
Meeting Expenses	-	12	12	-	12	12
Nightwatchman	1,719	1,950	231	1,719	1,950	231
Security Equipment	-	-	-	-	-	-
Miscellaneous	2,897	1,000	(1,897)	2,897	1,000	(1,897)
Garbage Collection	84,780	87,210	2,430	84,780	87,210	2,430
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	-	208	208
Website	800	2,083	1,283	800	2,083	1,283
Signage	-	-	-	-	-	-
Event Supplies	142	150	8	142	150	8
Telephone	47	1,300	1,253	47	1,300	1,253
Total Other	90,385	93,913	3,528	90,385	93,913	3,528
Total Expenditures	628,200	708,362	80,162	628,200	708,362	80,162
Operating Excess/(Deficiency)	(107,800)	(271,876)	164,076	(107,800)	(271,876)	164,076
CAPITAL OUTLAY						
Parks CIP	13,281	13,281	-	13,281	13,281	-
Total Capital Outlay	13,281	13,281	-	13,281	13,281	-
Total Expenses & Park CIP	641,481	721,644	80,162	641,481	721,644	80,162
Net Revenues/(Deficit)	(121,081)	(285,157)	164,076	(121,081)	(285,157)	164,076
Other (Sources)/Uses						
Interfund Transfer	-	-	-	-	-	-
Total Other (Sources)/Uses	-	-	-	-	-	-
Total Excess/(Deficiency)	\$ (121,081)	\$ (285,157)	\$ 164,076	\$ (121,081)	\$ (285,157)	\$ 164,076

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2025-2026

	FY 2026 Budget	Actual Oct-25	Budget Nov-25	Budget Dec-25	Budget Jan-26	Budget Feb-26	Budget Mar-26	Budget Apr-26	Budget May-26	Budget Jun-26	Budget Jul-26	Budget Aug-26	Budget Sep-26	FY-2026 Actual + Budget	Variance
Revenues:															
OPERATING															
Water Service Fees	\$ 1,642,220	\$ 155,270	\$ 131,997	\$ 121,211	\$ 126,583	\$ 121,211	\$ 122,554	\$ 121,211	\$ 143,695	\$ 146,380	\$ 153,093	\$ 154,436	\$ 153,469	\$ 1,651,110	\$ 8,890
Water Tap Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
Wastewater Service Fees	1,365,040	124,803	113,754	113,754	113,754	113,754	113,754	113,754	113,754	113,754	113,754	113,754	113,746	1,376,089	11,049
Wastewater Tap Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
Basic Services	1,726,500	142,899	143,875	143,875	143,875	143,875	143,875	143,875	143,875	143,875	143,875	143,875	143,875	1,725,524	(976)
Application Fees	16,000	1,116	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	15,783	(217)
Service Penalties	40,000	7,439	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337	44,106	4,106
Water and W/W Inspections	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
Total Operating	4,789,760	431,527	394,292	383,506	388,878	383,506	384,849	383,506	405,990	408,675	415,388	416,731	415,760	4,812,611	22,851
OTHER OPERATING															
Property Tax	4,817,030	3,987	60,000	2,380,000	1,827,353	249,677	30,000	270,000	-	-	-	-	-	4,821,017	3,987
Property Tax Penalty	0	997	-	-	-	-	-	-	-	-	-	-	-	997	997
Total Other Operating	4,817,030	4,985	60,000	2,380,000	1,827,353	249,677	30,000	270,000	-	-	-	-	-	4,822,015	4,985
NON-OPERATING															
Miscellaneous Revenue	30,000	3,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,500	500
Chargepoint Revenue	3,272	425	270	270	270	270	270	270	270	270	270	270	302	3,427	155
Investment Interest	300,000	80,249	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	355,249	55,249
Total Non-Operating	333,272	83,673	27,770	27,770	27,770	27,770	27,770	27,770	27,770	27,770	27,770	27,770	27,802	389,175	55,903
Total Operating Revenues	9,940,062	520,185	482,062	2,791,276	2,244,001	660,953	442,619	681,276	433,760	436,445	443,158	444,501	443,562	10,023,801	83,739
OTHER															
Park Fees	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Interest Revenue	500	215	41	41	41	41	41	41	41	41	41	41	49	674	174
Total Other	500	215	41	41	41	41	41	41	41	41	41	41	49	674	174
Total Revenues	9,940,562	520,400	482,103	2,791,317	2,244,042	660,994	442,660	681,317	433,801	436,486	443,199	444,542	443,611	10,024,476	83,914
Expenditures:															
Employee Benefits	82,033	6,602	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,815	81,797	236
Mileage Reimb.	3,600	244	300	300	300	300	300	300	300	300	300	300	300	3,544	56
Office Utilities	45,000	2,477	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	43,727	1,273
Wages	398,026	36,182	33,166	33,166	33,166	33,166	33,166	33,166	33,166	33,166	33,166	33,166	33,200	401,042	(3,016)
Office Maintenance	25,000	-	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	22,917	2,083
Office Expenses	25,000	747	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	23,663	1,337
Total Water	578,659	46,252	48,220	48,220	48,220	48,220	48,220	48,220	48,220	48,220	48,220	48,220	48,235	576,690	1,969

See Accountants' Report.

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2025-2026

	FY 2026 Budget	Actual Oct-25	Budget Nov-25	Budget Dec-25	Budget Jan-26	Budget Feb-26	Budget Mar-26	Budget Apr-26	Budget May-26	Budget Jun-26	Budget Jul-26	Budget Aug-26	Budget Sep-26	FY-2026 Actual + Budget	Variance
WATER															
Bulk Water Purchases	1,746,973	98,719	140,417	128,943	134,657	128,943	130,371	128,943	152,861	155,717	162,858	164,287	163,260	1,689,976	56,997
TCEQ System Fee	8,250	7,558	-	-	-	-	-	-	-	-	-	-	-	7,558	692
Water System Maintenance	200,000	5,180	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,663	188,513	11,487
Water Tap Inspection	0	6,175	-	-	-	-	-	-	-	-	-	-	-	6,175	(6,175)
Water Meters	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Total Water	1,980,223	117,632	157,084	145,610	151,324	145,610	147,038	145,610	169,528	172,384	179,525	180,954	204,923	1,917,222	63,001
WASTEWATER															
Bulk W/W Purchases	1,602,415	114,118	133,534	133,534	133,534	133,534	133,534	133,534	133,534	133,534	133,534	133,534	133,541	1,582,999	19,416
W/W System Maintenance	300,000	29,772	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	304,772	(4,772)
W/W Tap Inspections	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift Station Maintenance	300,000	18,025	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	293,025	6,975
Chemicals	50,000	-	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,174	45,834	4,166
Total Wastewater	2,252,415	161,915	187,700	187,700	187,700	187,700	187,700	187,700	187,700	187,700	187,700	187,700	187,715	2,226,630	25,785
ADMINISTRATIVE															
Director Fees	20,000	1,547	1,400	1,250	1,400	1,250	1,400	1,250	1,700	2,250	2,700	2,000	2,150	20,297	(297)
Payroll Taxes	45,290	4,487	3,774	3,774	3,774	3,774	3,774	3,774	3,774	3,774	3,774	3,774	3,776	46,003	(713)
Legal Fees-General	125,000	9,046	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,413	123,629	1,371
Legal Fees-Special	0	3,310	-	-	-	-	-	-	-	-	-	-	-	3,310	(3,310)
Legal Fees-Covenants	65,000	9,338	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,413	68,921	(3,921)
Management Services	437,461	35,177	36,455	36,455	36,455	36,455	36,455	36,455	36,455	36,455	36,455	36,455	36,456	436,183	1,278
Bookkeeping Services	80,000	6,263	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,663	79,596	405
Financial Advisor Services	2,500	-	2,500	-	-	-	-	-	-	-	-	-	-	2,500	-
Audit Fees	20,000	-	-	-	20,000	-	-	-	-	-	-	-	-	20,000	-
Engineering Fees	24,000	1,734	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	23,734	266
Engineering Fees-Special	80,000	8,035	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,663	81,368	(1,368)
Professional Fees	52,000	800	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,337	48,467	3,533
Tax Assess/Collector Fees	32,000	-	6,000	6,500	-	-	6,500	-	-	6,500	-	-	6,500	32,000	-
Permits/MemberDues/Lic.	1,000	-	-	500	-	-	-	500	-	-	-	-	-	1,000	-
Insurance	45,000	1,028	-	2,000	-	-	-	-	-	-	-	-	42,000	45,028	(28)
Credit Card Fees	45,000	3,780	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,030	(30)
Conference/Training	7,500	-	-	-	-	-	-	-	-	7,500	-	-	-	7,500	-
Total Administrative	1,081,751	84,543	89,380	89,730	100,880	80,730	87,380	81,230	81,180	95,730	82,180	81,480	130,121	1,084,564	(2,813)
PARKS															
Landscape-Parks	688,000	57,298	57,333	57,333	57,333	57,333	57,333	57,333	57,333	57,333	57,333	57,333	57,337	687,965	35
Landscape-Contingency	183,800	43,929	15,317	15,317	15,317	15,317	15,317	15,317	15,317	15,317	15,317	15,317	15,313	212,412	(28,612)
Park Maintenance	100,000	7,738	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,337	99,405	595
Well Maintenance	85,000	937	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,087	78,854	6,146
Park Utilities	24,000	1,620	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	23,620	380

See Accountants' Report.

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2025-2026

	FY 2026 Budget	Actual Oct-25	Budget Nov-25	Budget Dec-25	Budget Jan-26	Budget Feb-26	Budget Mar-26	Budget Apr-26	Budget May-26	Budget Jun-26	Budget Jul-26	Budget Aug-26	Budget Sep-26	FY-2026 Actual + Budget	Variance
Security	174,000	15,950	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	175,450	(1,450)
Irrigation Repairs	49,200	-	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	45,100	4,100
Pond Restoration	90,000	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	82,500	7,500
Trail Maintenance	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Playscape Maintenance	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Fence Repair	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Total Parks	1,549,000	127,473	116,166	116,166	116,166	116,166	116,166	116,166	116,166	116,166	116,166	116,166	271,174	1,560,307	(11,307)
OTHER															
Meefing Expenses	150	-	12	12	12	12	12	12	12	12	14	14	14	138	12
Nightwatchman	23,400	1,719	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	23,169	231
Security Equipment	10,000	-	-	-	-	-	-	10,000	-	-	-	-	-	10,000	-
Flock Service	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Miscellaneous	12,000	2,897	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	13,897	(1,897)
Garbage Collection	1,046,520	84,780	87,210	87,210	87,210	87,210	87,210	87,210	87,210	87,210	87,210	87,210	87,210	1,044,090	2,430
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	208	208	208	208	208	208	208	208	208	208	212	2,292	208
Website	25,000	800	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	23,717	1,283
Signage	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-
Event Supplies	3,000	142	-	-	-	-	-	-	-	-	-	-	2,850	2,992	8
Telephone	15,600	47	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	14,347	1,253
Total Other	1,202,170	90,385	93,763	93,763	93,763	93,763	93,763	103,763	93,763	93,763	93,765	93,765	160,623	1,198,642	3,528
Total Expenditures	8,644,218	628,200	692,313	681,189	698,053	672,189	680,267	682,689	696,557	713,963	707,556	708,285	1,002,791	8,564,056	80,162
Operating Excess/(Deficiency)	1,296,344	(108,015)	(210,251)	2,110,087	1,545,948	(11,236)	(237,648)	(1,413)	(262,797)	(277,518)	(264,398)	(263,784)	(559,229)	1,460,420	164,076
CAPITAL OUTLAY															
Signage Plan	60,000	-	-	-	-	-	-	-	-	-	-	-	60,000	60,000	-
Vehicle	60,000	-	-	-	-	-	-	-	-	-	-	-	60,000	60,000	-
Tree Program	100,000	-	-	-	-	-	-	-	-	-	-	-	100,000	100,000	-
Sidewalk Project	250,000	-	-	-	-	-	-	-	-	-	-	-	250,000	250,000	-
Electronic Meter Replacement	200,000	-	-	-	-	-	-	-	-	-	-	-	200,000	200,000	-
Parks CIP	2,000,000	13,281	-	-	-	-	-	-	-	-	-	-	1,986,719	2,000,000	-
Park Land Acquisition	5,000,000	-	-	-	-	-	-	-	-	-	-	-	5,000,000	5,000,000	-
Water/Sewer System CIP	1,000,000	-	-	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000	-
Total Capital Outlay	8,670,000	13,281	-	-	-	-	-	-	-	-	-	-	8,656,719	8,670,000	-
Total Expenses & Park CIP	17,314,218	641,481	692,313	681,189	698,053	672,189	680,267	682,689	696,557	713,963	707,556	708,285	9,659,510	17,234,056	80,162
Net Revenues/(Deficit)	(7,373,656)	(121,081)	(210,210)	2,110,128	1,545,989	(11,195)	(237,607)	(1,372)	(262,756)	(277,477)	(264,357)	(263,743)	(9,215,899)	(7,209,580)	164,076
Other (Sources)/Uses															
Interfund Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other (Sources)/Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Excess/(Deficiency)	\$ (7,373,656)	\$ (121,081)	\$ (210,210)	\$ 2,110,128	\$ 1,545,989	\$ (11,195)	\$ (237,607)	\$ (1,372)	\$ (262,756)	\$ (277,477)	\$ (264,357)	\$ (263,743)	\$ (9,215,899)	\$ (7,209,580)	\$ 164,076

See Accountants' Report.

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	11,903.40	0.00	0.00	0.00	0.00	11,903.40
Alterman, Inc.	0.00	1,286.67	0.00	0.00	0.00	1,286.67
Armbrust & Brown, P.L.L.C.	18,383.61	0.00	0.00	0.00	0.00	18,383.61
Bott & Douthitt, P.L.L.C.	8,223.56	0.00	0.00	0.00	0.00	8,223.56
Charter Communications	140.39	0.00	0.00	0.00	0.00	140.39
City of Austin	218,461.10	0.00	0.00	0.00	0.00	218,461.10
City of Round Rock Environmental Services	250.00	0.00	0.00	0.00	0.00	250.00
CombatBet	0.00	915.00	0.00	0.00	0.00	915.00
Crossroads Utility Services	84,480.61	0.00	0.00	0.00	0.00	84,480.61
Expand Financial	0.00	424.38	0.00	0.00	0.00	424.38
Jackson Walker, LLP	3,309.50	0.00	0.00	0.00	0.00	3,309.50
LJA Engineering, Inc.	527.77	521.50	0.00	0.00	0.00	1,049.27
Petty Cash	486.00	0.00	0.00	0.00	0.00	486.00
Ramona Oliver	1,452.79	0.00	0.00	0.00	0.00	1,452.79
Roadrunner Inspection Services	6,175.00	0.00	0.00	0.00	0.00	6,175.00
Studio 16 19, LLC	17,075.06	0.00	0.00	0.00	0.00	17,075.06
TCEQ	7,558.25	0.00	0.00	0.00	0.00	7,558.25
Texas Disposal Systems, Inc.	84,780.00	0.00	0.00	0.00	0.00	84,780.00
TexaScapes	24,801.97	3,400.00	0.00	0.00	0.00	28,201.97
TML Intergovernmental Risk Pool	0.00	3,050.00	0.00	0.00	0.00	3,050.00
Travis County Sheriff's Department	3,220.00	0.00	0.00	0.00	0.00	3,220.00
TX Health Benefits Pool	0.00	(6,175.42)	0.00	0.00	0.00	(6,175.42)
TXU Energy	2,370.26	0.00	0.00	0.00	0.00	2,370.26
Victor O. Schinnerer & Co., Inc.	1,028.00	0.00	0.00	0.00	0.00	1,028.00
TOTAL	494,627.27	3,422.13	0.00	0.00	0.00	498,049.40

See Accountants' Report.

Northtown Municipal Utility District
OTHER DEPOSITS SUMMARY
October 31, 2025

Description	Amount
VILLAGE AT NORTHTOWN	\$ 2,314.56
PISD REVIEW	749.10
EDENBROOK RIDGE	803.10
DESSAU FOUNTAIN ESTATES	224.30
KB HOMES - VILLAGES AT NORTHTOWN	(467.80)
DESSAU RETAIL - ACR	(1,870.70)
VILLAGES - MULTI-FAMILY WB PKWY	(176.78)
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	(1,714.90)
JDs SUPERMARKET - DESSAU	4,000.00
HEATHERWILDE OFFICE	2,042.00
Total Other Deposits	<u>\$ 6,306.25</u>

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
		INITIAL DEPOSIT	\$ 1,000.00
10/31/19	360 Professional Services, Inc. - #2288	VILLAGE AT NTWN	(249.90)
10/31/19	Armbrust & Brown, PLLC - #158546	VILLAGE AT NTWN	(1,731.50)
11/30/19	Armbrust & Brown, PLLC - #159482	VILLAGE AT NTWN	(412.00)
12/31/19	Armbrust & Brown, PLLC - #160252	VILLAGE AT NTWN	(2,203.48)
01/31/20	360 Professional Services, Inc. - #2381	VILLAGE AT NTWN	(6,171.21)
01/31/20	Armbrust & Brown, PLLC - #161287	VILLAGE AT NTWN	(329.00)
02/29/20	Invoice #1281		16,010.02
02/29/20	360 Professional Services, Inc. - #2411	VILLAGE AT NTWN	(765.00)
02/29/20	Armbrust & Brown, PLLC - #161983	VILLAGE AT NTWN	(141.00)
03/31/20	360 Professional Services, Inc. - #2439	VILLAGE AT NTWN	(1,020.00)
03/31/20	Armbrust & Brown, PLLC - #162525	VILLAGE AT NTWN	(1,038.50)
04/30/20	360 Professional Services, Inc. - #2461	VILLAGE AT NTWN	(255.00)
04/30/20	Armbrust & Brown, PLLC - #163383	VILLAGE AT NTWN	(1,849.50)
05/31/20	360 Professional Services, Inc. - #2478	VILLAGE AT NTWN	(1,020.00)
05/31/20	Armbrust & Brown, PLLC - #164168	VILLAGE AT NTWN	(70.00)
06/30/20	Armbrust & Brown, PLLC - #164763	VILLAGE AT NTWN	(446.50)
07/31/20	Armbrust & Brown, PLLC - #165344	VILLAGE AT NTWN	(493.50)
07/31/20	360 Professional Services, Inc. - #2523	VILLAGE AT NTWN	(2,677.19)
09/30/20	Armbrust & Brown, PLLC - #166375	VILLAGE AT NTWN	(70.50)
10/31/20	360 Professional Services, Inc. - #2606	VILLAGE AT NTWN	(510.00)
11/30/20	360 Professional Services, Inc. - #2632	VILLAGE AT NTWN	(1,079.63)
11/30/20	Armbrust & Brown, PLLC - #168699	VILLAGE AT NTWN	(752.00)
12/31/20	Armbrust & Brown, PLLC - #169305	VILLAGE AT NTWN	(1,527.50)
01/31/21	Armbrust & Brown, PLLC - #170375	VILLAGE AT NTWN	(600.00)
02/28/21	360 Professional Services, Inc. - #2696	VILLAGE AT NTWN	(260.10)
02/28/21	Armbrust & Brown, PLLC - #170765	VILLAGE AT NTWN	(500.00)
03/31/21	Armbrust & Brown, PLLC - #171742	VILLAGE AT NTWN	(1,975.00)
04/30/21	360 Professional Services, Inc. - #2747	VILLAGE AT NTWN	(260.10)
05/31/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(755.58)
05/31/21	Invoice #1304		17,050.92
05/31/21	360 Professional Services, Inc. - #2772	VILLAGE AT NTWN	(260.10)
06/30/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(781.96)
07/31/21	Armbrust & Brown, PLLC - #174856	VILLAGE AT NTWN	(600.00)
08/31/21	Armbrust & Brown, PLLC - #175723	VILLAGE AT NTWN	(725.00)
09/30/21	360 Professional Services, Inc. - #2883	VILLAGE AT NTWN	(260.10)
09/30/21	Armbrust & Brown, PLLC - #176465	VILLAGE AT NTWN	(50.00)
10/31/21	Armbrust & Brown, PLLC - #177441	VILLAGE AT NTWN	(625.00)
11/30/21	Armbrust & Brown, PLLC - #178434	VILLAGE AT NTWN	(100.00)
01/31/22	Armbrust & Brown, PLLC - #179739	VILLAGE AT NTWN	(627.00)
08/31/22	360 Professional Services, Inc. - #3242	VILLAGE AT NTWN	(270.30)
12/31/22	Armbrust & Brown, PLLC - #188943	VILLAGE AT NTWN	(747.50)
01/31/23	Armbrust & Brown, PLLC - #189778	VILLAGE AT NTWN	(198.00)
02/28/23	Armbrust & Brown, PLLC - #190598	VILLAGE AT NTWN	(132.00)
03/31/23	Armbrust & Brown, PLLC - #191488	VILLAGE AT NTWN	(792.00)
08/31/24	Armbrust & Brown, PLLC - #206661	VILLAGE AT NTWN	(1,330.00)
09/30/24	Armbrust & Brown, PLLC - #207103	VILLAGE AT NTWN	(560.00)
11/30/24	Armbrust & Brown, PLLC - #208969	VILLAGE AT NTWN	(140.00)
01/31/25	360 Professional Services, Inc. - #4109	VILLAGE AT NTWN	(295.80)
02/28/25	Armbrust & Brown, PLLC - #209797	VILLAGE AT NTWN	(175.00)
02/28/25	Armbrust & Brown, PLLC - #210731	VILLAGE AT NTWN	(200.00)
02/28/25	Armbrust & Brown, PLLC - #211456	VILLAGE AT NTWN	(920.00)
03/31/25	Armbrust & Brown, PLLC - #212430	VILLAGE AT NTWN	(160.00)
07/31/25	Armbrust & Brown, PLLC - #215705	VILLAGE AT NTWN	(400.00)
09/30/25	Armbrust & Brown, PLLC - #217664	VILLAGE AT NTWN	(1,320.00)
		Escrow Balance	\$ 2,314.56

See Accountants' Report.

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

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

See Accountants' Report.

**Northtown Municipal Utility District
Edenbrook Ridge
October 31, 2025**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/21/14	Invoiced #1158		5,000.00
07/31/14	360 Professional Services #639	Edenbrook Ridge	(673.20)
01/31/15	360 Professional Services #777	Edenbrook Ridge	(2,334.98)
03/31/15	360 Professional Services #822	Edenbrook Ridge	(1,219.20)
11/15/18	Invoice #1256		4,227.38
12/31/18	360 Professional Services #2010	Edenbrook Ridge	(489.60)
02/28/19	360 Professional Services #2058	Edenbrook Ridge	(834.47)
08/31/19	360 Professional Services #2232	Edenbrook Ridge	(499.80)
10/31/19	360 Professional Services #2287	Edenbrook Ridge	(331.17)
11/30/19	360 Professional Services #2317	Edenbrook Ridge	(999.60)
05/08/20	Invoice #1286		3,154.64
05/31/20	360 Professional Services #2476	Edenbrook Ridge	(510.00)
07/31/20	360 Professional Services #2520	Edenbrook Ridge	(1,166.18)
10/31/20	360 Professional Services #2605	Edenbrook Ridge	(1,275.00)
12/31/20	360 Professional Services #2653	Edenbrook Ridge	(765.00)
01/31/21	360 Professional Services #2675	Edenbrook Ridge	(540.52)
03/31/21	360 Professional Services #2720	Edenbrook Ridge	(1,820.70)
04/30/21	360 Professional Services #2744	Edenbrook Ridge	(260.10)
05/03/21	Invoice #1305	Edenbrook Ridge	6,077.40
09/30/21	360 Professional Services #2882	Edenbrook Ridge	(520.20)
10/31/21	360 Professional Services #2920	Edenbrook Ridge	(260.10)
02/28/22	360 Professional Services #3040	Edenbrook Ridge	(1,351.50)
03/31/22	360 Professional Services #3079	Edenbrook Ridge	(270.30)
04/30/22	360 Professional Services #3151	Edenbrook Ridge	(1,081.20)
06/30/22	360 Professional Services #3174	Edenbrook Ridge	(1,351.50)
07/31/22	360 Professional Services #3207	Edenbrook Ridge	(270.30)
08/31/22	360 Professional Services #3239	Edenbrook Ridge	(1,351.50)
09/30/22	360 Professional Services #3278	Edenbrook Ridge	(270.30)
10/31/22	Invoice #1325	Edenbrook Ridge	6,987.00
11/30/22	360 Professional Services #3353	Edenbrook Ridge	(617.10)
12/31/22	360 Professional Services #3402	Edenbrook Ridge	(270.30)
01/31/23	360 Professional Services #3419	Edenbrook Ridge	(275.40)
02/28/23	360 Professional Services #3451	Edenbrook Ridge	(275.40)
06/30/23	360 Professional Services #3566	Edenbrook Ridge	(275.40)
09/30/23	360 Professional Services #3655	Edenbrook Ridge	(275.40)
01/31/24	360 Professional Services #3771	Edenbrook Ridge	(280.50)
08/31/24	360 Professional Services #3961	Edenbrook Ridge	(561.00)
02/28/25	360 Professional Services #4134	Edenbrook Ridge	(295.80)
05/31/25	360 Professional Services #4213	Edenbrook Ridge	(295.80)
06/30/25	360 Professional Services #4237	Edenbrook Ridge	(591.60)
09/30/25	360 Professional Services #4310	Edenbrook Ridge	(591.60)
10/08/25	Invoice #1348		1,000.00
10/31/25	360 Professional Services #4336	Edenbrook Ridge	(591.60)
TOTAL DEPOSIT			<u>\$ 803.10</u>

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/05/16	Invoiced #1199		5,000.00
07/31/16	Armbrust & Brown/131190	Dessau Fountain Estates	(694.00)
08/31/16	Armbrust & Brown/131844	Dessau Fountain Estates	(425.00)
09/30/25	360 Professional Services #4308	Dessau Fountain Estates	(3,065.10)
10/31/25	360 Professional Services #4335	Dessau Fountain Estates	(591.60)
TOTAL DEPOSIT			<u>\$ 224.30</u>

**Northtown Municipal Utility District
KB Homes - Villages at Northtown
October 31, 2025**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
#####	Cash Receipts		5,000.00
#####	360 Professional Services	KB Homes - Villages at NT	(239.70)
#####	360 Professional Services	KB Homes - Villages at NT	(318.58)
#####	360 Professional Services	KB Homes - Villages at NT	(734.40)
#####	360 Professional Services	KB Homes - Villages at NT	(244.80)
#####	360 Professional Services	KB Homes - Villages at NT	(848.69)
#####	360 Professional Services	KB Homes - Villages at NT	(1,591.20)
#####	360 Professional Services	KB Homes - Villages at NT	(1,468.80)
#####	Invoiced #1253		5,446.17
#####	360 Professional Services - 1964	KB Homes - Villages at NT	(979.20)
#####	Armbrust & Brown, PLLC-149369	KB Homes - Villages at NT	(291.00)
#####	360 Professional Services - 1990	KB Homes - Villages at NT	(244.80)
#####	Armbrust & Brown, PLLC-150320	KB Homes - Villages at NT	(141.83)
#####	360 Professional Services - 2011	KB Homes - Villages at NT	(489.60)
#####	Armbrust & Brown, PLLC-151063	KB Homes - Villages at NT	(274.50)
#####	360 Professional Services - 2060	KB Homes - Villages at NT	(999.60)
#####	Armbrust & Brown, PLLC-153310	KB Homes - Villages at NT	(49.50)
#####	360 Professional Services - 2106	KB Homes - Villages at NT	(749.70)
#####	360 Professional Services - 2141	KB Homes - Villages at NT	(999.60)
#####	360 Professional Services - 2205	KB Homes - Villages at NT	(2,499.00)
#####	Armbrust & Brown, PLLC-156409	KB Homes - Villages at NT	(142.50)
#####	360 Professional Services - 2233	KB Homes - Villages at NT	(1,999.20)
#####	Armbrust & Brown, PLLC-157171	KB Homes - Villages at NT	(66.00)
#####	Invoice #1274		7,426.03
#####	360 Professional Services - 2262	KB Homes - Villages at NT	(499.80)
#####	Armbrust & Brown, PLLC-159481	KB Homes - Villages at NT	(683.00)
#####	Armbrust & Brown, PLLC-161286	KB Homes - Villages at NT	(94.00)
#####	Invoice #1312		3,776.80
#####	360 Professional Services - 2921	KB Homes - Villages at NT	(780.30)
#####	Armbrust & Brown, PLLC-177440	KB Homes - Villages at NT	(725.00)
#####	360 Professional Services - 2945	KB Homes - Villages at NT	(780.30)
#####	Armbrust & Brown, PLLC-178433	KB Homes - Villages at NT	(1,600.00)
#####	360 Professional Services - 2970	KB Homes - Villages at NT	(260.10)
#####	360 Professional Services - 3041	KB Homes - Villages at NT	(540.60)
#####	360 Professional Services - 3080	KB Homes - Villages at NT	(1,946.04)
#####	Armbrust & Brown, PLLC-181180	KB Homes - Villages at NT	(655.50)
#####	360 Professional Services - 3117	KB Homes - Villages at NT	(540.60)
#####	Armbrust & Brown, PLLC-182320	KB Homes - Villages at NT	(969.00)
#####	360 Professional Services - 3152	KB Homes - Villages at NT	(810.90)
#####	Armbrust & Brown, PLLC-183767	KB Homes - Villages at NT	(598.50)
#####	360 Professional Services - 3175	KB Homes - Villages at NT	(1,892.10)
#####	Invoice #1324		12,098.94
#####	Armbrust & Brown, PLLC-184513	KB Homes - Villages at NT	(1,072.50)
#####	360 Professional Services - 3208	KB Homes - Villages at NT	(1,351.50)
#####	360 Professional Services - 3240	KB Homes - Villages at NT	(1,621.80)
#####	360 Professional Services - 3279	KB Homes - Villages at NT	(1,081.20)
#####	Armbrust & Brown, PLLC-186359	KB Homes - Villages at NT	(784.50)
#####	360 Professional Services - 3318	KB Homes - Villages at NT	(810.90)
#####	Invoice #1326		6,722.40
#####	360 Professional Services - 3354	KB Homes - Villages at NT	(887.40)
#####	Armbrust & Brown, PLLC-187877	KB Homes - Villages at NT	(650.00)
#####	360 Professional Services - 3403	KB Homes - Villages at NT	(270.30)
#####	Armbrust & Brown, PLLC-189777	KB Homes - Villages at NT	(275.40)
#####	360 Professional Services - 3420	KB Homes - Villages at NT	(924.00)
#####	360 Professional Services - 3452	KB Homes - Villages at NT	(826.20)
#####	360 Professional Services - 3485	KB Homes - Villages at NT	(826.20)
#####	Armbrust & Brown, PLLC-191487	KB Homes - Villages at NT	(528.00)
#####	360 Professional Services - 3515	KB Homes - Villages at NT	(275.40)
#####	Armbrust & Brown, PLLC-192395	KB Homes - Villages at NT	(132.00)
#####	360 Professional Services - 3542	KB Homes - Villages at NT	(2,203.20)
#####	Armbrust & Brown, PLLC-193130	KB Homes - Villages at NT	(1,287.00)
#####	360 Professional Services - 3567	KB Homes - Villages at NT	(275.40)
#####	360 Professional Services - 3594	KB Homes - Villages at NT	(1,927.80)
#####	Invoice #1336		11,288.30
#####	360 Professional Services - 3624	KB Homes - Villages at NT	(550.80)
#####	360 Professional Services - 3657	KB Homes - Villages at NT	(275.40)
#####	360 Professional Services - 3687	KB Homes - Villages at NT	(275.40)
#####	Armbrust & Brown, PLLC-197522	KB Homes - Villages at NT	(132.00)
#####	360 Professional Services - 3772	KB Homes - Villages at NT	(280.50)
#####	360 Professional Services - 3799	KB Homes - Villages at NT	(280.50)
#####	360 Professional Services - 3822	KB Homes - Villages at NT	(1,974.90)
#####	360 Professional Services - 3848	KB Homes - Villages at NT	(1,122.00)
#####	360 Professional Services - 3928	KB Homes - Villages at NT	(280.50)
#####	360 Professional Services - 4261	KB Homes - Villages at NT	(295.80)
	TOTAL DEPOSIT		<u>\$ (467.80)</u>

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
10/23/18	Invoice #1255		2,500.00
10/31/18	360 Professional Services - 1963	Dessau Retail - ACR	(489.60)
02/28/19	360 Professional Services - 2056	Dessau Retail - ACR	(840.10)
02/28/23	360 Professional Services - 3450	Dessau Retail - ACR	(550.80)
03/31/23	360 Professional Services - 3484	Dessau Retail - ACR	(275.40)
04/30/23	360 Professional Services - 3514	Dessau Retail - ACR	(275.40)
07/31/23	360 Professional Services - 3593	Dessau Retail - ACR	(1,377.00)
07/31/23	Invoice #1337		3,808.30
10/31/23	360 Professional Services - 3685	Dessau Retail - ACR	(275.40)
06/30/24	360 Professional Services - 3896	Dessau Retail - ACR	(280.50)
07/31/24	360 Professional Services - 3925	Dessau Retail - ACR	(280.50)
10/31/24	360 Professional Services - 4024	Dessau Retail - ACR	(280.50)
03/31/25	360 Professional Services - 4157	Dessau Retail - ACR	(887.40)
04/30/25	360 Professional Services - 4187	Dessau Retail - ACR	(1,479.00)
09/30/25	360 Professional Services - 4309	Dessau Retail - ACR	(887.40)
TOTAL DEPOSIT			<u>\$ (1,870.70)</u>

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

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

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

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

**Northtown Municipal Utility District
Villages - AvalonBay MF
October 31, 2025**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/20/21	Deposit		5,000.00
12/31/21	360 Professional Services - 2971	Villages - AvalonBay MF	(260.10)
02/28/22	360 Professional Services - 3043	Villages - AvalonBay MF	(270.30)
06/30/22	360 Professional Services - 3177	Villages - AvalonBay MF	(270.30)
08/31/22	360 Professional Services - 3241	Villages - AvalonBay MF	(1,081.20)
10/31/22	360 Professional Services - 3320	Villages - AvalonBay MF	(270.30)
12/31/22	360 Professional Services - 3404	Villages - AvalonBay MF	(1,621.80)
04/30/23	360 Professional Services - 3516	Villages - AvalonBay MF	(2,203.20)
05/31/23	360 Professional Services - 3543	Villages - AvalonBay MF	(1,101.60)
06/30/23	360 Professional Services - 3568	Villages - AvalonBay MF	(826.20)
07/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(1,377.00)
07/31/23	Armbrust & Brown, PLLC - 194810	Villages - AvalonBay MF	(1,650.00)
07/31/23	Invoice #1338		10,932.00
08/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(826.20)
09/30/23	360 Professional Services - 3659	Villages - AvalonBay MF	(275.40)
01/31/24	360 Professional Services - 3774	Villages - AvalonBay MF	(280.50)
05/31/24	360 Professional Services - 3877	Villages - AvalonBay MF	(561.00)
06/30/24	360 Professional Services - 3900	Villages - AvalonBay MF	(280.50)
09/30/24	360 Professional Services - 3995	Villages - AvalonBay MF	(841.50)
09/30/24	Armbrust & Brown, PLLC - 196634	Villages - AvalonBay MF	(396.00)
01/31/25	360 Professional Services - 4108	Villages - AvalonBay MF	(591.60)
02/28/25	360 Professional Services - 4137	Villages - AvalonBay MF	(295.80)
06/30/25	360 Professional Services - 4242	Villages - AvalonBay MF	(295.80)
07/31/25	360 Professional Services - 4264	Villages - AvalonBay MF	(295.80)
08/31/25	360 Professional Services - 4284	Villages - AvalonBay MF	(591.60)
09/30/25	360 Professional Services - 4314	Villages - AvalonBay MF	(295.80)
10/31/25	360 Professional Services - 4340	Villages - AvalonBay MF	(887.40)
TOTAL DEPOSIT			<u>\$ (1,714.90)</u>

**Northtown Municipal Utility District
JDs Supermarket - Dessau
October 31, 2025**

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

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
05/31/24	Deposit - ARS Developers	Invoice #1342	4,000.00
06/30/24	360 Professional Services, Inc. - 3897		(841.50)
07/31/24	360 Professional Services, Inc. - 3926		(1,402.50)
08/31/24	360 Professional Services, Inc. - 3962		(280.50)
01/31/25	360 Professional Services, Inc. - 4104		(1,183.20)
03/31/25	360 Professional Services, Inc. - 4158		(591.60)
06/30/25	Invoice - ARS Developers	Invoice #1346	5,299.30
06/30/25	360 Professional Services, Inc. - 4238		(295.80)
07/31/25	360 Professional Services, Inc. - 4259		(295.80)
09/30/25	360 Professional Services, Inc. - 4311		(1,774.80)
10/31/25	360 Professional Services, Inc. - 4337		(591.60)
		TOTAL DEPOSIT	<u>\$ 2,042.00</u>

**Northtown M.U.D.
Write Off Summary
10/31/2025**

	Write Offs	Collections
FYE 9/2010	13,834.45	473.84
FYE 9/2011	13,463.25	81.44
FYE 9/2012	11,700.83	336.33
FYE 9/2013	13,647.71	412.86
FYE 9/2014	12,852.94	961.95
FYE 9/2015	16,873.05	1,676.53
FYE 9/2016	9,253.23	913.40
FYE 9/2017	9,161.23	38.91
FYE 9/2018	11,977.36	993.96
FYE 9/2019	8,043.10	706.56
FYE 9/2020	6,506.43	947.64
10/31/2020	1,681.38	262.72
11/30/2020	1,810.70	74.56
12/31/2020	577.34	-
1/31/2021	1,945.60	21.00
2/28/2021	898.79	266.15
3/31/2021	-	217.22
4/30/2021	-	358.51
5/31/2021	5,502.46	89.85
6/30/2021	1,130.42	-
7/31/2021	5,413.65	23.06
8/31/2021	2,420.24	167.91
9/30/2021	226.38	23.06
10/31/2021	1,620.83	23.06
11/30/2021	3,140.46	23.06
12/31/2021	80.62	23.06
1/31/2022	-	-
2/28/2022	597.86	96.47
3/31/2022	-	23.06
4/30/2022	156.90	-
5/31/2022	1,070.12	-
6/30/2022	732.92	78.09
7/31/2022	327.98	54.33
8/31/2022	1,773.74	-
9/30/2022	613.52	-
10/31/2022	-	-
11/30/2022	-	-
12/31/2022	294.65	-
1/31/2023	374.77	-
2/28/2023	319.31	-
3/31/2023	1,124.35	-
4/30/2023	492.35	-
5/31/2023	866.35	-
6/30/2023	307.72	-
7/31/2023	227.76	-
8/31/2023	-	-
9/30/2023	2,507.29	-
10/31/2023	129.42	-
11/30/2023	-	-
12/31/2023	4,229.29	-
1/31/2024	1,161.29	-
2/29/2024	487.32	-
3/31/2024	228.01	151.16
4/30/2024	364.19	-
5/31/2024	345.56	-
6/30/2024	1,614.30	-
7/31/2024	-	-
8/31/2024	695.24	-
9/30/2024	6,571.48	23.27
10/31/2024	229.34	-
11/30/2024	1,313.40	-
12/31/2024	917.42	-
1/31/2025	673.73	31.63
2/28/2025	-	-
3/31/2025	2,044.96	-
4/30/2025	1,117.24	-
5/31/2025	73.43	-
6/30/2025	317.96	-
7/31/2025	1,255.87	-
8/31/2025	2,065.19	-
9/30/2025	635.10	-
10/31/2025	418.16	-
Total	\$ 192,437.94	\$ 9,574.65

**Northtown M.U.D.
ChargePoint Revenue Summary
10/31/2025**

<i>Month</i>	<i>Gross Revenue</i>	<i>Service Fee</i>	<i>Net Revenue</i>
Nov-22	\$ 0.41	\$ 0.04	0.37
Dec-22	21.44	2.15	19.29
Jan-23	0.22	0.02	0.20
Feb-23	53.56	5.36	48.20
Mar-23	93.02	9.30	83.72
Apr-23	9.92	0.98	8.94
May-23	24.45	2.43	22.02
Jun-23	67.96	6.78	61.18
Jul-23	24.14	2.41	21.73
Aug-23	57.56	5.74	51.82
Sep-23	91.01	9.07	81.94
Oct-23	195.07	19.46	175.61
Nov-23	232.24	23.23	209.01
Dec-23	206.03	20.58	185.45
Jan-24	166.10	16.61	149.49
Feb-24	270.86	27.08	243.78
Mar-24	266.23	26.60	239.63
Apr-24	289.64	28.92	260.72
May-24	326.39	32.56	293.83
Jun-24	331.77	33.09	298.68
Jul-24	179.86	17.97	161.89
Aug-24	308.97	30.83	278.14
Sep-24	258.81	25.82	232.99
Oct-24	150.68	15.03	135.65
Nov-24	228.43	22.84	205.59
Dec-24	246.14	24.56	221.58
Jan-25	167.07	16.69	150.38
Feb-25	159.62	15.94	143.68
Mar-25	246.06	24.58	221.48
Apr-25	229.68	22.93	206.75
May-25	481.74	44.88	436.86
Jun-25	514.83	51.47	463.36
Jul-25	551.39	55.10	496.29
Aug-25	395.21	39.49	355.72
Sep-25	401.48	40.15	361.33
Oct-25	424.54	42.45	382.09
Total	\$ 7,672.53	\$ 763.14	\$ 6,909.39

See Accountants' Report.

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

Month	No. of Sales	Total Credit Card Sales	Credit Card Fees
October-20	1792	224,220.07	6,795.35
November-20	1731	204,338.19	6,252.41
December-20	1854	211,276.61	6,414.87
January-21	1933	191,406.94	5,819.86
February-21	1723	193,913.20	5,893.22
March-21	1911	188,784.36	5,736.28
April-21	1825	197,494.26	6,190.66
May-21	1924	219,960.64	6,677.13
June-21	2041	264,783.80	8,037.30
July-21	2074	236,922.93	7,186.65
August-21	2050	212,399.16	6,446.36
September-21	2052	284,206.69	8,613.59
October-21	2030	245,580.48	7,462.82
November-21	2031	263,673.19	7,936.72
December-21	2114	243,030.44	7,365.43
January-22	2211	254,963.89	7,736.01
February-22	1919	202,322.81	6,162.29
March-22	2368	260,510.59	7,911.56
April-22	2309	262,529.96	7,996.97
May-22	2088	224,188.26	6,822.89
June-22	2389	287,765.47	8,719.45
July-22	2356	276,851.21	8,403.24
August-22	2232	242,125.09	7,367.09
September-22	2233	289,687.36	8,808.81
October-22	2243	254,039.80	7,777.92
November-22	2552	334,011.98	10,128.02
December-22	2178	257,935.29	7,903.56
January-23	2310	359,106.37	10,896.98
February-23	2183	234,362.99	7,213.60
March-23	2323	262,134.40	8,002.08
April-23	2318	234,327.80	7,118.02
May-23	2391	275,487.58	8,381.42
June-23	2373	280,689.83	8,557.61
July-23	2390	257,909.76	7,827.95
August-23	2532	305,713.34	9,329.37
September-23	2253	235,165.68	7,175.10
October-23	2469	307,055.56	9,347.22
November-23	2471	272,627.99	8,387.08
December-23	2449	272,305.93	3,237.17
January-24	2258	214,911.32	2,464.40
February-24	2439	228,465.28	2,678.69
March-24	2399	212,377.73	2,661.00
April-24	2364	231,637.36	2,761.09
May-24	2652	258,878.52	2,926.96
June-24	2332	226,007.55	2,556.61
July-24	2438	238,639.12	2,686.07
August-24	2476	243,887.76	2,665.27
September-24	2385	239,351.03	2,616.27
October-24	2647	316,070.18	4,190.84
November-24	2315	231,715.64	2,528.92
December-24	2568	296,453.84	3,951.39
January-25	2613	280,333.13	3,428.99
February-25	2513	288,108.30	4,209.87
March-25	2496	268,554.61	3,545.25
April-25	2476	281,889.79	4,122.27
May-25	2586	258,873.43	3,323.43
June-25	2324	249,645.71	3,133.06
July-25	2625	301,966.27	3,614.42
August-25	2536	278,836.88	3,327.65
September-25	2250	219,366.59	2,447.46
October-25	2621	307,036.56	3,780.10

Northtown M.U.D.
Payroll Summary - Directors
 October 1 through December 17, 2025

	Baker, Lisa D	Capers, Christopher B.	Downey, Colette	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	1,105.00	1,326.00	442.00	2,873.00
Total Gross Pay	1,105.00	1,326.00	442.00	2,873.00
Adjusted Gross Pay	1,105.00	1,326.00	442.00	2,873.00
Taxes Withheld				
Federal Withholding	(13.00)	(80.00)	0.00	(93.00)
Medicare Employee	(16.02)	(19.23)	(6.41)	(41.66)
Social Security Employee	(68.51)	(82.21)	(27.40)	(178.12)
Total Taxes Withheld	(97.53)	(181.44)	(33.81)	(312.78)
Net Pay	1,007.47	1,144.56	408.19	2,560.22
Employer Taxes and Contributions				
Medicare Company	16.02	19.23	6.41	41.66
Social Security Company	68.51	82.21	27.40	178.12
Total Employer Taxes and Contributions	84.53	101.44	33.81	219.78

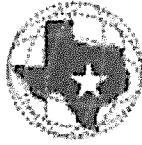
See Accountants' Report.

Northtown M.U.D.
Payroll Summary - Security

October 2025

	Culin, Michael P	Gray, Alfred	Hill, Cory J	Price, Joshua R	Ribsam, John J	Segovia III, Jose P.	Serna, Jr., Antonio	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjustme...									
Gross Pay									
Hourly	0.00	840.00	0.00	0.00	0.00	0.00	0.00	0.00	840.00
Security Hourly	1,960.00	0.00	1,260.00	420.00	1,260.00	700.00	280.00	5,830.00	11,710.00
Total Gross Pay	1,960.00	840.00	1,260.00	420.00	1,260.00	700.00	280.00	5,830.00	12,550.00
Adjusted Gross Pay	1,960.00	840.00	1,260.00	420.00	1,260.00	700.00	280.00	5,830.00	12,550.00
Taxes Withheld									
Federal Withholding	(152.00)	0.00	0.00	0.00	(109.00)	(8.00)	(1.00)	(788.00)	(1,058.00)
Medicare Employee	(28.42)	(12.18)	(18.27)	(6.09)	(18.27)	(10.15)	(4.06)	(84.54)	(181.98)
Social Security Employee	(121.52)	(52.08)	(78.12)	(26.04)	(78.12)	(43.40)	(17.36)	(361.46)	(778.10)
Total Taxes Withheld	(301.94)	(64.26)	(96.39)	(32.13)	(205.39)	(61.55)	(22.42)	(1,234.00)	(2,018.08)
Net Pay	1,658.06	775.74	1,163.61	387.87	1,054.61	638.45	257.58	4,596.00	10,531.92
Employer Taxes and Contributions									
Medicare Company	28.42	12.18	18.27	6.09	18.27	10.15	4.06	84.54	181.98
Social Security Company	121.52	52.08	78.12	26.04	78.12	43.40	17.36	361.46	778.10
TX - Unemployment	0.00	5.88	0.00	2.94	0.00	4.90	0.00	0.00	13.72
Total Employer Taxes and Contributions	149.94	70.14	96.39	35.07	96.39	58.45	21.42	446.00	973.80

See Accountants' Report.



Foreign Trade Zone

OF CENTRAL TEXAS

November 17, 2025

Brenda Richter
President
Northtown MUD
c/o Armbrust & Brown
100 Congress Avenue, Suite 1300
Austin, Texas, 78701

Re: Application for FTZ Designation of Applied Materials, Inc.

Dear President Richter:

The Foreign Trade Zone of Central Texas (FTZCTI) has received a request from Applied Materials, Inc. ("Applied") to obtain foreign trade zone designation of its facilities located within the Northtown MUD taxing jurisdiction. The list of facilities is included as Attachment A. The formal notice of that request is included as Attachment B.

FTZCTI's policy is to provide notice when a company located within the Northtown MUD's taxing jurisdiction wishes to obtain foreign trade zone designation. See Attachment C for our Explanation of FTZ Tax Authority Procedures and our Procedures for Contacting Tax Authorities.

Applied has obtained a letter of unconditional support for foreign trade zone designation from the City of Austin. The concurrence letter is included as Attachment D. Travis County is in the process of executing a payment in lieu of tax ("PILOT") agreement with Applied. According to the FTZCTI policy, the Northtown MUD has forty-five (45) calendar days to notify us that the Northtown MUD is interested in discussing a PILOT agreement with Applied.

If you have any questions regarding this request or decide to pursue a PILOT agreement with Applied, please contact me at ben.ramirez@ftzcentraltexas.com

Sincerely,

Ben Ramirez
Administrator, Foreign Trade Zone of Central Texas, Inc.

Item No. 10

Attachment A

List of Proposed FTZ Facilities within the Northtown MUD Area

Site 4: Howard Lane

710 W Howard Lane, Suite 100, Austin, TX 78753

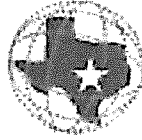
710 W Howard Lane, Suite 400, Austin, TX 78753

810 W Howard Lane, Suite 100, Austin, TX 78753

810 W Howard Lane, Suite 125, Austin, TX 78753

Attachment B

Notice of FTZ Project – Applied Materials, Inc.



Foreign Trade Zone

CENTRAL TEXAS

NOTICE OF FTZ PROJECT Applied Materials, Inc. November 17, 2025

In accordance with our policy, the Foreign Trade Zone of Central Texas, Inc (FTZCTI) is providing notice that we intend to seek Foreign Trade Zone (FTZ) designation of Applied Materials, Inc. ("Applied") facilities listed in Attachment A. These facilities are located within Travis County, the City of Austin and the City of Pflugerville's jurisdiction. Applied is an industry leader supplying engineering solutions that include equipment, services, and software for the manufacture of semiconductor chips, displays, and other related industries. Applied's equipment is used to build virtually every new microchip, providing solutions that optimize fab performance through the company's service, spare parts, and automation software.

Applied has obtained a letter of unconditional support for foreign trade zone designation from the City of Austin. Travis County is in the process of executing a payment in lieu of tax ("PILOT") agreement with Applied.

When the FTZ is approved by the Department of Commerce, Applied's eligible inventory will be in international commerce, and thereby exempt from local ad valorem tax. The land, building, and equipment will remain on the tax roll the same as any other business.

According to the FTZCTI policy, the Northtown MUD has forty-five (45) calendar days to notify us that the Northtown MUD is interested in discussing a PILOT agreement with Applied. If you have any questions, please feel free to contact us as soon as possible. We will proceed with obtaining FTZ designation for Applied as specified in our procedures.

Attachment C

- **FTZCTI Explanation for FTZ Tax Authority Procedures**
- **FTZCTI Procedures for Contacting Tax Authorities**



Foreign Trade Zone of Central Texas, Inc.

Explanation for FTZ Tax Authority Procedures

Foreign Trade Zone of Central Texas, Inc. has implemented new procedures on taxing authority approvals related to Foreign Trade Zones (FTZ) applications.

Background

The Foreign Trade Zones Board, a federal interagency board staffed by the Department of Commerce (FTZB), approves new foreign trade zone projects based on a public interest standard. Because inventory which has been imported into a FTZ, or inventory which is held in an FTZ for export is considered in international commerce and exempt from state and local property tax by federal law, the views of the impacted taxing authorities are a consideration in determining public interest. The FTZB application guidelines instruct applicants to provide information on the views of impact to taxing authorities so that this factor can be properly considered.

The FTZCTI is the sponsor for FTZs in Central Texas, and as such is the entity that submits applications to the FTZB on behalf of area businesses which request FTZ status.

Current Policy

The current FTZCTI policy, which has been in place for more than 20 years, requires that any prospective foreign trade zone user obtain written concurrence of each affected city, county, and school district before FTZCTI will submit a FTZ application. This process has been considered by both FTZCTI and the FTZB as an appropriate reflection of public interest.

Reason for Change

FTZCTI has recently become approved into the FTZB's new Alternative Site Framework (ASF), which makes FTZ more assessable to area business. Under ASF, a "service area" has been pre-designated by the FTZB as FTZ eligible (in FTZCTI's case a five-county area including Travis, Williamson, Hays, Bastrop, and Caldwell counties). Any business operating within the



service area may be approved for a FTZ at its location by using a short form application reviewed by the FTZB on an expedited basis.

Relative to tax authority concurrence, this change has resulted in two types of impact. First, previous to ASF, all FTZ applications were subject to a Federal Register notice issued by the FTZB, and an opportunity for the public to provide comment. Because current FTZCTI policy requires a specific concurrence of the city, county, and school district prior to the submission of an FTZ application (and prior to any Federal Register notice), this change has no impact on those entities. With regard to other tax authorities that may collect taxes on inventory in the proposed FTZ site, however, such as a community college district or a municipal utility district, the opportunity for notice and comment no longer exists. While there has not been any history of any of these taxing authorities commenting on a FTZCTI application which has been subject to a Federal Register notice, FTZCTI believes it prudent to ensure that anyone potentially impacted by a FTZ, even if the impact is minor, has notice and opportunity to comment, whether they choose to do so or not.

In addition, because the ASF reduces time and costs to enter into the FTZ program, FTZCTI expects an increase in FTZ activity, and FTZ projects which previously would not have been cost effective may move forward. While it has not happened in Central Texas, in another part of the state, a city has provided a conditional concurrence for a FTZ project, rather than unconditional support. In this case, the business premised the FTZ request on a business plan to expand operations at the FTZ location in the city, and the city conditioned its support of the FTZ on the expansion actually happening. The city and the business agreed to enter into a payment in lieu of tax agreement which would require the business to make a payment to the city to offset lost tax revenues from the FTZ if the expansion did not occur.

While FTZCTI still considers the views of the city and county as reflective of public interest, to the extent these views state only a conditional concurrence, FTZCTI believes that (a) the nature of the condition should be fully explained to each affected taxing authority, and (b) each taxing authority should be offered the opportunity to provide its concurrence subject to the same conditions by "opting in" to any agreement the proposed FTZ user has made with the city or county.



New Procedures

The new procedures continue the current requirements of obtaining individual concurrences from each city, county, and school district. In addition, these procedures call for the notification of each additional taxing authority, with the notice specifying whether or not the city and county support are unconditional. To the extent city or county support is conditional, each other affected taxing authority will have the opportunity to opt in to any agreement reached with the city or county. As with existing policy, while the individual concurrence of each of the three primary tax authorities is required, it is the city and county concurrence that is viewed as reflective of public interest, and it is those entities where conditions are considered. Because of the unique treatment of FTZs under Texas school finance rules, school districts are considered separately.

Separate timeframes are established for unconditional or conditional situations to be reviewed by the other taxing authorities, and for comment to be provided to FTZCTI. To the extent the other taxing authorities have any comment, these comments will be passed along to the proposed FTZ applicant with the request that any concerns expressed by these taxing authorities be resolved between the applicant and the taxing authority prior to the submission of the application.

Expected Impact

The new procedures will slow down the FTZ application process by the time taken to provide notification letters to each affected taxing authority and waiting for the required response time to elapse. As the ASF processing time has already been substantially streamlined, FTZCTI does not believe this additional step will substantially impede potential FTZ users from making application.

FTZCTI expects that in the vast majority of cases the support of both counties and cities will be unconditional. In most cases, we expect no comment from any taxing authority receiving the notice.



Foreign Trade Zone of Central Texas, Inc. Procedures for Contacting Tax Authorities

The US Foreign Trade Zones Board (FTZB) is a federal interagency board responsible for managing the US Foreign Trade Zones (FTZ) program. It is staffed by Department of Commerce personnel. The FTZB approves expansions of FTZs based on a public interest determination. Because inventory which has been imported into a FTZ or is held in an FTZ for export is exempt from local property tax by federal law, the views of tax authorities are important in making a public interest determination.

The Foreign Trade Zone of Central Texas, Inc. (FTZCTI) is the sponsor for FTZ projects in Central Texas, and as such is the entity that submits applications to the FTZB on behalf of Central Texas business desiring FTZ status. Prior to the submission of any application to the FTZB to designate a FTZ site outside of the FTZCTI boundaries, the following procedure must be followed:

1. The proposed FTZ user must obtain a written concurrence from each city, county, and school district with taxing authority over the proposed FTZ site. The concurrence may be either in the form of a letter substantially in the format as the samples published by FTZCTI, or by resolution with the accompanying documentation indicating that the authority understands the tax consequences of FTZ designation.
2. To the extent a taxing authority is providing a response applicable to other authorities (for example, a county providing concurrence for itself and a hospital district, or a city providing concurrence for itself and a public improvement district), the letter, resolution, or related correspondence should indicate the scope of the action taken.
3. The proposed user must also notify FTZCTI of the existence of any conditions imposed by a city or a county on the concurrence provided, and provide to FTZCTI any written description of those conditions. If, for example, a city requires a proposed FTZ user to



enter into an agreement to make payments in lieu of tax in order to obtain a concurrence, a copy of that agreement must be provided to FTZCTI.

4. Upon receipt of the concurrence of the applicable city and county, FTZCTI will provide notification to each additional taxing jurisdiction (other than the city, county, and school district) which may assess property tax on inventory located on the proposed FTZ site. The notification will describe the proposed FTZ site and tax consequences of the approval of FTZ status. In addition, the notice will state that the city and county have provided unconditional concurrence for the project, or if the project is subject to conditions, the conditions will be explained in the notice. If conditions are applicable, the proposed FTZ user must agree to allow each other taxing authority to provide concurrence subject to the same conditions if it so elects. If the conditions are specified in a payment in lieu of tax agreement, for example, the proposed FTZ user will allow each other taxing authority to become a party to the payment in lieu of tax agreement under the same terms and conditions as are applicable to the city or county which imposed the conditions.
5. When a city and county have provided unconditional support, FTZCTI will provide each other taxing authority (other than city, county and school district) thirty (30) days to express any concern with the proposed application. To the extent that no concerns are expressed within thirty (30) days, FTZCTI will submit the application to the FTZB.
6. If support of the city or county is conditional, FTZCTI will provide each other taxing authority (other than city, county, and school district) forty-five (45) days to elect to opt into any agreement specifying conditions, or to express further concerns to FTZCTI. To the extent no further concerns are expressed, FTZCTI will submit the application to the FTZB.



Foreign Trade Zone™
OF CENTRAL TEXAS

7. If any taxing authority expresses a concern about the proposed FTZ project, FTZCTI will ask the prospective FTZ user to contact the taxing authority to resolve any concerns. With notification from the taxing authority that it is satisfied with the explanations provided, FTZCTI will submit an application to the FTZB. If the parties are unable to resolve the concern, FTZCTI will consult with the FTZB staff to determine the appropriate course of action, and provide both parties with notice of the decision on whether or not to proceed with the FTZ application.

Attachment D
Concurrence Letter



City of Austin

P.O. Box 1088, Austin, TX 78767
(512) 974-2200, Fax (512) 974-2833

October 7, 2025

Elizabeth Whiteman
Executive Secretary
Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Ave., NW, Room 21013
Washington, DC 20230

RE: Application for FTZ Designation of Applied Materials, Inc.'s Austin Sites

Dear Ms. Whiteman,

I am writing regarding the Foreign Trade Zone of Central Texas, Inc.'s sponsorship of Applied Materials, Inc.'s application to designate certain of its sites in Austin, Texas.

The Foreign Trade Zone of Central Texas, Inc., grantee of Foreign Trade Zone No. 183, intends to apply for Foreign Trade Zone designation of Applied Materials, Inc.'s sites listed below located in Austin, Texas. These sites are under the taxing jurisdiction of the City of Austin. Imported inventory and inventory held for export at the sites will be exempt from ad valorem tax. The City of Austin has no objection to the Foreign Trade Zone designation at the Applied Materials, Inc. sites listed below.

Harris Branch:

9700 East US Highway 290, Austin, TX 78724
10601 Giles Lane, Austin, TX, 78724
9614 East US Highway 290, Austin, TX 78724
9628 East US Highway 290, Austin, TX 78724
9630 East US Highway 290, Austin, TX 78724
7601 Harris Branch Pkwy, Austin, TX 78754
7801 Harris Branch Pkwy, Austin, TX 78754
7817 Harris Branch Pkwy, Austin, TX 78754

Metric Boulevard:

9701 Metric Blvd, Austin, TX 78758

Howard Lane:

810 W Howard Lane, Suite 100, Austin, TX 78753
810 W Howard Lane, Suite 125, Austin, TX 78753
710 W Howard Lane, Suite 400, Austin, TX 78753
710 W Howard Lane, Suite 100, Austin, TX 78753
710 W Howard Lane, Suite 150, Austin, TX 78753

Spectrum:

10000 Spectrum Dr., Austin, TX 78717

Sincerely,

T.C. Broadnax, City Manager
TC.Broadnax@austintexas.gov

