



**Disclaimer:**

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# ARMBRUST & BROWN, PLLC

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## MEMORANDUM

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

FROM: Carlee Reed, Legal Assistant

DATE: February 17, 2026

RE: Northtown Municipal Utility District  
February 24, 2026 Board Meeting

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Attached please find the agenda and meeting materials for a meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Tuesday, February 24, 2026, 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**

February 24, 2026

**TO: THE BOARD OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PARTIES:**

Notice is hereby given that the Board of Directors of Northtown Municipal Utility District will hold a meeting at **5:45 p.m. on Tuesday, February 24, 2026. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas.** Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

**PUBLIC INPUT**

1. Resident communications and Board member announcements;

**DISCUSSION/ACTION ITEMS**

2. Minutes of January 28, 2026 Board meeting;
3. District security and public safety and related action items, including:
  - (a) Report from Travis County Sheriff's Office, including crime statistics;
  - (b) Legal/Security Committee report;
4. District operations manager and utility operator's report and related action items, including:
  - (a) Utility operations and repairs and any proposals;
  - (b) Billing report and write-offs
5. Landscape maintenance report and related action items, including any proposals;
6. District manager's report and related action items, including:
  - (a) Legal/Security Committee report, including covenant violations and enforcement actions;
  - (b) Monthly expenditure report;
  - (c) Reservation ledger;
  - (d) Solid waste services, including monthly report;
  - (e) Purchase requests and/or proposals, including:
  - (f) 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 – Shade Sails and acceptance of project;
    - (ii) Approval of any pay applications and/or change orders for Trail Gaps and Miscellaneous Park Improvements Project;

7. District engineer's report and related action items, including:
  - (a) Development matters, including:
    - (i) Village at Northtown Multifamily (North Wells Branch/The Parker);
    - (ii) Village at Northtown Multifamily (Edenbrook);
    - (iii) AvalonBay Multifamily;
    - (iv) JD's Supermarket Dessau;
    - (v) Heatherwilde office;
  - (b) MS4 permit compliance matters;
  - (c) 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;
  - (g) Wells Branch Parkway Park Tract;
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. Budget, Finance & Rates Committee report and related action items, including:
  - (a) Adjustments to employee compensation and benefits;
  - (b) 401(a) and 457(b) retirement plans, including contributions;
11. Attorney's report and related action items;
  - (a) Matters pertaining to Tri-Party Agreement with Aus-Cal, L.L.C., Tex Aust Limited Partnership, Dessau Fountains Estates, L.L.C., and City of Austin, including communications with Dessau Fountains Estates, L.L.C. regarding accounting and payments under agreement;
  - (b) Delinquent property taxes owed by Northtown Phase 1 LLC on property located at 610 E. Wells Branch Parkway, including collection efforts;
12. Future agenda items and meeting schedule.

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



A handwritten signature in black ink, appearing to be 'H. Brown', is written above a horizontal line.

Attorney for the District

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

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

January 28, 2026

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on January 28, 2026 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 except Director Capers, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC; Carter Dean of Armbrust & Brown, PLLC; Kyle Fadal of TexaScapes; Michael Finley of Studio 16:19; Ashlee Martin of McCall Gibson Swedlund Barfoot PLLC; Lauren Smith of Public Finance Group LLC; Dennis Hendrix of Crossroads Utility Services LLC (“Crossroads”); and Deputy Yarborough of the Travis County Sheriff’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 (i) the minutes of the December 17, 2025 Board meeting; and (ii) the letter from the District’s financial advisor regarding Municipal Securities Rulemaking Board Rule G-10 and Rule G-42 attached as **Exhibit “B”**. Upon motion by Director Hill and second by Director Downey, the Board voted 4-0 to approve the consent items, as presented.

Director Richter next stated that the Board would discuss and consider the audit of the District’s financial statements for fiscal year ended September 30, 2025 and recognized Ms. Martin. Ms. Martin presented her firm’s report attached as **Exhibit “C”** and reviewed it with the Board. She explained that her firm's opinion was an unmodified opinion, which was the highest quality of opinion that could be issued by an auditor and indicated that the financial statements were fairly presented in all material respects. She noted that Bott & Douthitt, PLLC had prepared the financial statements and called the Board’s attention to the Management’s Discussion and Analysis contained in the report, which she noted had also been prepared by Bott & Douthitt, PLLC, and was an overview of the financial statements. Ms. Martin reviewed the financial statements and notes to the financial statements and pointed out the highlights to the Board. She explained that the notes to the financial statements provided additional information. She also reviewed the Texas supplementary schedules which she noted included additional information on the District’s investments and taxes, and also included a historical comparison of general fund revenues and expenditures. Ms. Martin then presented the Board representation letter attached

as **Exhibit “D”** and explained that this letter confirmed that the District had provided all information required to conduct the audit. She pointed out that the Board representation letter incorporated certain “knowledge” and “reliance” qualifiers that took into account the fact that the Board was relying on the advice of the District’s bookkeeper in making the representations set forth in the letter. Director Hill stated that the Budget, Finance & Rates Committee had independently met with Ms. Martin to review the audit report and recommended its approval. Director Hill added that he had spoken with Celia Israel, the Travis County Tax Assessor-Collector, who expressed a willingness to look further into the collection of The Parker’s delinquent property taxes. After discussion, upon motion by Director Hill and second by Director Baker, the Board voted 4-0 to approve the representation letter, the audit report, and the filing of the audit report with the Texas Commission on Environmental Quality (the “TCEQ”) and the Texas Comptroller.

Director Richter then stated that the Board would consider the annual review items on the agenda. Mr. Dean directed the Board’s attention to and reviewed the following annual review items with the Board: (i) the Resolution Confirming Annual Review of Code of Ethics and Financial Investment, Travel, and Professional Services Policies and Investment Strategies; Adopting Amended List of Qualified Brokers; and Confirming Designation of Investment Officers attached as **Exhibit “E”**; (ii) the Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance attached as **Exhibit “F”**; (iii) the Resolution Designating Water Conservation Coordinator and Confirming Annual Review of Water Conservation and Drought Contingency Plan attached as **Exhibit “G”**; and (iv) the annual review of District property insurance coverage. Upon motion by Director Downey and second by Director Hill, the Board voted 4-0 to approve each resolution, as presented, and to authorize Ms. Oliver, Mr. Foster, and Mr. Dean to review and update the District’s property insurance schedule, as appropriate. Mr. Dean next referred the Board to the Memorandum attached as **Exhibit “H”** and explained that, pursuant to House Bill 1500 passed during the 2025 Legislative Session, all Board members were required to complete cybersecurity training on an annual basis and that the District had to verify and report compliance to the Texas Department of Information Resources (the “DIR”) by August 31<sup>st</sup> each year. Mr. Dean noted that the DIR had certified numerous cybersecurity training courses that could be completed independently; and he suggested that the Board consider the free 19-minute video produced by the Texas Municipal League Intergovernmental Risk Pool, which was the District’s cybersecurity insurance carrier. The Board concurred and directed Mr. Dean to have someone in his office send a link to such video to the Board members so that they could complete the training requirements independently. Mr. Dean stated that he would do so.

Director Richter next stated that the Board would receive the security report attached as **Exhibit “I”**. Deputy Yarborough provided a brief report to the Board and reviewed the most notable incidents that had occurred since the last Board meeting. Deputy Yarborough noted that there had only been one package theft before Christmas, which was good. He next stated that TCSO had gotten access back to data from the Flock license plate readers. Directors Colette and Baker expressed concern regarding the use of Flock data by other law enforcement agencies, including U.S. Immigration and Customs Enforcement (“ICE”). Deputy Yarborough stated that he did not have any information regarding whether or how ICE had access to or used the data.

Director Richter then stated that the District would receive the operator’s report, and recognized Mr. Hendrix. Mr. Hendrix reviewed his report attached as **Exhibit “J”** with the Board. He first stated that water accountability for the month reflected a 2.67% gain, but that the master meter on Cambourne Drive had been replaced in coordination with the City of Austin, which should result in eliminating the “water gain”. He stated that the replacement work

necessitated a disruption of service in the area and providing a “boil water” notice. Director Baker commented that the replacement work was completed quickly. He next stated that there were four utility bill write-offs in his report for Board consideration. Upon motion by Director Baker and second by Director Hill, the Board voted 4-0 to approve the four write-offs. Mr. Hendrix then reviewed a proposal from Crossroads for the replacement of old fire hydrants attached as **Exhibit “K”**. He stated that he had reviewed the proposal with the Facilities Committee, which recommended its approval. He advised that, as the District’s operator, only Crossroads knew the system and could make the replacements, so it was not feasible or required to solicit multiple bids. Mr. Dean agreed, stating that contracts for operations services, such as the proposal at hand, were excepted from the requirement to solicit multiple bids under the Water Code. After discussion, upon motion by Director Hill and second by Director Baker, the Board voted 4-0 to approve the proposal from Crossroads for fire hydrant replacement. Mr. Hendrix added that, in line with the Board’s previous direction, Crossroads would identify four old fire hydrants for decorative use at the District’s dog parks. Mr. Hendrix then reviewed the Resolution Confirming Annual Review of Identity Theft Prevention Program, attached as **Exhibit “L”**. He reported that the program had been working well and no instances of identity theft had been reported in 2025. Upon motion by Director Hill and second by Director Baker, the Board voted 4-0 to approve the Resolution Confirming Annual Review of Identity Theft Prevention Program.

Director Richter then stated that the Board would receive the landscape maintenance report, attached as **Exhibit “M”**. Mr. Fadal first presented the “plant of the month”—red yucca. He stated that the plant was a native plant that liked sun, held up well with little water and in hot and cold temperatures, and was toxic for humans to consume. He added that native people used to use the plant to sew things like baskets and clothes. He next reviewed the landscape maintenance report and stated that it had been a warm December; that his crews had been clearing a lot of fallen leaves; that he would recommend additional mulching in the spring; that the new irrigation line had been installed; that the wildflowers had been planted; and that the removal of invasive plants at the creek by Wildflower Park had been completed. He then presented Proposal No. 10741 for 50 Acre Park Irrigation Pedestal Controller Replacement attached as **Exhibit “N”**. Mr. Fadal stated that the existing controller was irreparable. Director Hill commented that it was approximately 20 years old anyway. After discussion, upon motion by Director Hill and second by Director Baker, the Board voted 4-0 to approve Proposal No. 10741 from TexaScapes.

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 “O”**. Ms. Oliver first reviewed the restrictive covenant report and monthly expenditure report. Mr. Dean stated that the paralegal in his office who had been working on restrictive covenant matters had quit, which had resulted in a backlog of restrictive covenants enforcement work that needed to be addressed. Mr. Dean apologized for this, noting that any delays were not due to Ms. Oliver or District staff. He stated that he expected the situation to improve, since someone new had been assigned to resume the work, and he expected him to do a good job. Ms. Oliver asked the Board to inform her who planned to attend the CASE summer conference so that she could register them. She next stated that trash day had recently been pushed back due to inclement weather. She then stated that Travis County was currently reviewing the revised license agreement for use of the District’s office as a polling site for the March 3 election. Mr. Finley then addressed the Board and stated that the punch list for the Shade Sail Project should be completed next week. He reminded the Board that it had approved payment of retainage pending completion of the punch list. He then presented Pay Application No. 2 for the Trail Gap Project attached as **Exhibit “P”** and recommended approval. Upon motion by Director Hill and second by Director Baker, the Board voted 4-0 to approve Pay

Application No. 2. Mr. Finley then stated that the Facilities Committee had directed Studio 16:19 to revise its task order regarding Settler's Meadow West to instead be for Merseyside improvements. Director Baker asked if the Board was interested in installing pickleball courts in the park behind the office. Director Hill stated that he didn't believe this was necessary, since there were already courts in the area.

Director Richter then referred the Board to the engineer's report attached as **Exhibit "Q"**, commenting that Mr. Foster was absent but would attend the next Board meeting.

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 "R"**, 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. Mr. Douthitt then stated that, through December, roughly half of the District's 2025 tax levy had been collected. Upon motion by Director Hill and second by Director Downey, the Board voted 4-0 to approve the transfers and director and vendor payments, as presented. Director Hill stated that the retirement plan transition process had involved many frantic emails and apologized to Ms. Oliver for the bumpy transition. Director Hill stated that he would like an item included on the next agenda to consider the District's contributions under the new retirement plans, which he stated should be formalized in a Board meeting and incentivize longevity of employment.

Director Richter next stated that the Board would consider wholesale water and wastewater services from the City of Austin, including the negotiation of a new contract. Mr. Dean stated that he had no update from the District's special counsel, John Carlton, on the matter. Director Richter asked Mr. Dean to invite Mr. Carlton to attend the March Board meeting and provide an update.

Director Richter next stated that the Board would table the Budget, Finance & Rates Committee report, including any adjustments to employee compensation and benefits, since the Committee had not had a chance to meet and make a recommendation.

Director Richter next stated that the Board would receive the attorney's report. At 6:50 p.m., Director Richter announced that the Board would convene in executive session to receive legal advice pursuant to Section 551.071 of the Texas Government Code regarding matters pertaining to the Tri-Party Agreement with Dessau Fountains Estates and the City of Austin. At 7:06 p.m., Director Richter announced that the Board would reconvene in open session, noting that no action had been taken during executive session.

Director Richter then stated that the Board would consider future agenda items and its meeting schedule. The Board agreed to hold its next meeting on February 24, 2026 at 5:45 p.m.

There being no further business to come before the Board, the meeting was adjourned at 7:07 p.m.



Date: February 24, 2026

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Colette Downey, Secretary  
Board of Directors

# Crime Stats

Date	Crime	Location	Notes
1/6/2026	Auto Theft	14008 MERSEYSIDE DR	



## UTILITY MANAGER'S REPORT

### Northtown Municipal Utility District Board of Directors Meeting



**February 26, 2026**





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

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Operations Report

- Operations/Billing report, including water accountability: +3.63%.
  - **The COA Camborne meter was replaced 14Jan26- this is likely the cause of the “gain” . :**
- **Occupied Connections: 3227**
- **Total Connections: 3290**
  - **All Samples were satisfactory**
- Review and approve delinquent accounts and write-offs: - **3-\$681.64( 1owners, 2 renters)**

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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 installation 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.
    4. **Fire Hydrant replacements- pending material**
    5. **All manhole coatings have been completed. Due to the manholes not seating properly due to the road conditions, chimney seals are needed.** These seals of flexible material will allow the manholes to seal while allowing movement due to road issues.
  - **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 for when they will be replacing the analog meter.

**Northtown Municipal Utility District  
Operations Report  
For the Month of January 2026**

**GENERAL INFORMATION**

Occupied Single Family Connections	<u>3194</u>	x 3 =	<u>9582</u>
Vacant Single Family Connections	<u>33</u>		
Multi Family Connections	<u>8</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>4</u>		
Builder Connections	<u>3</u>		
Builder New Taps	<u>2</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>2</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>29</u>		
 TOTAL CONNECTIONS	 <u>3290</u>		 <u>12072</u> Estimated Population

**BACTERIOLOGICAL ANALYSES**

<u>5</u>	Water sample(s) taken on	<u>01/07/26</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>01/28/26</u>	All bacterial samples were satisfactory.

**WATER ACCOUNTING**

Pumped through master meter(s) from	<u>01/01/26</u>	to	<u>01/31/26</u>	<u>23,537,000</u>	Gallons
Total Gallons Received/Billing Period from	<u>11/30/25</u>	to	<u>12/29/25</u>	<u>21,660,000</u>	Gallons
Total Gallons Billed from	<u>11/30/25</u>	to	<u>12/29/25</u>	<u>22,400,000</u>	Gallons
Flushing	<u>11/30/25</u>	to	<u>12/29/25</u>	<u>47,100</u>	Gallons
Billing Adjustments from	<u>11/30/25</u>	to	<u>12/29/25</u>	<u>0</u>	Gallons
Gallons gain/loss				<u>787,100</u>	Gallons
Percentage gain/loss				<u>3.63%</u>	

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CUSTOMER BILLING REPORT  
 NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 December 21, 2025 Through January 20, 2026

Current Billing

Basic Service	143,359.84	
Water	123,929.87	
Sewer	122,115.49	
TCEQ	1,263.57	
Deposit	3,398.78	
Misc	965.00	
	-----	
 Total Current Billing		 \$395,032.55

Aged Receivables

Thirty (30) Days	7,141.69	
Sixty (60) Days	62,135.95	
Ninety (90) Days	7,531.59	
One Hundred Twenty (120) Days	3,562.27	
	-----	
Billed Arrears	80,371.50	
Credit Bal Fwd	-4,621.87	
	-----	
 Total Aged Receivables		 \$75,749.63

Accounts Receivables

Penalty	8,269.88	
Basic Service	133,786.12	
Water	122,394.27	
Sewer	109,947.58	
TCEQ	1,149.84	
Deposit	\$4,855.59	
Miscellaneous	720.00	
	-----	
	381,123.28	
 Total Accounts Receivables		 \$381,123.28

Deposit Liability

Balance As Of	12/21/25	\$783,072.04
Collections		4,705.59
Deposits Applied		-5,598.78
		-----
 Balance As Of	 01/20/26	 \$782,178.85

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Billing Report**

Jan-26

<b>Connections</b>	<b>December</b>	<b>January</b>
Active	3228	3226
Inactive	33	33
<b>Total</b>	<b>3261</b>	<b>3259</b>

New Connects	0	
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**Billing Recap**

	<b>December</b>	<b>January</b>
<b>Current Billing</b>	<b>\$411,509.38</b>	<b>\$395,032.55</b>
Water	\$130,719.74	\$123,929.87
Sewer	\$122,909.23	\$122,115.49
State Assessment	\$1,301.57	\$1,263.57
Basic Service	\$143,576.90	\$143,359.84
Miscellaneous	\$6,334.00	\$965.00
Deposit	\$6,667.94	\$3,398.78
<b>Arrears</b>	<b>December</b>	<b>January</b>
30 Day	\$4,532.89	\$7,141.69
60 Day	\$36,661.39	\$62,135.95
90 Day	\$58.48	\$7,531.59
120 Day	\$3,177.11	\$3,562.27
<b>Gross Arrears</b>	<b>\$44,429.87</b>	<b>\$80,371.50</b>

<b>Month</b>	<b>December</b>	<b>January</b>
Total Customers	3261	3259
Letters	386	411
Disconnects	22	37

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**  
**Water Report**  
January-26

**Total Water Flows**

<b>Month</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
January	9,926	22,272	24,544	21,970	19,561	23,642	24,179	23,537
February	8,785	18,548	15,091	18,007	17,215	21,287	20,645	
March	21,734	21,764	22,854	22,763	20,550	23,484	24,397	
April	12,957	22,182	23,806	25,955	27,151	24,116	25,383	
May	22,203	24,751	23,113	27,691	19,470	25,103	17,381	
June	22,308	27,650	24,121	31,151	25,098	26,054	14,250	
July	25,733	30,449	24,990	33,802	31,554	29,276	18,065	
August	19,975	37,691	25,512	32,368	33,994	31,055	34,675	
September	27,539	31,636	29,383	34,355	37,001	28,714	27,905	
October	26,984	31,147	25,791	29,539	28,424	32,703	27,866	
November	23,276	32,200	22,580	21,941	24,117	27,645	22,642	
December	23,114	22,754	23,551	20,209	22,094	25,917	22,334	
<b>TOTAL</b>	<b>244,534</b>	<b>323,044</b>	<b>285,336</b>	<b>319,751</b>	<b>306,229</b>	<b>318,996</b>	<b>279,722</b>	<b>23,537</b>

**Bacteriological Analyses**

Samples: Satisfactory taken on 1/7/26 and 1/28/26

**Chlorine Residual**

	<b>January</b>
Average	1.4
Maximum (4.0)	2.3
Minimum (0.5)	0.6

**Total Wastewater Billed**

<b>Month</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
January	13,169	14,553	16,930	15,630	15,525	13,738	15,957	17,724
February	15,529	15,095	16,110	16,402	17,193	13,187	16,349	
March	14,513	14,047	15,732	17,357	15,299	13,756	15,807	
April	14,881	16,608	16,685	18,421	15,282	14,170	18,480	
May	15,597	16,834	17,978	17,141	15,300	14,490	19,082	
June	15,290	17,042	16,190	16,956	13,857	16,874	18,797	
July	14,310	17,187	18,157	16,565	14,449	16,706	18,820	
August	14,947	18,367	16,734	17,836	15,633	16,940	18,501	
September	14,979	18,735	17,557	17,071	16,881	16,940	18,148	
October	14,626	22,891	18,225	16,991	16,824	16,487	18,244	
November	15,138	15,472	17,006	16,201	15,848	16,055	17,946	
December	14,068	21,766	17,640	16,796	14,736	16,867	17,839	
<b>TOTAL</b>	<b>177,047</b>	<b>208,597</b>	<b>204,944</b>	<b>203,366</b>	<b>186,827</b>	<b>186,210</b>	<b>213,970</b>	<b>17,724</b>

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%
<b>TOTALS</b>		309,155.0	294,149.0	747.3	-	(14,258.7)		---
<b>AVERAGE</b>		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%
<b>TOTALS</b>		303,853.0	286,629.0	198.2	-	(17,025.8)		---
<b>AVERAGE</b>		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%
<b>TOTALS</b>		290,757.0	298,662.0	635.9	-	8,540.9		---
<b>AVERAGE</b>		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%
10/30/25	11/29/25	23,469.0	24,047.0	49.2	-	627.2	3292	2.67%
11/30/25	12/29/25	21,660.0	22,400.0	47.1	-	787.1	3292	3.63%
<b>TOTALS</b>		72,485.0	74,147.0	152.4	-	1,814.4		---
<b>AVERAGE</b>		24,161.7	24,715.7	50.8	-	604.8		2.50%

**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

<b>Total</b>	<b>182,956,457</b>		<b>2,047,000</b>		<b>1,144,000</b>		<b>223,000</b>		<b>1,311,000</b>		<b>57,644,033</b>		<b>25,742,000</b>		<b>15,239,000</b>		<b>6,621,000</b>		<b>292,927,490</b>				
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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

<b>Total</b>	<b>136,839,000</b>		<b>2,350,000</b>		<b>903,000</b>		<b>227,000</b>		<b>397,000</b>		<b>46,386,000</b>		<b>23,576,000</b>		<b>4,156,000</b>		<b>4,908,000</b>		<b>257,353,173</b>				
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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

<b>Total</b>	<b>199,834,000</b>		<b>2,146,000</b>		<b>1,186,000</b>		<b>734,000</b>		<b>3,068,000</b>		<b>55,405,000</b>		<b>21,508,000</b>		<b>7,652,000</b>		<b>6,801,000</b>		<b>298,334,000</b>				
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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
December 2025	16,509,000	3196	99,000	3	107,000	2	7,000		2,000	2	4,507,000	8	1,603,000	29	358,000	4	855,000	13	24,047,000	3,196	5.2	386	22
January 2026	15,634,000	3194	87,000	3	87,000	2	63,000		1,000	2	4,591,000	8	1,017,000	29	398,000	4	522,000	13	22,400,000	3,194	4.9	411	37

<b>Total</b>	<b>53,933,000</b>		<b>320,000</b>		<b>354,000</b>		<b>61,000</b>		<b>8,000</b>		<b>14,456,000</b>		<b>7,077,000</b>		<b>1,043,000</b>		<b>3,257,000</b>		<b>80,508,000</b>				
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<b>Active</b>	<b>3194</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>8</b>	<b>29</b>	<b>4</b>	<b>13</b>	<b>2</b>	<b>3303</b>
<b>Vacant</b>	<b>33</b>				<b>9</b>		<b>4</b>				

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

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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
<b>TOTAL FOR 2024</b>			<b>\$78,898.94</b>
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

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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

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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

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WATER REPAIR LOG > \$500  
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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
12/17/25	301 E WELLS BRANCH PKWY - DOM	CONCRETE WORK COMPLETED: DEMOLISHED A 10' X 20' CONCRETE SIDEWALK SECTION AROUND A SUNKEN VALVE THAT POSED A TRIPPING HAZARD. ADDED AND COMPACTED ROAD BASE, INSTALLED REBAR, AND FORMED THE SLAB IN PREPARATION FOR CONCRETE POUR THE FOLLOWING DAY. SAFETY CONES AND FENCING WERE INSTALLED OVERNIGHT	\$10,502.31
12/01/25	IN DISTRICT NTWN	TOOK QUARTERLY NAPS.	\$530.05
<b>TOTAL FOR 2025</b>			<b>\$139,305.58</b>

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DATE	ADDRESS	PROBLEM	COST
01/16/26	14316 TEACUP LN	REPLACED BROKEN CURBSTOP: REMOVED CONCRETE BOX, CLEARED ROOTS, CUT AND CRIMPED 1" COPPER LINE TO REPLACE BROKEN ANGLE STOP. RESTORED SERVICE, FLUSHED AIR, SET BOX TO GRADE, AND BACKFILLED.	\$662.01
01/16/26	14320 TEACUP LN	REPLACED BROKEN CURBSTOP: REMOVED CONCRETE BOX, CLEARED ROOTS, CUT AND CRIMPED 1" COPPER LINE TO REPLACE BROKEN ANGLE STOP. RESTORED SERVICE, FLUSHED AIR, SET BOX TO GRADE, AND BACKFILLED.	\$584.66
01/17/26	700 E WELLS BRANCH PKWY - IRR	INVESTIGATED POSSIBLE LEAK. REPAIRED LEAK ON RPZ WHERE 1½" PVC CONNECTS TO 3" LINE. EXCAVATED AND FIXED THE LINE; GLUE SET OVERNIGHT DUE TO WATER FLOW. RETURNING TOMORROW TO TURN SYSTEM ON.	\$2,100.01

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
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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

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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

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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
<b>TOTAL FOR 2024</b>			<b>\$80,409.29</b>

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

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  
December 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  
December 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
12/11/25	IN DISTRICT NTWN	FACILITY WORK COMPLETED. INSTALLED HOOK INSIDE MANHOLE TO BE ABLE TO HANG ODOR LOGGER. INSTALLED CONCRETE ANCHOR AND MULE TAPE. ODOR LOGGER WILL BE HUNG TOMORROW.	\$718.58
<b>TOTAL FOR 2025</b>			<b>\$149,440.59</b>
<b>TOTAL FOR 2026</b>			<b>\$0.00</b>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
GENERAL MANAGER'S REPORT  
WRITE-OFF LIST  
Jan-26**

<b>Name</b>	<b>Owner / Renter</b>	<b>Date Finaled</b>	<b>Write-Off</b>	<b>Deposit Applied</b>
<b>Guillermo Ramirez Velazquez</b>	<b>Renter</b>	<b>12/12/2025</b>	<b>\$217.35</b>	<b>\$450.00</b>
<b>Kristyn Elizondo</b>	<b>Renter</b>	<b>1/6/2026</b>	<b>\$273.72</b>	<b>\$300.00</b>
<b>Luz Alferes</b>	<b>Owner</b>	<b>12/22/2025</b>	<b>\$190.57</b>	<b>\$190.57</b>

**TOTAL:      \$681.64**

**\$681.64**

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

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
<b>OCTOBER</b>				
WRITE-OFF	\$ 684.38	\$ 129.42	\$ 229.34	\$ 418.16
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>NOVEMBER</b>				
WRITE-OFF	\$ 633.24	\$ 5,418.93	\$ 1,313.40	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>DECEMBER</b>				
WRITE-OFF	\$ 294.65	\$ 120.43	\$ 917.42	\$ 1,510.61
COLLECTED				\$ -
<b>JANUARY</b>				
WRITE-OFF	\$ 374.77	\$ 1,161.29	\$ 673.73	\$ 681.64
COLLECTED	\$ -		\$ -	\$ -
<b>FEBRUARY</b>				
WRITE-OFF	\$ 319.31	\$ 487.32	\$ -	
COLLECTED	\$ -		\$ -	
<b>MARCH</b>				
WRITE-OFF	\$ 1,124.35	\$ 228.01	\$ 2,044.96	
COLLECTED	\$ -	\$ -	\$ -	
<b>APRIL</b>				
WRITE-OFF	\$ 492.35	\$ 364.19	\$ 1,117.24	
COLLECTED	\$ -	\$ -	\$ -	
<b>MAY</b>				
WRITE-OFF	\$ 866.35	\$ 345.56	\$ 73.43	
COLLECTED	\$ -	\$ -	\$ -	
<b>JUNE</b>				
WRITE-OFF	\$ 307.72	\$ 1,614.30	\$ 317.96	
COLLECTED	\$ -		\$ -	
<b>JULY</b>				
WRITE-OFF	\$ 227.76	\$ 1,237.42	\$ 1,255.87	
COLLECTED	\$ -		\$ -	
<b>AUGUST</b>				
WRITE-OFF	\$ 1,233.60	\$ 695.24	\$ 2,065.19	
COLLECTED	\$ -	\$ -	\$ -	
<b>SEPTEMBER</b>				
WRITE-OFF	\$ 2,507.29	\$ 6,571.48	\$ 635.10	
COLLECTED	\$ -		\$ -	
<b>TOTAL COLLECTIONS:</b>	<u>\$ 9,065.77</u>	<u>\$ 18,373.59</u>	<u>\$ 10,643.64</u>	<u>\$ 2,610.41</u>
<b>TOTAL COLLECTED:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

**Report Period: 1/1/2026 - 1/31/2026**

**Parks & Entrance Grounds Maintenance**

The park areas, entrances, medians, and/or easements received regular maintenance (including weed control, litter control, mowing, string-trimming, tree trimming, and shrub pruning) on the following dates:



1/6 - 1/7	1/13 - 1/14	1/20	1/29 - 1/30
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**Task/Observation/Area** Highlights of services performed during regular maintenance

This month *TexaScapes'* crews spot treated for fire ants and weeds where needed. Crews also applied mulch, detailed beds & tree rings as well as removed any deadfall or broken branches found within the District.

<b>Greenbelt &amp; Drainage Maintenance</b>	Greenbelt & Drainage maintenance occurred during the week(s) of:	1/13/2026
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**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. 18-cubic feet of trash and 24-cubic feet of silt from within these same areas.



<b>Trail System Maintenance</b>	1/6 - 1/7	1/13 - 1/14	1/20	1/29 - 1/30
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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. This month *TexaScapes* marked irrigation components for concrete trail install.



<b>Irrigation System Maintenance</b>	1/6 - 1/7	1/13 - 1/14	1/20	1/29 - 1/30
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**Task/Observation/Area:** Additional services/observations pertaining to the irrigation system

Full two minute check and repair on 1/8, 1/9, 1/13, 1/14, 1/16, 1/22 and 1/30/2026.



<b>Status of Proposal Work</b>
<b>PROGRESS REPORT</b>
Proposal # 10724 – Winter Tree Planting With Irrigation Main Extension – Completed
<b>SEEKING APPROVAL</b>

<b>Notes / Miscellaneous</b>

# **NORTHTOWN MUD**

## MAINTENANCE MONTHLY REPORT January 17, 2026 – February 15, 2026

- 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 10 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.
  - Continue cutting down and processing marked dead trees.
  - Notified Crossroads about a leak in the fire hydrant pipe near Battenburg bridge. (*open item*)
  - Removed damaged bench, then constructed and installed new bench in the small dog park.
  - Repaired tire leaks on Kubota #1 & #2.
  - Diagnosed and ordered parts for water fountain in the 5 Acre Park.
  - Installed new recoil starter on a chainsaw.
  - Added mulch to all district playscape fall zones. Will complete Stoney Creek playscape when new sidewalk project is completed. (*open item*)
  - Working on semi-annual cleaning out and turning rocks in detention pond outfalls.
  - Painted over graffiti under the Harris Ridge bridge and men's restroom.
  - Altermann working on electrical, Wi-Fi reception and solar panel issues related to security cameras at Stoney Creek Park and garage area. Parts expected mid to late February. (*working/open item*)
  - Informed Alterman of issue with filling pond & Auto function at Wildflower (#3)well. (*monitoring issue*)
- 
- Arrange for receiving election equipment for March 3<sup>rd</sup> election.
  - Sent Directors invite for a TDS on site tour. Waiting on responses.
  - Added too and revised TML Real Property Schedule as directed.
  - Working with Crossroads and Alterman regarding electrical meter at 50 Acre Park red tagged by Ausitn Water. (*open item*)
  - Met with plumber regarding office water heaters rusted electrical panel, decision made to replace out of warranty water heater. (*closed item*)
  - Marked trees that need cut away from power lines for Austin Energy to evaluate in Stoney Creek Park. (*open item*)
  - Contacted Advanced Arbor Solutions for large dead tree removal quote in Stoney Creek Park. (*open item*)
  - Working with Axis to troubleshoot malfunctioning alarm panel. Waiting on parts. (*open item*)
  - Working with attorney and polling places to execute a contract for March election. (*open item*)
  - Working with July, attorneys and committee regarding fixing the 401k plan. Billing issues outstanding. (*closed item*)
  - Contacted 3-1-1 regarding downed light post at Smoothing Iron & Lantern. Confirmation # 9362576068 (*closed item*)
  - Walked shade sail project with Studio 16:19 and contractor. Exposed bolt issue remains unresolved. (*open item*)

- 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*)

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS – FEBRUARY 2026**

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Lawsuit Filed</b>	<b>Status</b>
1101 Strickling Drive	Fence in disrepair, debris in view, trash/recycling containers in view	2/10/2025	3/11/2025	4/11/2025	5/1/2025		Deadline for compliance is as of 5/15/2025  ** Monitoring
909 Rocking Spur Cove	Debris in view, trash/recycling containers in view	3/24/2025	4/16/2025	6/30/2025	7/30/2025		Deadline for compliance is as of 8/13/2025  **Monitoring
15020 Saddlegirth Lane	Debris in view, fence in disrepair, lawn in need of maintenance	3/3/2025	4/23/2025	5/19/2025	7/30/2025		Deadline for compliance is as of 8/13/2025  **Monitoring
13901 Golden Flax Trail	Lawn in need of maintenance, debris in View	8/7/2025	9/4/2025	10/2/2025	10/23/2025		Deadline for compliance is as of 11/6/2025  **Monitoring
125 Segovia Way	Lawn in need of Maintenance, Debris in View, trash cans in view	8/7/2025	9/4/2025	10/02/2025	10/22/2025		Deadline for compliance is as of 11/5/2025  **Monitoring
13901 Golden Flax Trail	Debris (plant waste) in view	8/7/2025	9/04/2025	10/02/2025			Deadline for compliance is as of 10/17/2025  **Monitoring
14800 Sassafras Trail	Trailer in View	9/26/2025	10/28/2025	1/12/2026			Deadline for compliance is as of 1/27/2026  **Monitoring
603 Logan James Lane	Semi-Truck in View	9/22/2025	11/4/2025	1/14/2026			Deadline for compliance is as of 1/29/2026  ** Monitoring
141 Segovia Way	Debris in view, trash cans in view, lawn in need of maintenance, garage door in disrepair	11/10/2025	12/16/2025	1/29/2026			Deadline for compliance is as of 2/13/2026
231 Wild Senna Drive	Debris in view, trash cans in view	11/3/2025	12/17/2025	1/30/2026			Deadline for compliance is as of 2/14/2026
205 Segovia Way	Lawn in need of maintenance	11/25/205	1/12/2026	2/5/2026			Deadline for compliance is as of 2/20/2026

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS – FEBRUARY 2026**

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Lawsuit Filed</b>	<b>Status</b>
13908 Golden Flax Trail	Lawn in need of maintenance	12/17/2025	1/20/2026	2/12/2026			Deadline for compliance is as of 2/27/2026
13903 Greinert Drive	Debris in view	12/30/2025	1/22/2026				Deadline for compliance is as of 2/6/2026
14917 Lantern Drive	Fence in disrepair	12/30/2025	1/22/2026				Deadline for compliance is as of 2/6/2026
112 Segovia Way	Fence in disrepair	1/6/2026	1/22/2026				Deadline for compliance is as of 2/6/2026
213 W. Wild Senna Drive	Debris in view	1/6/2026	1/23/2026				Deadline for compliance is as of 2/7/2026
13803 Greinert Drive	Lawn in need of maintenance, debris in view	1/8/2026	2/2/2026				Deadline for compliance is as of 2/17/2026
916 Sally Lunn Way	Trailer in view	1/8/2026	2/3/2026				Deadline for compliance is as of 2/18/2026
900 Thayer Cove	Trailer in view, debris in view, trash cans in view	12/11/2026	2/3/2026				Deadline for compliance is as of 2/18/2026
117 Blue Flax Lane	Debris in view	1/9/2026	2/4/2026				Deadline for compliance is as of 2/19/2026
708 Battenburg Trail	Derelict vehicle	1/8/2026	2/10/2026				Deadline for compliance is as of 2/25/2026
909 Melted Candle Cove	Derelict vehicle, debris in view	1/13/2026	2/10/2026				Deadline for compliance is as of 2/25/2026
126 Blue Flax Lane	Lawn in need of maintenance	11/25/2025	2/12/2026				Deadline for compliance is as of 2/27/2026

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – FEBRUARY 2026**

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Lawsuit Filed</b>
105 Segovia Way	Lawn in need of maintenance, fence in disrepair	7/16/2020	8/26/2020	10/28/2020	12/10/2020	1/20/2022
214 Wild Senna Drive West	Debris in view, Trash/Recycling bins in view, Fence in disrepair, Derelict vehicle in view, Lawn in need of maintenance	1/6/2025	2/13/2025	3/6/2025	3/25/2025	5/20/2025
1212 Staple Cove	Fence in disrepair, lawn in disrepair, debris in view, derelict vehicles in view	3/27/2025	4/16/2025	5/13/2025	6/10/2025	7/17/2025
13800 Conner Downs Drive	Debris in view	3/7/2025	3/28/2025	4/22/2025	5/19/2025	1/12/2026

**NEW VIOLATIONS SENT A COURTESY CARD**

NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	809 Burnsall Gates	2/10/2026	N			Bulky; Various debris must be stored out of view
	13708 Cambourne	2/3/2026	N			Bulky; Various debris must be stored out of view
red Mercedes	13716 Cambourne	2/10/2026	N			Derelict wrecked vehicle w/flat tires parked in view
	13810 Cambourne	1/11/2026	N			Box truck parked in view
	14008 Conner Downs	2/13/2026	N			Derelict vehicle w/flat tires parked in view
	1321 Darjeeling	2/17/2026	N			Bulky; Various debris must be stored out of view
white GMC van	1325 Darjeeling	2/17/2026	N			Derelict vehicle w/flat tires parked in view
	1404 Darjeeling	2/17/2026	N			Trailer parked in view of street
monitor - red semi	14620 Dreamtime	2/10/2026	N			Semi parked in view of street
	14801 Earl Grey	2/3/2026	N			Trailer parked in view of street
	928 Friendship Quilt	2/6/2026	N			Poultry is not permitted
monitor	1417 Jasmine Tea	2/17/2026	N			Trailer parked in view of street
black Ford Expedition	1501 Jasmine Tea	2/17/2026	N			Derelict vehicle w/flat tires parked in view
	14817 Lantern	2/17/2026	N			Lawn is overgrown and in need of maintenance
	13705 Letti	1/24/2026	N			Bulky; Various debris must be stored out of view
	15313 Mandarin	2/3/2026	N			Trailer parked in view of street
monitor	928 Melted Candle	1/17/2026	N			Trailer parked in view of street
	13721 Merseyside	2/10/2026	N			Trailer parked in view of street
truck	13816 Merseyside	2/10/2026	N			Vehicle parked on lawn
	13817 Merseyside	2/10/2026	N			Bulky; Various debris must be stored out of view
	13902 Randalstone	2/3/2026	N			1. Vehicle parked on lawn 2. Bulky debris in view
	909 Rocking Spur	2/3/2026	N			Trailer parked in view of street
monitor	14908 Sassafras	2/3/2026	N			Trailer parked in view of street
	932 Smoothing Iron	1/24/2026	N			Trailer parked in view of street
	1216 Sweet Leaf	2/17/2026	N			Trailer parked in view of street
	1200 Tea Leaf	2/17/2026	N			Bulky; Various debris must be stored out of view
	1212 Tea Leaf	2/17/2026	N			Bulky; Various debris must be stored out of view
	15205 Valerian Tea	1/11/2026	N			Trailer parked in view of street
monitor - two	1900 Whittard of Chelsea	2/10/2026	N			Trailer parked in view of street

**CONTINUING VIOLATIONS SENT A LETTER**

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION

	14129 Ceylon Tea	1/8/2026	Y			Bush overgrowth blocks sidewalk from handicapped passing
unenforceable	13809 Conner Downs	5/13/2025	Y			Lawn is overgrown and in need of maintenance
	13900 Greinert	1/24/2026	Y			1. Various debris in view 2. Trash cans in view
	13911 Greinert	2/13/2026	Y			1. Fence/gate is in disrepair 2. Various debris in view 3. Trash cans in view
monitor	13800 Lampting	11/4/2025	Y			Semi truck is not permitted in district
	13902 Lampting	2/13/2026	Y	Repeat CV		1. Various debris in view 2. Trash cans in view
	14700 Lantern	1/24/2026	Y			1. Bulky debris in view
monitor	501 Logan James	11/15/2025	Y			Yellow box truck is not permitted
	13902 Lothian	2/6/2026	Y			Bulky; Various debris must be stored out of view
	13722 Merseyside	1/2/2026	Y			Bulky; Various debris must be stored out of view
black BMW LP#PYZ 6808	13800 Merseyside	11/6/2025	Y			1. Vehicle parked on lawn 2. Trash cans in view
	13801 Merseyside	1/2/2026	Y			1. Trailer in view 2. Various debris in view 3. Trash cans
	13906 Randalstone	1/24/2026	Y			1. Various debris in view 2. Trash cans in view
moving HOLD to 3/1/26	15016 Saddlegirth	11/15/2025	Y			Trailer parked in view of street
Engineer needs to approve	610 E. Wells Branch Prkwy	6/25/2025	Y			4. Granite repairs on back side
<b>CONTINUING VIOLATIONS SENT TO LEGAL</b>						
	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
white Chevy truck	708 Battenburg	12/12/2025	Y	Same	2/6/2026	Derelict vehicle w/flat tires parked in 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
Default Judgement awarded \$2000.	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2. Debris in view
	13803 Greinert	12/12/2025	Y	Same	1/30/2026	1. Lawn is overgrown 2. Bulky debris in view
	13903 Greinert	12/3/2025	Y	Same	1/21/2026	Various debris must be stored out of view
	14917 Lantern	12/7/2025	Y	Same	1/21/2026	2. Fence/gate disrepair
monitor/blue	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
silver Sebring	909 Melted Candle	12/19/2025	Y	Same	2/6/2026	1. Derelict vehicle on jacks 2. Debris in view
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	916 Sally Lunn	12/19/2025	Y	Same	2/2/2026	Two trailers parked in view of street
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
monitor-sometimes parks across the street	900 Thayer	11/20/2025	Y	Same	2/2/2026	1. Debris in view 2. Trailer parked in view 3. Trash cans in view
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
monitor	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
monitor	1624 Darjeeling	10/7/2025	Y			2. Bulky debris in view
	14908 Earl Grey	1/24/2026	N			Bulky; Various debris must be stored out of view
	1420 Jasmine Tea	9/2/2025	Y	Same	10/27/2025	Lawn is overgrown and in need of maintenance
black BMW	14700 Lantern	1/24/2026	N			2. Derelict vehicle on jacks
white truck Ford	14709 Lantern	11/15/2025	Y	To CY to red tag		Derelict vehicle w/wrecked parked in view
monitor	15209 Lantern	1/2/2026	N			Trailer parked in view of street
black sedan/black SUV	13902 Lothian	12/12/2025	Y			2 derelict vehicles w/expired parked in view of street
	15216 Mandarin	10/14/2025	Y	Same	12/11/2025	1. Debris in view 2. Trash cans
	921 Melted Candle	1/17/2026	N			1. Bulky debris in view 2. Running a car business
	932 Melted Candle	1/17/2026	N			1. Debris in view 2. Trash cans in view
monitor	13721 Merseyside	12/19/2025	N			1. Trailer in view 2. Bulky debris in view 3. Trash can
monitor	13723 Merseyside	12/19/2025	N			Bulky; Various debris must be stored out of view
	13732 Merseyside	1/17/2026	N			Vehicle parked on lawn
	1108 Orange Pekoe	1/17/2026	N			Derelict vehicle w/bent wheel and flat tire in view
	13808 Randalstone	1/2/2026	N			1. Bulky debris in view 2. Derelict vehicle on jacks w/flat tires
	13915 Randalstone	1/11/2026	N			1. Bulky debris in view 2. Trash cans in view
	1005 Sweet Leaf	1/13/2026	Y			1. Debris in view 2. Fence/gate disrepair
	908 Tayside	1/11/2026	N			1. Cars on lawn 2. Trailer w/flat tires parked in view
	936 Twisted Fence	11/15/2025	Y	sold to Wright	1/23/2026	1. Lawn is overgrown 2. Various debris in view 3. Trash cans


<b>VIOLATIONS SENT A COURTESY REMINDER</b>						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
white Acura	110 Blue Flax	2/18/2026	N			Front derelict vehicle w/expired tag parked in view
	13720 Golden Flax	2/18/2026	N			Rear fence/gate is in disrepair
	13900 Golden Flax	2/10/2026	N			Rear bulky debris in view
blue Nissan Frontier	119 Mist Flower	2/10/2026	N			Front derelict vehicle w/expired tag parked in view
	123 Mist Flower	2/10/2026	N			Rear various debris in view
	128 Segovia	2/18/2026	N			Front bulky debris in view
	140 Segovia	2/10/2026	N			Rear various debris in view
monitor	201 Segovia	1/26/2026	N			Front trailer parked in view of residents
	13811 Spring Heath	2/18/2026	N			Rear bulky debris in view
	13812 Spring Heath	2/10/2026	N			Rear trailer parked in view of residents
black BMW	13816 Spring Heath	2/18/2026	N			1. Front debris is in view 2. Rear derelict vehicle on jack
	115 Star Flower	1/26/2026	N			Front various debris in view
red Mini Cooper	122 Star Flower	2/10/2026	N			Front derelict vehicle w/expired tag parked in view
	112 Wild Senna	2/10/2026	N			Rear various debris in view
	208 Wild Senna	2/10/2026	N			Rear various debris in view
	102 Wild Senna West	2/18/2026	N			Rear bulky debris in view
<b>VIOLATIONS SENT A LETTER</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	129 Blue Flax	1/12/2026	Y			1. Front Various debris in view 2. Trash cans in view
	13725 Golden Flax	1/19/2026	Y			Lawn is overgrown and in need of maintenance
	161 Segovia	1/12/2026	Y			1. Front & rear bulky debris in view
	119 Star Flower	1/12/2026	Y			1. Front & rear bulky debris in view
<b>CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	117 Blue Flax	12/15/2025	Y	Same	2/4/2026	1. Front various debris in view
monitor	126 Blue Flax	11/7/2025	Y	Same	2/11/2026	Mow back area by parking pad
	13901 Golden Flax	7/15/2025	Y	Same	9/3/2025	2. Mow back area
	13908 Golden Flax	11/27/2025	Y	Same	1/15/2026	Mow back area by parking pad
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

	112 Segovia	12/8/2025	Y	Same	1/22/2026	1. Rear fence/gate 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
	205 Segovia	11/5/2025	Y	Same	12/12/2025	1. Lawn overgrown 2. Mow back area by parking pad
	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 in view 3. Debris in view
<b>RESOLVED</b>						
<b>NOTE</b>		<b>DATE NOTIFIED</b>	<b>PHOTO</b>	<b>15 DAY CHECK</b>		<b>VIOLATION</b>
Gray Jeep	137 Blue Flax	1/12/2026	N			Vehicle parked on front lawn
Gray Mercedes	141 Blue Flax	1/12/2026	N			Vehicle parked on front lawn
	13708 Golden Flax	1/12/2026	N			1. Mow back area by parking pad 2. Front bulky debris in view
	13801 Golden Flax	1/12/2026	N			Front bulky debris in view
	13816 Golden Flax	8/11/2025	Y	Same	9/29/1930	Rear various debris in view
	13817 Golden Flax	12/15/2025	Y			1. Front bulky debris in view
monitor	13900 Golden Flax	11/27/2025	N			Trailer parked in view of street
white Toyota Corolla	13901 Golden Flax	1/26/2026	N			Front derelict vehicle w/flat tires parked in view
	118 Mist Flower	1/26/2026	N			Front various debris in view
	101 Segovia	12/15/2025	Y			1. Rear various debris in view 2. Rear trash cans in view
	113 Segovia	1/12/2026	N			1. Rear bulky debris in view 2. Rear trash cans in view
	116 Segovia	12/22/2025	Y			Front various debris in view
	141 Segovia	11/10/2025	Y	Same	12/5/2025	2. Lawn overgrown 3. Garage disrepair
	161 Segovia	1/12/2026	N			2. Rear trash cans in view
	13812 Spring Heath	12/22/2025	Y			1. Rear bulky debris in view 2. Trash cans in view
	13815 Spring Heath	12/8/2025	Y	Same	1/22/2026	2. Mow back area
	13815 Spring Heath	12/8/2025	Y			1. Front fence/gate disrepair
	115 Star Flower	1/19/2026	N			Rear bulky debris in view
	119 Star Flower	1/12/2026	N			2. Rear trash cans
	220 Wild Senna	1/19/2026	N			Front bulky debris in view
	301 Wild Senna	1/26/2026	N			Rear various debris in view
	315 Wild Senna	1/19/2026	N			Rear bulky debris in view
	101 Wild Senna West	1/26/2026	N			Rear bulky debris in view
	115 Wild Senna West	11/13/2025	Y			Mow back area by parking pad

	213 Wild Senna West	12/8/2025	Y	Same	1/22/2026	1. Rear various debris in view
	213 Wild Senna West	12/8/2025	Y			3. 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





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**Northtown MUD  
 2026 - Quarterly Operations Reports**

<b>First Quarter 2026</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
January	43	1	2	5	16	6
February	0	0	0	0	0	0
March	0	0	0	0	0	0
<b>Totals</b>	<b>43</b>	<b>1</b>	<b>2</b>	<b>5</b>	<b>16</b>	<b>6</b>

<b>Second Quarter 2026</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
April	0	0	0	0	0	0
May	0	0	0	0	0	0
June	0	0	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Third Quarter 2026</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
July	0	0	0	0	0	0
August	0	0	0	0	0	0
September	0	0	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Fourth Quarter 2026</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
October	0	0	0	0	0	0
November	0	0	0	0	0	0
December	0	0	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>2026 TOTALS</b>	<b>43</b>	<b>1</b>	<b>2</b>	<b>5</b>	<b>16</b>	<b>6</b>
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## Northtown MUD - 2026 Operations Report January

### Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
93086	RODRIGUEZ	1016	CORONATION	1/16/2026	96G TRASH CLE	8899362
101761	GARCIA	1813	GOLDEN SUNRI	1/9/2026	96G TRASH CLE	8891590
					Total	2

### Bulky Waste

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61840	MARTINEZ	13717	CAMBOURNE	1/9/2026	BULKY WASTE \$	8887307
61887	NOVOA	901	CASTLETON	1/16/2026	BULKY WASTE \$	8895254
68263	MASCITTO	13818	MERSEYSIDE	1/9/2026	BULKY WASTE \$	8883992
69103	HANLEY	1108	ORANGE PEKOE	1/31/2026	BULKY WASTE \$	8910883
70651	SOLIS	13801	GOLDEN FLAX	1/16/2026	BULKY WASTE \$	8900655
70704	RATTRAY	14304	HARCOURT HO	1/9/2026	BULKY WASTE \$	8892073
70905	ABULEZAM	15205	LANTERN	1/31/2026	BULKY WASTE \$	8906288
71118	OKORIE	13816	LOTHIAN	1/16/2026	BULKY WASTE \$	8901260
71246	MARTINEZ	14034	MARICELLA	1/9/2026	BULKY WASTE \$	8893369
71726	WILKERSON	1309	TUDOR HOUSE	1/3/2026	BULKY WASTE \$	8870742
71752	HUNT	913	TWISTED FENCE	1/23/2026	BULKY WASTE \$	8907921
72068	LOERA	804	CRIEFF CROSS	1/24/2026	BULKY WASTE \$	8908763
72669	PEREZ	912	SALLY LUNN	1/3/2026	BULKY WASTE \$	8866350
72886	WISE	1513	VANILLA BEAN	1/3/2026	BULKY WASTE \$	8867151
73215	SANTOS	917	ELDERBERRY TE	1/31/2026	BULKY WASTE \$	8913287
73650	RUIZ	1921	WHITTARD OF C	1/9/2026	BULKY WASTE \$	8883890
74749	OLASODE	613	TUDOR HOUSE	1/9/2026	BULKY WASTE \$	8894248
75603	HUGHES	1508	SWEET LEAF	1/9/2026	BULKY WASTE \$	8894305
75726	GILLAN	525	TUDOR HOUSE	1/23/2026	BULKY WASTE \$	8908713
76672	GONZALEZ	14704	EARL GREY	1/9/2026	BULKY WASTE \$	8884299
78153	ROSS	1405	SWEET LEAF	1/9/2026	BULKY WASTE \$	8892755
80967	ROSS	14717	ENGLISH ROSE	1/3/2026	BULKY WASTE \$	8867093
81536	MESSAMORE	1416	SWEET LEAF	1/24/2026	BULKY WASTE \$	8904950
86108	CLARK	15024	VALERIAN TEA	1/23/2026	BULKY WASTE \$	8904442
88602	RHEMANN	1401	ORANGE SPICE	1/23/2026	BULKY WASTE \$	8908396
100948	MERCY	813	FLATTERS	1/31/2026	BULKY WASTE \$	8910989
101761	GARCIA	1813	GOLDEN SUNRI	1/16/2026	BULKY WASTE \$	8898313
106442	CANO	1901	GOLDEN SUNRI	1/3/2026	BULKY WASTE \$	8867589
108005	RICE	1421	TEA LEAF	1/16/2026	BULKY WASTE \$	8901521
112758	MOORE	1509	FERN RIDGE	1/3/2026	BULKY WASTE \$	8871454
112760	MILLIGAN	908	SWEET LEAF	1/3/2026	BULKY WASTE \$	8870868
117405	HAM	809	MAHOMET	1/9/2026	BULKY WASTE \$	8885787
117796	GUERRERO	700	JANE AUSTEN	1/9/2026	BULKY WASTE \$	8894382

129513	VILLAFUERTE	1400	DARJEELING	1/3/2026	BULKY WASTE	\$8867595
139525	ROSALES	917	BETHEL	1/9/2026	BULKY WASTE	\$8885005
143832	MCCORMICK	14400	CHARLES DICKE	1/24/2026	BULKY WASTE	\$8905261
152456	MOON	14601	LAKE VICTOR	1/9/2026	BULKY WASTE	\$8893744
154035	PALAPA	1112	STRICKLING	1/3/2026	BULKY WASTE	\$8866461
155490	CHOLETTE	14605	LAKE VICTOR	1/9/2026	BULKY WASTE	\$8886167
179629	DURAN	1005	SWEET LEAF	1/24/2026	BULKY WASTE	\$8908443
14470	NORTHTOWN N		VARIOUS LOCA	1/3/2026	BULKY WASTE	\$8870744
14470	NORTHTOWN N		VARIOUS LOCA	1/3/2026	BW PU/STNDRI	\$8870744
14470	NORTHTOWN N		VARIOUS LOCA	1/9/2026	BW PU/STNDRI	\$8892160
					Total	43

### Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
359156	MESSAMORE	1416	SWEET LEAF	1/27/2026	96G RES RECY C	8910674
70529	LINGO	906	CRIEFF CROSS	1/9/2026	96G RES RECY C	8894985
72101	NGUYEN	13720	GREINERT	1/8/2026	96G RES RECY C	8892882
87991	TOWNES	1525	LADY GREY	1/12/2026	96G RES TRASH	8897691
157981	BINSWANGER	1208	STRICKLING	1/16/2026	96G RES TRASH	8899488
					Total	5

### Misses

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
95480	BALME	1004	PEPPERMINT	1/13/2026	96G TRASH MIS	8897737
					Total	1

### Cart Swaps

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61721	ADENIRAN I AD	15000	ANTIQUE FINISH	1/23/2026	SWAP 9T CART	8908127
61721	ADENIRAN I AD	15000	ANTIQUE FINISH	1/23/2026	SWAP 9Y CART	8908127
70704	RATTRAY	14304	HARCOURT HO	1/9/2026	SWAP 9T CART	8892077
71106	GASPAR	13804	LOTHIAN	1/16/2026	SWAP 9Y CART	8895177
71387	SOMCHITH	15124	PLOWSHARE	1/9/2026	SWAP 9T CART	8894620
71678	CABANIUC	905	THAYER	1/3/2026	SWAP 9T CART	8870309
72005	MCADAMS	14004	CEYLON TEA	1/23/2026	SWAP 9T CART	8909408
72101	NGUYEN	13720	GREINERT	1/9/2026	SWAP 9T CART	8892880
73217	STANCHEL	14621	LIPTON	1/31/2026	SWAP 9T CART	8915270
81347	NGUYEN	14705	ENGLISH ROSE	1/16/2026	SWAP 9T CART	8898563
108005	RICE	1421	TEA LEAF	1/16/2026	SWAP 9T CART	8901512
112537	DENSON	14905	EVENING MIST	1/3/2026	SWAP 9T CART	8871564
112758	MOORE	1509	FERN RIDGE	1/3/2026	SWAP 9T CART	8871448
121123	HAWKINS	704	WATSON	1/3/2026	SWAP 9T CART	8868199

153563	GUERIN PROPE	900	STRICKLING	1/16/2026	SWAP 9Y CART	8898886
14470	NORTHTOWN N		VARIOUS LOCA	1/16/2026	SWAP 9T CART	8899966
					Total	16

**Cart Terms**

<b>CUST #</b>	<b>CUST NAME</b>	<b>ADDRESS</b>		<b>DATE</b>	<b>ACTION</b>	<b>W/O#</b>
71387	SOMCHITH	15124	PLOWSHARE	1/9/2026	CART 9T TERM	8894631
81536	MESSAMORE	1416	SWEET LEAF	1/31/2026	CART 9T TERM	8910678
113380	WOLCOTT	14512	HARRIS RIDGE	1/31/2026	CART 9T TERM	8915112
113380	WOLCOTT	14512	HARRIS RIDGE	1/31/2026	CART 9T TERM	8915112
113380	WOLCOTT	14512	HARRIS RIDGE	1/31/2026	CART 9Y TERM	8915112
115060	RIVERA	709	JANE AUSTEN	1/31/2026	CART 9Y TERM	8915121
					Total	6



## Northtown MUD - January 2026

### Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
1/2/2026	44079	A409	3631673	13.54
1/2/2026	42015	A431	3631925	3.06
1/2/2026	41148	A426	3631944	10.04
1/2/2026	44079	A409	3631948	11.23
1/2/2026	42009	A425	3631967	1.4
1/2/2026	41128	A411	3631992	13.63
1/2/2026	41077	A425	3631994	12.41
1/9/2026	44079	A409	578785	14.07
1/9/2026	41146	A426	3635705	11.49
1/9/2026	44074	A431	3635709	8.82
1/9/2026	44091	A425	3635728	8.57
1/9/2026	41146	A426	3635932	6.25
1/9/2026	41073	A411	3635999	14.55
1/9/2026	44080	A409	3636014	5.65
1/9/2026	44091	A425	3636016	7.4
1/9/2026	44079	A409	3636020	0.07
1/16/2026	44079	A409	579650	12.9
1/16/2026	41146	A426	3639328	10.31
1/16/2026	44065	A431	3639341	8.54
1/16/2026	44083	A425	3639360	9.6
1/16/2026	41146	A426	3639536	5.42
1/16/2026	41075	A411	3639614	12.54
1/16/2026	41081	A411	3639615	5.83
1/16/2026	44079	A409	3639637	4.85
1/16/2026	44065	A431	3639676	9.02
1/16/2026	44083	A425	3639694	3.12
1/23/2026	44097	A409	580490	12.81
1/23/2026	44074	A431	3642804	8.53
1/23/2026	44083	A425	3642828	8.91
1/23/2026	41146	A426	3642836	9.86
1/23/2026	41077	A411	3642914	4.85
1/23/2026	41146	A426	3643061	7.86
1/23/2026	44080	A411	3643119	8.44
1/23/2026	44083	A425	3643129	7.01
1/23/2026	44074	A409	3643135	11.23
1/23/2026	44097	A409	3643144	3.69
1/24/2026	41077	A411	3643216	7.3
1/30/2026	44100	A409	382387	4.96

Total Northtown Containers 3405

/Total containers on all routes 5242

% of Northtown containers in routes 64.96%

Total Tonnage 370.57

X % of Northtown containers in routes 64.96%

**Estimated trash tonnage 240.71**

1/30/2026	44079	A409	3645403	14.27
1/30/2026	44079	A409	3645616	5.28
1/30/2026	44099	A411	3645636	8.74
1/30/2026	41148	A426	3645645	7.72
1/30/2026	42015	A431	3645650	3.21
1/30/2026	41080	A425	3645682	11.59

**Total Trash Tonnage 370.57**

**Estimated Recycle Weights**

Date	Truck #	Route	Ticket #	Tonnage on Route
1/2/2026	44091	A501	379936	4.26
1/2/2026	41146	A516	379959	4.75
1/2/2026	44076	A516	379961	4.01
1/2/2026	44091	A501	379962	4.63
1/2/2026	41139	A514	379974	5.02
1/2/2026	41145	A515	379989	5.6
1/2/2026	44091	A501	379998	3.81
1/9/2026	41081	A514	380616	3.67
1/9/2026	41132	A515	380636	5.63
1/9/2026	41078	A516	380651	7.99
1/9/2026	41081	A514	380652	2.73
1/9/2026	44053	A501	380659	0.57
1/9/2026	44053	A501	578727	2.8
1/9/2026	44053	A501	578830	3.85
1/16/2026	41132	A516	381251	3.9
1/16/2026	44091	A501	381253	6.29
1/16/2026	44051	A515	381255	7.41
1/23/2026	41081	A514	381875	5.21
1/23/2026	44072	A516	381878	1.25
1/23/2026	44091	A501	381883	3.15
1/23/2026	41120	A501	381888	3.27
1/23/2026	41078	A516	381891	5.66
1/23/2026	41132	A515	381893	5.55
1/23/2026	44091	A501	580455	4.1
1/30/2026	41146	A516	382351	4.7
1/30/2026	44091	A501	382354	6.5
1/30/2026	42016	A514	382358	0.74
1/30/2026	41146	A516	382373	2
1/30/2026	41139	A514	382376	3.98
1/30/2026	41073	A516	382380	2.94

Total Northtown Containers	3381
/Total containers on all routes	4466
<hr/>	<hr/>
% of Northtown containers in routes	75.71%
Total Tonnage	133.79
X % of Northtown containers in routes	75.71%
<hr/>	<hr/>
<b>Estimated recycle tonnage</b>	<b>101.29</b>

1/30/2026	44091	A501	382388	3.68
1/30/2026	41145	A515	382394	4.14

**Total Recycle Tonnage**

**133.79**

February 24th, 2026

**Northtown MUD**

Mona Oliver, District Manager  
700 E. Wells Branch Parkway  
Pflugerville, TX 78660  
[moliver@northtownmud.org](mailto: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: Post cover not installed to Owner intent. Parks & Maintenance Committee reviewed and agreed to withhold payment to Whirlix until post cover meets Owner approval.
- Task 02 - Trail Gaps Project: Weekly OAC meeting with NTMUD, Fazzone (contractor), and Studio 16:19. Phase 1 construction nearing completion and Phase 2 beginning. Parks & Maintenance Committee has reviewed and approved CPR from Fazzone for the volleyball net, pour-in-place color/vendor, and relocation of specified play equipment. Funds to be utilized from Owner contingency per original bid.
- Tasks 11 - Signage Implementation Plan: Bid pricing received from prospective fabricators.
- Task 13 - Merseyside Improvements: Prepare revised task order to replace Settlers Meadow West with Merseyside schematic design.

**Work Scheduled Over Next 30 Days:**

- Task 01 - Shade Sails Project: Post cover replacement and Close Out project.
- Task 02 - Trail Gaps Project: Construction oversight continued.
- Task 11 - Signage Implementation Plan: S1619 preparing documents and recommendation for Parks & Maintenance Committee review. Select fabricator from bid pricing and begin contract negotiations.
- Task 13 - Merseyside Improvements: Begin Due Diligence & Site Analysis of the site, and establish preliminary schematics to share with the Parks & Maintenance Committee.

**Attachment A:** CIP Park Projects Task schedule - Task 00 through Task 13.

Respectfully submitted,

**studio 16:19 LLC**

**Date:** 02/24/26



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

Item No. 6(f)

**PROJECT TASKS**

**2025 CIP TASKS**

01- PLAYGROUND SHADE SAILS

02- TRAIL GAPS AND  
MISCELLANEOUS PARK  
IMPROVEMENTS

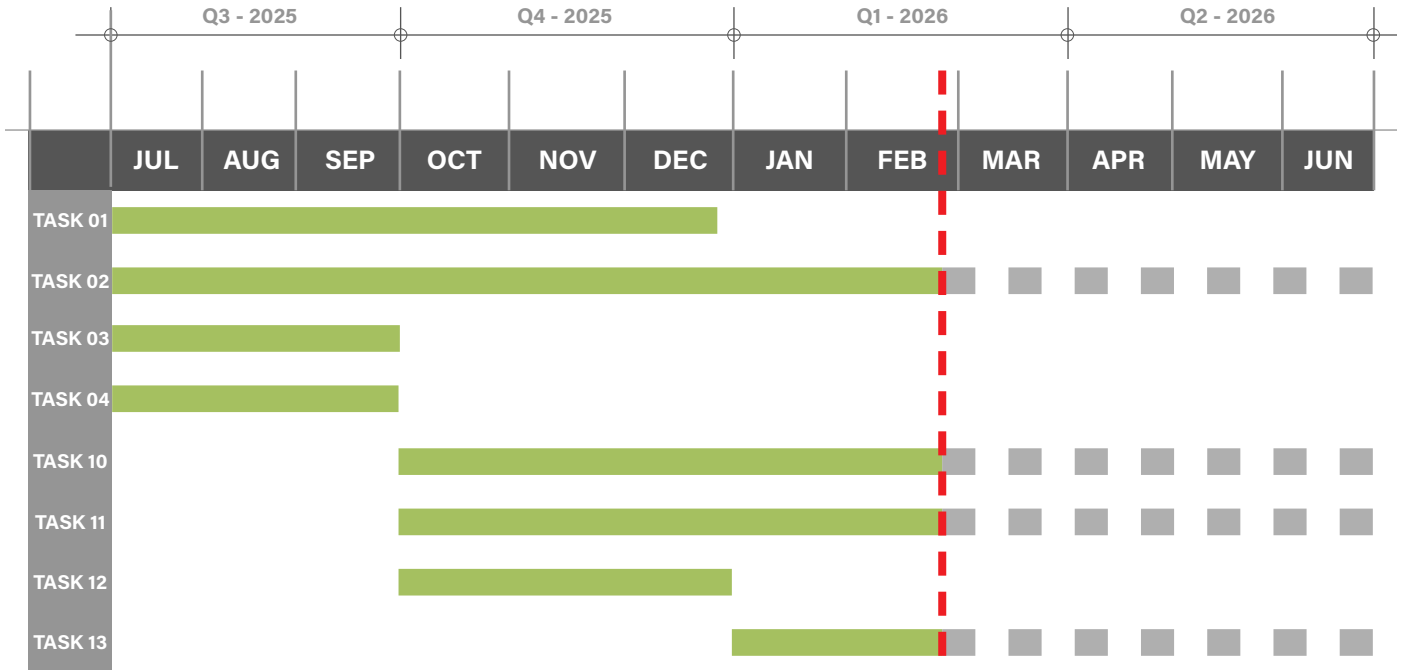
**2026 CIP TASKS**

10- PROJECT COORDINATION  
(FISCAL YEAR 2025-2026)

11- DISTRICT SIGNAGE  
IMPLEMENTATION PLAN

13- MERSEYSIDE  
IMPROVEMENTS

Attachment A: CIP Park Projects Task Schedule



# 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 #:** 003-2536  
**Prime Contract #:** 00001  
**Period To:** 20-Jan-2026

**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.

<b>1. Original Contract Sum</b>	\$999,728.70
<b>2. Net Change By Change Orders</b>	\$0.00
<b>3. Contract Sum To Date</b> (Line 1 +/- 2)	\$999,728.70
<b>4. Total Completed And Stored To Date</b>	\$250,635.49
<b>5. Total Retainage</b>	\$25,063.53
<b>6. Total Earned Less Retainage</b> (Line 4 Less Line 5 Total)	\$225,571.96
<b>7. Less Previous Certificates For Payment</b> (Line 6 from prior Certificate)	\$85,388.38
<b>8. Current Payment Due</b>	\$140,183.58
<b>9. Balance To Finish, Including Retainage</b> (Line 3 less Line 6)	\$774,156.74

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.

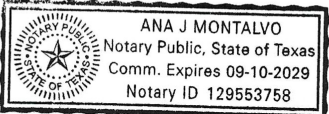
**CONTRACTOR:** Fazzone Construction Co., Inc.

By: *[Signature]* Date: January 23, 2026

State of: Texas  
 County of: Bexar

subscribed and sworn to before me this 23<sup>rd</sup> day of January 2026

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** \$ \$140,183.58

(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
<b>NET CHANGES by Change Orders</b>	<b>\$0.00</b>

Application #: 003-2536

Prime Contract #: 00001

Period To: 20-Jan-2026

**CONTINUATION SHEET**

A DESCRIPTION OF WORK	B ORIGINAL SCHEDULE VALUE	C APPROVED CHANGE ORDERS	D REVISED SCHEDULE VALUE	E PREVIOUS COMPLETED & STORED	F THIS PERIOD		G TOTAL COMPLETED & STORED TO DATE	H % COMPLETE	I BALANCE TO FINISH	J RETAINAGE
					WORK COMPLETED	STORED MATERIAL				
					01 Payment & Performance Bonds	\$19,200.00				
02 Environmental Protection	\$23,562.50	\$0.00	\$23,562.50	\$5,890.63	\$906.25	\$0.00	\$0.00	28.85%	\$0.00	\$679.68
03 Demo, Removal, & Haul Off	\$131,954.40	\$0.00	\$131,954.40	\$19,793.16	\$13,195.44	\$0.00	\$0.00	25.00%	\$0.00	\$3,298.85
04 Grading/Earthwork	\$41,180.10	\$0.00	\$41,180.10	\$4,118.01	\$10,295.02	\$0.00	\$0.00	35.00%	\$0.00	\$1,441.30
05 Site Concrete	\$458,741.70	\$0.00	\$458,741.70	\$45,874.17	\$114,685.43	\$0.00	\$0.00	35.00%	\$0.00	\$16,055.96
06 Fitness/Playground Surfacing	\$90,648.75	\$0.00	\$90,648.75	\$0.00	\$9,064.88	\$0.00	\$0.00	10.00%	\$0.00	\$906.49
07 Water Crossing Modifications	\$51,861.25	\$0.00	\$51,861.25	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
08 Decomposed Granite Seat Area	\$4,205.00	\$0.00	\$4,205.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
09 Limestone Blocks	\$8,700.00	\$0.00	\$8,700.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
10 Site Furniture	\$6,525.00	\$0.00	\$6,525.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
11 Volleyball Equip & Sand	\$10,875.00	\$0.00	\$10,875.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
12 Mulch & Reveg	\$57,275.00	\$0.00	\$57,275.00	\$0.00	\$7,612.50	\$0.00	\$0.00	13.29%	\$0.00	\$761.25
13 Owner Contingency	\$75,000.00	\$0.00	\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
14 Arborist Oversight Contingency	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
<b>SUBTOTAL =</b>	<b>\$999,728.70</b>	<b>\$0.00</b>	<b>\$999,728.70</b>	<b>\$94,875.97</b>	<b>\$155,759.52</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>25.07%</b>	<b>\$0.00</b>	<b>\$25,063.53</b>

# Conditional Waiver and Release Upon Progress Payment

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

in the sum of \$140,183.58

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 20-Jan-2026

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 January 23, 2026

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:** February 17, 2026

**TO:** Northtown Municipal Utility District  
Board of Directors

**FROM:** Scott J. Foster, P.E.

**RE:** Northtown MUD – Engineer’s Report for the February 2026 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 informal comments provided. A Declaration of Maintenance Covenants for Stormwater Structural Controls and two waterline easements were approved at the December Board meeting. Prior to final approval, the project is pending recordation of the approved legal documents.

***v) Heatherwilde Office, including easements and restrictive covenants;***

In February 2026, the project was approved by the District. The developer is finalizing permits with the City and County. Construction is expected to start in the second quarter of 2026.

***b) MS4 Compliance Matters, including professional services agreements;***

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

The District approved 360 PSI's agreement to perform pond assessments on District Maintained Ponds. The inspections are anticipated to occur in the third quarter of 2026.

***c) TCEQ Annual Report;***

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.

***d) 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.

***e) 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. To date no additional information or communication has been received from the City.

***f) Tudor House Sidewalk Gap Project;***

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.

The District approved 360 PSI's agreement for the initial work and Sinclair Land Surveying's agreement for the performance of design survey at the December Board Meeting. The survey has been completed and the authorized alignment study is underway.

***g) Wells Branch Parkway Park Tract;***

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. The District approved Sinclair Land Surveying's agreement for the performance of design survey at the December Board Meeting. The survey is expected to be completed in February 2026.

# Northtown Municipal Utility District

**February 24, 2026**

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:	\$ 671,089.12
Logic Operating Account to ABC Bank Manager's Account:	61,000.00
TexPool Operating Account to ABC Bank Customer Refund Account:	11,000.00
PNC Bank Lockbox Account to TexPool General Operating Account:	150,000.00
Logic Tax Account to Logic Operating Account:	1,424,686.68
Logic Tax Account to Logic Debt Service Account:	750,000.00

Item No. 8



## Cash Activity Reports

**Northtown Municipal Utility District  
Cash Activity Report - ABC Bank Operating Account  
January 31, 2026 - February 24, 2026**

	<b>General Fund Operating Account</b>
<b>Cash Balance - January 31, 2026</b>	<b>34,298.56</b>
<b>Subsequent Activity</b>	-
<b>Projected Balance as of February 24, 2026</b>	<b>\$ 34,298.56</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Manager's Account**  
**December 31, 2025 - February 24, 2026**

		<b>General Fund Manager's Account</b>
<b>Cash Balance - December 31, 2025</b>		<b>\$ 276,105.22</b>
<b>Subsequent Activity</b>		<b>(10,673.94)</b>
Transfers approved at the January 28, 2026 Meeting		988,276.84
Expenditures Approved at the January 28, 2026 Meeting		(933,731.28)
Payroll Expenses	Payroll and Payroll Taxes	(45,472.67)
Baker, Lisa D	Director Fees	(204.10)
Capers, Christopher B.	Director Fees	(572.28)
Downey, Colette	Director Fees	(204.10)
Deleons Plumbing LLC	Water Heater Installation - 700 E. Wells Branch Parkway Pflugervill	(3,000.00)
TCEQ	TCEQ 2025 Regulatory Assessment Fee	(15,766.35)
	<b>Total Subsequent Activity</b>	<b>(10,673.94)</b>
<b>Cash Balance - January 31, 2026</b>		<b>\$ 265,431.28</b>
<b>Subsequent Expenditures</b>		<b>(26,714.47)</b>
Payroll Expenses	Payroll and Payroll Taxes	(20,978.51)
TX Health Benefits Pool	Employee Benefits - February 2026	(4,601.46)
AT&T Mobility	Telephone - February 2026	(104.42)
Charter Communications	Park Internet - January 2026	(140.39)
Ramona Oliver	Expense Reimbursement	(889.69)
	<b>Total Subsequent Activity</b>	<b>(26,714.47)</b>
<b>Expenditures to be Approved at February 24, 2026 Meeting</b>		<b>(671,089.12)</b>
360 Professional Services, Inc.	Engineering Fees - January 2026	(9,873.60)
Armbrust & Brown, P.L.L.C.	Legal Fees - January 2026	(18,831.22)
BLX Group LLC	Arbitrage Rebate Review SR 2021	(1,000.00)
Bott & Douthitt, P.L.L.C.	Accounting Services - December 2025	(9,700.00)
City of Austin	W/WW Purchases - January 2026	(192,474.48)
Crossroads Utility Services	Operations - January 2026	(81,327.86)
DSHS Central Lab MC2004	Lab Fees 1/6/2026	(1,243.00)
Fazzone Construction Co., Inc.	Trail Gaps & Park Improvements Project	(140,183.58)
Jackson Walker, LLP	Benefit Plan Matters	(31,227.50)
McCall Gibson Swedlund Barfoot Ellis PLLC	Audit Fees 9/30/2025	(20,000.00)
Ramona Oliver	Expense Reimbursement	(347.66)
Roadrunner Inspection Services	January 2026	(5,550.00)
Studio 16 19, LLC	Park Projects	(5,361.90)
Texas Disposal Systems, Inc.	Garbage Fees - January 2026	(84,780.00)
TexaScapes	Landscape Maintenance	(65,508.32)
Travis County Sheriff's Department	Security Patrol Vehicle	(2,880.00)
Williams Mapping & Consulting	Monthly MS4 Inspections	(800.00)
	<b>Total Expenditures</b>	<b>(671,089.12)</b>
<b>Subtotal</b>		<b>(432,372.31)</b>
<b>Transfers to be approved</b>		<b>732,089.12</b>
Transfer for expenditures from Logic Operating		671,089.12
Transfer Funds from Logic Operating		61,000.00
<b>Projected Balance as of February 24, 2026</b>		<b>\$ 299,716.81</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Customer Refund Account**  
**January 31, 2026 - February 24, 2026**

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
<b>Cash Balance - January 31, 2026</b>		<b>28,378.08</b>
<b>Expenditures to be Approved at February 24, 2026 Meeting</b>		<b>(9,957.58)</b>
City of Austin	13908 1/2 Spring Heath Rd - 1/2026	(114.52)
City of Austin	14906 1/2 Dessau Rd - 1/2026	(234.30)
City of Austin	14210 1/2 Dessau Rd - 1/2026	(2,166.60)
TXU Energy	Office Electric- January 2026	(1,217.40)
TXU Energy	Street Lights - January 2026	(737.22)
City of Austin	13921 John Henry Faulk Dr. - 1/2026	(99.02)
City of Austin	14109 Maricella Ln 1/2026	(38.23)
City of Austin	13601 Cambourne Dr 1/2026	(38.96)
City of Austin	13903 Cambourne Dr 1/2026	(415.05)
City of Austin	14401 Harris Ridge Blvd 1/2026	(706.61)
City of Austin	13701 Greinert Dr. 1/2026	(38.23)
City of Austin	14401 1/2 Harris Ridge Blvd 1/2026	(39.23)
City of Austin	804 1/2 Burnsall Gates Dr 1/2026	(149.88)
City of Austin	13806 Letti Ln 1/2026	(410.10)
City of Austin	14032 1/2 Merseyside Dr 1/2026	(1,044.28)
Customer Refunds	Customer Refunds	(2,507.95)
	<b>Total Expenditures</b>	<u><b>(9,957.58)</b></u>
<b>Subtotal</b>		<b>18,420.50</b>
<b>Transfers to be approved - from TexPool Operating Account</b>		<b>11,000.00</b>
<b>Projected Balance as of February 24, 2026</b>		<b>\$ 29,420.50</b>

**Northtown Municipal Utility District  
Cash/Investment Activity Report  
January 31, 2026 - February 24, 2026**

	Interest Rate	Maturity Date	Balance 1/31/2026	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 2/24/2026	Projected Balance 2/24/2026
<b>General Fund -</b>								
ABC Bank - Operating Account	0.0000%	N/A	\$ 34,298.56	\$ -	\$ -	\$ 34,298.56	\$ -	\$ 34,298.56
ABC Bank - Manager's Account	0.0000%	N/A	265,431.28	-	(697,803.59)	(432,372.31)	732,089.12 (1)(2)	299,716.81
ABC Bank - Customer Refunds	0.0000%	N/A	28,378.08	-	(9,957.58)	18,420.50	11,000.00 (3)	29,420.50
PNC Bank Lockbox	0.0000%	N/A	180,268.01	-	(2,773.92)	177,494.09	(150,000.00) (4)	27,494.09
Logic Operating - 01	3.8081%	N/A	10,376,735.19	-	-	10,376,735.19	692,597.56 (1)(2)(5)	11,069,332.75
TexPool Operating	3.6768%	N/A	13,254,952.21	-	-	13,254,952.21	139,000.00 (3)(4)	13,393,952.21
TexPool Fiscal Surety Trail Easement	3.6768%	N/A	121,976.64	-	-	121,976.64	-	121,976.64
<b>Total - General Fund</b>			<b>24,262,039.97</b>	<b>-</b>	<b>(710,535.09)</b>	<b>23,551,504.88</b>	<b>1,424,686.68</b>	<b>24,976,191.56</b>
<b>Park Fund -</b>								
Logic - Park Fund - 02	3.8081%	N/A	55,345.63	-	-	55,345.63	-	55,345.63
TexPool Park	3.6768%	N/A	55,758.53	-	-	55,758.53	-	55,758.53
<b>Total - Park Fund</b>			<b>111,104.16</b>	<b>-</b>	<b>-</b>	<b>111,104.16</b>	<b>-</b>	<b>111,104.16</b>
<b>Debt Service Fund -</b>								
Logic - Tax Account	3.8081%	N/A	2,195,360.43	-	-	2,195,360.43	(2,174,686.68) (5)(6)	20,673.75
Logic - Debt Service	3.8081%	N/A	2,313,229.62	-	-	2,313,229.62	750,000.00 (6)	3,063,229.62
<b>Total - Debt Service Fund</b>			<b>4,508,590.05</b>	<b>-</b>	<b>-</b>	<b>4,508,590.05</b>	<b>(1,424,686.68)</b>	<b>3,083,903.37</b>
<b>Capital Project Fund -</b>								
Logic - SR 2011 CPF	3.8081%	N/A	2,935.56	-	-	2,935.56	-	2,935.56
TexPool - SR 2020 CPF	3.6768%	N/A	6,174,875.66	-	-	6,174,875.66	-	6,174,875.66
<b>Total - Capital Project Fund</b>			<b>6,177,811.22</b>	<b>-</b>	<b>-</b>	<b>6,177,811.22</b>	<b>-</b>	<b>6,177,811.22</b>
<b>Total - All Funds</b>			<b>\$ 35,059,545.40</b>	<b>\$ -</b>	<b>\$ (710,535.09)</b>	<b>\$ 34,349,010.31</b>	<b>\$ -</b>	<b>\$ 34,349,010.31</b>

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 671,089.12
- (2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 61,000.00
- (3) To transfer funds from TexPool Operating to ABC Bank Customer Refund Acct: 11,000.00
- (4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: 150,000.00
- (5) To transfer funds from Logic Tax to Logic General Operating Account: 1,424,686.68
- (6) To transfer funds from Logic Tax to Logic Debt Service Account: 750,000.00

**Northtown M.U.D.  
Collateral Analysis Schedule - ABC Bank  
1/31/2026**

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under) Collateralized</u>
<b>ABC Bank -</b>			
Operating Account (General Fund)	\$ 34,298.56		
Manager's Account (General Fund)	1,046,084.02		
Customer Deposit Account (General Fund)	48,955.36		
<b>Total ABC Bank</b>	1,129,337.94		
FDIC Coverage		250,000.00	
Pledged Collateral ABC Bank (Market Value)		1,349,321.93	
<b>Total Collateral - ABC Bank</b>			
<b>Total Collateral/Funds ABC Bank</b>	\$ 1,129,337.94	\$ 1,599,321.93	\$ 469,983.99

PLEDGES to PLEDGEE										
Pledged To: NORTHTOWN MUD										
For Holding Company American Bank of Commerce Customer American Bank of Commerce										
Safekeeping Code	CUSIP Trans#	Description Coupon Maturity Date	FAS 115 PreRefund Price	Moody S&P	Original Face Remaining Face Pledged%	Pledged				
Receipt# Location						Original Face	Par Value	Book Value	Market Value	
FROSB	3132D6AK6	FR 588110		NA	1,000,000.00					
236119	C018163L	1.500000	AFS	NA	1,000,000.00					
FROST BANK		07/01/2036			100.00%	1,000,000.00	584,456.22	589,340.51	529,471.55	
FROSB	3133KYWP0	FR RB5154		NA	500,000.00					
236160	C018204L	2.500000	AFS	NA	500,000.00					
FROST BANK		04/01/2042			100.00%	500,000.00	370,795.99	357,716.55	334,634.20	
FROSB	3140XBQQ6	FN FM7662		NA	1,000,000.00					
236043	C018087L	3.000000	AFS	NA	1,000,000.00					
FROST BANK		06/01/2036			100.00%	1,000,000.00	502,705.38	533,047.42	485,216.18	
<b>3 Total Pledged</b>	To: NTM NORTHTOWN MUD					2,500,000.00	1,457,957.59	1,480,104.48	1,349,321.93	

The information contained herein, while believed to be reliable, is not guaranteed.  
Printed 01/27/2026 8:36:36PM

TRAVIS COUNTY TAX OFFICE

OVERALL COLL/DIST REPORT

DATE 02/02/2026

PAGE 199

TXDIST1A

RECEIVABLE BALANCE 'R' REPORT

FROM 10/01/2025 TO 01/31/2026

YEAR FROM 0000 TO 2025

ALL OTHERS

U84 -- NORTHTOWN 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	782.04	.00	782.04	10.70 %	6525.50	469.22	.00	.00	.00	1251.26
2022	10255.99	57.25	.00	.00	.00	.00 %	10313.24	.00	.00	.00	.00	.00
2023	18049.37	55.25	1964.32	.00	1964.32	10.85 %	16140.30	656.72	.00	.00	.00	2621.04
2024	448069.35	1395.46-	11619.15	1659.11	9960.04	2.23 %	436713.85	2495.94	.00	.00	.00	12455.98
TOTL	524897.69	1221.46-	14365.51	1659.11	12706.40	2.43 %	510969.83	3621.88	.00	.00	.00	16328.28
2025	7238705.34	4874.97-	5842268.00	108.97	5842159.03	80.76 %	1391671.34	.00	.00	44.65	.00	5842203.68
ENTITY												
TOTL	7763603.03	6096.43-	5856633.51	1768.08	5854865.43	75.47 %	1902641.17	3621.88	.00	44.65	.00	5858531.96

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

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	(1,235.50)	(602.73)	(1,838.23)	(126.85)	(60.64)	(187.49)	(1,362.35)	(663.37)	(2,025.72)
BASE TAX REV	0.00	0.00	0.00	(126.85)	(60.64)	(187.49)	(126.85)	(60.64)	(187.49)
TAXES	96,501.08	47,077.06	143,578.14	438.68	209.72	648.40	96,939.76	47,286.78	144,226.54
PENALTY	0.00	0.00	0.00	84.03	40.17	124.20	84.03	40.17	124.20
DEC									
TAX ADJUSTMENTS	(1,674.18)	(816.73)	(2,490.91)	(752.70)	(359.85)	(1,112.55)	(2,426.88)	(1,176.58)	(3,603.46)
BASE TAX REV	(8.86)	(4.32)	(13.18)	(752.70)	(359.85)	(1,112.55)	(761.56)	(364.17)	(1,125.73)
TAXES	2,425,545.51	1,183,277.56	3,608,823.07	2,404.75	1,149.66	3,554.41	2,427,950.26	1,184,427.22	3,612,377.48
PENALTY	30.01	14.64	44.65	530.14	253.45	783.59	560.15	268.09	828.24
JAN									
TAX ADJUSTMENTS	(366.86)	(178.97)	(545.83)	110.94	53.04	163.98	(255.92)	(125.93)	(381.85)
BASE TAX REV	(64.38)	(31.41)	(95.79)	(32.08)	(15.34)	(47.42)	(96.46)	(46.75)	(143.21)
TAXES	1,404,631.62	685,235.17	2,089,866.79	2,556.93	1,354.41	3,911.34	1,407,188.55	686,589.58	2,093,778.13
PENALTY	0.00	0.00	0.00	776.28	448.45	1,224.73	776.28	448.45	1,224.73
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	(73.24)	(35.73)	(108.97)	(1,122.48)	(536.63)	(1,659.11)	(1,195.72)	(572.36)	(1,768.08)
TAXES	3,926,678.20	1,915,589.80	5,842,268.00	9,598.42	4,767.09	14,365.51	3,936,276.62	1,920,356.89	5,856,633.51
PENALTY	30.01	14.64	44.65	2,387.74	1,234.14	3,621.88	2,417.75	1,248.78	3,666.53
TOTAL DISTRIBUTION	3,926,634.97	1,915,568.71	5,842,203.68	10,863.69	5,464.59	16,328.28	3,937,498.66	1,921,033.30	5,858,531.96
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	(3,276.54)	(1,598.43)	(4,874.97)	(837.21)	(384.25)	(1,221.46)	(4,113.75)	(1,982.68)	(6,096.43)
BASE TAX REV	73.24	35.73	108.97	1,122.48	536.63	1,659.11	1,195.72	572.36	1,768.08
LESS: COLLECTIONS	(3,926,678.20)	(1,915,589.80)	(5,842,268.00)	(9,598.42)	(4,767.09)	(14,365.51)	(3,936,276.62)	(1,920,356.89)	(5,856,633.51)
TAX									
REC @ END OF PERIOD	935,363.72	456,307.62	1,391,671.34	336,804.67	174,165.16	510,969.83	1,272,168.39	630,472.78	1,902,641.17
	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 January 31, 2026 and the Statement of Revenues, Expenditures & Changes in Fund Balance – Governmental Funds for the four months ended January 31, 2026, 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 and four months ended January 31, 2026, 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

February 17, 2026

**Northtown Municipal Utility District  
Governmental Funds Balance Sheet  
January 31, 2026**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
<b>Assets</b>					
Cash and Cash Equivalents					
Cash on Deposit	\$ 508,375.93	\$ -	\$ -	\$ -	\$ 508,375.93
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	23,753,664.04	111,104.16	4,508,590.05	6,177,811.22	34,551,169.47
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$45,000.00	374,543.00	-	-	-	374,543.00
Accrued Service Revenue	440,238.00	-	-	-	440,238.00
Property Taxes	1,272,168.39	-	630,472.78	-	1,902,641.17
Prepaid Expenses	606.67	-	-	-	606.67
Other	52,019.60	-	-	-	52,019.60
Interfund	1,489,436.74	679,492.00	-	-	2,168,928.74
<b>Total Assets</b>	<b>\$ 27,891,552.37</b>	<b>\$ 790,596.16</b>	<b>\$ 5,139,062.83</b>	<b>\$ 6,177,811.22</b>	<b>\$ 39,999,022.58</b>
<b>Liabilities</b>					
Accounts Payable	\$ 622,878.57	\$ -	\$ -	\$ -	\$ 622,878.57
Accrued Expenses	26,044.16	-	-	-	26,044.16
Retainage Payable	64,541.94	-	-	-	64,541.94
Payroll Taxes Payable	290.19	-	-	-	290.19
Due to Other	16,200.00	-	-	-	16,200.00
TCEQ Assessment	1,263.57	-	-	-	1,263.57
Customer Meter Deposits	782,178.85	-	-	-	782,178.85
Builder Deposits	17,800.00	-	-	-	17,800.00
Other Deposits	12,906.67	-	-	-	12,906.67
Unclaimed Property	13,704.35	-	-	-	13,704.35
Fiscal Surety Village Park Improvements	121,976.64	-	-	-	121,976.64
Due to Developer	-	-	-	6,031,198.90	6,031,198.90
Interfund	679,492.00	-	1,423,686.68	65,750.06	2,168,928.74
<b>Total Liabilities</b>	<b>2,359,276.94</b>	<b>-</b>	<b>1,423,686.68</b>	<b>6,096,948.96</b>	<b>9,879,912.58</b>
<b>Deferred Inflows of Resources</b>					
Deferred Revenue - Property Taxes	1,272,168.39	-	630,472.78	-	1,902,641.17
<b>Total Deferred Inflows of Resources</b>	<b>1,272,168.39</b>	<b>-</b>	<b>630,472.78</b>	<b>-</b>	<b>1,902,641.17</b>
<b>Fund Balance</b>					
Fund Balances:					
Restricted for					
Debt Service	-	-	3,084,903.37	-	3,084,903.37
Capital Projects	-	-	-	80,862.26	80,862.26
Unassigned	24,260,107.04	790,596.16	-	-	25,050,703.20
<b>Total Fund Balances</b>	<b>24,260,107.04</b>	<b>790,596.16</b>	<b>3,084,903.37</b>	<b>80,862.26</b>	<b>28,216,468.83</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 27,891,552.37</b>	<b>\$ 790,596.16</b>	<b>\$ 5,139,062.83</b>	<b>\$ 6,177,811.22</b>	<b>\$ 39,999,022.58</b>

See Accountants' Report.

**Northtown Municipal Utility District  
Statement of Revenues,  
Expenditures & Changes in Fund Balance-Governmental Funds  
October 1, 2025 - January 31, 2026**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
<b>Revenues:</b>					
Property Taxes, including penalties	\$ 3,937,498.67	\$ -	\$ 1,921,033.29	\$ -	\$ 5,858,531.96
Service Accounts, including penalties	1,665,192.01	-	-	-	1,665,192.01
Chargepoint Income	1,280.40	-	-	-	1,280.40
Interest Income	290,388.46	1,268.22	29,040.74	80,862.26	401,559.68
<b>Total Revenues</b>	<b>5,894,359.54</b>	<b>1,268.22</b>	<b>1,950,074.03</b>	<b>80,862.26</b>	<b>7,926,564.05</b>
<b>Expenditures:</b>					
Current-					
WATER					
Bulk Water Purchase	336,251.37	-	-	-	336,251.37
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	42,597.68	-	-	-	42,597.68
Water Tap Inspections	17,950.00	-	-	-	17,950.00
Lead & Copper Sampling	668.32	-	-	-	668.32
WASTEWATER					
Bulk Wastewater Purchases	453,933.39	-	-	-	453,933.39
Wastewater System Maintenance	12,943.97	-	-	-	12,943.97
Lift Station Maintenance	93,195.76	-	-	-	93,195.76
Chemicals	18,343.81	-	-	-	18,343.81
ADMINISTRATIVE					
Director Fees	5,083.00	-	-	-	5,083.00
Payroll Taxes	15,580.86	-	-	-	15,580.86
Legal Fees - General	38,497.67	-	-	-	38,497.67
Legal Fees - Special	38,215.50	-	-	-	38,215.50
Legal Fees - Covenants	28,751.51	-	-	-	28,751.51
Management Services	141,801.70	-	-	-	141,801.70
Accounting Fees	28,237.50	-	-	-	28,237.50
Financial Advisor Fees	2,268.39	-	1,631.61	-	3,900.00
Audit Fees	20,000.00	-	-	-	20,000.00
Engineering Fees - General	6,936.00	-	-	-	6,936.00
Engineering Fees - Special	23,204.75	-	-	-	23,204.75
Professional Fees	3,200.00	-	-	-	3,200.00
Tax Collector/Appraisal Fees	12,383.30	-	6,018.72	-	18,402.02
Insurance	1,129.92	-	-	-	1,129.92
Website	2,700.00	-	-	-	2,700.00
Credit Card Fees	12,907.33	-	-	-	12,907.33
Bank Service Charges	3,779.58	-	-	-	3,779.58
Conference/Training	625.00	-	-	-	625.00
PARKS					
Park Landscape Maintenance	229,192.80	-	-	-	229,192.80
Landscape Contingency	144,335.27	-	-	-	144,335.27
Park Facility Maintenance	63,585.53	-	-	-	63,585.53
Security	55,970.00	-	-	-	55,970.00
Well Repairs	5,630.61	-	-	-	5,630.61
Irrigation Repairs	1,512.31	-	-	-	1,512.31
Park Utilities	5,606.98	-	-	-	5,606.98
OTHER					
Nightwatchman Lights	6,856.94	-	-	-	6,856.94
Miscellaneous	2,637.31	-	-	-	2,637.31
Garbage Collection	339,120.00	-	-	-	339,120.00
Office Staff Expenses	152,626.34	-	-	-	152,626.34
Office Expenses	13,699.35	-	-	-	13,699.35
Event Supplies	1,947.26	-	-	-	1,947.26
Telephone	187.04	-	-	-	187.04
Debt Service -					
Arbitrage Consultant Fees	-	-	2,250.00	-	2,250.00
Paying Agent Fees	-	-	1,200.00	-	1,200.00
Capital Outlay	461,907.04	-	-	-	461,907.04
<b>Total Expenditures</b>	<b>2,853,659.34</b>	<b>-</b>	<b>11,100.33</b>	<b>-</b>	<b>2,864,759.67</b>
<b>Excess/(Deficiency) of Revenues over Expenditures</b>	<b>3,040,700.20</b>	<b>1,268.22</b>	<b>1,938,973.70</b>	<b>80,862.26</b>	<b>5,061,804.38</b>
<b>Fund Balance, October 1, 2025</b>	<b>21,219,406.84</b>	<b>789,327.94</b>	<b>1,145,929.67</b>	<b>-</b>	<b>23,154,664.45</b>
<b>Fund Balance, January 31, 2026</b>	<b>\$ 24,260,107.04</b>	<b>\$ 790,596.16</b>	<b>\$ 3,084,903.37</b>	<b>\$ 80,862.26</b>	<b>\$ 28,216,468.83</b>

# Supplementary Information

## Index

### General Fund

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

## General Fund

**Northtown Municipal Utility District**  
**Budget Comparison Schedule**  
**January 31, 2026**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Revenues:</b>						
<b>OPERATING</b>						
Water Service Fees	\$ 124,471	\$ 126,583	\$ (2,112)	\$ 558,010	\$ 526,171	\$ 31,839
Water Tap Fees	-	-	-	-	-	-
Wastewater Service Fees	122,115	113,754	8,361	493,477	455,016	38,461
Wastewater Tap Fees	-	-	-	-	-	-
Basic Services	143,352	143,875	(523)	573,266	575,500	(2,234)
Application Fees	940	1,333	(393)	3,784	5,333	(1,549)
Service Penalties	8,295	3,333	4,962	37,930	13,332	24,598
Water and W/W Inspections	-	-	-	-	-	-
<b>Total Operating</b>	<b>399,174</b>	<b>388,878</b>	<b>10,295</b>	<b>1,666,467</b>	<b>1,575,352</b>	<b>91,115</b>
<b>OTHER OPERATING</b>						
Property Tax	1,407,092	1,407,353	(261)	3,935,081	3,927,353	7,728
Property Tax Penalty	776	-	776	2,418	-	2,418
<b>Total Other Operating</b>	<b>1,407,868</b>	<b>1,407,353</b>	<b>515</b>	<b>3,937,499</b>	<b>3,927,353</b>	<b>10,146</b>
<b>NON-OPERATING</b>						
Miscellaneous Revenue	(175)	2,500	(2,675)	(1,275)	10,000	(11,275)
Chargepoint Revenue	302	270	32	1,280	1,080	200
Investment Interest	68,418	25,000	43,418	290,388	100,000	190,388
<b>Total Non-Operating</b>	<b>68,545</b>	<b>27,770</b>	<b>40,775</b>	<b>290,394</b>	<b>111,080</b>	<b>179,314</b>
<b>Total Operating Revenues</b>	<b>1,875,587</b>	<b>1,824,001</b>	<b>51,585</b>	<b>5,894,360</b>	<b>5,613,785</b>	<b>280,574</b>
<b>OTHER</b>						
Park Fees	-	-	-	-	-	-
Park Interest Revenue	356	41	315	1,268	164	1,104
<b>Total Other</b>	<b>356</b>	<b>41</b>	<b>315</b>	<b>1,268</b>	<b>164</b>	<b>1,104</b>
<b>Total Revenues</b>	<b>1,875,943</b>	<b>1,824,042</b>	<b>51,900</b>	<b>5,895,628</b>	<b>5,613,949</b>	<b>281,678</b>
<b>Expenditures:</b>						
<b>OFFICE</b>						
Employee Benefits	6,814	6,838	24	25,636	27,352	1,716
Mileage Reimbursement	257	300	43	983	1,200	217
Office Utilities	2,063	3,750	1,687	8,975	15,000	6,025
Wages	28,455	33,166	4,711	126,007	132,664	6,657
Office Maintenance	-	2,083	2,083	-	8,332	8,332
Office Expenses	3,000	2,083	(917)	4,725	8,333	3,609
<b>Total Office Expenditures</b>	<b>40,588</b>	<b>48,220</b>	<b>7,632</b>	<b>166,326</b>	<b>192,881</b>	<b>26,556</b>

**Northtown Municipal Utility District  
Budget Comparison Schedule  
January 31, 2026**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>WATER</b>						
Bulk Water Purchases (Var)	79,207	134,657	55,450	336,251	559,733	223,482
TCEQ System Fee	-	-	-	7,658	8,250	592
Water System Maintenance	15,255	16,667	1,412	42,598	66,668	24,070
Water Meters	-	-	-	-	-	-
<b>Total Water</b>	<b>100,012</b>	<b>151,324</b>	<b>51,312</b>	<b>404,457</b>	<b>634,651</b>	<b>230,194</b>
<b>WASTEWATER</b>						
Bulk W/W Purchases	113,267	133,534	20,267	453,933	534,136	80,203
W/W System Maintenance	1,427	25,000	23,573	12,944	100,000	87,056
Lift Station Maintenance	24,560	25,000	441	93,196	100,000	6,804
Chemicals	9,181	4,166	(5,015)	18,344	16,664	(1,680)
<b>Total Wastewater</b>	<b>148,435</b>	<b>187,700</b>	<b>39,265</b>	<b>578,417</b>	<b>750,800</b>	<b>172,383</b>
<b>ADMINISTRATIVE</b>						
Director Fees	1,105	1,400	295	5,083	5,300	217
Payroll Taxes	4,011	3,774	(237)	15,581	15,096	(485)
Legal Fees-General	9,127	10,417	1,290	38,498	41,668	3,170
Legal Fees-Special	31,228	-	(31,228)	38,216	-	(38,216)
Legal Fees-Covenants	8,612	5,417	(3,195)	28,752	21,668	(7,084)
Management Services	35,843	36,455	612	142,470	145,820	3,350
Bookkeeping Services	9,700	6,667	(3,033)	28,238	26,668	(1,570)
Financial Advisor Services	-	-	-	2,268	2,500	232
Engineering Fees	1,734	2,000	266	6,936	8,000	1,064
Engineering Fees-Special	7,040	6,667	(373)	23,205	26,668	3,463
Professional Fees	800	4,333	3,533	3,200	17,332	14,132
Insurance	-	-	-	1,130	3,000	1,870
Credit Card Fees	1,386	3,750	2,364	12,907	15,000	2,093
Conference/Training	500	-	(500)	625	-	(625)
<b>Total Administrative</b>	<b>131,087</b>	<b>100,880</b>	<b>(30,207)</b>	<b>379,491</b>	<b>361,720</b>	<b>(17,771)</b>

**Northtown Municipal Utility District  
Budget Comparison Schedule  
January 31, 2026**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>PARKS</b>						
Landscape-Parks	57,298	57,333	35	229,193	229,332	139
Landscape-Contingency	54,442	15,317	(39,125)	144,335	61,268	(83,067)
Park Maintenance	890	8,333	7,443	63,586	33,332	(30,254)
Well Maintenance	-	7,083	7,083	5,631	28,332	22,701
Park Utilities	1,075	2,000	925	5,607	8,000	2,393
Security	13,660	14,500	840	55,970	58,000	2,030
Irrigation Repairs	1,512	4,100	2,588	1,512	16,400	14,888
Pond Restoration	-	7,500	7,500	-	30,000	30,000
<b>Total Parks</b>	<b>128,877</b>	<b>116,166</b>	<b>(12,711)</b>	<b>505,834</b>	<b>464,664</b>	<b>(41,170)</b>
<b>OTHER</b>						
Meeting Expenses	-	12	12	-	48	48
Nightwatchman	1,712	1,950	238	6,857	7,800	943
Security Equipment	-	-	-	-	-	-
Miscellaneous	938	1,000	63	6,417	4,000	(2,417)
Garbage Collection	84,780	87,210	2,430	339,120	348,840	9,720
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	-	832	832
Website	550	2,083	1,533	2,700	8,332	5,632
Signage	-	-	-	-	-	-
Event Supplies	-	-	-	1,947	150	(1,797)
Telephone	47	1,300	1,253	187	5,200	5,013
<b>Total Other</b>	<b>88,027</b>	<b>93,763</b>	<b>5,736</b>	<b>357,228</b>	<b>375,202</b>	<b>17,974</b>
<b>Total Expenditures</b>	<b>637,025</b>	<b>698,053</b>	<b>61,029</b>	<b>2,391,752</b>	<b>2,779,918</b>	<b>388,166</b>
<b>Operating Excess/(Deficiency)</b>	<b>1,238,918</b>	<b>1,125,989</b>	<b>112,929</b>	<b>3,503,875</b>	<b>2,834,031</b>	<b>669,844</b>
<b>CAPITAL OUTLAY</b>						
Parks CIP	161,121	161,121	-	461,907	461,907	-
<b>Total Capital Outlay</b>	<b>161,121</b>	<b>161,121</b>	<b>-</b>	<b>461,907</b>	<b>461,907</b>	<b>-</b>
<b>Total Expenses &amp; Park CIP</b>	<b>798,146</b>	<b>859,175</b>	<b>61,029</b>	<b>2,853,659</b>	<b>3,241,825</b>	<b>388,166</b>
<b>Net Revenues/(Deficit)</b>	<b>1,077,796</b>	<b>964,868</b>	<b>112,929</b>	<b>3,041,968</b>	<b>2,372,124</b>	<b>669,844</b>
<b>Other (Sources)/Uses</b>						
Interfund Transfer	-	-	-	-	-	-
<b>Total Other (Sources)/Uses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Excess/(Deficiency)</b>	<b>\$ 1,077,796</b>	<b>\$ 964,868</b>	<b>\$ 112,929</b>	<b>\$ 3,041,968</b>	<b>\$ 2,372,124</b>	<b>\$ 669,844</b>

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

	FY 2026 Budget	Actual Oct-25	Actual Nov-25	Actual Dec-25	Actual 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
<b>Revenues:</b>															
<b>OPERATING</b>															
Water Service Fees	\$ 1,642,220	\$ 155,270	\$ 152,812	\$ 125,457	\$ 124,471	\$ 121,211	\$ 122,554	\$ 121,211	\$ 143,695	\$ 146,380	\$ 153,093	\$ 154,436	\$ 153,469	\$ 1,674,059	\$ 31,839
Water Tap Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
Wastewater Service Fees	1,365,040	124,803	123,649	122,909	122,115	113,754	113,754	113,754	113,754	113,754	113,754	113,754	113,746	1,403,501	38,461
Wastewater Tap Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
Basic Services	1,726,500	142,899	143,453	143,563	143,352	143,875	143,875	143,875	143,875	143,875	143,875	143,875	143,875	1,724,266	(2,234)
Application Fees	16,000	1,116	684	1,044	940	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,451	(1,549)
Service Penalties	40,000	7,439	13,323	8,873	8,295	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337	64,598	24,598
Water and W/W Inspections	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
<b>Total Operating</b>	<b>4,789,760</b>	<b>431,527</b>	<b>433,921</b>	<b>401,846</b>	<b>399,174</b>	<b>383,506</b>	<b>384,849</b>	<b>383,506</b>	<b>405,990</b>	<b>408,675</b>	<b>415,388</b>	<b>416,731</b>	<b>415,760</b>	<b>4,880,875</b>	<b>91,115</b>
<b>OTHER OPERATING</b>															
Property Tax	4,817,030	3,987	96,813	2,427,189	1,407,092	589,677	30,000	270,000	-	-	-	-	-	4,824,758	7,728
Property Tax Penalty	0	997	84	560	776	-	-	-	-	-	-	-	-	2,418	2,418
<b>Total Other Operating</b>	<b>4,817,030</b>	<b>4,985</b>	<b>96,897</b>	<b>2,427,749</b>	<b>1,407,868</b>	<b>589,677</b>	<b>30,000</b>	<b>270,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,827,176</b>	<b>10,146</b>
<b>NON-OPERATING</b>															
Miscellaneous Revenue	30,000	(25)	(1,075)	-	(175)	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	18,725	(11,275)
Chargepoint Revenue	3,272	425	240	314	302	270	270	270	270	270	270	270	302	3,472	200
Investment Interest	300,000	80,249	71,675	70,047	68,418	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	490,388	190,388
<b>Total Non-Operating</b>	<b>333,272</b>	<b>80,648</b>	<b>70,839</b>	<b>70,361</b>	<b>68,545</b>	<b>27,770</b>	<b>27,770</b>	<b>27,770</b>	<b>27,770</b>	<b>27,770</b>	<b>27,770</b>	<b>27,770</b>	<b>27,802</b>	<b>512,586</b>	<b>179,314</b>
<b>Total Operating Revenues</b>	<b>9,940,062</b>	<b>517,160</b>	<b>601,657</b>	<b>2,899,956</b>	<b>1,875,587</b>	<b>1,000,953</b>	<b>442,619</b>	<b>681,276</b>	<b>433,760</b>	<b>436,445</b>	<b>443,158</b>	<b>444,501</b>	<b>443,562</b>	<b>10,220,636</b>	<b>280,574</b>
<b>OTHER</b>															
Park Fees	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Interest Revenue	500	215	332	365	356	41	41	41	41	41	41	41	49	1,604	1,104
<b>Total Other</b>	<b>500</b>	<b>215</b>	<b>332</b>	<b>365</b>	<b>356</b>	<b>41</b>	<b>41</b>	<b>41</b>	<b>41</b>	<b>41</b>	<b>41</b>	<b>41</b>	<b>49</b>	<b>1,604</b>	<b>1,104</b>
<b>Total Revenues</b>	<b>9,940,562</b>	<b>517,375</b>	<b>601,990</b>	<b>2,900,321</b>	<b>1,875,943</b>	<b>1,000,994</b>	<b>442,660</b>	<b>681,317</b>	<b>433,801</b>	<b>436,486</b>	<b>443,199</b>	<b>444,542</b>	<b>443,611</b>	<b>10,222,240</b>	<b>281,678</b>
<b>Expenditures:</b>															
Employee Benefits	82,033	6,602	6,619	5,602	6,814	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,815	80,317	1,716
Mileage Reimb.	3,600	244	221	262	257	300	300	300	300	300	300	300	300	3,383	217
Office Utilities	45,000	2,477	2,271	2,164	2,063	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	38,975	6,025
Wages	398,026	36,182	28,606	32,764	28,455	33,166	33,166	33,166	33,166	33,166	33,166	33,166	33,200	391,369	6,657
Office Maintenance	25,000	-	-	-	-	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	16,668	8,332
Office Expenses	25,000	747	190	788	3,000	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	21,391	3,609
<b>Total Water</b>	<b>578,659</b>	<b>46,252</b>	<b>37,908</b>	<b>41,578</b>	<b>40,588</b>	<b>48,220</b>	<b>48,220</b>	<b>48,220</b>	<b>48,220</b>	<b>48,220</b>	<b>48,220</b>	<b>48,220</b>	<b>48,235</b>	<b>552,103</b>	<b>26,556</b>

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

	FY 2026 Budget	Actual Oct-25	Actual Nov-25	Actual Dec-25	Actual 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
<b>WATER</b>															
Bulk Water Purchases	1,746,973	98,719	78,853	79,472	79,207	128,943	130,371	128,943	152,861	155,717	162,858	164,287	163,260	1,523,491	223,482
TCEQ System Fee	8,250	7,558	-	100	-	-	-	-	-	-	-	-	-	7,658	592
Water System Maintenance	200,000	4,668	9,584	13,090	15,255	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,663	175,930	24,070
Water Tap Inspection	0	6,175	2,800	3,425	5,550	-	-	-	-	-	-	-	-	17,950	(17,950)
Water Meters	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
<b>Total Water</b>	<b>1,980,223</b>	<b>117,120</b>	<b>91,237</b>	<b>96,088</b>	<b>100,012</b>	<b>145,610</b>	<b>147,038</b>	<b>145,610</b>	<b>169,528</b>	<b>172,384</b>	<b>179,525</b>	<b>180,954</b>	<b>204,923</b>	<b>1,750,029</b>	<b>230,194</b>
<b>WASTEWATER</b>															
Bulk W/W Purchases	1,602,415	114,118	113,281	113,267	113,267	133,534	133,534	133,534	133,534	133,534	133,534	133,534	133,541	1,522,212	80,203
W/W System Maintenance	300,000	7,211	2,751	1,554	1,427	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	212,944	87,056
W/W Tap Inspections	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift Station Maintenance	300,000	8,431	22,994	37,211	24,560	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	293,196	6,804
Chemicals	50,000	-	-	9,163	9,181	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,174	51,680	(1,680)
<b>Total Wastewater</b>	<b>2,252,415</b>	<b>129,761</b>	<b>139,026</b>	<b>161,195</b>	<b>148,435</b>	<b>187,700</b>	<b>187,700</b>	<b>187,700</b>	<b>187,700</b>	<b>187,700</b>	<b>187,700</b>	<b>187,700</b>	<b>187,715</b>	<b>2,080,032</b>	<b>172,383</b>
<b>ADMINISTRATIVE</b>															
Director Fees	20,000	1,547	1,326	1,105	1,105	1,250	1,400	1,250	1,700	2,250	2,700	2,000	2,150	19,783	217
Payroll Taxes	45,290	4,487	3,459	3,624	4,011	3,774	3,774	3,774	3,774	3,774	3,774	3,774	3,776	45,775	(485)
Legal Fees-General	125,000	9,046	10,521	9,804	9,127	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,413	121,830	3,170
Legal Fees-Special	0	3,310	3,679	-	31,228	-	-	-	-	-	-	-	-	38,216	(38,216)
Legal Fees-Covenants	65,000	9,338	7,608	3,193	8,612	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,413	72,084	(7,084)
Management Services	437,461	35,177	35,175	36,275	35,843	36,455	36,455	36,455	36,455	36,455	36,455	36,455	36,456	434,111	3,350
Bookkeeping Services	80,000	6,263	6,075	6,200	9,700	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,663	81,570	(1,570)
Financial Advisor Services	2,500	-	-	2,268	-	-	-	-	-	-	-	-	-	2,268	232
Audit Fees	20,000	-	-	-	20,000	-	-	-	-	-	-	-	-	20,000	-
Engineering Fees	24,000	1,734	1,734	1,734	1,734	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	22,936	1,064
Engineering Fees-Special	80,000	8,035	7,073	1,056	7,040	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,663	76,537	3,463
Professional Fees	52,000	800	800	800	800	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,337	37,868	14,132
Tax Assess/Collector Fees	32,000	-	6,449	5,934	-	-	6,500	-	-	6,500	-	-	6,500	31,883	117
Permits/MemberDues/Lic.	1,000	-	-	-	-	-	-	500	-	-	-	-	-	500	500
Insurance	45,000	1,028	102	-	-	-	-	-	-	-	-	-	42,000	43,130	1,870
Credit Card Fees	45,000	3,780	3,741	4,000	1,386	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	42,907	2,093
Conference/Training	7,500	-	125	-	500	-	-	-	-	7,500	-	-	-	8,125	(625)
<b>Total Administrative</b>	<b>1,081,751</b>	<b>84,543</b>	<b>87,867</b>	<b>75,993</b>	<b>131,087</b>	<b>80,730</b>	<b>87,380</b>	<b>81,230</b>	<b>81,180</b>	<b>95,730</b>	<b>82,180</b>	<b>81,480</b>	<b>130,121</b>	<b>1,099,522</b>	<b>(17,771)</b>
<b>PARKS</b>															
Landscape-Parks	688,000	57,298	57,298	57,298	57,298	57,333	57,333	57,333	57,333	57,333	57,333	57,333	57,337	687,861	139
Landscape-Contingency	183,800	43,929	11,000	34,964	54,442	15,317	15,317	15,317	15,317	15,317	15,317	15,317	15,313	266,867	(83,067)
Park Maintenance	100,000	7,738	42,651	12,307	890	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,337	130,254	(30,254)
Well Maintenance	85,000	937	2,120	2,573	-	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,087	62,299	22,701
Park Utilities	24,000	1,620	1,893	1,019	1,075	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	21,607	2,393

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

	FY 2026 Budget	Actual Oct-25	Actual Nov-25	Actual Dec-25	Actual 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	14,120	12,240	13,660	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	171,970	2,030
Irrigation Repairs	49,200	-	-	-	1,512	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	34,312	14,888
Pond Restoration	90,000	-	-	-	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	60,000	30,000
Trail Maintenance	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Playscape Maintenance	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Fence Repair	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
<b>Total Parks</b>	<b>1,549,000</b>	<b>127,473</b>	<b>129,082</b>	<b>120,402</b>	<b>128,877</b>	<b>116,166</b>	<b>116,166</b>	<b>116,166</b>	<b>116,166</b>	<b>116,166</b>	<b>116,166</b>	<b>116,166</b>	<b>271,174</b>	<b>1,590,170</b>	<b>(41,170)</b>
<b>OTHER</b>															
Meeting Expenses	150	-	-	-	-	12	12	12	12	12	14	14	14	102	48
Nightwatchman	23,400	1,719	1,713	1,714	1,712	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	22,457	943
Security Equipment	10,000	-	-	-	-	-	-	10,000	-	-	-	-	-	10,000	-
Flock Service	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Miscellaneous	12,000	2,897	1,661	921	938	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	14,417	(2,417)
Garbage Collection	1,046,520	84,780	84,780	84,780	84,780	87,210	87,210	87,210	87,210	87,210	87,210	87,210	87,210	1,036,800	9,720
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	-	208	208	208	208	208	208	208	212	1,668	832
Website	25,000	800	800	550	550	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	19,368	5,632
Signage	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-
Event Supplies	3,000	142	927	878	-	-	-	-	-	-	-	-	2,850	4,797	(1,797)
Telephone	15,600	47	47	47	47	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	10,587	5,013
<b>Total Other</b>	<b>1,202,170</b>	<b>90,385</b>	<b>89,927</b>	<b>88,889</b>	<b>88,027</b>	<b>93,763</b>	<b>93,763</b>	<b>103,763</b>	<b>93,763</b>	<b>93,763</b>	<b>93,765</b>	<b>93,765</b>	<b>160,623</b>	<b>1,184,196</b>	<b>17,974</b>
<b>Total Expenditures</b>	<b>8,644,218</b>	<b>595,534</b>	<b>575,047</b>	<b>584,146</b>	<b>637,025</b>	<b>672,189</b>	<b>680,267</b>	<b>682,689</b>	<b>696,557</b>	<b>713,963</b>	<b>707,556</b>	<b>708,285</b>	<b>1,002,791</b>	<b>8,256,052</b>	<b>388,166</b>
<b>Operating Excess/(Deficiency)</b>	<b>1,296,344</b>	<b>(78,374)</b>	<b>26,610</b>	<b>2,315,809</b>	<b>1,238,562</b>	<b>328,764</b>	<b>(237,648)</b>	<b>(1,413)</b>	<b>(262,797)</b>	<b>(277,518)</b>	<b>(264,398)</b>	<b>(263,784)</b>	<b>(559,229)</b>	<b>1,966,188</b>	<b>669,844</b>
<b>CAPITAL OUTLAY</b>															
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	222,727	64,778	161,121	-	-	-	-	-	-	-	1,538,093	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	-
<b>Total Capital Outlay</b>	<b>8,670,000</b>	<b>13,281</b>	<b>222,727</b>	<b>64,778</b>	<b>161,121</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,208,093</b>	<b>8,670,000</b>	<b>-</b>
<b>Total Expenses &amp; Park CIP</b>	<b>17,314,218</b>	<b>608,815</b>	<b>797,774</b>	<b>648,924</b>	<b>798,146</b>	<b>672,189</b>	<b>680,267</b>	<b>682,689</b>	<b>696,557</b>	<b>713,963</b>	<b>707,556</b>	<b>708,285</b>	<b>9,210,884</b>	<b>16,926,052</b>	<b>388,166</b>
<b>Net Revenues/(Deficit)</b>	<b>(7,373,656)</b>	<b>(91,440)</b>	<b>(195,784)</b>	<b>2,251,396</b>	<b>1,077,796</b>	<b>328,805</b>	<b>(237,607)</b>	<b>(1,372)</b>	<b>(262,756)</b>	<b>(277,477)</b>	<b>(264,357)</b>	<b>(263,743)</b>	<b>(8,767,273)</b>	<b>(6,703,812)</b>	<b>669,844</b>
<b>Other (Sources)/Uses</b>															
Interfund Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other (Sources)/Uses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Excess/(Deficiency)</b>	<b>\$ (7,373,656)</b>	<b>\$ (91,440)</b>	<b>\$ (195,784)</b>	<b>\$ 2,251,396</b>	<b>\$ 1,077,796</b>	<b>\$ 328,805</b>	<b>\$ (237,607)</b>	<b>\$ (1,372)</b>	<b>\$ (262,756)</b>	<b>\$ (277,477)</b>	<b>\$ (264,357)</b>	<b>\$ (263,743)</b>	<b>\$ (8,767,273)</b>	<b>\$ (6,703,812)</b>	<b>\$ 669,844</b>

Northtown M.U.D.  
A/P Aging Summary  
As of January 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	9,873.60	0.00	0.00	0.00	0.00	9,873.60
Allen, James	89.87	0.00	0.00	0.00	0.00	89.87
Alltex Residential, PLLC	32.19	0.00	0.00	0.00	0.00	32.19
Armbrust & Brown, P.L.L.C.	18,831.22	0.00	0.00	0.00	0.00	18,831.22
Artiaga, Jessica	79.07	0.00	0.00	0.00	0.00	79.07
Austinvestors Property Management	44.22	0.00	0.00	0.00	0.00	44.22
Bott & Douthitt, P.L.L.C.	9,700.00	0.00	0.00	0.00	0.00	9,700.00
Cano, Brigida	43.96	0.00	0.00	0.00	0.00	43.96
Charter Communications	140.39	0.00	0.00	0.00	0.00	140.39
Chilton, Kelly Gottschalk	110.53	0.00	0.00	0.00	0.00	110.53
City of Austin	197,969.49	0.00	0.00	0.00	0.00	197,969.49
Crossroads Utility Services	81,327.86	0.00	0.00	0.00	0.00	81,327.86
DSHS Central Lab MC2004	1,243.00	0.00	0.00	0.00	0.00	1,243.00
Estrada, Jose	139.61	0.00	0.00	0.00	0.00	139.61
Fazzone Construction Co., Inc.	140,183.58	0.00	0.00	0.00	0.00	140,183.58
Featherstone, Jennifer	129.03	0.00	0.00	0.00	0.00	129.03
Gauchat, Claudine	125.33	0.00	0.00	0.00	0.00	125.33
Hambrick, Dan	227.74	0.00	0.00	0.00	0.00	227.74
Hyunh, Chi	104.37	0.00	0.00	0.00	0.00	104.37
Jackson Walker, LLP	31,227.50	0.00	0.00	0.00	0.00	31,227.50
McCall Gibson Swedlund Barfoot Ellis PLLC	20,000.00	0.00	0.00	0.00	0.00	20,000.00
Mejia, Janires	53.33	0.00	0.00	0.00	0.00	53.33
Moore, Quindel	217.04	0.00	0.00	0.00	0.00	217.04
Nguyen, Truong	29.03	0.00	0.00	0.00	0.00	29.03
Noguera, Luis Alberto	23.25	0.00	0.00	0.00	0.00	23.25
Price, La Faye	281.44	0.00	0.00	0.00	0.00	281.44
Ramona Oliver	1,237.35	0.00	0.00	0.00	0.00	1,237.35
Roadrunner Inspection Services	5,550.00	0.00	0.00	0.00	0.00	5,550.00
Robnett, Misty	164.77	0.00	0.00	0.00	0.00	164.77
Studio 16 19, LLC	5,361.90	0.00	0.00	0.00	0.00	5,361.90
Texas Disposal Systems, Inc.	84,780.00	0.00	0.00	0.00	0.00	84,780.00
TexaScapes	7,730.00	480.12	0.00	0.00	0.00	8,210.12
Thi, Pham Hoa	120.06	0.00	0.00	0.00	0.00	120.06
Tran, Liem	74.77	0.00	0.00	0.00	0.00	74.77
Travis County Sheriff's Department	0.00	2,880.00	0.00	0.00	0.00	2,880.00
TXU Energy	1,954.62	0.00	0.00	0.00	0.00	1,954.62
Villareal, Mario	74.77	0.00	0.00	0.00	0.00	74.77
Wei, Zhuangpu	133.97	0.00	0.00	0.00	0.00	133.97
Young, Terrica	109.60	0.00	0.00	0.00	0.00	109.60
<b>TOTAL</b>	<b>619,518.46</b>	<b>3,360.12</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>622,878.58</b>

See Accountants' Report.

**Northtown Municipal Utility District**  
**OTHER DEPOSITS SUMMARY**  
**January 31, 2026**

Description	Amount
VILLAGE AT NORTHTOWN	\$ 15,000.00
PISD REVIEW	749.10
EDENBROOK RIDGE	(471.90)
DESSAU FOUNTAIN ESTATES	(1,550.50)
KB HOMES - VILLAGES AT NORTHTOWN	(809.50)
DESSAU RETAIL - ACR	1,537.70
VILLAGES - MULTI-FAMILY WB PKWY	2,500.00
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	(2,010.70)
HEATHERWILDE OFFICE	(2,440.90)
Total Other Deposits	<u>\$ 12,906.67</u>

**Northtown Municipal Utility District**  
**VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS**  
**January 31, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
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	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)
11/30/25	Armbrust & Brown, PLLC - #219331	VILLAGE AT NTWN	(2,640.00)
12/31/25	Armbrust & Brown, PLLC - #220360	VILLAGE AT NTWN	(80.00)
01/31/26	Armbrust & Brown, PLLC - #221378	VILLAGE AT NTWN	(1,092.00)
01/31/26	Invoice #1349	VILLAGE AT NTWN	16,497.44
		Escrow Balance	<u>\$ 15,000.00</u>

**Northtown Municipal Utility District  
PISD REVIEW DEPOSIT  
January 31, 2026**

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  
January 31, 2026**

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)
10/08/26	Invoice #1348	Edenbrook Ridge	1,000.00
10/31/25	360 Professional Services #4336	Edenbrook Ridge	(591.60)
12/31/25	360 Professional Services #4382	Edenbrook Ridge	(591.60)
01/31/26	360 Professional Services #4400	Edenbrook Ridge	(683.40)
TOTAL DEPOSIT			<u>\$ (471.90)</u>

**Northtown Municipal Utility District  
Dessau Fountain Estates  
January 31, 2026**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
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 #4308	Dessau Fountain Estates	(591.60)
11/30/25	360 Professional Services #4308	Dessau Fountain Estates	(1,774.80)
		TOTAL DEPOSIT	<u>\$ (1,550.50)</u>

**Northtown Municipal Utility District  
KB Homes - Villages at Northtown  
January 31, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/31/17	Cash Receipts		5,000.00
08/31/17	360 Professional Services	KB Homes - Villages at NT	(239.70)
12/31/17	360 Professional Services	KB Homes - Villages at NT	(318.58)
01/31/18	360 Professional Services	KB Homes - Villages at NT	(734.40)
02/28/18	360 Professional Services	KB Homes - Villages at NT	(244.80)
06/30/18	360 Professional Services	KB Homes - Villages at NT	(848.69)
07/31/18	360 Professional Services	KB Homes - Villages at NT	(1,591.20)
08/31/18	360 Professional Services	KB Homes - Villages at NT	(1,468.80)
09/30/18	Invoiced #1253		5,446.17
10/31/18	360 Professional Services - 1964	KB Homes - Villages at NT	(979.20)
10/31/18	Armbrust & Brown, PLLC-149369	KB Homes - Villages at NT	(291.00)
11/30/18	360 Professional Services - 1990	KB Homes - Villages at NT	(244.80)
12/31/18	Armbrust & Brown, PLLC-150320	KB Homes - Villages at NT	(141.83)
12/31/18	360 Professional Services - 2011	KB Homes - Villages at NT	(489.60)
12/31/18	Armbrust & Brown, PLLC-151063	KB Homes - Villages at NT	(274.50)
02/28/19	360 Professional Services - 2060	KB Homes - Villages at NT	(999.60)
03/31/19	Armbrust & Brown, PLLC-153310	KB Homes - Villages at NT	(49.50)
04/30/19	360 Professional Services - 2106	KB Homes - Villages at NT	(749.70)
05/31/19	360 Professional Services - 2141	KB Homes - Villages at NT	(999.60)
07/31/19	360 Professional Services - 2205	KB Homes - Villages at NT	(2,499.00)
07/31/19	Armbrust & Brown, PLLC-156409	KB Homes - Villages at NT	(142.50)
08/31/19	360 Professional Services - 2233	KB Homes - Villages at NT	(1,999.20)
08/31/19	Armbrust & Brown, PLLC-157171	KB Homes - Villages at NT	(66.00)
08/31/19	Invoice #1274		7,426.03
09/30/19	360 Professional Services - 2262	KB Homes - Villages at NT	(499.80)
11/30/19	Armbrust & Brown, PLLC-159481	KB Homes - Villages at NT	(683.00)
01/31/20	Armbrust & Brown, PLLC-161286	KB Homes - Villages at NT	(94.00)
10/14/21	Invoice #1312		3,776.80
10/31/21	360 Professional Services - 2921	KB Homes - Villages at NT	(780.30)
10/31/21	Armbrust & Brown, PLLC-177440	KB Homes - Villages at NT	(725.00)
11/30/21	360 Professional Services - 2945	KB Homes - Villages at NT	(780.30)
11/30/21	Armbrust & Brown, PLLC-178433	KB Homes - Villages at NT	(1,600.00)
12/31/21	360 Professional Services - 2970	KB Homes - Villages at NT	(260.10)
02/28/22	360 Professional Services - 3041	KB Homes - Villages at NT	(540.60)
03/31/22	360 Professional Services - 3080	KB Homes - Villages at NT	(1,946.04)
03/31/22	Armbrust & Brown, PLLC-181180	KB Homes - Villages at NT	(655.50)
04/30/22	360 Professional Services - 3117	KB Homes - Villages at NT	(540.60)
04/30/22	Armbrust & Brown, PLLC-182320	KB Homes - Villages at NT	(969.00)
05/31/22	360 Professional Services - 3152	KB Homes - Villages at NT	(810.90)
06/30/22	Armbrust & Brown, PLLC-183767	KB Homes - Villages at NT	(598.50)
06/30/22	360 Professional Services - 3175	KB Homes - Villages at NT	(1,892.10)
07/26/22	Invoice #1324		12,098.94
07/31/22	Armbrust & Brown, PLLC-184513	KB Homes - Villages at NT	(1,072.50)
07/31/22	360 Professional Services - 3208	KB Homes - Villages at NT	(1,351.50)
08/31/22	360 Professional Services - 3240	KB Homes - Villages at NT	(1,621.80)
09/30/22	360 Professional Services - 3279	KB Homes - Villages at NT	(1,081.20)
09/30/22	Armbrust & Brown, PLLC-186359	KB Homes - Villages at NT	(784.50)
10/31/22	360 Professional Services - 3318	KB Homes - Villages at NT	(810.90)
10/31/22	Invoice #1326		6,722.40
11/30/22	360 Professional Services - 3354	KB Homes - Villages at NT	(887.40)
11/30/22	Armbrust & Brown, PLLC-187877	KB Homes - Villages at NT	(650.00)
12/31/22	360 Professional Services - 3403	KB Homes - Villages at NT	(270.30)
01/31/23	Armbrust & Brown, PLLC-189777	KB Homes - Villages at NT	(275.40)
01/31/23	360 Professional Services - 3420	KB Homes - Villages at NT	(924.00)
02/28/23	360 Professional Services - 3452	KB Homes - Villages at NT	(826.20)
03/31/23	360 Professional Services - 3485	KB Homes - Villages at NT	(826.20)
03/31/23	Armbrust & Brown, PLLC-191487	KB Homes - Villages at NT	(528.00)
04/30/23	360 Professional Services - 3515	KB Homes - Villages at NT	(275.40)
04/30/23	Armbrust & Brown, PLLC-192395	KB Homes - Villages at NT	(132.00)
05/31/23	360 Professional Services - 3542	KB Homes - Villages at NT	(2,203.20)
05/31/23	Armbrust & Brown, PLLC-193130	KB Homes - Villages at NT	(1,287.00)
06/30/23	360 Professional Services - 3567	KB Homes - Villages at NT	(275.40)
07/31/23	360 Professional Services - 3594	KB Homes - Villages at NT	(1,927.80)
07/31/23	Invoice #1336		11,288.30
08/31/23	360 Professional Services - 3624	KB Homes - Villages at NT	(550.80)
09/30/23	360 Professional Services - 3657	KB Homes - Villages at NT	(275.40)
10/31/23	360 Professional Services - 3687	KB Homes - Villages at NT	(275.40)
10/31/23	Armbrust & Brown, PLLC-197522	KB Homes - Villages at NT	(132.00)
01/31/24	360 Professional Services - 3772	KB Homes - Villages at NT	(280.50)
02/29/24	360 Professional Services - 3799	KB Homes - Villages at NT	(280.50)
03/31/24	360 Professional Services - 3822	KB Homes - Villages at NT	(1,974.90)
04/30/24	360 Professional Services - 3848	KB Homes - Villages at NT	(1,122.00)
07/31/24	360 Professional Services - 3928	KB Homes - Villages at NT	(280.50)
07/31/25	360 Professional Services - 4261	KB Homes - Villages at NT	(295.80)
01/31/26	360 Professional Services - 4403	KB Homes - Villages at NT	(341.70)
TOTAL DEPOSIT			\$ (809.50)

**Northtown Municipal Utility District  
Dessau Retail - ACR  
January 31, 2026**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
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)
	Deposit	Invoice #1331	4,000.00
12/31/25	360 Professional Services - 4381	Dessau Retail - ACR	(591.60)
		TOTAL DEPOSIT	<u>\$ 1,537.70</u>

**Northtown Municipal Utility District  
Villages - Multi-Family WB Pkwy.  
January 31, 2026**

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)
01/31/26	Invoice #1350		2,676.78
TOTAL DEPOSIT			<u>\$ 2,500.00</u>
Escrow Required			2,500.00
Less: Current Balance			<u>(2,500.00)</u>
Total Invoice #1350			<u>\$ -</u>

**Northtown Municipal Utility District  
Heatherwilde Multi-Family  
January 31, 2026**

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 M.U.D.  
Write Off Summary  
1/31/2026**

	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
FYE 9/2021	21,606.96	1,504.04
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	-
11/30/2025	-	-
12/31/2025	1,510.61	-
1/31/2026	681.64	-
<b>Total</b>	<b>\$ 194,630.19</b>	<b>\$ 9,574.65</b>

**Northtown M.U.D.**  
**ChargePoint Revenue Summary**  
**1/31/2026**

<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
Nov-25	239.81	23.99	215.82
Dec-25	314.32	27.87	286.45
Jan-26	301.73	30.15	271.58
<b>Total</b>	<b>\$ 8,528.39</b>	<b>\$ 845.15</b>	<b>\$ 7,683.24</b>

See Accountants' Report.

**Northtown Municipal Utility District  
Credit Card Transaction History  
January 31, 2026**

Month	No. of Sales	Total Credit Card Sales	Credit Card Fees
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
November-25	2318	274,197.25	3,741.19
December-25	2368	241,708.05	2,612.12
January-26	2541	259,551.54	2,773.92

Northtown M.U.D.  
**Payroll Summary - Directors**  
 October 1, 2025 through February 24, 2026

	Baker, Lisa D	Capers, Christopher B.	Downey, Colette	TOTAL
Employee Wages, Taxes and Adjustments				
Gross Pay				
Director Fees	1,547.00	2,431.00	1,105.00	5,083.00
Total Gross Pay	1,547.00	2,431.00	1,105.00	5,083.00
Adjusted Gross Pay	1,547.00	2,431.00	1,105.00	5,083.00
Taxes Withheld				
Federal Withholding	(13.00)	(160.00)	0.00	(173.00)
Medicare Employee	(22.43)	(35.25)	(16.02)	(73.70)
Social Security Employee	(95.91)	(150.73)	(68.51)	(315.15)
Total Taxes Withheld	(131.34)	(345.98)	(84.53)	(561.85)
Net Pay	1,415.66	2,085.02	1,020.47	4,521.15
Employer Taxes and Contributions				
Medicare Company	22.43	35.25	16.02	73.70
Social Security Company	95.91	150.73	68.51	315.15
Total Employer Taxes and Contributions	118.34	185.98	84.53	388.85

See Accountants' Report.

Northtown M.U.D.  
Payroll Summary - Security  
January 2026

	Culin, Michael P	Gray, Alfred	Hill, Cory J	Price, Joshua R	Ribsam, John J	Segovia III, Jose P.	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjust...								
Gross Pay								
Hourly	0.00	840.00	0.00	0.00	0.00	0.00	0.00	840.00
Security Holiday	0.00	0.00	0.00	0.00	0.00	600.00	0.00	600.00
Security Hourly	420.00	0.00	1,680.00	840.00	840.00	840.00	5,060.00	9,680.00
Total Gross Pay	420.00	840.00	1,680.00	840.00	840.00	1,440.00	5,060.00	11,120.00
Adjusted Gross Pay	420.00	840.00	1,680.00	840.00	840.00	1,440.00	5,060.00	11,120.00
Taxes Withheld								
Federal Withholding	(11.00)	0.00	0.00	0.00	(53.00)	(35.00)	(673.00)	(772.00)
Medicare Employee	(6.09)	(12.18)	(24.36)	(12.18)	(12.18)	(20.88)	(73.37)	(161.24)
Social Security Employee	(26.04)	(52.08)	(104.16)	(52.08)	(52.08)	(89.28)	(313.72)	(689.44)
Total Taxes Withheld	(43.13)	(64.26)	(128.52)	(64.26)	(117.26)	(145.16)	(1,060.09)	(1,622.68)
Net Pay	376.87	775.74	1,551.48	775.74	722.74	1,294.84	3,999.91	9,497.32
Employer Taxes and Contributions								
Medicare Company	6.09	12.18	24.36	12.18	12.18	20.88	73.37	161.24
Social Security Company	26.04	52.08	104.16	52.08	52.08	89.28	313.72	689.44
TX - Unemployment	2.94	5.88	11.76	5.88	5.88	10.08	35.42	77.84
Total Employer Taxes and Contribut...	35.07	70.14	140.28	70.14	70.14	120.24	422.51	928.52

See Accountants' Report.