



Disclaimer:

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MEMORANDUM

TO: Brenda Richter
Christopher Capers
Lisa Baker

Colette Downey
R. Lee Hill

FROM: Carlee Reed, Legal Assistant

DATE: March 17, 2026

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

Attached please find the agenda and meeting materials for a meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Tuesday, March 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**
John Carlton *via email**

*Agenda Only

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA**

March 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, March 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;

CONSENT ITEMS

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

2. Minutes of February 24, 2026 Board meeting;

DISCUSSION/ACTION ITEMS

3. District security and public safety and related action items, including:
 - (a) Report from Travis County Sheriff's Office, including crime statistics;
 - (b) Legal/Security Committee report;
4. District operations manager and utility operator's report and related action items, including:
 - (a) Utility operations and repairs and any proposals;
 - (b) Billing report and write-offs
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;
- (iii) Review of bid tabulation for NTMUD Signage Implementation Project, award of contract, and authorization to negotiate and execute construction contract;
- (iv) Additional Services Request 11.1 relating to District Signage Master Plan Implementation;
- (v) Transition of Remaining Fee from Task 12 – Settlers Meadow West to Task 13 – Merseyside Park;
- (vi) Additional Services Request 13 relating to Merseyside Park;

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;
- (h) Proposal from Sinclair Land Surveying, Inc. for survey of Stoney Creek Park (*executive session*);
- (i) City of Pflugerville Club Interceptor, including agreements and easements (*executive session*);

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 adjustments to employee compensation and benefits and employee retention program;

11. Attorney's report and related action items, including:

- (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 regarding accounting and payments under agreement (*executive session*);
- (b) Delinquent property taxes owed by Northtown Phase 1 LLC on property located at 610 E. Wells Branch Parkway, including collection efforts;
- (c) Recertification of Risk and Resiliency Assessment and the Emergency Response Plan pursuant to America’s Water Infrastructure Act of 2018;
- (d) Use of District office as polling site for day-of voting in May 26, 2026 Primary Runoff Election, including any license agreement with Travis County;

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.



Attorney for the District

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

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

February 24, 2026

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on February 24, 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, 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 and Austin Rusk of TexaScapes; Brent Baker of Studio 16:19; Dennis Hendrix of Crossroads Utility Services LLC (“Crossroads”); and Deputy Serna 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. Director Hill stated that he recently met with Robert Anderson, who had been Crossroads’ representative for the District for many years, and that Mr. Anderson was doing well and said “hello” to the Board and consultants.

Director Richter next stated that the Board would consider the minutes of the January 28, 2026 Board meeting. Upon motion by Director Hill and second by Director Downey, the Board voted unanimously to approve the minutes, as presented.

Director Richter next stated that the Board would receive the security report attached as **Exhibit “B”** and recognized Deputy Serna. Deputy Serna referred the Board to the security report and stated that he had no additional information to add.

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 “C”** with the Board. He first stated that water accountability for the month reflected a 3.63% 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”. Mr. Hendrix next stated that the new manholes had been installed and were expected to last around 30 years. Mr. Hendrix then reviewed the utility bill write-offs included on his report. Upon motion by Director Hill and second by Director Capers, the Board voted unanimously to approve the write-offs listed in the operator’s report.

Item No. 2

Director Richter then stated that the Board would receive the landscape maintenance report, attached as **Exhibit “D”**. Mr. Rusk first presented the “plant of the month”—a prickly pear cactus without spines. Mr. Rusk provided numerous facts regarding the plant. Mr. Fadal then addressed the Board. He stated that, while there had been a cold snap in January, it was still an unusually warm winter month. He next stated that the January freeze had resulted in stunting the growth of the rye grass, since the ice took multiple days to thaw, but that the trees had not sustained damage. He then stated that the new irrigation controller had been installed; that he would evaluate the need for additional mulch soon; and that the soccer fields may need to be refurbished. Director Hill asked Mr. Fadal to watch for “bastard cabbage”, which began growing during this time of year. Mr. Fadal responded that he would do so.

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 “E”**. Ms. Oliver first reviewed the restrictive covenant report and monthly expenditure report. She then stated that she was waiting to hear back from Texas Disposal Systems regarding scheduling a landfill tour for the Board members. Mr. Baker then addressed the Board and reviewed Studio 16:19’s landscape architecture report attached as **Exhibit “F”**. He stated that Whirlix had revised the design of the shade sails to be more like the originally intended design, and that he would send it to Ms. Oliver for review before fabrication and installation. He then stated that Studio 16:19 was reviewing the bids that had been received for the Sign Implementation Project and that the Trail Gaps Project was underway. Mr. Baker then presented Pay Application No. 3 from Fazzone Construction Co. for the Trail Gaps Project attached as **Exhibit “G”** and recommended approval. Upon motion by Director Hill and second by Director Capers, the Board voted unanimously to approve Pay Application No. 3.

Director Richter announced that the Board would next receive the engineer’s report attached as **Exhibit “H”** and recognized Mr. Foster. Mr. Foster reported that Avalon Bay had its first occupants; that JD’s Supermarket should begin construction in the summer; that the Heatherwilde office should begin construction in the summer; and that The Parker Phase 2 was still in the permitting process. Director Richter asked if the developers were current on their deposits with the District. Mr. Foster stated that he would check with Mr. Douthitt. Director Richter then asked how much land was left to develop in the District. Mr. Foster stated that the areas remaining included The Parker Phase 2 and the Village at Northtown retail area. Mr. Foster then stated that Ms. Oliver and he planned to meet with representatives of the City of Pflugerville soon regarding a request to construct a wastewater line through District property.

Director Richter then recognized Mr. Douthitt for purposes of receiving the bookkeeper’s report. Mr. Douthitt presented the bookkeeper’s report along with the updated cash activity report, attached collectively as **Exhibit “I”**, and reviewed them with the Board. Mr. Douthitt 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 the District was approximately \$600,000 ahead of budget for the current fiscal year. Upon motion by Director Hill and second by Director Downey, the Board voted unanimously to approve the transfers and director and vendor payments, as presented.

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, but that Mr. Carlton planned to attend the next Board meeting to provide an update.

Director Richter next stated that the Board would receive a report from the Budget, Finance & Rates Committee. Director Hill stated that, for purposes of employee retention the

Committee recommended modifying the employer contribution structure of the District's 401(a) plan as outlined in the document attached as **Exhibit "J"**, which would help retain employees. He stated that July had agreed to prepare a plan amendment and would send it to the District's employee benefits counsel to review. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted 4-0-1, with Director Baker abstaining, to approve such an amendment, subject to review by the District's employee benefits counsel. Director Hill then reviewed a plan prepared by the Committee to permit Ms. Oliver to implement raises to staff through the year without prior Board approval. He noted that HEB used this plan, suggesting that it was effective for employee retention. Director Richter stated that she would like the Committee to discuss the plan in detail with Ms. Oliver, then return to the Board for consideration. The Committee agreed and the item was tabled.

Director Richter next stated that the Board would receive the attorney's report. At 6:28 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 6:40 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 announced at 6:40 p.m. that the Board would convene in executive session to consider personnel matters pursuant to Section 551.074 of the Texas Government Code regarding adjustments to employee compensation and benefits. At 6:49 p.m., Director Richter announced that the Board would reconvene in open session, noting that no action had been taken during executive session. Upon motion by Director Hill and second by Director Downey, the Board voted unanimously to authorize the Legal/Security Committee to settle the dispute with Dessau Fountains Estates. Then, upon motion by Director Hill and second by Director Downey, the Board voted unanimously to increase Ms. Oliver's salary to \$125,000 per year and to pay Ms. Oliver a one-time \$5,000 merit payment.

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 its regular meeting date.

There being no further business to come before the Board, the meeting was adjourned at 6:51 p.m.



Date: March 24, 2026

Colette Downey, Secretary
Board of Directors

Crime Stats

Date	Crime	Location	Notes
2/23/2026	Theft	14XXX Lipton Ln	Taken out of Bed of Truck



UTILITY MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



March 24, 2026





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

Operations Report

- Operations/Billing report, including water accountability: -1.05%.
 - **The COA Camborne meter was replaced 14Jan26- this is likely the cause of the “gain” . :**
- **Occupied Connections: 3191**
- **Total Connections: 3291**
 - **All Samples were satisfactory**
- Review and approve delinquent accounts and write-offs: - **3-\$959.60(3owners, 1 renters)**

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- 11 of the 16 have been completed**
- **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.
 2. Sale of surplus AMI meter lids to Pflugerville MUD for the amount of \$35.00 each. There is aprox. 500 lids

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

GENERAL INFORMATION

Occupied Single Family Connections	<u>3191</u>	x 3 =	<u>9573</u>
Vacant Single Family Connections	<u>38</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>1</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>29</u>		
 TOTAL CONNECTIONS	 <u>3291</u>		 <u>12063</u> Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>02/09/26</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>02/17/26</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>02/01/26</u>	to	<u>02/28/26</u>	<u>21,769,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>12/30/25</u>	to	<u>01/29/26</u>	<u>23,433,000</u> Gallons
Total Gallons Billed				
from	<u>12/30/25</u>	to	<u>01/29/26</u>	<u>23,133,000</u> Gallons
Flushing	<u>12/30/25</u>	to	<u>01/29/26</u>	<u>53,796</u> Gallons
Billing Adjustments				
from	<u>12/30/25</u>	to	<u>01/29/26</u>	<u>0</u> Gallons
Gallons gain/loss				<u>(246,204)</u> Gallons
Percentage gain/loss				<u>-1.05%</u>

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

Current Billing

Basic Service	143,296.22	
Water	125,615.10	
Sewer	127,046.74	
TCEQ	1,296.72	
Deposit	8,688.71	
Misc	<u>1,855.00</u>	
 Total Current Billing		 \$407,798.49

Aged Receivables

Thirty (30) Days	50,602.87	
Sixty (60) Days	3,228.22	
Ninety (90) Days	66.10	
One Hundred Twenty (120) Days	<u>2,594.62</u>	
Billed Arrears	56,491.81	
Credit Bal Fwd	<u>-4,700.29</u>	
 Total Aged Receivables		 \$51,791.52

Accounts Receivables

Penalty	9,703.75	
Basic Service	139,167.25	
Water	126,875.82	
Sewer	119,861.03	
TCEQ	1,201.87	
Deposit	\$7,617.49	
Miscellaneous	<u>1,072.00</u>	
	405,499.21	
 Total Accounts Receivables		 \$405,499.21

Deposit Liability

Balance As Of	01/21/26	\$782,178.85
Collections		7,395.70
Deposits Applied		<u>-9,016.92</u>
 Balance As Of	 02/20/26	 \$780,557.63

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

Feb-26

Connections	January	February
Active	3226	3217
Inactive	33	38
Total	3259	3255

New Connects	0	0
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Billing Recap

	January	February
Current Billing	\$395,032.55	\$407,798.49
Water	\$123,929.87	\$125,615.10
Sewer	\$122,115.49	\$127,046.74
State Assessment	\$1,263.57	\$1,296.72
Basic Service	\$143,359.84	\$143,296.22
Miscellaneous	\$965.00	\$1,855.00
Deposit	\$3,398.78	\$8,688.71
Arrears	January	February
30 Day	\$7,141.69	\$50,602.87
60 Day	\$62,135.95	\$3,228.22
90 Day	\$7,531.59	\$66.10
120 Day	\$3,562.27	\$2,594.62
Gross Arrears	\$80,371.50	\$56,491.81

Month	January	February
Total Customers	3259	3255
Letters	411	409
Disconnects	37	25

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
February-26

Total Water Flows

Month	2019	2020	2021	2022	2023	2024	2025	2026
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	21,769
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	
TOTAL	244,534	323,044	285,336	319,751	306,229	318,996	279,722	45,306

Bacteriological Analyses

Samples: Satisfactory taken on 2/9/26 and 2/17/26

Chlorine Residual

	February
Average	1.6
Maximum (4.0)	2.1
Minimum (0.5)	0.9

Total Wastewater Billed

Month	2019	2020	2021	2022	2023	2024	2025	2026
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	18,439
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	
TOTAL	177,047	208,597	204,944	203,366	186,827	186,210	213,970	36,163

NORTHTOWN M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	MASTER METER	CONSUMPTION TOTALS	FLUSHING TOTALS	BILLING ADJUSTMENTS	GALLONS UNACCOUNTED	NTWN CONNECTS	PERCENT GAIN/LOSS
09/30/22	10/27/22	28,684.0	28,240.0	85.6	-	-358.4		-1.25%
10/28/22	11/29/22	26,036.0	25,733.0	104.6	-	-198.4		-0.76%
11/30/22	12/28/22	18,558.0	19,331.0	123.7	-	896.7		4.83%
12/29/22	01/30/23	23,088.0	22,222.0	58.7	-	-807.3		-3.50%
01/31/23	02/28/23	18,815.0	18,053.0	27.4	-	-734.6		-3.90%
03/01/23	03/27/23	19,935.0	18,764.0	9.5	-	-1161.5		-5.83%
03/28/23	05/01/23	25,800.0	24,530.0	30.5	-	-1239.5		-4.80%
05/02/23	05/26/23	18,100.0	17,075.0	56.0	-	-969.0		-5.35%
05/27/23	06/29/23	29,995.0	29,631.0	167.0	-	-197.0		-0.66%
06/30/23	07/27/23	29,354.0	27,381.0	39.9	-	-1933.1		-6.59%
07/28/23	08/29/23	36,271.0	34,174.0	14.0	-	-2083.0		-5.74%
08/30/23	09/27/23	34,519.0	29,015.0	30.4	-	-5473.6	3231	-15.86%
TOTALS		309,155.0	294,149.0	747.3	-	(14,258.7)		---
AVERAGE		25,762.9	24,512.4	62.3	-	(1,188.2)		-4.61%
09/28/23	10/31/23	31,915.0	30,060.0	18.2	-	-1836.8	3231	-5.76%
11/01/23	11/29/23	23,219.0	22,075.0	23.4	-	-1120.6	3231	-4.83%
11/30/23	12/29/23	22,184.0	20,806.0	41.5	-	-1336.6	3231	-6.02%
12/30/23	01/29/24	22,345.0	19,980.0	14.8	-	-2350.3	3231	-10.52%
01/30/24	03/05/24	22,737.0	21,415.0	13.0	-	-1309.0	3231	-5.76%
03/06/24	03/28/24	17,577.0	16,683.0	6.8	-	-887.3	3231	-5.05%
03/29/24	04/29/24	25,480.0	25,111.0	6.4	-	-362.7	3231	-1.42%
04/30/24	05/29/24	24,305.0	22,431.0	8.2	-	-1865.8	3256	-7.68%
05/30/24	06/29/24	27,050.0	25,488.0	8.2	-	-1553.8	3262	-5.74%
06/30/24	07/29/24	27,137.0	24,460.0	18.6	-	-2658.5	3262	-9.80%
07/30/24	08/29/24	31,258.0	29,687.0	12.8	-	-1558.2	3262	-4.98%
08/30/24	09/29/24	28,646.0	28,433.0	26.5	-	-186.5	3262	-0.65%
TOTALS		303,853.0	286,629.0	198.2	-	(17,025.8)		---
AVERAGE		25,321.1	23,885.8	16.5	-	(1,418.8)		-5.60%
09/30/24	10/29/24	32,502.0	29,125.0	40.6	-	-3336.4	3272	-10.27%
10/30/24	11/28/24	27,644.0	25,162.0	54.7	-	-2427.3	3272	-8.78%
11/29/24	12/29/24	26,214.0	24,979.0	41.9	-	-1193.1	3272	-4.55%
12/30/24	01/29/25	24,261.0	23,212.0	52.5	-	-996.5	3272	-4.11%
01/30/25	02/28/25	22,092.0	19,477.0	55.2	-	-2559.8	3292	-11.59%
03/01/25	03/29/25	22,859.0	20,713.0	56.2	-	-2089.8	3292	-9.14%
03/30/25	04/29/25	26,140.0	23,438.0	56.4	-	-2645.6	3292	-10.12%
04/30/25	05/29/25	17,283.0	25,019.0	56.5	-	7792.5	3292	45.09%
05/30/25	06/29/25	14,007.0	25,573.0	48.8	-	11614.8	3292	82.92%
06/30/25	07/29/25	16,831.0	24,768.0	55.6	-	7992.6	3292	47.49%
07/30/25	08/29/25	32,294.0	28,435.0	58.8	-	-3800.2	3292	-11.77%
08/30/25	09/29/25	28,630.0	28,761.0	58.8	-	189.8	3292	0.66%
TOTALS		290,757.0	298,662.0	635.9	-	8,540.9		---
AVERAGE		24,229.8	24,888.5	53.0	-	711.7		2.94%
09/30/25	10/29/25	27,356.0	27,700.0	56.2	-	400.2	3292	1.46%
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%
12/30/25	01/29/26	23,433.0	23,133.0	53.8	-	-246.2	3292	-1.05%
TOTALS		95,918.0	97,280.0	206.2	-	1,568.2		---
AVERAGE		23,979.5	24,320.0	51.6	-	392.1		1.63%

**Northtown MUD
Water Usage Analysis**

Billing Period	Residential (gallons)	#	Builder (gallons)	#	School (gallons)	#	Non-Profit (gallons)	#	Fire Hydrant (gallons)	#	Multi-Family (gallons)	#	Irrigation (gallons)	#	Commercial (gallons)	#	District (gallons)	#	Monthly Totals (gallons)	Number of Residential Connections	Average Usage	Letters	Terminations
October 2022	13,059,028		28,000		101,000		-		1,000		6,900,000		3,249,000		4,083,000		352,000		27,773,028	3,181	4.1	568	25
November 2022	11,794,011		10,000		144,000		-		0		10,714,000		2,168,000		2,972,000		438,000		28,240,011	3,184	3.7	487	21
December 2022	15,860,048		7,000		46,000		-		459,000		5,730,000		2,143,000		1,314,000		174,000		25,733,048	3,184	5.0	-	-
January 2023	13,565,077		23,000		137,000		-		529,000		3,407,000		1,106,000		338,000		226,000		19,331,077	3,181	4.3	474	-
February 2023	10,995,038		666,000		105,000		-		3,000		4,851,033		1,146,000		4,260,000		196,000		22,222,071	3,183	3.5	398	-
March 2023	13,412,066		186,000		119,000		-		2,000		3,433,000		339,000		262,000		319,000		18,072,066	3,185	4.2	330	-
April 2023	13,811,057		58,000		84,000		-		1,000		2,546,000		1,720,000		314,000		230,000		18,764,057	3,189	4.3	399	30
May 2023	17,418,082		43,000		135,000		-		2,000		4,280,000		1,968,000		428,000		256,000		24,530,082	3,173	5.5	358	30
June 2023	11,790,050		40,000		97,000		-		1,000		2,855,000		1,776,000		280,000		237,000		17,076,050	3,219	3.7	392	27
July 2023	19,243,000		268,000		76,000		-		5,000		5,265,000		3,542,000		365,000		867,000		29,631,000	3,222	6.0	347	26
August 2023	17,998,000		275,000		15,000		104,000		308,000		4,203,000		2,774,000		369,000		1,335,000		27,381,000	3,233	5.6	371	20
September 2023	24,011,000		443,000		85,000		119,000		0		3,460,000		3,811,000		254,000		1,991,000		34,174,000	3,234	7.4	371	22
Total	182,956,457		2,047,000		1,144,000		223,000		1,311,000		57,644,033		25,742,000		15,239,000		6,621,000		292,927,490				
October 2023	18,833,000	3092	347,000	32	122,000	2	32,000	-	253,000	1	4,062,000	6	4,034,000	31	443,000	9	889,000	13	29,018,173	3,231	5.8	448	33
November 2023	18,775,000	3202	266,000	14	126,000	2	28,000	-	89,000	1	5,526,000	6	4,278,000	31	217,000	9	755,000	13	30,060,000	3,232	5.8	484	40
December 2023	14,611,000	3202	472,000	14	89,000	2	-	-	0	1	4,152,000	6	2,068,000	31	217,000	9	292,000	13	21,901,000	3,234	4.5	472	-
January 2024	13,854,000	3113	197,000	18	56,000	2	16,000	-	0	1	4,457,000	6	1,625,000	31	286,000	9	315,000	13	20,806,000	3,234	4.3	442	34
February 2024	13,701,000	3125	747,000	14	102,000	2	-	-	0	1	3,747,000	6	1,162,000	31	350,000	9	171,000	13	19,980,000	3,242	4.2	402	29
March 2024	15,663,000	3159	26,000	11	131,000	2	-	-	0	1	3,171,000	6	1,694,000	31	392,000	9	338,000	13	21,415,000	3,243	4.8	391	8
April 2024	13,727,000	3141	25,000	11	98,000	2	-	-	51,000	1	1,673,000	6	846,000	31	137,000	9	126,000	13	16,683,000	3,233	4.2	448	41
May 2024	16,036,000	3147	44,000	10	64,000	2	42,000	-	0	0	6,358,000	6	1,860,000	31	374,000	9	333,000	13	25,111,000	3,233	5.0	405	29
June 2024	15,123,000	3144	25,000	45	53,000	2	16,000		4,000		4,336,000		2,085,000	32	439,000	9	350,000	13	22,431,000	3,159	4.8	447	31
July 2024	17,323,000	3142	42,000	36	28,000	2	46,000		0		4,896,000		2,156,000	32	587,000	9	410,000	13	25,488,000	3,159	5.5	415	25
August 2024	16,801,000	3151	159,000	43	34,000	2	47,000		0		4,008,000	0	1,768,000	32	714,000	9	929,000	13	24,460,000	3,166	5.3	449	22
September 2024	19,729,000	3158	314,000	30	57,000	2	45,000		0		5,192,000	0	2,925,000	32	862,000	9	563,000	13	29,687,000	3,158	6.2	396	29
Total	136,839,000	2,350,000	903,000	227,000	397,000	46,386,000	23,576,000	4,156,000	4,908,000	257,353,173													
October 2024	19,036,000	3162	407,000	28	148,000	2	46,000		0		4,446,000	0	2,232,000	32	1,671,000	9	447,000	13	28,433,000	3,158	6.0	435	34
November 2024	18,361,000	3169	518,000	24	81,000	2	23,000		1,557,000	2	3,849,000	0	2,886,000	32	1,440,000	9	410,000	13	29,125,000	3,169	5.8	396	20
December 2024	16,188,000	3174	333,000	20	212,000	2	7,000		284,000	2	3,598,000	0	2,839,000	32	1,361,000	9	340,000	13	25,162,000	3,174	5.1	428	20
January 2025	14,456,000	3177	31,000	19	101,000	2	8,000		218,000	2	6,639,000	0	2,782,000	32	312,000	9	432,000	13	24,979,000	3,177	4.6	428	32
February 2025	15,371,000	3181	72,000	15	82,000	2	1,000		438,000	2	5,349,000	0	1,435,000	32	280,000	9	184,000	13	23,212,000	3,181	4.8	428	32
March 2025	13,990,000	3181	63,000	18	105,000	2	-		252,000	2	4,277,000	0	118,000	32	334,000	9	338,000	13	19,477,000	3,181	4.4	459	36
April 2025	14,830,000	3193	146,000	14	89,000	2	35,000		208,000	2	4,126,000	0	324,000	32	561,000	9	394,000	13	20,713,000	3,193	4.6	412	14
May 2025	16,704,000	3194	89,000	12	117,000	2	21,000		78,000	2	4,353,000	2	997,000	30	391,000	9	688,000	13	23,438,000	3,194	5.2	429	39
June 2025	16,923,000	3193	123,000	12	98,000	2	55,000		29,000	3	4,452,000	2	2,096,000	30	321,000	9	922,000	13	25,019,000	3,193	5.3	372	-
July 2025	17,468,000	3196	137,000	8	33,000	2	179,000		3,000	3	4,673,000	2	1,975,000	30	292,000	9	813,000	13	25,573,000	3,193	5.5	372	-
August 2025	16,906,000	3197	115,000	6	19,000	2	301,000		1,000	2	4,721,000	2	1,596,000	29	371,000	9	738,000	13	24,768,000	3,197	5.3	427	29
September 2025	19,601,000	3201	112,000	5	101,000	2	58,000		0	2	4,922,000	2	2,228,000	29	318,000	9	1,095,000	13	28,435,000	3,201	6.1	394	26
Total	199,834,000	2,146,000	1,186,000	734,000	3,068,000	55,405,000	21,508,000	7,652,000	6,801,000	298,334,000													
October 2025	19,416,000	3201	114,000	5	121,000	2	27,000		0	2	5,026,000	7	2,435,000	29	342,000	4	1,280,000	13	28,761,000	3,201	6.1	424	36
November 2025	18,008,000	3202	107,000	4	126,000	2	27,000		5,000	2	4,923,000	6	3,039,000	33	343,000	2	1,122,000	13	27,700,000	3,202	5.6	394	22
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
February 2026	15,343,000	3191	75,000	3	72,000	2	-		13,000	1	4,989,000	8	1,336,000	29	468,000	4	837,000	13	23,133,000	3,191	4.8	409	25
Total	84,910,000	482,000	513,000	124,000	21,000	24,036,000	9,430,000	1,909,000	4,616,000	126,041,000													
Active	Residential	Builder	School	Non-Profit	Fire Hydrant	Multi-Family	Irrigation	Commercial	District	Builder Taps											3305		
Vacant	3191	3	2	0	1	8	29	4	13	2													
	38				10		4																

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
February 2026

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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
February 2026**

DATE	ADDRESS	PROBLEM	COST
04/02/24	13918 RANDALSTONE DR.	REPLACED METER BOX & LID. DUG OUT THE WHOLE METER BOX AND LIFTED IT HALF A FOOT.	\$542.34
05/01/24	901 TUDOR HOUSE RD	LANDSCAPED AFTER TAPLINE REPAIR. BACK FILLED AND LEVED BOX AFTER SERVICE LINE REPAIR.	\$690.94
05/01/24	301 E WELLS BRANCH PKWY- IRR	REPLACED METER UPGRADE. PUT IN NEW METER.	\$530.33
05/10/24	15305 HYSON CROSSING	REPLACED BROKEN CURBSTOP. REPLACED AND INSTALLED NEW 1"X1"CURB STOP ON COPPER LINE. HAD TO FIND COPPER CRIMPER. CLEANED UP AREA AND FLUSHED CURB STOP.	\$989.09
06/10/24	901 Tudor House Rd-2"BLDG	INVESTIGATED POSSIBLE LEAK. HEAVY FLOW OF WATER COMING OUT OF METER BOX ON ARRIVAL. SHUT OFF WATER AND HAND DUG 4FT DOWN TO EXPOSE BROKEN 3" PVC. SERVICE LEAD CUT OUT BAD PIPE AND REPLACE WITH NEW PRESSURE TESTED REPAIR AND SWEEP AND CLEANED SITE. FENCED OFF AREA, WILL RETURN TO BACK FILL.	\$4,826.49
06/10/24	900 TUDOR HOUSE RD IRR	LANDSCAPED AFTER TAPLINE REPAIR. BACK FILL AND LANDSCAPING AFTER WATER LEAK. BOUGHT 25 BAGS OF PEA GRAVEL. CLEANED STREET, SIDEWALK AND MESS AROUND HERE. HAD TO COME TO SHOP AND GRAB A 2 SKIDSTEER BUCKETS OF BACK FILL WENT BACK TO JOB. SET BOXES TO GRADE AND TOOK FENCE OUT. CAME TO SHOP AND CLEANED TRAILER AND MOVED DIRT.	\$1,544.99
05/30/24	IN DISTRICT NTWN	PURCHASED 11 PAIRS OF SHORT METER ADAPTERS 5/8"	\$835.88
06/26/24	NTWN LS2-TUDOR HOUSE	WATER SYSTEM WORK COMPLETE. LOADED UP 5 BIG METERS INTO TRAILER AND BROUGHT THEM TO THE SHOP AND UNLOADED THEM. 8IN-S/N#745175; 6IN-S/N#745173; 6IN-S/N#745174; 6IN-S/N#745172; 10IN-S/N#745172 THESE ARE ALL COMPOUND METERS WITH 2IN BYPASSES.	\$1,717.00
7/10/2024	13605 CAMBOURNE DR	MAINT NEEDED FOR HYDRANT REPAIR. WE CAME OUT TO PICK UP THE HYDRANT THAT WAS HIT AND CLEANED UP.	\$794.00

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
February 2026

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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
February 2026**

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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
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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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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
TOTAL FOR 2025			\$139,305.58

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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

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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-COMPLETE. HAD TO PUMP OUT TANKS BECAUSE THERE WAS NOWHERE TO TRANSFER WASTE INTO. ASSISTED WITH SERVICE ORDER 42610A	\$650.00
06/10/24	NTWN LS1 HARRIS RIDGE	SANITARY SYSTEM WORK COMPLETE. CONTINUED RENTAL.	\$1,599.30
07/06/24	13714 MERSEYSIDE DR	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. SENT WASTEWATER OUT TO INVESTIGATE POSSIBLE SEWER BACK UP. THEY FOUND A BREAK IN THE 4 INCH LEADING TO SIX INCH. THEY BELIEVE IT WAS BORED THROUGH BY THE NEAR BY BORING CREW.	\$3,361.22
09/05/24	IN DISTRICT NTWN	RAN DYE TEST. WENT TO CHECK DEPRESSION IN ROAD AND FOUND NO SIGN OF DEBRIS IN MANHOLE AND NO SIGN OF LEAK AFTER LISTENING TO ANGLE STOPS BUT DEPRESSION IS ABOUT 8 INCHES LOW AND ABOUT 12 INCHES ACROSS	\$527.00
09/12/24	13608-#A HARRIS RIDGE BLV	GRINDER PUMP PROBLEM. RESPONDED TO PUMP DOWN THE GRINDER TANK, THEN SENT TO HYDRO SOURCE. 9/23/2024 HYDRO SOURCE: CERTIFIED TECHNICIAN SERVICE CALL, RETURN VISIT AND ADDITIONAL TIME ON SITE.	\$3,927.73
08/06/24	NTWN LS1 HARRIS RIDGE	SUBCONTRACT WORK COMPLETED AT FACILITY- CONTRACTOR OUT TO INSTALL (4) 3IN GALVANIZED RIGID POSTS & SUPPORTS. FABRICATED & INSTALL A 9FTX18FT GALVANIZED 2INX2IN ANGLE IRON FRAME W/TRUSSES & SUPPORTS. INSTALLED METAL R PANEL & RIDGE CAP ON GALVANIZED FRAME STRUCTURE.	\$17,577.00
11/04/24	NTWN LS2-TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY- WWTS CLEANED THE LS.	\$1,917.35
TOTAL FOR 2024			\$80,409.29

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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

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

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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
February 2026**

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
TOTAL FOR 2025			\$149,440.59
02/12/26	13622 MERSEYSIDE DR	EXCAVATED & REPAIRED SANITARY LINE. LOCATED CITY-SIDE BLOCKAGE, MARKED UTILITIES, AND EXCAVATED SAFELY AROUND FIBER AND ELECTRICAL LINES. REMOVED DAMAGED LATERAL WITH ROOTS AND DEBRIS, REBUILT, AND BACKFILLED.	\$5,385.67
02/09/26	IN DISTRICT NTWN	COMPLETED MANHOLE SURVEY- LEWIS CONCRETE STRIPPED AND PREPPED MANHOLES RAVEN 405 MANHOLES COATINGS. GROUT AND PATCH.	\$175,097.50
02/26/26	IN DISTRICT NTWN	SUB-CONTRACT WORK COMPLETED- MANHOLE REHAB.	\$89,270.00
TOTAL FOR 2026			\$269,753.17

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

Name	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Cameron Lott	Owner	1/16/2026	\$277.96	\$150.00
Guillermo Velazquez	Owner	12/12/2025	\$217.35	\$450.00
Kristyn Elizondo	Renter	1/9/2026	\$273.72	\$300.00
Luz Alferes	Owner	12/22/2025	\$190.57	\$300.00

TOTAL: \$959.60

\$959.60

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

	2022/23	2023/24	2024/25	2025/26
OCTOBER				
WRITE-OFF	\$ 684.38	\$ 129.42	\$ 229.34	\$ 418.16
COLLECTED	\$ -	\$ -	\$ -	\$ -
NOVEMBER				
WRITE-OFF	\$ 633.24	\$ 5,418.93	\$ 1,313.40	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
DECEMBER				
WRITE-OFF	\$ 294.65	\$ 120.43	\$ 917.42	\$ 1,510.61
COLLECTED				\$ -
JANUARY				
WRITE-OFF	\$ 374.77	\$ 1,161.29	\$ 673.73	\$ 681.64
COLLECTED	\$ -		\$ -	\$ -
FEBRUARY				
WRITE-OFF	\$ 319.31	\$ 487.32	\$ -	\$ 959.60
COLLECTED	\$ -		\$ -	\$ -
MARCH				
WRITE-OFF	\$ 1,124.35	\$ 228.01	\$ 2,044.96	
COLLECTED	\$ -	\$ -	\$ -	
APRIL				
WRITE-OFF	\$ 492.35	\$ 364.19	\$ 1,117.24	
COLLECTED	\$ -	\$ -	\$ -	
MAY				
WRITE-OFF	\$ 866.35	\$ 345.56	\$ 73.43	
COLLECTED	\$ -	\$ -	\$ -	
JUNE				
WRITE-OFF	\$ 307.72	\$ 1,614.30	\$ 317.96	
COLLECTED	\$ -		\$ -	
JULY				
WRITE-OFF	\$ 227.76	\$ 1,237.42	\$ 1,255.87	
COLLECTED	\$ -		\$ -	
AUGUST				
WRITE-OFF	\$ 1,233.60	\$ 695.24	\$ 2,065.19	
COLLECTED	\$ -	\$ -	\$ -	
SEPTEMBER				
WRITE-OFF	\$ 2,507.29	\$ 6,571.48	\$ 635.10	
COLLECTED	\$ -		\$ -	
TOTAL COLLECTIONS:	<u>\$ 9,065.77</u>	<u>\$ 18,373.59</u>	<u>\$ 10,643.64</u>	<u>\$ 3,570.01</u>
TOTAL COLLECTED:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



DATE: March 17, 2026 – MUD Packet Agenda
TO: Northtown MUD
Re: Landscape Monthly Report

AGENDA

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

1. TEXASCAPES MUD Packet Agenda
 2. Landscape Monthly Report – Northtown MUD – February 2026
 3. Proposal # 10772 – 50 Acre Park LARGE Field Renovation
 4. Proposal # 10776 – 50 Acre Park SMALL Field Renovation
-

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

Report Period: 2/1/2026 - 2/28/2026

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:



2/3 - 2/4	2/10 - 2/11	2/17 - 2/18	2/24 - 2/25
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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 applied mulch, detailed beds & tree rings, as well as removed any deadfall or broken branches found within the District. Crews also fertilized any overseeded turf and cut back perennial plants as well.

Greenbelt & Drainage Maintenance	Greenbelt & Drainage maintenance occurred during the week(s) of:	2/10/2026
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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-cu. ft. of trash and 12-cu. ft. of silt from within these same areas.



Trail System Maintenance	2/3 - 2/4	2/10 - 2/11	2/17 - 2/18	2/24 - 2/25
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Task/Observation/Area Additional services/observations pertaining to the trail system

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



Irrigation System Maintenance	2/3 - 2/4	2/10 - 2/11	2/17 - 2/18	2/24 - 2/25
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Task/Observation/Area: Additional services/observations pertaining to the irrigation system

Full two minute check and repair on 2/4, 2/6, 2/10, 2/11, 2/16, 2/19, 2/25 and 2/27/2026
This month *TexaScapes* also flagged irrigation heads for trail construction



Status of Proposal Work

PROGRESS REPORT
Proposal # 10723 – Wildflower Park Rain Garden Thinning/Clean out - Completed
Proposal # 10725 – Trail Tree Planting December 2025 – Completed
SEEKING APPROVAL
Proposal # 10772 – 50 Acre Park LARGE Field Renovation
Proposal # 10776 – 50 Acre Park SMALL Field Renovation

Notes / Miscellaneous



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

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

PROPOSAL FOR LANDSCAPE SERVICES

06-Mar-26

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

PROPOSAL ID: 10772
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: 50 Acre Park LARGE Field Renovation

Due to excessive wear the LARGE field at 50 Acre park is in need of renovation beyond typical summer repairs. This proposal includes the supervision, equipment, labor and materials needed to perform the following items.

- (1) Scalp remaining turf within field of play. (approximately 45,000 sq. ft.)
- (2) Locate and flag field irrigation components.
- (3) Top-dress with an organic compost mix.
- (4) Evenly apply Turface to entire field.
- (5) Rototill entire field to incorporate organic compost mix and Turface into existing soil.
- (6) Aeravate field to level surface.
- (7) Make adjustments to existing irrigation head height.
- (8) Broadcast coated bermuda seed and fertilizer.
- (9) Coordinate closing of field for 4 to 6 weeks to allow for uninterrupted irrigation, germination and first cuttings of new growth.

If the Board desires to have this work scheduled, please return an executed copy of this proposal to our office. Thank you!

DESCRIPTION	QTY	UM
SUPERVISION & PROJECT MG	1	LT
LABOR, LANDSCAPE CREW EQUIPPED	3	LT
TEXASCAPES REVITALIZER TOPDRESS MIX	40	YDS.
DELIVERY	6	TRIP
TRACTOR/AERAVATOR	8	HOURL
TILLER AND OPERATOR	16	HOURS
COATED BERMUDAGRASS SEED	150	LBS
LICENSED IRRIGATOR/TECH	16	HR.
IRRIGATION PARTS/SYSTEM ALLOWANCE	1	L.F.





DESCRIPTION	QTY	UM
LOADER/OPERATOR	8	HOURS
TOP-DRESSER/TOW/EQUIPMENT	8	LT
TURFACE MVP SPORT FIELD CONDITIONER	80	50 LB. BAG
	SUBTOTAL	\$24,894.00
	SALES TAX	\$0.00
	TOTAL	\$24,894.00

CONTRACT ADDENDUM

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

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

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

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

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





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

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

Respectfully Submitted,

District:

Northtown Municipal Utility District

Kyle Fadal, CEO

By: _____

Brenda Richter, President

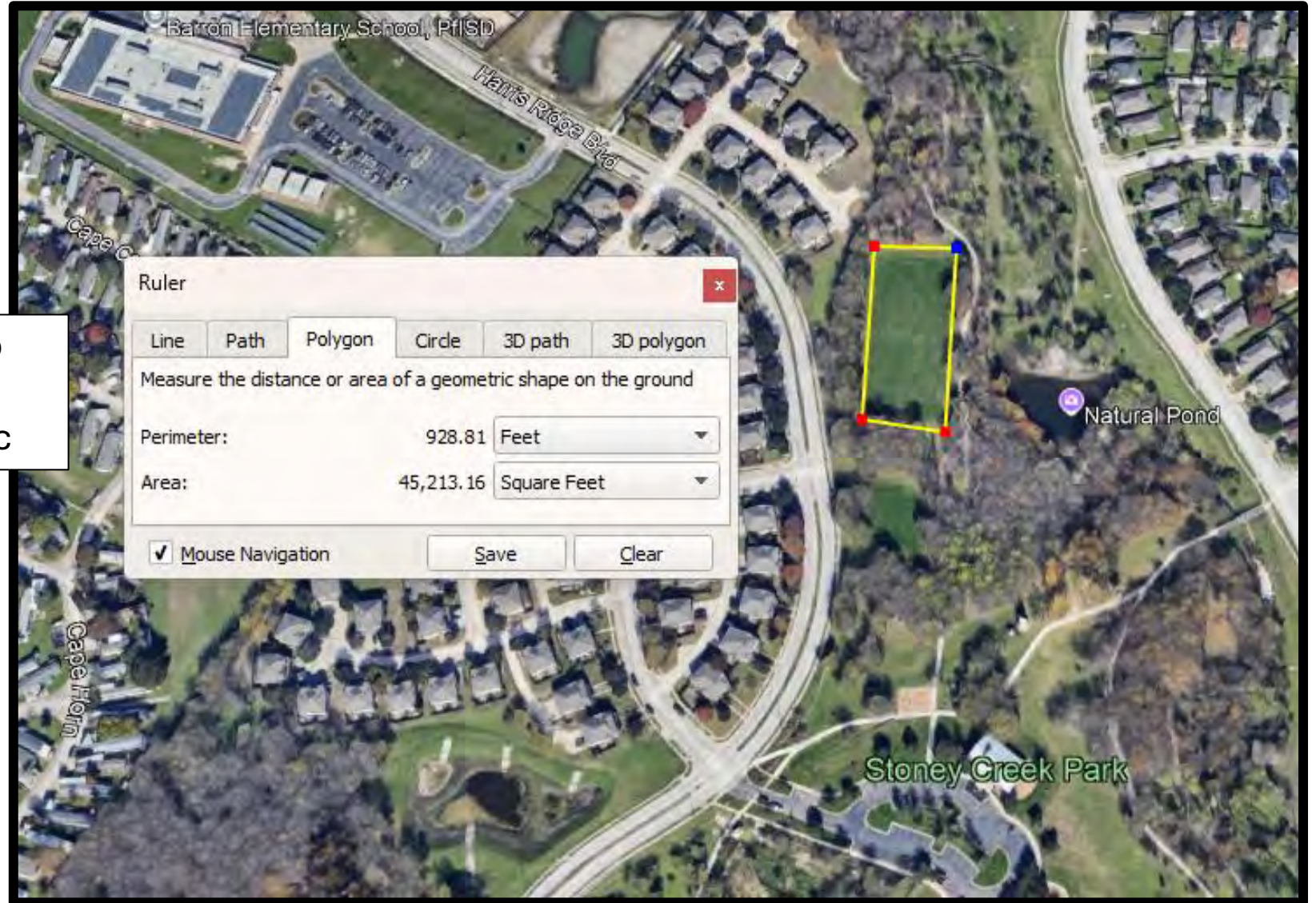
This proposal expires on: 05-Apr-26

Date: 03-24-2026



Northtown MUD

Scope of work limited to
~45,000 sqft
identified on this graphic



#10772
50AC Park
Large Field Renovation

TexaScapes Inc.



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

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

PROPOSAL FOR LANDSCAPE SERVICES

09-Mar-26

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

PROPOSAL ID: 10776
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: 50 Acre Park SMALL Field Renovation

To improve the playing surface of the SMALL field at 50 Acre park it is recommended that the steps included in this proposal be approved. This proposal includes the supervision, equipment, labor and materials needed to perform the following items.

- (1) Scalp turf within field of play. (approximately 15,000 sq. ft.)
- (2) Locate and flag field irrigation components.
- (3) Top-dress with an organic compost mix.
- (4) Evenly apply Turface to entire field.
- (5) Rototill entire field to incorporate organic compost mix and Turface into existing soil.
- (6) Aeravate field to level surface.
- (7) Make adjustments to existing irrigation head height.
- (8) Broadcast coated bermuda seed and fertilizer.
- (9) Coordinate closing of field for 4 to 6 weeks to allow for uninterrupted irrigation, germination and first cuttings of new growth.

If the Board desires to have this work scheduled, please return an executed copy of this proposal to our office. Thank you!

DESCRIPTION	QTY	UM
SUPERVISION & PROJECT MG	1	LT
LABOR, LANDSCAPE CREW EQUIPPED	1	LT
TEXASCAPES REVITALIZER TOPDRESS MIX	10	YDS.
DELIVERY	2	TRIP
TRACTOR/AERAVATOR	4	HOURL
TILLER AND OPERATOR	6	HOURS
COATED BERMUDAGRASS SEED	50	LBS
LICENSED IRRIGATOR/TECH	6	HR.
IRRIGATION PARTS/SYSTEM ALLOWANCE	1	L.F.





DESCRIPTION	QTY	UM
LOADER/OPERATOR	4	HOURS
TOP-DRESSER/TOW/EQUIPMENT	4	LT
TURFACE MVP SPORT FIELD CONDITIONER	25	50 LB. BAG
	SUBTOTAL	\$8,557.50
	SALES TAX	\$0.00
	TOTAL	\$8,557.50

CONTRACT ADDENDUM

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

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

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

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





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

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Respectfully Submitted,

District:

Northtown Municipal Utility District

Kyle Fadal, CEO

By: _____

Brenda Richter, President

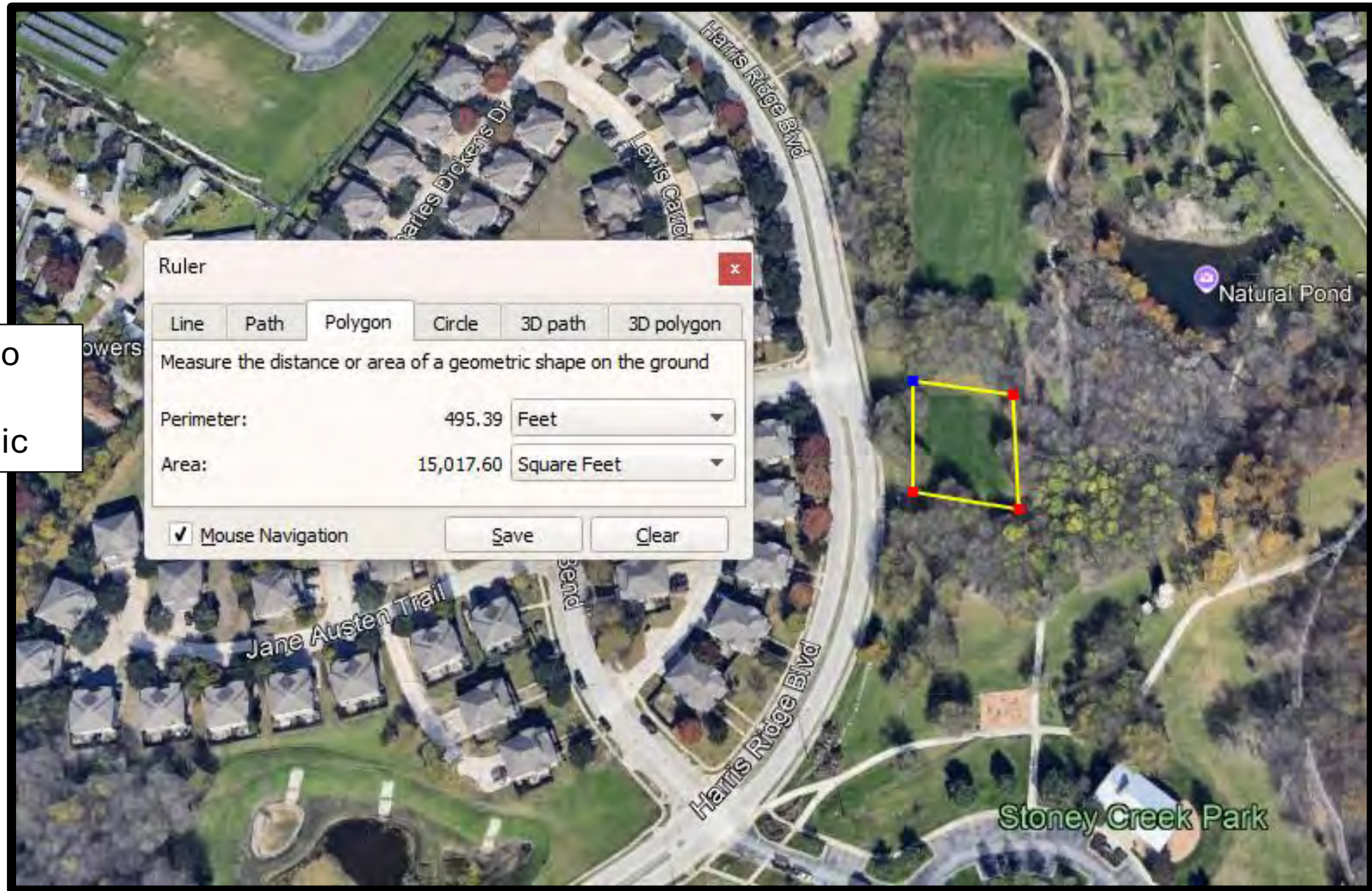
This proposal expires on: 08-Apr-26

Date: 03-24-2026



Northtown MUD

Scope of work limited to
~15,000 sqft
identified on this graphic



#10776
50AC Park
Small Field Renovation

TexaScapes Inc.



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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed	Status
1101 Strickling Drive	Fence in disrepair, debris in view, trash/recycling containers in view	2/10/2025	3/11/2025	4/11/2025	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
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
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	3/5/2026		Deadline for compliance is as of 3/19/2026
205 Segovia Way	Lawn in need of maintenance	11/25/2025	1/12/2026	2/5/2026	3/4/2026		Deadline for compliance is as of 3/18/2026
13908 Golden Flax Trail	Lawn in need of maintenance	12/17/2025	1/20/2026	2/12/2026	3/5/2026		Deadline for compliance is as of 3/19/2026
112 Segovia Way	Fence in disrepair	1/6/2026	1/22/2026	2/17/2026	3/11/2026		Deadline for compliance is as of 3/25/2026

Item No. 6(a)

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed	Status
13803 Greinert Drive	Lawn in need of maintenance, debris in view	1/8/2026	2/2/2026	2/27/2026			Deadline for compliance is as of 3/14/2026
708 Battenburg Trail	Derelict vehicle	1/8/2026	2/10/2026				Deadline for compliance is as of 2/25/2026 **Monitoring
13801 Merseyside Drive	Trailer in view, trash cans in view, debris in view	1/30/2026	2/25/2026				Deadline for compliance is as of 3/12/2026
13902 Lampting Drive	Debris in view, trash cans in view	1/30/2026	2/27/2026				Deadline for compliance is as of 3/14/2026
13725 Golden Flax	Lawn in need of maintenance	2/9/2026	3/3/2026				Deadline for compliance is as of 3/18/2026
13911 Greinert Drive	Debris in view, trash cans in view	2/13/2026	3/6/2026				Deadline for compliance is as of 3/21/2026
14700 Lantern Drive	Debris in view	2/13/2026	3/6/2026				Deadline for compliance is as of 3/21/2026
13902 Lothian Drive	Debris in view	2/6/2026	3/6/2026				Deadline for compliance is as of 3/21/2026

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

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed
105 Segovia Way	Lawn in need of maintenance, fence in disrepair	7/16/2020	8/26/2020	10/28/2020	12/10/2020	1/20/2022
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

NEW VIOLATIONS SENT A COURTESY CARD

NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	14409 Alderminster	3/3/2026	N			Trailer parked in view of street
	905 Burnsall Gates	2/25/2026	N			1. Derelict vehicles (5) parked in view 2. Bulky debris in view
	13800 Cambourne	3/3/2026	N			1. Trailer in view 2. Various debris in view
	13904 Conner Downs	3/16/2026	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
	14909 Earl Grey	2/25/2026	N			Derelict vehicle w/on jacks parked in view
	921 Friendship Quilt	3/3/2026	N			1. Bulky debris in view 2. 3 derelict vehicles flats, on jacks, no LP 3. Trash can in view
	13802 Greinert	3/19/2026	N			Lawn is overgrown and in need of maintenance
	13915 Grienert	3/19/2026	N			Bulky; Various debris must be stored out of view
	13720 B Harris Ridge	3/9/2026	N			1. Box truck is not permitted 2. Debris in view 3. Trash cans in view
	13724 A Harris Ridge	3/9/2026	N			1. Various debris in view 2. Trash cans in view
	14809 Hyson Crossing	3/3/2026	N			Bulky; Various debris must be stored out of view
Izuzu LP# KFH 0985	14405 Jackson Browning	2/25/2026	N			Delivery vehicle parked in view
	14800 Lantern	3/9/2026	N			1. Fence/gate is in disrepair 2. Various debris in view
	14301 Lemongrass	3/3/2026	N			Bulky; Various debris must be stored out of view
	15128 Mandarin Crossing	2/25/2026	N			Derelict vehicle w/flat tires parked in view
	13621 Merseyside	3/19/2026	N			Bulky; Various debris must be stored out of view
	13721 Merseyside	2/10/2026	N			Trailer parked in view of street
	13800 Merseyside	3/16/2026	N			Bulky; Various debris must be stored out of view
	13802 Merseyside	3/16/2026	N			Trailer parked in view of street
	14014 Merseyside	3/16/2026	N			Bulky; Various debris must be stored out of view
and sofa set	15028 Sassafra	3/3/2026	N			Bulky; Various debris must be stored out of view
	1428 Sweet Leaf	3/3/2026	N			Bulky; Various debris must be stored out of view
	601 Tudor House	2/25/2026	N			Bulky; Various debris must be stored out of view
	624 Tudor House	3/9/2026	N			Various debris must be stored out of view
	901 Tudor House	2/25/2026	N			Bulky; Various debris must be stored out of view
	909 Tudor House	2/25/2026	N			Bulky; Various debris must be stored out of view
	1329 Tudor House	2/25/2026	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
	809 Burnsall Gates	2/10/2026	Y			1. Lawn overgrown 2. Various debris in view
unenforceable	13809 Conner Downs	5/13/2025	Y			Lawn is overgrown and in need of maintenance
will fix	14008 Conner Downs	2/13/2026	Y	Ext 4/1/26		Derelict vehicle w/flat tires parked in view
monitor	1417 Jasmine Tea	2/17/2026	Y			Trailer parked in view of street
red semi (not hers)	13740 Lampting	3/5/2026	Y			Semi truck is not permitted in district
monitor (not his)	13800 Lampting	11/4/2025	Y			Semi truck is not permitted in district
	14817 Lantern	2/17/2026	f			Lawn is overgrown and in need of maintenance
monitor	501 Logan James	11/15/2025	Y			Yellow box truck is not permitted
	13902 Randalstone	2/3/2026	Y			2. Bulky debris in view
	909 Rocking Spur	2/3/2026	Y			Trailer parked in view of street
moving HOLD to 3/1/26	15016 Saddlegirth	11/15/2025	Y			Trailer parked in view of street
	1212 Tea Leaf	2/17/2026	Y			Various debris must be stored out of view
Engineer needs to approve	610 E. Wells Branch Prkwy	6/25/2025	Y	pending		4. Granite repairs on back side
CONTINUING VIOLATIONS SENT TO LEGAL						
	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
	13911 Greinert	2/13/2026	Y	Same	3/5/2026	2. Various debris in view 3. Trash cans in view
	13902 Lampting	2/13/2026	Y	Repeat CV	2/26/2026	1. Various debris in view 2. Trash cans in view
	14700 Lantern	1/24/2026	Y	Same	3/5/2026	1. Bulky debris in view
monitor/blue	603 Logan James	8/27/2025	Y	Same	10/31/2025	Semi truck parked in view of street
	13902 Lothian	2/6/2026	Y	Same	3/5/2026	Bulky; Various debris must be stored out of view
unenforceable	13902 Lothian	3/1/2024	Y	Same	4/11/2024	2. House disrepair
	13801 Merseyside	1/2/2026	Y	Same	2/20/2026	1. Trailer in view 2. Various debris in view 3. Trash cans
monitor	909 Rocking Spur	3/24/2025	Y	Same	4/15/2025	1. Debris in view 2. Trash cans
monitor	15020 Saddlegirth	7/15/2024	Y	Same	4/23/2025	1. Lawn overgrown 2. Fence/gate 3. Various debris

monitor	14800 Sassafras	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
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	13708 Cambourne	2/3/2026	N			Bulky; Various debris must be stored out of view
neighbors car red Merce	13716 Cambourne	2/10/2026	N			Derelict wrecked vehicle w/flat tires parked in view
red Mercedes	13718 Cambourne	2/21/2026	N			Derelict wrecked vehicle w/flat tires parked in view
	13810 Cambourne	1/11/2026	N			Box truck parked in view
called HOA 2/23/26	14129 Ceylon Tea	1/8/2026	Y	Same	2/20/2026	Bush overgrowth blocks sidewalk from handicapped passing
	1321 Darjeeling	2/17/2026	N			Bulky; Various debris must be stored out of view
	14801 Earl Grey	2/3/2026	N			Trailer parked in view of street
	928 Friendship Quilt	2/6/2026	N			Poultry is not permitted
	13900 Greinert	1/24/2026	Y			1. Various debris in view 2. Trash cans in view
	13903 Greinert	12/3/2025	Y	Same	1/21/2026	Various debris must be stored out of view
	13911 Greinert	2/13/2026	Y			1. Fence/gate is in disrepair
black Ford Expedition	1501 Jasmine Tea	2/17/2026	N			Derelict vehicle w/flat tires parked in view
	14917 Lantern	12/7/2025	Y	Same	1/21/2026	2. Fence/gate disrepair
	13705 Letti	1/24/2026	Y			Bulky; Various debris must be stored out of view
	15313 Mandarin	2/3/2026	N			Trailer parked in view of street
silver Sebring	909 Melted Candle	12/19/2025	Y	Same	2/6/2026	1. Derelict vehicle on jacks 2. Debris in view
monitor	928 Melted Candle	1/17/2026	N			Trailer parked in view of street
	13722 Merseyside	1/2/2026	Y	Same	2/20/2026	Bulky; Various debris must be stored out of view
	13800 Merseyside	11/6/2025	Y	Same	2/20/2026	1. Vehicle parked on lawn 2. Trash cans in view
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
monitor	13902 Randalstone	2/3/2026	N			1. Vehicle parked on lawn
	13906 Randalstone	1/24/2026	Y			1. Various debris in view 2. Trash cans in view
	912 Sally Lunn	3/3/2026	N			Various debris must be stored out of view
monitor	916 Sally Lunn	12/19/2025	Y	Same	2/2/2026	Two trailers 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

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
monitor	13809 Golden Flax	3/6/2026	N			Front bulky debris in view
	13904 Golden Flax	3/6/2026	N			Rear bulky debris in view
	14025 Golden Flax	3/15/2026	N			Mow side & back area by parking pad
	124 Segovia	3/15/2026	N			Mow back area by parking pad
	177 Segovia	3/15/2026	N			1. Front bulky debris in view 2. Rear debris in view 3. Trash cans in view
	13714 Spring Heath	3/15/2026	N			Front bulky debris in view
	13819 Spring Heath	3/6/2026	N			Rear various debris in view
	115 Star Flower	2/27/2026	N			1. Front trailer parked in view 2. Rear debris in view
	118 Star Flower	3/6/2026	N			Rear various debris in view
	223 Wild Senna	2/27/2026	N			Lawn is overgrown and in need of maintenance
	224 Wild Senna	2/27/2026	N			Front bulky debris in view
says done	312 Wild Senna	2/27/2026	N			Front bulky debris in view
	317 Wild Senna	3/6/2026	N			1. Mow back area by parking pad 2. Rear bulky debris in view
	306 Wild Senna West	2/27/2026	N			Front bulky debris in view
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
white Acura	110 Blue Flax	2/18/2026	Y			Front derelict vehicle w/expired tag parked in view
	13720 Golden Flax	2/18/2026	Y			Rear fence/gate is in disrepair
blue Nissan Frontier	119 Mist Flower	2/10/2026	Y			Front derelict vehicle w/expired tag parked in view
	128 Segovia	2/18/2026	Y			Front various debris in view
	140 Segovia	2/10/2026	Y			Rear various debris in view
	13812 Spring Heath	2/10/2026	Y			Rear trailer parked in view of residents
	115 Star Flower	1/26/2026	Y			Front & back various debris in view
red Mini Cooper	122 Star Flower	2/10/2026	Y			Front derelict vehicle w/expired tag parked in view
	112 Wild Senna	2/10/2026	Y			Front or rear various debris in view
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13725 Golden Flax	1/19/2026	Y	Same	3/3/2026	Lawn is overgrown and in need of maintenance
	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
	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
RESOLVED						
NOTE		DATE NOTIFIED	PHOTO	15 DAY CHECK		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
	129 Blue Flax	1/12/2026	Y			1. Front Various debris in view 2. Trash cans in view
	13900 Golden Flax	2/10/2026	N			Rear bulky debris in view
monitor	13901 Golden Flax	7/15/2025	Y	Same	9/3/2025	2. Mow back area
	123 Mist Flower	2/10/2026	N			Rear various debris in view
	141 Segovia	11/10/2025	Y			3. Garage disrepair
	161 Segovia	1/12/2026	Y			1. Front & rear bulky 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
black BMW	13816 Spring Heath	2/18/2026	N			1. Front debris is in view 2. Rear derelict vehicle on jack
	119 Star Flower	1/12/2026	Y			1. Front & rear bulky 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

WildFlower

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

Monthly Expense Approvals

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

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

OFFICE PURCHASES			AMOUNT
DATE	ITEM	PURPOSE	AMOUNT
2/7/2026	Sam's Club Renewal	Renew membership	\$50.00
2/9/2026	Banker Boxes	Purge old files for storage	\$79.94
2/17/2026	Notary Education - Online Notary (Part 1)	New requirement for renewal	\$20.71
2/19/2026	Notary Education - Regular notary (Part 2)	New requirement for renewal	\$20.71
2/25/2026	Stamps	General mail	\$78.00
2/27/2026	HP ink	Restock	\$62.89
	Subtotal		<u>\$312.25</u>
PARKS & MAINTENANCE PURCHASES			AMOUNT
DATE	ITEM	PURPOSE	AMOUNT
2/3/2026	Diesel Fuel	ATV's	\$102.00
2/6/2026	Lockset	Replace broken at well house	\$70.91
2/9/2026	Elkay regulator (2), ATV tires (2), AA batteries (24), Lithium batteries	Restock and make repairs	\$397.64
2/11/2026	Muffle stays (2), hose	ATV repairs	\$120.39
2/17/2026	Trash bags (6 bxs), water key, chainsaw chain, bar chain oil (2), spray bottles (2), gloves (3), Sawzall blades (5), combo locks (2), batteries, crack seal, sm trash bags (2bxs),	Restock and make repairs	\$477.83
2/18/2026	Dismount & remount 2 new ATV tires	Replace worn out	\$81.00
2/19/2026	Hammer drill bit, light base, concrete anchors	Make repairs	\$30.25
2/26/2026	Clean out adapters (4)	Replace damaged cleanout in retention ponds	\$264.40
2/27/2026	Diesel Fuel	ATV's	\$100.00
2/27/2026	Shade sail for well, loppers (2), sand rake, sanitary napkin receptacle (2), toilet paper dispenser (2)	Replace & restock	\$443.59
	Subtotal		<u>\$2,088.01</u>
	Grand Total for the Month		<u>\$2,400.26</u>

Monthly Expense Approvals

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

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

DATE	OFFICE PURCHASES ITEM	PURPOSE	AMOUNT
	Subtotal		<u>\$0.00</u>
	PARKS & MAINTENANCE PURCHASES		
DATE	ITEM	PURPOSE	AMOUNT
3/3/2026	ATV exhaust bracket	Replace	\$22.20
3/4/2026	PVC cement , primer	Repair broken clean outs	\$20.65
	Subtotal		<u>\$42.85</u>
	<u>Grand Total for the Month</u>		<u>\$42.85</u>



P.O. Box 17126
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texasdisposal.com

Northtown MUD 2026 - Quarterly Operations Reports

First Quarter 2026						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	43	1	2	5	16	6
February	33	1	1	5	26	1
March	0	0	0	0	0	0
Totals	76	2	3	10	42	7

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

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

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

2026 TOTALS	76	2	3	10	42	7
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Northtown MUD - 2026 Operations Report February

Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
88055	TRINH	1512	WHITTARD OF	2/6/2026	96G RECY CLEA	8911598
					Total	1

Bulky Waste

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61204	FREE	14309	ALDERMINSTER	2/13/2026	BULKY WASTE	\$8940527
61755	FLORES	1033	ANTIQUE HERIT	2/27/2026	BULKY WASTE	\$8954552
61886	CLARK	902	CASTLETON	2/27/2026	BULKY WASTE	\$8951240
70651	SOLIS	13801	GOLDEN FLAX	2/27/2026	BULKY WASTE	\$8951552
70920	MCJUNKIN	14325	LEMONGRASS	2/27/2026	BULKY WASTE	\$8954743
70923	MARCOM	14400	LEMONGRASS	2/6/2026	BULKY WASTE	\$8935700
71114	KENNEDY	13812	LOTHIAN	2/20/2026	BULKY WASTE	\$8947467
71155	FLORES	13928	MARICELLA	2/27/2026	BULKY WASTE	\$8958777
71419	HUMFELD	13812	RANDALSTONE	2/20/2026	BULKY WASTE	\$8946947
71446	POSADAS	900	ROCKING SPUR	2/13/2026	BULKY WASTE	\$8941541
72116	NGUYEN	13900	GREINERT	2/13/2026	BULKY WASTE	\$8937464
73358	OCAMPO	909	GREY CASTLE	2/6/2026	BULKY WASTE	\$8930671
74237	MARANT	15017	SASSAFRAS	2/6/2026	BULKY WASTE	\$8931124
75029	COFIELD	301	TUDOR HOUSE	2/6/2026	BULKY WASTE	\$8931094
84231	GILBERT	15300	HYSON	2/27/2026	BULKY WASTE	\$8958832
95278	ROBERTS	1100	CORONATION	2/20/2026	BULKY WASTE	\$8948109
96390	RIVAS	1200	PEPPERMINT	2/20/2026	BULKY WASTE	\$8949493
100478	HARWARD	13917	HARRIS RIDGE	2/6/2026	BULKY WASTE	\$8929233
115059	LENG	721	JANE AUSTEN	2/27/2026	BULKY WASTE	\$8954513
120972	BOYD	901	SWEET LEAF	2/20/2026	BULKY WASTE	\$8943876
126590	CRENSHAW	2009	GOLDEN SUNRI	2/27/2026	BULKY WASTE	\$8953687
126990	SALAS	812	EMILY DICKENS	2/13/2026	BULKY WASTE	\$8940233
129843	FERREIRA NETO	917	SEBASTIAN	2/20/2026	BULKY WASTE	\$8946895
139357	FAVARA	813	WATSON	2/20/2026	BULKY WASTE	\$8947423
144188	PAYNE	14504	LAKE VICTOR	2/13/2026	BULKY WASTE	\$8940390
250300	DE JESUS	14116	FLAWLESS FLO	2/13/2026	BULKY WASTE	\$8943867
304735	RIVERA	14603	JEFFERSON CRA	2/13/2026	BULKY WASTE	\$8939663
14470	NORTHTOWN N		VARIOUS LOCA	2/6/2026	BULKY WASTE	\$8915144
14470	NORTHTOWN N		VARIOUS LOCA	2/20/2026	BW PU/MATTR	8936115
14470	NORTHTOWN N		VARIOUS LOCA	2/20/2026	BW PU/STNDRI	8947681
14470	NORTHTOWN N		VARIOUS LOCA	2/27/2026	BW PU/STNDRI	8950134
14470	NORTHTOWN N		VARIOUS LOCA	2/27/2026	BW PU/STNDRI	8950134

14470	NORTHTOWN N		VARIOUS LOCA	2/27/2026	BW PU/STNDRI	8954542
					Total	33

Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
359914	LAWRENCE	1009	PEPPERMINT	2/12/2026	96G RES TRASH	8942459
70827	MARTINEZ	325	WILD SENNA	2/9/2026	96G RES TRASH	8939835
71307	ONTIVEROS REY	14007	MERSEYSIDE	2/24/2026	96G RES RECY C	8953043
84987	WILKERSON	917	CORONATION	2/20/2026	96G RES TRASH	8948546
88512	ROSS	1504	WHITTARD OF	2/10/2026	96G RES TRASH	8940506
					Total	5

Misses

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70652	BINGHAM	13804	GOLDEN FLAX	2/3/2026	96G TRASH MIS	8929746
					Total	1

Cart Swaps

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61804	VU	13700	CAMBOURNE	2/13/2026	SWAP 9T CART	8942899
70161	ALLEMAN	13901	CAMBOURNE	2/27/2026	SWAP 9T CART	8955009
70694	TASBY	13918	GREINERT	2/27/2026	SWAP 9T CART	8955003
70883	ERDMAN	15013	LANTERN	2/13/2026	SWAP 9T CART	8939051
71158	LEE	13933	MARICELLA	2/20/2026	SWAP 9T CART	8947917
71240	ESPINOZA	14022	MARICELLA	2/17/2026	SWAP 9T CART	8946586
71556	BOSQUEZ	1420	SLEEPYTIME	2/20/2026	SWAP 9T CART	8948844
72205	BERGER	15321	HYSON	2/13/2026	SWAP 9T CART	8938331
73653	FRENTRUPP	14613	DREAMTIME	2/20/2026	SWAP 9T CART	8947908
74903	RAMOS	13714	MERSEYSIDE	2/6/2026	SWAP 9T CART	8929702
76937	SUAREZ	15208	MANDARIN	2/13/2026	SWAP 9T CART	8943167
85687	WARREN	1324	SWEET LEAF	2/13/2026	SWAP 9T CART	8938675
88494	MADRID LUZ	1500	WHITTARD OF	2/20/2026	SWAP 9T CART	8947913
91994	GRIEGO	1009	SWEET LEAF	2/6/2026	SWAP 9T CART	8935140
93576	MAI	14712	BRUNO	2/6/2026	SWAP 9T CART	8935156
100391	HARRIS	14108	HARRIS RIDGE	2/27/2026	SWAP 9T CART	8955002
102026	HERNANDEZ	14800	LIPTON	2/13/2026	SWAP 9T CART	8940519
107308	CROSTOWN PI	1633	TEA LEAF	2/6/2026	SWAP 9T CART	8935160
107641	LOBO	1001	SWEET LEAF	2/6/2026	SWAP 9T CART	8935148
110867	THI MINH CHA	1625	TEA LEAF	2/27/2026	SWAP 9T CART	8955007

117262	JONES	912	SWEET LEAF	2/13/2026	SWAP 9T CART	8941758
120863	WELDESELASSIE	605	SWEET LEAF	2/13/2026	SWAP 9T CART	8938698
120865	MILES	712	SWEET LEAF	2/27/2026	SWAP 9T CART	8955017
121201	HOLMES	528	SWEET LEAF	2/27/2026	SWAP 9T CART	8972578
126580	BRUNS	508	SWEET LEAF	2/27/2026	SWAP 9T CART	8972577
148061	DRESS	928	OATMEAL	2/6/2026	SWAP 9T CART	8935132
					Total	26

Cart Terms

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
115060	RIVERA	709	JANE AUSTEN	2/13/2026	CART 9Y TERM	8930288
					Total	1

Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
2/6/2026	44091	A501	383019	3.25
2/6/2026	41081	A514	383043	5.23
2/6/2026	41078	A516	383063	5.3
2/6/2026	41132	A515	383064	5.67
2/6/2026	41077	A501	383065	2.22
2/6/2026	44091	A501	383073	0.88
2/13/2026	44076	A515	383650	6.04
2/13/2026	41132	A516	383651	3.81
2/13/2026	44091	A501	383660	6.62
2/20/2026	41078	A516	384322	4.49
2/20/2026	41081	A514	384345	5.8
2/20/2026	44091	A501	384349	2.64
2/20/2026	41132	A515	384360	6.04
2/20/2026	44091	A501	583477	4.34
2/27/2026	44076	A515	385015	6.38
2/27/2026	44091	A501	385026	6.48
2/27/2026	41132	A516	385035	4.17
Total Recycle Tonnage				79.36

Total Northtown Containers	3381
<u>/Total containers on all routes</u>	<u>4485</u>
<u>% of Northtown containers in routes</u>	<u>75.38%</u>
Total Tonnage	79.36
X % of Northtown containers in routes	75.38%
<u>Estimated recycle tonnage</u>	<u>59.83</u>

March 24th, 2026

Northtown MUD

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

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

Work Done In Past 30 Days:

- Task 01 - Shade Sails Project: Post cover installed and finalizing closeout; Pay App #3 to be approved
- Task 02 - Trail Gaps Project: Weekly OAC meeting with NTMUD, Fazzone (contractor), and Studio 16:19; Pay App #4 to be approved; Phase 1 and 2 construction nearing completion; Parks & Maintenance Committee to review CPR from Fazzone for various changes (to be utilized from contingency per original bid), and separate CPR to repair Stoney Creek North parking lot.
- Tasks 11 - Signage Implementation Plan: Bid pricing received from prospective fabricators and reviewed by Parks & Maintenance Committee; The low total base bid from Wilcox Metal Fabricators to fabricate and install all signs within package is for \$97,076.00; An ASR from Studio 16:19 was recommended for approval by the Parks & Maintenance Committee for design and construction oversight of additional pond regulatory signs and neighborhood monument signs.
- Task 13 - Merseyside Improvements: Revised task order was recommended for approval by the Parks & Maintenance Committee to replace Settlers Meadow West with Merseyside schematic design.

Work Scheduled Over Next 30 Days:

- Task 01 - Shade Sails Project: Close Out project.
- Task 02 - Trail Gaps Project: Construction oversight continued.
- Task 11 - Signage Implementation Plan: Studio 16:19 to facilitate selection of fabricator and begin contract negotiations, and begin design for additional signs as part of pending ASR approval.
- Task 13 - Merseyside Improvements: Begin Due Diligence & Site Analysis of the site, and establish preliminary schematics to share with the Parks & Maintenance Committee.

PROJECT TASKS

2025 CIP TASKS

01- PLAYGROUND SHADE SAILS

02- TRAIL GAPS AND MISCELLANEOUS PARK IMPROVEMENTS

2026 CIP TASKS

10- PROJECT COORDINATION (FISCAL YEAR 2025-2026)

11- DISTRICT SIGNAGE IMPLEMENTATION PLAN

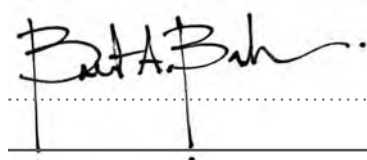
13- MERSEYSIDE IMPROVEMENTS

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

Respectfully submitted,

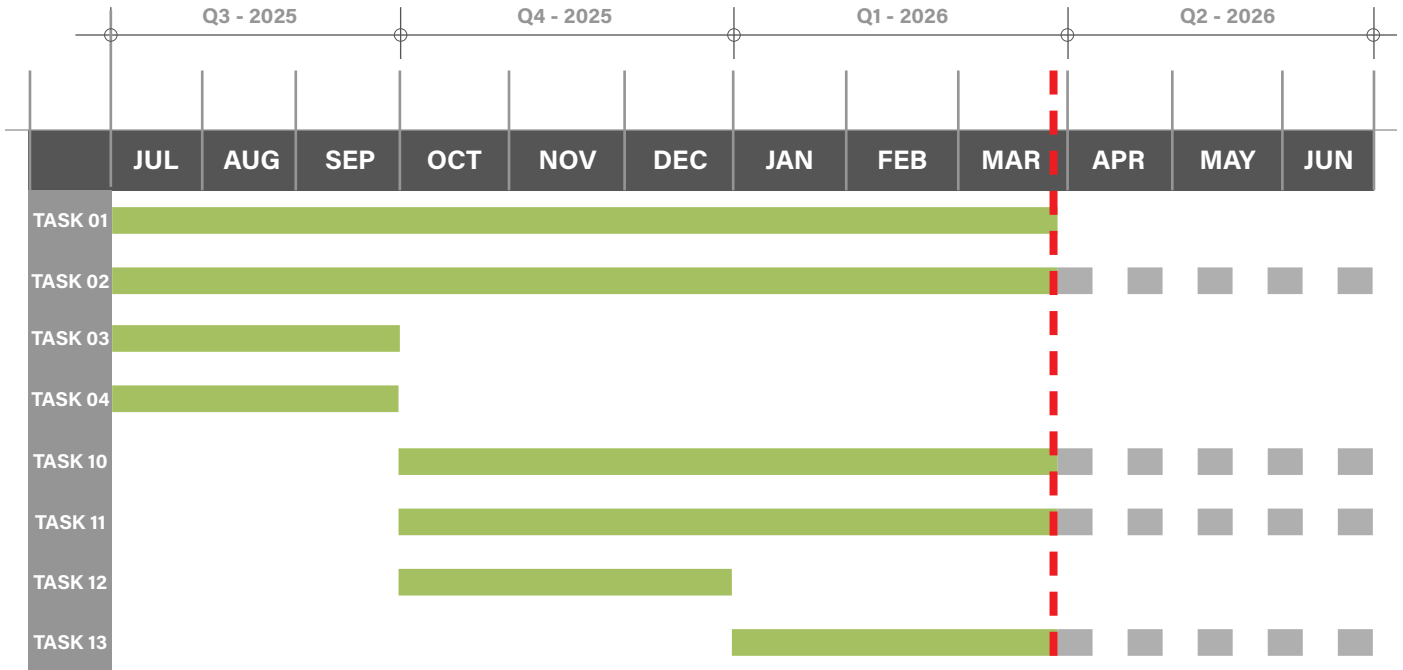
studio 16:19 LLC

Date: 03/24/26



Item No. 6(f)

Attachment A: CIP Park Projects Task Schedule



APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF PAGES

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

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

Pay App **3 - Retainage**
Period To/From 1.1.26-3.31.36

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

Project No.: 250525
Contract No:
Contract Date: 6/9/2025
Certificate Date
Submitted Date: 3.13.26

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

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

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: Whirlix Design Inc *[Signature]*

State of Texas
County of Tarrant
Subscribed and sworn before me this 13 day of March, 2026
Notary Public: *[Signature]*
My Commission expires 7-17-29



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

AMOUNT CERTIFIED \$ 39,478.40

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

By: _____ Date: _____

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

Settler's Meadow

SCHEDULE OF VALUES

AIA Document G703 Schedule of Values

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

G703-1992

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 #: 004-2536
Prime Contract #: 00001
Period To: 28-Feb-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.

1. Original Contract Sum	<u>\$999,728.70</u>	
2. Net Change By Change Orders	<u>\$0.00</u>	
3. Contract Sum To Date (Line 1 +/- 2)	<u>\$999,728.70</u>	
4. Total Completed And Stored To Date	<u>\$388,790.48</u>	
5. Total Retainage	<u>\$38,879.02</u>	
6. Total Earned Less Retainage (Line 4 Less Line 5 Total)	<u>\$349,911.46</u>	
7. Less Previous Certificates For Payment (Line 6 from prior Certificate)	<u>\$225,571.96</u>	
8. Current Payment Due	<table border="1" style="display: inline-table;"><tr><td style="text-align: center;">\$124,339.50</td></tr></table>	\$124,339.50
\$124,339.50		
9. Balance To Finish, Including Retainage (Line 3 less Line 6)	<u>\$649,817.24</u>	

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.

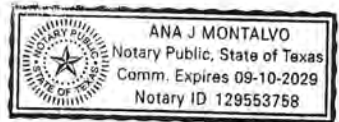
CONTRACTOR: Fazzone Construction Co., Inc.

By: *[Signature]* Date: February 25, 2026

State of: Texas
 County of: Bexar

subscribed and sworn to before me this 25th day of February 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 \$ \$124,339.50

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

ARCHITECT:

By: _____ Date: _____

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

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

CONTINUATION SHEET

A	B	C	D	E	F		G	H	I	J
DESCRIPTION OF WORK	ORIGINAL SCHEDULE VALUE	APPROVED CHANGE ORDERS	REVISED SCHEDULE VALUE	PREVIOUS COMPLETED & STORED	THIS PERIOD		TOTAL COMPLETED & STORED TO DATE	% COMPLETE	BALANCE TO FINISH	RETAINAGE
					WORK COMPLETED	STORED MATERIAL				
01 Payment & Performance Bonds	\$19,200.00	\$0.00	\$19,200.00	\$19,200.00	\$0.00	\$0.00	\$0.00	100.00%	\$0.00	\$1,920.00
02 Environmental Protection	\$23,562.50	\$0.00	\$23,562.50	\$6,796.88	\$5,890.62	\$0.00	\$0.00	53.85%	\$0.00	\$1,268.74
03 Demo, Removal, & Haul Off	\$131,954.40	\$0.00	\$131,954.40	\$32,988.60	\$32,988.60	\$0.00	\$0.00	50.00%	\$0.00	\$6,597.71
04 Grading/Earthwork	\$41,180.10	\$0.00	\$41,180.10	\$14,413.03	\$6,177.02	\$0.00	\$0.00	50.00%	\$0.00	\$2,059.00
05 Site Concrete	\$458,741.70	\$0.00	\$458,741.70	\$160,559.60	\$68,811.25	\$0.00	\$0.00	50.00%	\$0.00	\$22,937.08
06 Fitness/Playground Surfacing	\$90,648.75	\$0.00	\$90,648.75	\$9,064.88	\$0.00	\$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	\$7,612.50	\$24,287.50	\$0.00	\$0.00	55.70%	\$0.00	\$3,190.00
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
SUBTOTAL =	\$999,728.70	\$0.00	\$999,728.70	\$250,635.49	\$138,154.99	\$0.00	\$0.00	38.89%	\$0.00	\$38,879.02

Conditional Waiver and Release Upon Progress Payment

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

in the sum of \$124,339.50

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 28-Feb-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 February 25, 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.

Northtown_MUD_Trail_Gaps_Schedule. 1-27-2025

ID		Task Mode	Task Name	Duration	Start	Finish	Prede
1			Northtown MUD Trail	173 days	Mon 11/3/25	Wed 7/1/26	
2			Preconstruction & Mobilization	10 days	Mon 11/3/25	Fri 11/14/25	
3			Preconstruction meeting & mobilization	10 days	Mon 11/3/25	Fri 11/14/25	
4			Phase 1 – Stoney Creek Park (HS1.07, HS1.01,HS1.08)	57 days	Mon 11/17/25	Tue 2/3/26	2
5			Erosion control & tree protection	2 days	Mon 11/17/25	Tue 11/18/25	3
6			Demo & site prep	5 days	Wed 11/19/25	Tue 11/25/25	5
7			Earthwork	3 days	Wed 11/26/25	Fri 11/28/25	6
8			Concrete trails & pads..Added 7 days	25 days	Mon 12/1/25	Fri 1/2/26	7
9			Furnishings & finishes	5 days	Mon 1/5/26	Fri 1/9/26	8
10			Moved PIP install to Phase 3	1 day	Mon 1/12/26	Mon 1/12/26	9
11			Added time for adjustments to schedule	7 days	Tue 1/13/26	Wed 1/21/26	10
12			Installation of Mulch	4 days	Thu 1/22/26	Tue 1/27/26	11
13			Landscaping & restoration	5 days	Wed 1/28/26	Tue 2/3/26	12
14			Phase 2 – Trail Gaps (HS1.02, HS1.03)	27 days	Wed 2/4/26	Thu 3/12/26	4
15			Erosion control & tree protection	2 days	Wed 2/4/26	Thu 2/5/26	13
16			Demo & site prep	4 days	Fri 2/6/26	Wed 2/11/26	15
17			Earthwork	4 days	Thu 2/12/26	Tue 2/17/26	16
18			Concrete trails & pads	12 days	Wed 2/18/26	Thu 3/5/26	17
19			Furnishings & finishes	2 days	Fri 3/6/26	Mon 3/9/26	18
20			Landscaping & restoration	3 days	Tue 3/10/26	Thu 3/12/26	19
21			Phase 3 – Settlers Meadow Park (HS1.06)	24 days	Fri 3/13/26	Wed 4/15/26	14
22			Erosion control & tree protection	2 days	Fri 3/13/26	Mon 3/16/26	20
23			Install PIP Surface	10 days	Tue 3/17/26	Mon 3/30/26	
24			Demo & site prep	4 days	Wed 3/18/26	Mon 3/23/26	22
25			Concrete & ADA improvements	12 days	Tue 3/24/26	Wed 4/8/26	24
26			Furnishings & finishes	2 days	Thu 4/9/26	Fri 4/10/26	25
27			Landscaping & restoration	3 days	Mon 4/13/26	Wed 4/15/26	26

Northtown_MUD_Trail_Gaps_Schedule. 1-27-2025

ID		Task Mode	Task Name	Duration	Start	Finish	Prede
28			Phase 4 – Wildflower Park (HS1.04–HS1.05)	39 days	Thu 4/16/26	Tue 6/9/26	21
29			Erosion control & tree protection	2 days	Thu 4/16/26	Fri 4/17/26	27
30			Demo & site prep	5 days	Mon 4/20/26	Fri 4/24/26	29
31			Earthwork	3 days	Mon 4/27/26	Wed 4/29/26	30
32			Concrete trails & pads	15 days	Thu 4/30/26	Wed 5/20/26	31
33			Installation of Bridge	3 days	Thu 5/21/26	Mon 5/25/26	32
34			Installation of Hardscapes and Landscape Boulders	3 days	Tue 5/26/26	Thu 5/28/26	33
35			Furnishings & finishes	3 days	Fri 5/29/26	Tue 6/2/26	34
36			Landscaping & restoration	5 days	Wed 6/3/26	Tue 6/9/26	35
37			Final Punch & Acceptance	16 days	Wed 6/10/26	Wed 7/1/26	28
38			Punchlist corrections	6 days	Wed 6/10/26	Wed 6/17/26	36
39			Final inspection & closeout docs	5 days	Thu 6/18/26	Wed 6/24/26	38
40			Final acceptance	5 days	Thu 6/25/26	Wed 7/1/26	39

March 9, 2026

Northtown Municipal Utility District

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

Re: District Signage Master Plan Implementation
Additional Services Request for Professional Landscape Architecture Services

Dear Mona:

We first want to say, 'Thank You' for the continued opportunity to partner with Northtown Municipal Utility District as part of the team for the District Signage Master Plan Implementation. Please find attached the Additional Services Request. As discussed, the key provisions include the following:

- Construction Documents
- Bid / Procurement
- Construction Phase Services

Once you have had the opportunity to review the Agreement, please feel free to contact **studio 16:19, LLC** should you have any questions, comments, or require clarification to what is proposed. You may reach me via e-mail at brent@studio1619.com or by phone at **512.534.8680**. If you concur with the Agreement, please sign in the place provided below and return a signed copy for formal execution. This Proposal is valid for thirty (30) days.

Respectfully submitted,

studio 16:19 LLC



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

Item No. 6(f)iii

ADDITIONAL SERVICES REQUEST 11.1

These Additional Services are made effective upon execution of this Agreement, under the terms and conditions established in the PROFESSIONAL SERVICES AGREEMENT (PSA), effective September 24, 2024 (the Agreement), between **studio 16:19, LLC**, (the “Consultant”) and **Northtown MUD** (the “Client” and “Owner”), for **District Signage Master Plan Implementation** (the “Project”). These Additional Services are made for the following purpose and are consistent with the terms defined in the Agreement for Additional Services for the addition of the proposed scope of work and compensation to the Basic Scope of Services:

additional services

section a :: scope of services

A.1 Additional Project Scope and Understanding

- **District-wide Pond Signage** – development of standardized, code compliant signage for all stormwater, retention, detention, or amenity ponds within the District to align with the new District-wide signage brand standards, per MUD request.
- **Refurbishment of three (3) existing community entry monuments** – design enhancements, material updates, and integration with the new District-wide signage brand standards, per MUD request. Signs within this scope of work include: Northtown Park, Brookfield, Meadow Pointe.
- The proposed scope and fee herein have been included in the District’s 2025–2026 Capital Improvement Program (CIP) budget.
- **Meetings:**
 - Consultant will be available to attend **virtual** biweekly design team coordination meetings during the design and construction phases, as scheduled by the Owner/Development Coordinator.
 - Two (2) **in-person** meetings and/or site visits are included in basic services.

A.2 Scope of Services

In collaboration with Client, Owner, and/or other Project Team Members, Consultant will provide landscape architecture and planning services for Project. Consultant shall provide the following scope/submittals/deliverables to Client/Owner:

- **070 – Construction Documents (90/100% construction plans)**
 - **Signage Plan(s)** – development of final dimensional plans and details for proposed signage project scope at all locations. Refined design plans, supplemental graphics, imagery, details, and material selections to be used as part of Bid Documents.
 - Provide one (1) revision/refinement to Construction Document drawings.
- **090 – Bid / Procurement** – coordination and oversight on scope items as requested by Client, Owner, or Contractor including but not limited to RFI responses and coordination, Bid Tab reviews, and coordination with contractor on various issues that arise during the bidding process.
- **100 – Construction Phase Services** – coordination and oversight on scope items as requested by Client, Owner, or Contractor that could include but not be limited to RFI responses and coordination, shop drawing reviews, or coordination with contractor on various issues that arise during the installation process to verify that the approved site development plans are being carried out per plans, notes, details, and specifications.

section b :: consultant compensation

B.1 Compensation

Compensation for Consultant's Services performed under this Agreement shall be paid according to the following, plus Reimbursable Expenses as defined in the Agreement:

	Lump Sum Tasks		\$ 4,940.00
070	Construction Documents	(lump sum)	\$ 4,940.00
	Hourly Tasks		\$ 4,940.00
090	Bid / Procurement	(hourly est.)	\$ 2,860.00
100	Construction Phase Services	(hourly est.)	\$ 2,080.00
400	Reimbursables	(cost+)	
	Total:		\$ 9,880.00

Consultant may alter the compensation distribution between individual phases or tasks to be consistent with the services actually rendered, within the contract maximum.

Hourly fee provided for Client budgeting purposes based on proposed scope herein. Hourly total, as needed, is to be subject to Agreement. If fee budget is to be exceeded, it will occur in a professional, diligent, and forthright manner to the extent needed either to procure the required Project permits and/or certificate of occupancy as the external agencies and construction industry are external factors beyond the control of Consultant.

B.2 2025 Standard Hourly Rate Schedule (for additional services beyond Basic Services)

Principal Partner – Planner/Landscape Architect:	\$ 245.00/hr.
Principal – Planner/Landscape Architect:	\$ 215.00/hr.
Associate Principal – Planner/Landscape Architect:	\$ 180.00/hr.
Director – Planner/Landscape Architect:	\$ 150.00/hr.
Senior Associate – Planner/Landscape Architect:	\$ 130.00/hr.
Associate – Planner/Landscape Designer:	\$ 100.00/hr.
Intern – Planner/Landscape Designer:	\$ 75.00/hr.

section c :: schedule

Consultant is prepared to provide the Professional Services in a commercially reasonable manner – with adequate resources and personnel – to complete the work by the times specified. Consultant may request, in writing, an extension of the Agreement time due to delays beyond their control. In the event that a deadline provided in this Agreement is not met by Consultant, Consultant shall provide Client with a written narrative setting forth in a reasonable degree of detail a plan of recovery to overcome or mitigate the delay.

Proposed Project Schedule

070 Construction Documents	45 days
090 Bid / Procurement	30 days
100 Construction Phase Services	60 days

AGREED AND ACCEPTED

studio 16:19 LLC 03/09/2026

Northtown Municipal Utility District **Date:**



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

.....
authorized representative title

.....
printed name

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as architects and landscape architects in Texas. For additional information, please contact the Texas Board of Architectural Examiners (TBAE); P.O. Box 12337; Austin, TX 78711-2337; Telephone: (512) 305-9000 / Fax: (512) 305-8900.



BID TAB

PROJECT NAME: **NTMUD Signage Implementation**
 PROJECT LOCATION: **Pflugerville, TX**
 OWNER: **Northtown Municipal Utility District**
 DATE: **March 2026**



Base Bid : Bid Form #1 - Settlers Meadow Park

				Wilcox Metal Fabricators		Artek Sign		Southwest Monument & Sign	
Bid Item	Approx Quantity	Unit	Item Description and Written Unit Price	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1.01	1	EA	<u>Information Kiosk - 4'-1" x 3' Cork board, 1/4" Thick:</u> Turn-key with all engineering and related costs	\$ 502.00	\$ 502.00	\$ 19,832.00	\$ 19,832.00	\$ 950.00	\$ 950.00
1.02	21	EA	<u>Regulatory Signs (12" x 18") -</u> Turn-key with all related costs. No engineering and permitting required.	\$ 377.00	\$ 7,917.00	\$ 550.00	\$ 11,550.00	\$ 1,200.00	\$ 25,200.00
1.03	1	LS	<u>Revegetation of Disturbed Areas -</u>	\$ 500.00	\$ 500.00	\$ 3,500.00	\$ 3,500.00	\$ 850.00	\$ 850.00
Subtotal Base Bid #1					\$ 8,919.00		\$ 34,882.00		\$ 27,000.00

Base Bid : Bid Form #2 - Wildflower Park

				Wilcox Metal Fabricators		Artek Sign		Southwest Monument & Sign	
Bid Item	Approx Quantity	Unit	Item Description and Written Unit Price	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
2.01	1	EA	<u>Monument Sign-</u> Turn-key with all engineering and permitting related costs	\$ 14,835.00	\$ 14,835.00	\$ 20,900.00	\$ 20,900.00	\$ 19,400.00	\$ 19,400.00
2.02	1	EA	<u>Cork board at Existing Information Kiosk -</u> Turn-key with all related costs	\$ 502.00	\$ 502.00	\$ 750.00	\$ 750.00	\$ 950.00	\$ 950.00
2.03	1	LS	<u>Relocation of Existing Mile Markers -</u> Turn-key with all related costs	\$ 1,200.00	\$ 1,200.00	\$ 2,200.00	\$ 2,200.00	\$ 800.00	\$ 800.00
2.04	29	EA	<u>12" x 18" Aluminum Signs, Including Printed Sign, Posts and Footings per Plans (Park Rules, Regulatory, Disc Golf Signs) -</u> Turn-key with all related costs. No engineering and permitting required.	\$ 377.00	\$ 10,933.00	\$ 550.00	\$ 15,950.00	\$ 1,200.00	\$ 34,800.00
2.05	11	EA	<u>24" x 18" Aluminum Signs, Including Posts and Footings per Plans (Regulatory Signs) -</u> Turn-key with all related costs. No engineering and permitting required.	\$ 384.00	\$ 4,224.00	\$ 675.00	\$ 7,425.00	\$ 1,430.00	\$ 15,730.00
2.06	1	LS	<u>Revegetation of Disturbed Areas -</u>	\$ 975.00	\$ 975.00	\$ 3,500.00	\$ 3,500.00	\$ 850.00	\$ 850.00
Subtotal Base Bid #2					\$ 32,669.00		\$ 50,725.00		\$ 72,530.00

Base Bid : Bid Form #3 - Stoney Creek Park

Wilcox Metal Fabricators

Artek Sign

Southwest Monument & Sign

Bid Item	Approx Quantity	Unit	Item Description and Written Unit Price	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
3.01	1	EA	<u>Monument Sign-</u> Turn-key with all engineering and permitting related costs	\$ 14,835.00	\$ 14,835.00	\$ 20,900.00	\$ 20,900.00	\$ 13,880.00	\$ 13,880.00
3.02	1	EA	<u>Demolition of Existing Monument Sign-</u> Turn-key with all related costs	\$ 1,714.00	\$ 1,714.00	\$ 4,500.00	\$ 4,500.00	\$ 2,000.00	\$ 2,000.00
3.03	2	EA	<u>Cork board at Existing Information Kiosks -</u> Turn-key with all related costs	\$ 502.00	\$ 1,004.00	\$ 750.00	\$ 1,500.00	\$ 950.00	\$ 1,900.00
3.04	1	LS	<u>Mile Markers -</u> Turn-key with all related costs. No engineering and permitting required.	\$ 3,079.00	\$ 3,079.00	\$ 2,500.00	\$ 2,500.00	\$ 1,640.00	\$ 1,640.00
3.05	84	EA	<u>12" x 18" Aluminum Signs, Including Printed Sign, Posts and Footings per Plans (Park Rules, Regulatory, Disc Golf Signs) -</u> Turn-key with all related costs. No engineering and permitting required.	\$ 377.00	\$ 31,668.00	\$ 550.00	\$ 46,200.00	\$ 1,200.00	\$ 100,800.00
3.06	7	EA	<u>24" x 18" Aluminum Signs, Including Printed Sign, Posts and Footings per Plans (Regulatory Signs) -</u> Turn-key with all related costs. No engineering and permitting required.	\$ 384.00	\$ 2,688.00	\$ 675.00	\$ 4,725.00	\$ 1,430.00	\$ 10,010.00
3.07	1	LS	<u>Revegetation of Disturbed Areas -</u>	\$ 500.00	\$ 500.00	\$ 3,500.00	\$ 3,500.00	\$ 1,850.00	\$ 1,850.00
Subtotal Base Bid #3					\$ 55,488.00		\$ 83,825.00		\$ 132,080.00

Add Alternates : Bid Form #4 - Itemized Bid

Wilcox Metal Fabricators	Artek Sign	Southwest Monument & Sign
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Bid Item	Approx Quantity	Unit	Item Description and Written Unit Price	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
4.01	1	EA	<u>Monument Sign-</u> Turn-key with all engineering and permitting related costs	\$ 14,835.00	\$ 14,835.00	\$ 20,900.00	\$ 20,900.00	\$ 19,400.00	\$ 19,400.00
4.02	1	EA	<u>Information Kiosk-</u> Turn-key with all engineering and permitting related costs	\$ 11,940.00	\$ 11,940.00	\$ 19,832.00	\$ 19,832.00	\$ 23,200.00	\$ 23,200.00
4.03	1	EA	<u>Mile Marker -</u> Turn-key with all related costs	\$ 3,079.00	\$ 3,079.00	\$ 1,850.00	\$ 1,850.00	\$ 1,880.00	\$ 1,880.00
4.04	1	EA	<u>12" x 18" Aluminum Signs, Including Printed Sign, Posts and Footings per Plans (Park Rules, Regulatory, Disc Golf Signs) -</u> Turn-key with all related costs. No engineering and permitting required.	\$ 377.00	\$ 377.00	\$ 550.00	\$ 550.00	\$ 1,550.00	\$ 1,550.00
4.05	1	EA	<u>24" x 18" Aluminum Signs, Including Posts and Footings per Plans (Regulatory Signs) -</u> Turn-key with all related costs. No engineering and permitting required.	\$ 384.00	\$ 384.00	\$ 675.00	\$ 675.00	\$ 1,800.00	\$ 1,800.00
4.06	1	EA	<u>TXDOT Utility District Sign -</u> Turn-key with all related costs. Permitting required.	\$ 930.00	\$ 930.00	\$ 750.00	\$ 750.00	\$ 1,740.00	\$ 1,740.00
Subtotal Add Alternates					\$ 31,545.00		\$ 44,557.00		\$ 49,570.00
Materials									
All Other Charges									
Total Base Bid					\$ 97,076.00		\$ 169,432.00		\$ 231,610.00
Notes									

- VE Options
- Items of Concern
- Low Bid Item
- High Bid Item

February 18, 2026

Northtown Municipal Utility District

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

Re: Transition of Remaining Fee from Task 12 – Settlers Meadow West to Task 13 – Merseyside Park

Dear Mona:

This memo documents the transition of the remaining fee associated with Task 12 – Settlers Meadow West to the newly established Task 13 – Merseyside Park.

To date, we have invoiced \$5,190.50 of the originally approved \$44,840 budget for Task 12, leaving an unspent balance of \$39,649.50. As the scope of services for Settlers Meadow West is identical to the scope required for Merseyside Park, the remaining funds will be reassigned to Task 13 to support continued work under the same service framework.

Scope of Services for Task 13 – Merseyside Park

The scope for Merseyside Park includes development of a park master plan and phased implementation consistent with the District’s Overall Parks Master Plan. Services include:

- Development of a master plan incorporating amenities identified in the District Overall Parks Master Plan:
 - Concrete sidewalk trail and connections
 - Seating areas
 - Picnic areas and pollinator gardens
 - Hardwood tree replacement
- Coordination of phased implementation per the Parks Master Plan CIP funding schedule
- Scope and fee included in the District’s 2025–2026 CIP budget

Meetings and Coordination

- Participation in virtual biweekly design team coordination meetings during design and construction phases
- Up to **four (4)** in-person design meetings and/or site visits included in basic services

The remaining budget from Task 12 will fully support the continuation of this identical scope under Task 13 without changes to the overall level of service. Please reference attached Task Order 13 to formalize this transition.

Please feel free to contact **studio 16:19, LLC** should you have any questions, comments, or require any additional information. You may reach me via e-mail at brent@studio1619.com or by phone at **512.534.8680**.

Respectfully submitted,

studio 16:19 LLC



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

Item No. 6(f)v

February 18, 2026

Northtown Municipal Utility District

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

Re: Merseyside Park
Transfer of Services for Professional Landscape Architecture Services

Dear Mona:

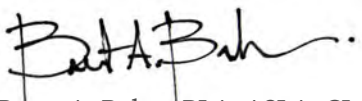
We first want to say, 'Thank You' for the continued opportunity to partner with Northtown Municipal Utility District as part of the team for Merseyside Park. Please find attached the Transfer of Services Request, hereby transferring remaining project funds from Task Order 12 (Settlers Meadow Park West) to this Task Order 13 (Merseyside Park). As discussed, the key provisions include the following:

- Project Coordination
- Due Diligence
- Schematic Design

Once you have had the opportunity to review the Agreement, please feel free to contact **studio 16:19, LLC** should you have any questions, comments, or require clarification to what is proposed. You may reach me via e-mail at brent@studio1619.com or by phone at **512.534.8680**. If you concur with the Agreement, please sign in the place provided below and return a signed copy for formal execution. This Proposal is valid for thirty (30) days.

Respectfully submitted,

studio 16:19 LLC



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

Item No. 6(f)vi

ADDITIONAL SERVICES REQUEST 13

These Additional Services are made effective upon execution of this Agreement, under the terms and conditions established in the PROFESSIONAL SERVICES AGREEMENT (PSA), effective September 24, 2024 (the Agreement), between **studio 16:19, LLC**, (the “Consultant”) and **Northtown MUD** (the “Client” and “Owner”), for **Merseyside Park** (the “Project”). These Additional Services are made for the following purpose and are consistent with the terms defined in the Agreement for Additional Services for the addition of the proposed scope of work and compensation to the Basic Scope of Services:

additional services

section a :: scope of services

A.1 Additional Project Scope and Understanding

Development of a park master plan and phased implementation for Merseyside Park :

- The scope of work includes the development of a master plan to incorporate proposed amenities as identified for Merseyside Park in the District Overall Parks Master Plan:
 - Concrete sidewalk trail and connections
 - Seating areas
 - Picnic areas and pollinator gardens
 - Hardwood tree replacement
- Implementation of approved park master plan will be phased as outlined in the Overall Parks Master Plan CIP funding schedule.
- The proposed scope and fee herein have been included in the District’s 2025–2026 Capital Improvement Program (CIP) budget.
- **Meetings:**
 - Consultant will be available to attend **virtual** biweekly design team coordination meetings during the design and construction phases, as scheduled by the Owner/Development Coordinator.
 - Four (4) **in-person** design meetings and/or site visits are included in basic services.

A.2 Scope of Services

In collaboration with Client, Owner, and/or other Project Team Members, Consultant will provide landscape architecture and planning services for Project. Consultant shall provide the following scope/submittals/deliverables to Client/Owner:

- **010 – Project Coordination**
 - The Consultant will manage the Project design team activities associated with the Project and secure resources necessary to produce the Project deliverables and meet the Project schedule.
 - All communications associated with the Project will be directly channeled through the Consultant Project Manager (PM) for distribution to the Project team as appropriate. The Consultant’s PM will be responsible throughout the Project for project coordination and communications, with the Client’s PM.
- **015 – Due Diligence**
 - Validation of program elements provided by the Client, general site-specific code research and validation for the Project.
 - Develop and acquire necessary site base information via available digital sources, as well as existing site conditions verification and field data truthing.
 - Prepare informal digital submittal(s) for team collaboration throughout the design process.
 - Provide one (1) revision/refinement to drawings per Client meeting.
- **050 – Schematic Design – schematic design development drawings to include:**
 - Site Plan / Landscape Coordination – collaborating with design team to ensure the site plan meets the requirements and desires of the developer/owner. May include coordination with applicable jurisdictions to address potential site plan constraints to meet required codes.
 - Schematic Design Development – a maximum of three (3) hardscape and landscape site planning concepts will be explored based on proposed program and site conditions for the overall project scope limits and for the proposed amenities. Develop imagery boards of proposed plant palette and hardscape materials for the project (scope includes 30% Schematic Package for the development of an overall construction budget).
 - Budget Development – development of a planning-level opinion of construction cost (OPCC) of the proposed development, enhancements, and improvement options with a project contingency based on the final approved schematic design package.
 - Provide one (1) revision/refinement to drawings per Client meeting.

section b :: consultant compensation

B.1 Compensation

Compensation for Consultant's Services performed under this Agreement shall be paid according to the following, plus Reimbursable Expenses as defined in the Agreement:

Task Order 12: Settlers Meadow West Tasks			
			\$ -5,190.50
010	Project Coordination	(lump sum)	\$ -2,330.50
015	Land Planning / Due Diligence	(hourly est.)	\$ -2,860.00
Task Order 13: Merseyside Park Tasks			
Lump Sum Tasks			
			\$ 32,909.50
010	Project Coordination	(lump sum)	\$ 5,349.50
050	Schematic Design	(lump sum)	\$ 27,560.00
Hourly Tasks			
			\$ 6,740.00
015	Land Planning / Due Diligence	(hourly est.)	\$ 6,740.00
400	Reimbursables	(cost+)	
Task Order 13 Total:			\$ 39,649.50
<i>Original Approved Project Budget:</i>			<i>\$ 44,840.00</i>

Consultant may alter the compensation distribution between individual phases or tasks to be consistent with the services actually rendered, within the contract maximum.

Hourly fee provided for Client budgeting purposes based on proposed scope herein. Hourly total, as needed, is to be subject to Agreement. If fee budget is to be exceeded, it will occur in a professional, diligent, and forthright manner to the extent needed either to procure the required Project permits and/or certificate of occupancy as the external agencies and construction industry are external factors beyond the control of Consultant.

B.2 2026 Standard Hourly Rate Schedule (for additional services beyond Basic Services)

Principal Partner – Planner/Landscape Architect:	\$ 245.00/hr.
Principal – Planner/Landscape Architect:	\$ 215.00/hr.
Associate Principal – Planner/Landscape Architect:	\$ 180.00/hr.
Director – Planner/Landscape Architect:	\$ 150.00/hr.
Senior Associate – Planner/Landscape Architect:	\$ 130.00/hr.
Associate – Planner/Landscape Designer:	\$ 100.00/hr.
Intern – Planner/Landscape Designer:	\$ 75.00/hr.


section c :: schedule

Consultant is prepared to provide the Professional Services in a commercially reasonable manner – with adequate resources and personnel – to complete the work by the times specified. Upon execution of this Agreement, Consultant shall prepare a project schedule with the input of Client to ensure all project deliverables are produced in a timely manner and Project completion is in line with Client preferences. This schedule will not only reflect a commitment to meeting project milestones but will also prioritize the owner's vision and requirements throughout the duration of the Project. Consultant may request, in writing, an extension of the completion/deliverable date due to delays beyond its control. In the event that a deadline provided in this Agreement is not met by Consultant, Consultant shall provide Client with a written narrative setting forth in a reasonable degree of detail a plan of recovery to overcome or mitigate the delay.

AGREED AND ACCEPTED

studio 16:19 LLC 2/18/2025

Northtown Municipal Utility District **Date:**



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

 authorized representative title

 printed name

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as architects and landscape architects in Texas. For additional information, please contact the Texas Board of Architectural Examiners (TBAE); P.O. Box 12337; Austin, TX 78711-2337; Telephone: (512) 305-9000 / Fax: (512) 305-8900.



DATE: March 17, 2026

TO: Northtown Municipal Utility District
Board of Directors

FROM: Scott J. Foster, P.E.

RE: Northtown MUD – Engineer’s Report for the March 2026 Board Meeting

Report from District Engineer, including:

a) Development Updates;

i) Village at Northtown Multifamily (North Wells Branch/The Parker);

Phase 2 of the project is expected to start construction once the market conditions improve.

ii) Village at Northtown Multifamily (Edenbrook);

Construction has been completed.

iii) Avalon Bay Multifamily;

Construction started in September 2024 and is expected to last into mid-2027. Occupancy of the units started in January 2026.

iv) JD’s Supermarket Dessau;

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.

v) Heatherwilde Office;

Construction started in March 2026 and is expected to take over a year.

b) MS4 Compliance Matters;

A 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 and the coalition submitted their annual report in March 2026.

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 study is partially completed and pending additional title information.

g) Wells Branch Parkway Park Tract;

The survey has been completed and is pending review.

h) Stoney Creek Park Survey, including agreements;

Attached for consideration is Sinclair Land Surveying's agreement for the performance of title survey of the subject tract. An option for adding tree and topography is also included for consideration.

i) City of Pflugerville Club Interceptor, including agreements and easements;

The City of Pflugerville is studying the decommissioning of one of their lift stations that is located adjacent to the District boundary. The City will be presenting their alignment options and request the District's cooperation for placing the new wastewater line through District owned land.

Delivery:

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

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

Billing:

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

Items to be provided by client:

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

Revisions:

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

Billing Rate Schedule:

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

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

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

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

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

We look forward to working with you on this project.

Sincerely,

Ryan T. Lenz

Ryan T. Lenz – Registered Professional Land Surveyor

BY: _____ TITLE _____

ACCEPTED THIS _____ DAY OF _____, 2025.

cc: file

Northtown Municipal Utility District

March 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:	\$ 901,236.42
Logic Operating Account to ABC Bank Manager's Account:	45,000.00
TexPool Operating Account to ABC Bank Customer Refund Account:	10,000.00
PNC Bank Lockbox Account to TexPool General Operating Account:	450,000.00
Logic Tax Account to Logic Operating Account:	1,092,335.38
Logic Tax Account to Logic Debt Service Account:	535,000.00

Cash Activity Reports

Northtown Municipal Utility District
 Cash Activity Report - ABC Bank Operating Account
 February 28, 2026 - March 24, 2026

General Fund
 Operating Account

Cash Balance - February 28, 2026	34,423.56
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Subsequent Activity	125.00
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Cash Receipts	Facility Rental		<u>125.00</u>
		Total Subsequent Activity	<u>125.00</u>

Projected Balance as of March 24, 2026	\$ 34,548.56
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Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
January 31, 2026 - March 24, 2026

	General Fund Manager's Account
Cash Balance - January 31, 2026	\$ 265,431.28
Subsequent Activity	8,099.80
Transfers approved at the February 24, 2026 Meeting 751,911.02 Expenditures Approved at the February 24, 2026 Meeting (690,386.82) Payroll Expenses (47,828.03) Payroll and Payroll Taxes Petty Cash (485.25) Expense Reimbursement Optimum (509.66) Internet - February 2026 TX Health Benefits Pool (4,601.46) Employee Benefits - March 2026 <div style="text-align: right; margin-top: 5px;">Total Subsequent Activity <u>8,099.80</u></div>	
Cash Balance - February 28, 2026	\$ 273,531.08
Subsequent Expenditures	(19,426.12)
Payroll Expenses (18,354.05) Payroll and Payroll Taxes Ramona Oliver (801.86) Expense Reimbursement AT&T Mobility (102.87) Telephone - March 2026 Charter Communications (157.09) Park Internet - February 2026 Travis County Tax Assessor-Collector (10.25) Vehicle Registration - 1338989 <div style="text-align: right; margin-top: 5px;">Total Subsequent Activity <u>(19,426.12)</u></div>	
Expenditures to be Approved at March 24, 2026 Meeting	(901,236.42)
360 Professional Services, Inc. (14,514.41) Engineering Fees - February 2026 Advanced Arbor Solutions (3,350.00) Utility Tree Removals and Trimming Armbrust & Brown, P.L.L.C. (184.00) Legal Fees - February 2026 - Huntsberry Bott & Douthitt, P.L.L.C. (6,185.57) Accounting Services - February 2026 City of Austin (187,097.29) W/WW Purchases - February 2026 Crossroads Utility Services (355,814.74) Operations - February 2026 Fazzone Construction Co., Inc. (124,339.50) Trail Gaps & Park Improvements Project LJA Engineering, Inc. (796.44) SWMP Implementation Ramona Oliver (382.74) Expense Reimbursement Roadrunner Inspection Services (3,837.00) Inspections - February 2026 Sinclair Land Surveying, Inc. (19,383.13) Title Research/Survey Sommers Marketing + Public Relations (350.00) Website Texas Disposal Systems, Inc. (84,780.00) Garbage Fees - February 2026 TexaScapes (57,383.20) Landscape/Irrigation Maintenance Travis County Sheriff's Department (2,560.00) Security Patrol Vehicle - February 2026 Whirlix Design, Inc. (39,478.40) Skyways Shade - Settler's Meadow/Wildflower North & West Williams Mapping & Consulting (800.00) Monthly MS4 Inspections <div style="text-align: right; margin-top: 5px;">Total Expenditures <u>(901,236.42)</u></div>	
Subtotal	(647,131.46)
Transfers to be approved	946,236.42
Transfer for expenditures from Logic Operating 901,236.42 Transfer Funds from Logic Operating 45,000.00	
Projected Balance as of March 24, 2026	\$ 299,104.96

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
February 28, 2026 - March 24, 2026

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
Cash Balance - February 28, 2026		29,114.96
Expenditures to be Approved at March 24, 2026 Meeting		(8,389.82)
City of Austin	13908 1/2 Spring Heath Rd - 2/2026	(77.24)
City of Austin	14906 1/2 Dessau Rd - 2/2026	(255.70)
City of Austin	14210 1/2 Dessau Rd - 2/2026	(2,218.83)
City of Austin	14109 Maricella Ln 2/2026	(38.31)
TXU Energy	Office Electric- February 2026	(1,824.72)
City of Austin	13806 Letti Ln 2/2026	(410.10)
TXU Energy	Street Lights - February 2026	(737.22)
City of Austin	13921 John Henry Faulk Dr. - 2/2026	(110.15)
City of Austin	804 1/2 Burnsall Gates Dr 2/2026	(149.88)
City of Austin	13701 Greinert Dr. 2/2026	(38.31)
City of Austin	14401 Harris Ridge Blvd 2/2026	(456.58)
City of Austin	13601 Cambourne Dr 2/2026	(38.78)
City of Austin	13903 Cambourne Dr 2/2026	(415.05)
City of Austin	14401 1/2 Harris Ridge Blvd 2/2026	(37.96)
City of Austin	14032 1/2 Merseyside Dr 2/2026	(1,480.99)
Customer Refunds	Customer Refunds	(100.00)
	Total Expenditures	<u>(8,389.82)</u>
Subtotal		20,725.14
Transfers to be approved - from TexPool Operating Account		10,000.00
Projected Balance as of March 24, 2026		\$ 30,725.14

Northtown Municipal Utility District Cash/Investment Activity Report February 28, 2026 - March 24, 2026

	Interest Rate	Maturity Date	Balance 2/28/2026	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 3/24/2026	Projected Balance 3/24/2026
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 34,423.56	\$ 125.00	\$ -	\$ 34,548.56	\$ -	\$ 34,548.56
ABC Bank - Manager's Account	0.0000%	N/A	273,531.08	-	(920,662.54)	(647,131.46)	946,236.42 (1)(2)	299,104.96
ABC Bank - Customer Refunds	0.0000%	N/A	29,114.96	-	(8,389.82)	20,725.14	10,000.00 (3)	30,725.14
PNC Bank Lockbox	0.0000%	N/A	466,179.10	-	(2,000.00)	464,179.10	(450,000.00) (4)	14,179.10
Logic Operating - 01	3.7880%	N/A	11,080,096.99	-	-	11,080,096.99	146,098.96 (1)(2)(5)	11,226,195.95
TexPool Operating	3.6817%	N/A	13,431,418.06	-	-	13,431,418.06	440,000.00 (3)(4)	13,871,418.06
TexPool Fiscal Surety Trail Easement	3.6817%	N/A	122,321.05	-	-	122,321.05	-	122,321.05
Total - General Fund			25,437,084.80	125.00	(931,052.36)	24,506,157.44	1,092,335.38	25,598,492.82
Park Fund -								
Logic - Park Fund - 02	3.7880%	N/A	55,507.28	-	-	55,507.28	-	55,507.28
TexPool Park	3.6817%	N/A	55,915.98	-	-	55,915.98	-	55,915.98
Total - Park Fund			111,423.26	-	-	111,423.26	-	111,423.26
Debt Service Fund -								
Logic - Tax Account	3.7880%	N/A	1,652,513.12	-	-	1,652,513.12	(1,627,335.38) (5)(6)	25,177.74
Logic - Debt Service	3.7880%	N/A	2,842,115.55	-	-	2,842,115.55	535,000.00 (6)	3,377,115.55
Total - Debt Service Fund			4,494,628.67	-	-	4,494,628.67	(1,092,335.38)	3,402,293.29
Capital Project Fund -								
Logic - SR 2011 CPF	3.7880%	N/A	2,944.20	-	-	2,944.20	-	2,944.20
TexPool - SR 2020 CPF	3.6817%	N/A	6,192,310.18	-	-	6,192,310.18	-	6,192,310.18
Total - Capital Project Fund			6,195,254.38	-	-	6,195,254.38	-	6,195,254.38
Total - All Funds			\$ 36,238,391.11	\$ 125.00	\$ (931,052.36)	\$ 35,307,463.75	\$ -	\$ 35,307,463.75

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 901,236.42
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 45,000.00
(3) To transfer funds from TexPool Operating to ABC Bank Customer Refund Acct: 10,000.00
(4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: 450,000.00
(5) To transfer funds from Logic Tax to Logic General Operating Account: 1,092,335.38
(6) To transfer funds from Logic Tax to Logic Debt Service Account: 535,000.00

Northtown M.U.D.
Collateral Analysis Schedule - ABC Bank
2/28/2026

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under) Collateralized</u>
ABC Bank -			
Operating Account (General Fund)	\$ 34,423.56		
Manager's Account (General Fund)	1,111,943.04		
Customer Deposit Account (General Fund)	49,203.91		
Total ABC Bank	1,195,570.51		
FDIC Coverage		250,000.00	
Pledged Collateral ABC Bank (Market Value)		1,345,253.96	
Total Collateral - ABC Bank			
Total Collateral/Funds ABC Bank	\$ 1,195,570.51	\$ 1,595,253.96	\$ 399,683.45

as of 02/28/2026									
PLEDGES to PLEDGEE									
Pledged To: NORTHTOWN MUD									
For Holding Company American Bank of Commerce Customer American Bank of Commerce									
Safekeeping Code Receipt# Location	CUSIP Trans#	Description Coupon Maturity Date	FAS 115 PreRefund Price	Moody S&P	Original Face Remaining Face Pledged%	Pledged			
						Original Face	Par Value	Book Value	Market Value
FROSB 236119 FROST BANK	3132D6AK6 C018163L	FR 5B8110 1.500000 07/01/2036	AFS	NA	1,000,000.00 1,000,000.00 100.00%	1,000,000.00	578,313.56	583,105.28	525,697.11
FROSB 236160 FROST BANK	3133KYWPO C018204L	FR RB5154 2.500000 04/01/2042	AFS	NA	500,000.00 500,000.00 100.00%	500,000.00	367,657.82	354,759.21	335,977.16
FROSB 236043 FROST BANK	3140BQQQ6 C018087L	FN FM7662 3.000000 06/01/2036	AFS	NA	1,000,000.00 1,000,000.00 100.00%	1,000,000.00	498,681.92	528,519.06	483,579.69
3 Total Pledged						2,500,000.00	1,444,653.30	1,466,383.55	1,345,253.96

The information contained herein, while believed to be reliable, is not guaranteed.
Printed 02/25/2026 9:36:26AM

TXDIST1A
 RECEIVABLE BALANCE 'R' REPORT

U84	-----											
	BEGINNING	TAX	BASE TAX	NET BASE TAX	PERCENT	ENDING	P & I	P & I	LRP	OTHER	PENALTY	TOTAL
YEAR	TAX BALANCE	ADJ	COLLECTED	REVERSALS	COLLECTED	COLLECTED	TAX BALANCE	COLLECTED	REVERSALS	COLLECTED	COLLECTED	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	33.42	.00	33.42	.87 %	3826.70	4.35	.00	.00	.00	37.77
2021	7246.04	118.70	890.12	.00	890.12	12.09 %	6474.62	483.27	.00	.00	.00	1373.39
2022	10255.99	776.59	823.87	.00	823.87	7.47 %	10208.71	107.10	.00	.00	.00	930.97
2023	18049.37	419.88	2780.16	174.15	2606.01	14.11 %	15863.24	762.78	.00	.00	.00	3368.79
2024	448069.35	29345.22-	317071.41	29873.79	287197.62	68.59 %	131526.51	78830.98	.00	.00	.00	366028.60

TOTL	524897.69	28030.05-	321598.98	30047.94	291551.04	58.68 %	205316.60	80188.48	.00	.00	.00	371739.52

2025	7238705.34	5315.55-	7107297.10	618.36	7106678.74	98.25 %	126711.05	3040.42	.00	44.65	.00	7109763.81

ENTITY												
TOTL	7763603.03	33345.60-	7428896.08	30666.30	7398229.78	95.70 %	332027.65	83228.90	.00	44.65	.00	7481503.33

Northtown M.U.D.
Analysis of Taxes Collected FY 2025-2026
February 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	(296.12)	(144.46)	(440.58)	(18,190.42)	(8,618.17)	(26,808.59)	(18,486.54)	(8,762.63)	(27,249.17)
BASE TAX REV	(342.37)	(167.02)	(509.39)	(19,203.36)	(9,185.47)	(28,388.83)	(19,545.73)	(9,352.49)	(28,898.22)
TAXES	850,245.52	414,783.58	1,265,029.10	207,785.30	99,448.17	307,233.47	1,058,030.82	514,231.75	1,572,262.57
PENALTY	2,043.51	996.91	3,040.42	51,791.76	24,774.84	76,566.60	53,835.27	25,771.75	79,607.02
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	(415.61)	(202.75)	(618.36)	(20,325.84)	(9,722.10)	(30,047.94)	(20,741.45)	(9,924.85)	(30,666.30)
TAXES	4,776,923.72	2,330,373.38	7,107,297.10	217,383.72	104,215.26	321,598.98	4,994,307.45	2,434,588.63	7,428,896.08
PENALTY	2,073.52	1,011.55	3,085.07	54,179.51	26,008.97	80,188.48	56,253.03	27,020.52	83,273.55
TOTAL DISTRIBUTION	4,778,581.64	2,331,821.17	7,109,763.81	251,237.39	120,502.13	371,739.52	5,029,819.03	2,451,684.30	7,481,503.33
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	(3,572.66)	(1,742.89)	(5,315.55)	(19,027.62)	(9,002.43)	(28,030.05)	(22,600.29)	(10,745.31)	(33,345.60)
BASE TAX REV	415.61	202.75	618.36	20,325.84	9,722.10	30,047.94	20,741.45	9,924.85	30,666.30
LESS: COLLECTIONS	(4,776,923.72)	(2,330,373.38)	(7,107,297.10)	(217,383.72)	(104,215.26)	(321,598.98)	(4,994,307.45)	(2,434,588.63)	(7,428,896.08)
TAX									
REC @ END OF PERIOD	85,164.45	41,546.60	126,711.05	130,032.31	75,284.29	205,316.60	215,196.75	116,830.90	332,027.65
	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 February 28, 2026 and the Statement of Revenues, Expenditures & Changes in Fund Balance – Governmental Funds for the five months ended February 28, 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 five months ended February 28, 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

March 17, 2026

**Northtown Municipal Utility District
Governmental Funds Balance Sheet
February 28, 2026**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Assets					
Cash and Cash Equivalents					
Cash on Deposit	\$ 803,248.70	\$ -	\$ -	\$ -	\$ 803,248.70
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	24,633,836.10	111,423.26	4,494,628.67	6,195,254.38	35,435,142.41
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$45,000.00	337,503.58	-	-	-	337,503.58
Accrued Service Revenue	440,238.00	-	-	-	440,238.00
Property Taxes	215,196.76	-	116,830.89	-	332,027.65
Prepaid Expenses	606.67	-	-	-	606.67
Other	42,392.93	-	-	-	42,392.93
Interfund	1,158,085.44	679,492.00	-	-	1,837,577.44
Total Assets	\$ 27,631,608.18	\$ 790,915.26	\$ 4,611,459.56	\$ 6,195,254.38	\$ 39,229,237.38
Liabilities					
Accounts Payable	\$ 833,014.11	\$ -	\$ -	\$ -	\$ 833,014.11
Accrued Expenses	39,214.91	-	-	-	39,214.91
Retainage Payable	38,879.03	-	-	-	38,879.03
Payroll Taxes Payable	448.81	-	-	-	448.81
Due to Other	16,200.00	-	-	-	16,200.00
TCEQ Assessment	2,536.35	-	-	-	2,536.35
Customer Meter Deposits	780,557.63	-	-	-	780,557.63
Builder Deposits	17,800.00	-	-	-	17,800.00
Other Deposits	2,223.27	-	-	-	2,223.27
Unclaimed Property	13,704.35	-	-	-	13,704.35
Fiscal Surety Village Park Improvements	122,321.05	-	-	-	122,321.05
Due to Developer	-	-	-	6,031,198.90	6,031,198.90
Interfund	679,492.00	-	1,092,320.36	65,750.06	1,837,562.42
Total Liabilities	2,546,391.51	-	1,092,320.36	6,096,948.96	9,735,660.83
Deferred Inflows of Resources					
Deferred Revenue - Property Taxes	215,196.76	-	116,830.89	-	332,027.65
Total Deferred Inflows of Resources	215,196.76	-	116,830.89	-	332,027.65
Fund Balance					
Fund Balances:					
Restricted for					
Debt Service	-	-	3,402,308.31	-	3,402,308.31
Capital Projects	-	-	-	98,305.42	98,305.42
Unassigned	24,870,019.91	790,915.26	-	-	25,660,935.17
Total Fund Balances	24,870,019.91	790,915.26	3,402,308.31	98,305.42	29,161,548.90
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 27,631,608.18	\$ 790,915.26	\$ 4,611,459.56	\$ 6,195,254.38	\$ 39,229,237.38

**Northtown Municipal Utility District
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2025 - February 28, 2026**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Revenues:					
Property Taxes, including penalties	\$ 5,029,819.03	\$ -	\$ 2,451,684.30	\$ -	\$ 7,481,503.33
Service Accounts, including penalties	2,069,775.98	-	-	-	2,069,775.98
Chargepoint Income	1,385.33	-	-	-	1,385.33
Interest Income	358,443.66	1,587.32	44,882.17	98,305.42	503,218.57
Total Revenues	<u>7,459,424.00</u>	<u>1,587.32</u>	<u>2,496,566.47</u>	<u>98,305.42</u>	<u>10,055,883.21</u>
Expenditures:					
Current-					
WATER					
Bulk Water Purchase	411,464.05	-	-	-	411,464.05
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	51,502.53	-	-	-	51,502.53
Water Tap Inspections	21,787.00	-	-	-	21,787.00
Lead & Copper Sampling	835.40	-	-	-	835.40
WASTEWATER					
Bulk Wastewater Purchases	565,818.00	-	-	-	565,818.00
Wastewater System Maintenance	18,694.64	-	-	-	18,694.64
Lift Station Maintenance	141,343.20	-	-	-	141,343.20
Chemicals	18,343.81	-	-	-	18,343.81
ADMINISTRATIVE					
Director Fees	5,967.00	-	-	-	5,967.00
Payroll Taxes	18,067.08	-	-	-	18,067.08
Legal Fees - General	48,497.67	-	-	-	48,497.67
Legal Fees - Special	38,215.50	-	-	-	38,215.50
Legal Fees - Covenants	33,935.51	-	-	-	33,935.51
Management Services	176,458.88	-	-	-	176,458.88
Accounting Fees	34,375.00	-	-	-	34,375.00
Financial Advisor Fees	2,268.39	-	1,631.61	-	3,900.00
Audit Fees	20,000.00	-	-	-	20,000.00
Engineering Fees - General	8,670.00	-	-	-	8,670.00
Engineering Fees - Special	36,098.20	-	-	-	36,098.20
Professional Fees	4,000.00	-	-	-	4,000.00
Tax Collector/Appraisal Fees	12,368.28	-	6,018.72	-	18,387.00
Insurance	1,129.92	-	-	-	1,129.92
Website	3,050.00	-	-	-	3,050.00
Credit Card Fees	14,907.33	-	-	-	14,907.33
Bank Service Charges	4,734.87	-	-	-	4,734.87
Conference/Training	625.00	-	-	-	625.00
PARKS					
Park Landscape Maintenance	286,491.00	-	-	-	286,491.00
Landscape Contingency	155,369.67	-	-	-	155,369.67
Park Facility Maintenance	66,630.15	-	-	-	66,630.15
Security	70,270.00	-	-	-	70,270.00
Well Repairs	6,917.28	-	-	-	6,917.28
Irrigation Repairs	1,597.31	-	-	-	1,597.31
Park Utilities	6,804.31	-	-	-	6,804.31
OTHER					
Nightwatchman Lights	8,569.19	-	-	-	8,569.19
Miscellaneous	2,685.38	-	-	-	2,685.38
Garbage Collection	423,900.00	-	-	-	423,900.00
Office Staff Expenses	194,718.18	-	-	-	194,718.18
Office Expenses	17,479.11	-	-	-	17,479.11
Event Supplies	1,947.26	-	-	-	1,947.26
Telephone	187.04	-	-	-	187.04
Debt Service -					
Bond Interest Expense	-	-	228,087.50	-	228,087.50
Arbitrage Consultant Fees	-	-	3,250.00	-	3,250.00
Paying Agent Fees	-	-	1,200.00	-	1,200.00
Capital Outlay	864,429.54	-	-	-	864,429.54
Total Expenditures	<u>3,808,810.93</u>	<u>-</u>	<u>240,187.83</u>	<u>-</u>	<u>4,048,998.76</u>
Excess/(Deficiency) of Revenues over Expenditures	<u>3,650,613.07</u>	<u>1,587.32</u>	<u>2,256,378.64</u>	<u>98,305.42</u>	<u>6,006,884.45</u>
Fund Balance, October 1, 2025	<u>21,219,406.84</u>	<u>789,327.94</u>	<u>1,145,929.67</u>	<u>-</u>	<u>23,154,664.45</u>
Fund Balance, February 28, 2026	<u>\$ 24,870,019.91</u>	<u>\$ 790,915.26</u>	<u>\$ 3,402,308.31</u>	<u>\$ 98,305.42</u>	<u>\$ 29,161,548.90</u>

Supplementary Information

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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
February 28, 2026**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues:						
OPERATING						
Water Service Fees	\$ 122,051	\$ 121,211	\$ 840	\$ 680,061	\$ 647,382	\$ 32,679
Water Tap Fees	-	-	-	-	-	-
Wastewater Service Fees	127,047	113,754	13,293	620,524	568,770	51,754
Wastewater Tap Fees	-	-	-	-	-	-
Basic Services	143,260	143,875	(615)	716,526	719,375	(2,849)
Application Fees	1,122	1,333	(211)	4,906	6,667	(1,761)
Service Penalties	9,829	3,333	6,496	47,759	16,665	31,094
Water and W/W Inspections	-	-	-	-	-	-
Total Operating	403,309	383,506	19,803	2,069,776	1,958,859	110,917
OTHER OPERATING						
Property Tax	1,038,485	889,677	148,808	4,973,566	4,817,030	156,536
Property Tax Penalty	53,835	-	53,835	56,253	-	56,253
Total Other Operating	1,092,320	889,677	202,643	5,029,819	4,817,030	212,789
NON-OPERATING						
Miscellaneous Revenue	25	2,500	(2,475)	(1,250)	12,500	(13,750)
Chargepoint Revenue	105	270	(165)	1,385	1,350	35
Investment Interest	68,055	25,000	43,055	358,444	125,000	233,444
Total Non-Operating	68,185	27,770	40,415	358,579	138,850	219,729
Total Operating Revenues	1,563,814	1,300,953	262,861	7,458,174	6,914,739	543,435
OTHER						
Park Fees	-	-	-	-	-	-
Park Interest Revenue	319	41	278	1,587	205	1,382
Total Other	319	41	278	1,587	205	1,382
Total Revenues	1,564,134	1,300,994	263,139	7,459,761	6,914,944	544,818
Expenditures:						
OFFICE						
Employee Benefits	10,006	6,838	(3,168)	35,642	34,190	(1,452)
Mileage Reimbursement	291	300	9	1,275	1,500	225
Office Utilities	2,687	3,750	1,063	11,662	18,750	7,088
Wages	31,795	33,166	1,371	157,802	165,830	8,028
Office Maintenance	-	2,083	2,083	-	10,415	10,415
Office Expenses	1,093	2,083	991	5,817	10,417	4,599
Total Office Expenditures	45,872	48,220	2,349	212,197	241,102	28,904

**Northtown Municipal Utility District
Budget Comparison Schedule
February 28, 2026**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WATER						
Bulk Water Purchases (Var)	75,213	128,943	53,730	411,464	688,676	277,212
TCEQ System Fee	-	-	-	7,658	8,250	592
Water System Maintenance	8,905	16,667	7,762	51,503	83,335	31,832
Water Meters	-	-	-	-	-	-
Total Water	87,955	145,610	57,655	492,412	780,261	287,849
WASTEWATER						
Bulk W/W Purchases	111,885	133,534	21,649	565,818	667,670	101,852
W/W System Maintenance	5,751	25,000	19,249	18,695	125,000	106,305
Lift Station Maintenance	48,147	25,000	(23,147)	141,343	125,000	(16,343)
Chemicals	-	4,166	4,166	18,344	20,830	2,486
Total Wastewater	165,783	187,700	21,917	744,200	938,500	194,300
ADMINISTRATIVE						
Director Fees	884	1,250	366	5,967	6,550	583
Payroll Taxes	3,686	3,774	88	18,067	18,870	803
Legal Fees-General	10,000	10,417	417	48,498	52,085	3,587
Legal Fees-Special	-	-	-	38,216	-	(38,216)
Legal Fees-Covenants	5,184	5,417	233	33,936	27,085	(6,851)
Management Services	34,824	36,455	1,631	177,294	182,275	4,981
Bookkeeping Services	6,138	6,667	530	34,375	33,335	(1,040)
Financial Advisor Services	-	-	-	2,268	2,500	232
Engineering Fees	1,734	2,000	266	8,670	10,000	1,330
Engineering Fees-Special	12,893	6,667	(6,226)	36,098	33,335	(2,763)
Professional Fees	800	4,333	3,533	4,000	21,665	17,665
Insurance	-	-	-	1,130	3,000	1,870
Credit Card Fees	2,000	3,750	1,750	14,907	18,750	3,843
Conference/Training	-	-	-	625	-	(625)
Total Administrative	78,143	80,730	2,587	456,419	442,450	(13,969)

**Northtown Municipal Utility District
Budget Comparison Schedule
February 28, 2026**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARKS						
Landscape-Parks	57,298	57,333	35	286,491	286,665	174
Landscape-Contingency	11,034	15,317	4,283	155,370	76,585	(78,785)
Park Maintenance	1,795	8,333	6,538	65,380	41,665	(23,715)
Well Maintenance	1,287	7,083	5,796	6,917	35,415	28,498
Park Utilities	1,197	2,000	803	6,804	10,000	3,196
Security	13,100	14,500	1,400	70,270	72,500	2,230
Irrigation Repairs	85	4,100	4,015	1,597	20,500	18,903
Pond Restoration	-	7,500	7,500	-	37,500	37,500
Total Parks	85,796	116,166	30,370	592,830	580,830	(12,000)
OTHER						
Meeting Expenses	-	12	12	-	60	60
Nightwatchman	1,712	1,950	238	8,569	9,750	1,181
Security Equipment	-	-	-	-	-	-
Miscellaneous	1,003	1,000	(3)	7,420	5,000	(2,420)
Garbage Collection	84,780	87,210	2,430	423,900	436,050	12,150
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	-	1,040	1,040
Website	350	2,083	1,733	3,050	10,415	7,365
Signage	-	-	-	-	-	-
Event Supplies	-	-	-	1,947	150	(1,797)
Telephone	-	1,300	1,300	187	6,500	6,313
Total Other	87,846	93,763	5,917	445,074	468,965	23,891
Total Expenditures	551,394	672,189	120,795	2,943,131	3,452,108	508,976
Operating Excess/(Deficiency)	1,012,739	628,805	383,934	4,516,630	3,462,836	1,053,794
CAPITAL OUTLAY						
Parks CIP	138,155	138,155	-	600,062	600,062	-
Water/Sewer System CIP	264,368	264,368	-	264,368	264,368	-
Total Capital Outlay	402,522	402,522	-	864,430	864,430	-
Total Expenses & Park CIP	953,917	1,074,712	120,795	3,807,561	4,316,537	508,976
Net Revenues/(Deficit)	610,217	226,283	383,934	3,652,200	2,598,406	1,053,794
Other (Sources)/Uses						
Interfund Transfer	-	-	-	-	-	-
Total Other (Sources)/Uses	-	-	-	-	-	-
Total Excess/(Deficiency)	\$ 610,217	\$ 226,283	\$ 383,934	\$ 3,652,200	\$ 2,598,406	\$ 1,053,794

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	Actual Feb-26	Budget Mar-26	Budget Apr-26	Budget May-26	Budget Jun-26	Budget Jul-26	Budget Aug-26	Budget Sep-26	FY-2026 Actual + Budget	Variance
Revenues:															
OPERATING															
Water Service Fees	\$ 1,642,220	\$ 155,270	\$ 152,812	\$ 125,457	\$ 124,471	\$ 122,051	\$ 122,554	\$ 121,211	\$ 143,695	\$ 146,380	\$ 153,093	\$ 154,436	\$ 153,469	\$ 1,674,899	\$ 32,679
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	127,047	113,754	113,754	113,754	113,754	113,754	113,754	113,746	1,416,794	51,754
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	143,260	143,875	143,875	143,875	143,875	143,875	143,875	143,875	1,723,651	(2,849)
Application Fees	16,000	1,116	684	1,044	940	1,122	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,239	(1,761)
Service Penalties	40,000	7,439	13,323	8,873	8,295	9,829	3,333	3,333	3,333	3,333	3,333	3,333	3,337	71,094	31,094
Water and W/W Inspections	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
Total Operating	4,789,760	431,527	433,921	401,846	399,174	403,309	384,849	383,506	405,990	408,675	415,388	416,731	415,760	4,900,677	110,917
OTHER OPERATING															
Property Tax	4,817,030	3,987	96,813	2,427,189	1,407,092	1,038,485	-	-	-	-	-	-	-	4,973,566	156,536
Property Tax Penalty	0	997	84	560	776	53,835	-	-	-	-	-	-	-	56,253	56,253
Total Other Operating	4,817,030	4,985	96,897	2,427,749	1,407,868	1,092,320	-	-	-	-	-	-	-	5,029,819	212,789
NON-OPERATING															
Miscellaneous Revenue	30,000	(25)	(1,075)	-	(175)	25	2,500	2,500	2,500	2,500	2,500	2,500	2,500	16,250	(13,750)
Chargepoint Revenue	3,272	425	240	314	302	105	270	270	270	270	270	270	302	3,307	35
Investment Interest	300,000	80,249	71,675	70,047	68,418	68,055	25,000	25,000	25,000	25,000	25,000	25,000	25,000	533,444	233,444
Total Non-Operating	333,272	80,648	70,839	70,361	68,545	68,185	27,770	27,770	27,770	27,770	27,770	27,770	27,802	553,001	219,729
Total Operating Revenues	9,940,062	517,160	601,657	2,899,956	1,875,587	1,563,814	412,619	411,276	433,760	436,445	443,158	444,501	443,562	10,483,497	543,435
OTHER															
Park Fees	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Interest Revenue	500	215	332	365	356	319	41	41	41	41	41	41	49	1,882	1,382
Total Other	500	215	332	365	356	319	41	41	41	41	41	41	49	1,882	1,382
Total Revenues	9,940,562	517,375	601,990	2,900,321	1,875,943	1,564,134	412,660	411,317	433,801	436,486	443,199	444,542	443,611	10,485,380	544,818
Expenditures:															
Employee Benefits	82,033	6,602	6,619	5,602	6,814	10,006	6,838	6,838	6,838	6,838	6,838	6,838	6,815	83,485	(1,452)
Mileage Reimb.	3,600	244	221	262	257	291	300	300	300	300	300	300	300	3,375	225
Office Utilities	45,000	2,477	2,271	2,164	2,063	2,687	3,750	3,750	3,750	3,750	3,750	3,750	3,750	37,912	7,088
Wages	398,026	36,182	28,606	32,764	28,455	31,795	33,166	33,166	33,166	33,166	33,166	33,166	33,200	389,998	8,028
Office Maintenance	25,000	-	-	-	-	-	2,083	2,083	2,083	2,083	2,083	2,083	2,087	14,585	10,415
Office Expenses	25,000	747	190	788	3,000	1,093	2,083	2,083	2,083	2,083	2,083	2,083	2,083	20,401	4,599
Total Water	578,659	46,252	37,908	41,578	40,588	45,872	48,220	48,220	48,220	48,220	48,220	48,220	48,235	549,755	28,904

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	Actual Feb-26	Budget Mar-26	Budget Apr-26	Budget May-26	Budget Jun-26	Budget Jul-26	Budget Aug-26	Budget Sep-26	FY-2026 Actual + Budget	Variance
WATER															
Bulk Water Purchases	1,746,973	98,719	78,853	79,472	79,207	75,213	130,371	128,943	152,861	155,717	162,858	164,287	163,260	1,469,761	277,212
TCEQ System Fee	8,250	7,558	-	100	-	-	-	-	-	-	-	-	-	7,658	592
Water System Maintenance	200,000	4,668	9,584	13,090	15,255	8,905	16,667	16,667	16,667	16,667	16,667	16,667	16,663	168,168	31,832
Water Tap Inspection	0	6,175	2,800	3,425	5,550	3,837	-	-	-	-	-	-	-	21,787	(21,787)
Water Meters	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Total Water	1,980,223	117,120	91,237	96,088	100,012	87,955	147,038	145,610	169,528	172,384	179,525	180,954	204,923	1,692,374	287,849
WASTEWATER															
Bulk W/W Purchases	1,602,415	114,118	113,281	113,267	113,267	111,885	133,534	133,534	133,534	133,534	133,534	133,534	133,541	1,500,563	101,852
W/W System Maintenance	300,000	7,211	2,751	1,554	1,427	5,751	25,000	25,000	25,000	25,000	25,000	25,000	25,000	193,695	106,305
W/W Tap Inspections	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift Station Maintenance	300,000	8,431	22,994	37,211	24,560	48,147	25,000	25,000	25,000	25,000	25,000	25,000	25,000	316,343	(16,343)
Chemicals	50,000	-	-	9,163	9,181	-	4,166	4,166	4,166	4,166	4,166	4,166	4,174	47,514	2,486
Total Wastewater	2,252,415	129,761	139,026	161,195	148,435	165,783	187,700	187,700	187,700	187,700	187,700	187,700	187,715	2,058,115	194,300
ADMINISTRATIVE															
Director Fees	20,000	1,547	1,326	1,105	1,105	884	1,400	1,250	1,700	2,250	2,700	2,000	2,150	19,417	583
Payroll Taxes	45,290	4,487	2,859	3,624	3,411	3,686	3,774	3,774	3,774	3,774	3,774	3,774	3,776	44,487	803
Legal Fees-General	125,000	9,046	10,521	9,804	9,127	10,000	10,417	10,417	10,417	10,417	10,417	10,417	10,413	121,413	3,587
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	5,184	5,417	5,417	5,417	5,417	5,417	5,417	5,413	71,851	(6,851)
Management Services	437,461	35,177	35,175	36,275	35,843	34,824	36,455	36,455	36,455	36,455	36,455	36,455	36,456	432,480	4,981
Bookkeeping Services	80,000	6,263	6,075	6,200	9,700	6,138	6,667	6,667	6,667	6,667	6,667	6,667	6,663	81,040	(1,040)
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	1,734	2,000	2,000	2,000	2,000	2,000	2,000	2,000	22,670	1,330
Engineering Fees-Special	80,000	8,035	7,073	1,056	7,040	12,893	6,667	6,667	6,667	6,667	6,667	6,667	6,663	82,763	(2,763)
Professional Fees	52,000	800	800	800	800	800	4,333	4,333	4,333	4,333	4,333	4,333	4,337	34,335	17,665
Tax Assess/Collector Fees	32,000	-	6,434	5,934	-	-	6,500	-	-	6,500	-	-	6,500	31,868	132
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	1,384	2,000	3,750	3,750	3,750	3,750	3,750	3,750	3,750	41,157	3,843
Conference/Training	7,500	-	125	-	500	-	-	-	-	7,500	-	-	-	8,125	(625)
Total Administrative	1,081,751	84,543	87,252	75,993	130,487	78,143	87,380	81,230	81,180	95,730	82,180	81,480	130,121	1,095,720	(13,969)
PARKS															
Landscape-Parks	688,000	57,298	57,298	57,298	57,298	57,298	57,333	57,333	57,333	57,333	57,333	57,333	57,337	687,826	174
Landscape-Contingency	183,800	43,929	11,000	34,964	54,442	11,034	15,317	15,317	15,317	15,317	15,317	15,317	15,313	262,585	(78,785)
Park Maintenance	100,000	7,738	42,651	12,307	890	1,795	8,333	8,333	8,333	8,333	8,333	8,333	8,337	123,715	(23,715)
Well Maintenance	85,000	937	2,120	2,573	-	1,287	7,083	7,083	7,083	7,083	7,083	7,083	7,087	56,502	28,498
Park Utilities	24,000	1,620	1,893	1,019	1,075	1,197	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,804	3,196

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	Actual 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	14,720	12,240	14,260	13,100	14,500	14,500	14,500	14,500	14,500	14,500	14,500	171,770	2,230
Irrigation Repairs	49,200	-	-	-	1,512	85	4,100	4,100	4,100	4,100	4,100	4,100	4,100	30,297	18,903
Pond Restoration	90,000	-	-	-	-	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	52,500	37,500
Trail Maintenance	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Playscape Maintenance	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Fence Repair	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Total Parks	1,549,000	127,473	129,682	120,402	129,477	85,796	116,166	116,166	116,166	116,166	116,166	116,166	271,174	1,561,000	(12,000)
OTHER															
Meeting Expenses	150	-	-	-	-	-	12	12	12	12	14	14	14	90	60
Nightwatchman	23,400	1,719	1,713	1,714	1,712	1,712	1,950	1,950	1,950	1,950	1,950	1,950	1,950	22,219	1,181
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	1,003	1,000	1,000	1,000	1,000	1,000	1,000	1,000	14,420	(2,420)
Garbage Collection	1,046,520	84,780	84,780	84,780	84,780	84,780	87,210	87,210	87,210	87,210	87,210	87,210	87,210	1,034,370	12,150
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	-	-	208	208	208	208	208	208	212	1,460	1,040
Website	25,000	800	800	550	550	350	2,083	2,083	2,083	2,083	2,083	2,083	2,087	17,635	7,365
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	9,287	6,313
Total Other	1,202,170	90,385	89,927	88,889	88,027	87,846	93,763	103,763	93,763	93,763	93,765	93,765	160,623	1,178,279	23,891
Total Expenditures	8,644,218	595,534	575,032	584,146	637,025	551,394	680,267	682,689	696,557	713,963	707,556	708,285	1,002,791	8,135,242	508,976
Operating Excess/(Deficiency)	1,296,344	(78,374)	26,625	2,315,809	1,238,562	1,012,420	(267,648)	(271,413)	(262,797)	(277,518)	(264,398)	(263,784)	(559,229)	2,350,138	1,053,794
CAPITAL OUTLAY															
Signage Plan	60,000	-	-	-	-	-	-	-	-	-	-	-	60,000	60,000	-
Vehicle	60,000	-	-	-	-	-	-	-	-	-	-	-	60,000	60,000	-
Tree Program	100,000	-	-	-	-	-	-	-	-	-	-	-	100,000	100,000	-
Sidewalk Project	250,000	-	-	-	-	-	-	-	-	-	-	-	250,000	250,000	-
Electronic Meter Replacement	200,000	-	-	-	-	-	-	-	-	-	-	-	200,000	200,000	-
Parks CIP	2,000,000	13,281	222,727	64,778	161,121	138,155	-	-	-	-	-	-	1,399,938	2,000,000	-
Park Land Acquisition	5,000,000	-	-	-	-	-	-	-	-	-	-	-	5,000,000	5,000,000	-
Water/Sewer System CIP	1,000,000	-	-	-	-	264,368	-	-	-	-	-	-	735,633	1,000,000	-
Total Capital Outlay	8,670,000	13,281	222,727	64,778	161,121	402,522	-	-	-	-	-	-	7,805,570	8,670,000	-
Total Expenses & Park CIP	17,314,218	608,815	797,759	648,924	798,146	953,917	680,267	682,689	696,557	713,963	707,556	708,285	8,808,362	16,805,242	508,976
Net Revenues/(Deficit)	(7,373,656)	(91,440)	(195,769)	2,251,396	1,077,796	610,217	(267,607)	(271,372)	(262,756)	(277,477)	(264,357)	(263,743)	(8,364,750)	(6,319,862)	1,053,794
Other (Sources)/Uses															
Interfund Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other (Sources)/Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Excess/(Deficiency)	\$ (7,373,656)	\$ (91,440)	\$ (195,769)	\$ 2,251,396	\$ 1,077,796	\$ 610,217	\$ (267,607)	\$ (271,372)	\$ (262,756)	\$ (277,477)	\$ (264,357)	\$ (263,743)	\$ (8,364,750)	\$ (6,319,862)	\$ 1,053,794

Northtown M.U.D.
A/P Aging Summary
As of February 28, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	14,514.41	0.00	0.00	0.00	0.00	14,514.41
Advanced Arbor Solutions	3,350.00	0.00	0.00	0.00	0.00	3,350.00
Armbrust & Brown, P.L.L.C.	184.00	0.00	0.00	0.00	0.00	184.00
Bott & Douthitt, P.L.L.C.	6,185.57	0.00	0.00	0.00	0.00	6,185.57
Charter Communications	157.09	0.00	0.00	0.00	0.00	157.09
City of Austin	192,825.17	0.00	0.00	0.00	0.00	192,825.17
Crossroads Utility Services	355,814.74	0.00	0.00	0.00	0.00	355,814.74
Fazzone Construction Co., Inc.	124,339.50	0.00	0.00	0.00	0.00	124,339.50
LJA Engineering, Inc.	0.00	796.44	0.00	0.00	0.00	796.44
Ramona Oliver	1,184.60	0.00	0.00	0.00	0.00	1,184.60
Roadrunner Inspection Services	3,837.00	0.00	0.00	0.00	0.00	3,837.00
Sommers Marketing + Public Relations	350.00	0.00	0.00	0.00	0.00	350.00
Texas Disposal Systems, Inc.	84,780.00	0.00	0.00	0.00	0.00	84,780.00
TexaScapes	0.00	85.00	0.00	0.00	0.00	85.00
Travis County Sheriff's Department	2,560.00	0.00	0.00	0.00	0.00	2,560.00
Travis County Tax Assessor-Collector	10.25	0.00	0.00	0.00	0.00	10.25
TXU Energy	2,561.94	0.00	0.00	0.00	0.00	2,561.94
Whirlix Design, Inc.	39,478.40	0.00	0.00	0.00	0.00	39,478.40
TOTAL	832,132.67	881.44	0.00	0.00	0.00	833,014.11

See Accountants' Report.

Northtown Municipal Utility District
OTHER DEPOSITS SUMMARY
February 28, 2026

Description	Amount
VILLAGE AT NORTHTOWN	\$ 5,000.00
PISD REVIEW	749.10
EDENBROOK RIDGE	(471.90)
DESSAU FOUNTAIN ESTATES	(1,892.20)
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	(2,782.60)
Total Other Deposits	<u>\$ 2,223.27</u>

Northtown Municipal Utility District
VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS
February 28, 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	6,497.44
		Escrow Balance	<u>\$ 5,000.00</u>

**Northtown Municipal Utility District
PISD REVIEW DEPOSIT
February 28, 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
February 28, 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
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/05/16	Invoiced #1199		5,000.00
07/31/16	Armbrust & Brown/131190	Dessau Fountain Estates	(694.00)
08/31/16	Armbrust & Brown/131844	Dessau Fountain Estates	(425.00)
09/30/25	360 Professional Services #4308	Dessau Fountain Estates	(3,065.10)
10/31/25	360 Professional Services #4335	Dessau Fountain Estates	(591.60)
11/30/25	360 Professional Services #4359	Dessau Fountain Estates	(1,774.80)
02/28/26	360 Professional Services #4427	Dessau Fountain Estates	(341.70)
		TOTAL DEPOSIT	<u>\$ (1,892.20)</u>

**Northtown Municipal Utility District
KB Homes - Villages at Northtown
February 28, 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
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
10/23/18	Invoice #1255		2,500.00
10/31/18	360 Professional Services - 1963	Dessau Retail - ACR	(489.60)
02/28/19	360 Professional Services - 2056	Dessau Retail - ACR	(840.10)
02/28/23	360 Professional Services - 3450	Dessau Retail - ACR	(550.80)
03/31/23	360 Professional Services - 3484	Dessau Retail - ACR	(275.40)
04/30/23	360 Professional Services - 3514	Dessau Retail - ACR	(275.40)
07/31/23	360 Professional Services - 3593	Dessau Retail - ACR	(1,377.00)
07/31/23	Invoice #1337		3,808.30
10/31/23	360 Professional Services - 3685	Dessau Retail - ACR	(275.40)
06/30/24	360 Professional Services - 3896	Dessau Retail - ACR	(280.50)
07/31/24	360 Professional Services - 3925	Dessau Retail - ACR	(280.50)
10/31/24	360 Professional Services - 4024	Dessau Retail - ACR	(280.50)
03/31/25	360 Professional Services - 4157	Dessau Retail - ACR	(887.40)
04/30/25	360 Professional Services - 4187	Dessau Retail - ACR	(1,479.00)
09/30/25	360 Professional Services - 4309	Dessau Retail - ACR	(887.40)
	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.
February 28, 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
February 28, 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 Municipal Utility District
Villages - AvalonBay MF
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/20/21	Deposit		5,000.00
12/31/21	360 Professional Services - 2971	Villages - AvalonBay MF	(260.10)
02/28/22	360 Professional Services - 3043	Villages - AvalonBay MF	(270.30)
06/30/22	360 Professional Services - 3177	Villages - AvalonBay MF	(270.30)
08/31/22	360 Professional Services - 3241	Villages - AvalonBay MF	(1,081.20)
10/31/22	360 Professional Services - 3320	Villages - AvalonBay MF	(270.30)
12/31/22	360 Professional Services - 3404	Villages - AvalonBay MF	(1,621.80)
04/30/23	360 Professional Services - 3516	Villages - AvalonBay MF	(2,203.20)
05/31/23	360 Professional Services - 3543	Villages - AvalonBay MF	(1,101.60)
06/30/23	360 Professional Services - 3568	Villages - AvalonBay MF	(826.20)
07/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(1,377.00)
07/31/23	Armbrust & Brown, PLLC - 194810	Villages - AvalonBay MF	(1,650.00)
07/31/23	Invoice #1338		10,932.00
08/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(826.20)
09/30/23	360 Professional Services - 3659	Villages - AvalonBay MF	(275.40)
01/31/24	360 Professional Services - 3774	Villages - AvalonBay MF	(280.50)
05/31/24	360 Professional Services - 3877	Villages - AvalonBay MF	(561.00)
06/30/24	360 Professional Services - 3900	Villages - AvalonBay MF	(280.50)
09/30/24	360 Professional Services - 3995	Villages - AvalonBay MF	(841.50)
09/30/24	Armbrust & Brown, PLLC - 196634	Villages - AvalonBay MF	(396.00)
01/31/25	360 Professional Services - 4108	Villages - AvalonBay MF	(591.60)
02/28/25	360 Professional Services - 4137	Villages - AvalonBay MF	(295.80)
06/30/25	360 Professional Services - 4242	Villages - AvalonBay MF	(295.80)
07/31/25	360 Professional Services - 4264	Villages - AvalonBay MF	(295.80)
08/31/25	360 Professional Services - 4284	Villages - AvalonBay MF	(591.60)
09/30/25	360 Professional Services - 4314	Villages - AvalonBay MF	(295.80)
10/31/25	360 Professional Services - 4340	Villages - AvalonBay MF	(887.40)
11/30/25	360 Professional Services - 4364	Villages - AvalonBay MF	(295.80)
TOTAL DEPOSIT			<u>\$ (2,010.70)</u>

**Northtown Municipal Utility District
Heatherwilde Office
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
05/31/24	Deposit - ARS Developers	Invoice #1342	4,000.00
06/30/24	360 Professional Services, Inc. - 3897		(841.50)
07/31/24	360 Professional Services, Inc. - 3926		(1,402.50)
08/31/24	360 Professional Services, Inc. - 3962		(280.50)
01/31/25	360 Professional Services, Inc. - 4104		(1,183.20)
03/31/25	360 Professional Services, Inc. - 4158		(591.60)
06/30/25	Invoice - ARS Developers	Invoice #1346	5,299.30
06/30/25	360 Professional Services, Inc. - 4238		(295.80)
07/31/25	360 Professional Services, Inc. - 4259		(295.80)
09/30/25	360 Professional Services, Inc. - 4311		(1,774.80)
10/31/25	360 Professional Services, Inc. - 4337		(591.60)
11/30/25	360 Professional Services, Inc. - 4360		(3,253.80)
12/31/25	360 Professional Services, Inc. - 4383		(887.40)
01/31/26	360 Professional Services, Inc. - 4401		(341.70)
02/28/26	360 Professional Services, Inc. - 4428		(341.70)
		TOTAL DEPOSIT	<u>\$ (2,782.60)</u>

**Northtown M.U.D.
Write Off Summary
2/28/2026**

	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	-
2/28/2026	959.60	-
Total	\$ 195,589.79	\$ 9,574.65

Northtown M.U.D.
ChargePoint Revenue Summary
2/28/2026

<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
Feb-26	104.93	10.47	94.46
Total	\$ 8,633.32	\$ 855.62	\$ 7,777.70

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 March 24, 2026

	Baker, Lisa D	Capers, Christopher B.	Downey, Colette	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	1,768.00	2,873.00	1,326.00	5,967.00
Total Gross Pay	1,768.00	2,873.00	1,326.00	5,967.00
Adjusted Gross Pay	1,768.00	2,873.00	1,326.00	5,967.00
Taxes Withheld				
Federal Withholding	(13.00)	(200.00)	0.00	(213.00)
Medicare Employee	(25.64)	(41.66)	(19.23)	(86.53)
Social Security Employee	(109.61)	(178.13)	(82.21)	(369.95)
Total Taxes Withheld	(148.25)	(419.79)	(101.44)	(669.48)
Net Pay	1,619.75	2,453.21	1,224.56	5,297.52
Employer Taxes and Contributions				
Medicare Company	25.64	41.66	19.23	86.53
Social Security Company	109.61	178.13	82.21	369.95
Total Employer Taxes and Contributions	135.25	219.79	101.44	456.48

See Accountants' Report.

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

	Culin, Michael P	Hill, Cory J	Price, Joshua R	Ribsam, John J	Segovia III, Jose P.	Serna, Jr., Antonio	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjust...								
Gross Pay								
Security Hourly	1,680.00	840.00	420.00	1,260.00	1,260.00	1,260.00	5,500.00	12,220.00
Total Gross Pay	1,680.00	840.00	420.00	1,260.00	1,260.00	1,260.00	5,500.00	12,220.00
Adjusted Gross Pay	1,680.00	840.00	420.00	1,260.00	1,260.00	1,260.00	5,500.00	12,220.00
Taxes Withheld								
Federal Withholding	(106.00)	0.00	0.00	(64.00)	(60.00)	(64.00)	(726.00)	(1,020.00)
Medicare Employee	(24.36)	(12.18)	(6.09)	(18.27)	(18.27)	(18.27)	(79.75)	(177.19)
Social Security Employee	(104.16)	(52.08)	(26.04)	(78.12)	(78.12)	(78.12)	(341.00)	(757.64)
Total Taxes Withheld	(234.52)	(64.26)	(32.13)	(160.39)	(156.39)	(160.39)	(1,146.75)	(1,954.83)
Net Pay	1,445.48	775.74	387.87	1,099.61	1,103.61	1,099.61	4,353.25	10,265.17
Employer Taxes and Contributions								
Medicare Company	24.36	12.18	6.09	18.27	18.27	18.27	79.75	177.19
Social Security Company	104.16	52.08	26.04	78.12	78.12	78.12	341.00	757.64
TX - Unemployment	11.76	5.88	2.94	8.82	8.82	8.82	27.58	74.62
Total Employer Taxes and Contribut...	140.28	70.14	35.07	105.21	105.21	105.21	448.33	1,009.45

See Accountants' Report.

Employee Retention and Performance Incentive Proposal

Purpose

The purpose of this proposal is to strengthen employee retention, improve performance accountability, and support workforce stability by providing the District Manager with a structured, performance-based compensation tool for new employees.

This program is designed to:

- Encourage strong performance during the critical early years of employment
- Provide regular feedback and performance coaching
- Improve employee engagement and retention
- Reduce turnover and associated hiring and training costs

Background

Employee turnover during the first several years of employment results in:

- Increased recruitment and training costs
- Loss of productivity and institutional knowledge
- Increased workload for existing staff
- Potential service disruptions

Providing structured performance incentives during the early stages of employment helps reinforce expectations, recognize strong performance, and encourage long-term commitment to the organization.

Program Structure

Phase 1: Initial Employment Period (Months 0–12)

New employees will receive a performance evaluation every three (3) months.

Based on overall job performance, work quality, reliability, and adherence to organizational standards, the District Manager may award a merit increase ranging from \$0.05 to \$0.25 per hour.

Merit increases are not automatic and are awarded at the discretion of the District Manager based on documented performance.

Phase 2: Developing Employee Period (Months 13–48)

Employees will receive performance evaluations twice annually.

Based on performance, the District Manager may award a merit increase ranging from \$0.10 to \$0.50 per hour.

Phase 3: Senior Employee Period (Months 49 –120)

Employees will receive performance evaluation annually.

Based on performance, the District Manager may award a merit increase ranging from \$0.50 to \$1.50 per hour.

Increases remain performance-based and discretionary.

Program Benefits

- Retention
- Encourages employees to remain with the organization through the critical first five years.
- Performance Accountability
- Establishes regular evaluation and feedback intervals.
- Reinforces organizational expectations and standards.
- Cost Management
- Incremental merit increases are modest and controlled.
- Helps reduce higher costs associated with turnover, recruitment, onboarding, and training.

Workforce Stability

- Supports development of experienced, long-term employees.
- Protects service quality and operational continuity.
- All merit increases will be based on documented performance evaluations.
- The District Manager will ensure consistent application of evaluation standards.
- The program may be reviewed periodically to assess effectiveness and budget impact.

Fiscal Considerations

- The proposed merit ranges are incremental and discretionary, allowing the District Manager to:
- Recognize high-performing employees
- Manage increases within budget constraints
- Avoid automatic or across-the-board salary adjustments
- Reduced turnover is expected to offset program costs through lower recruitment, training, and overtime expenses.

Requested Board Action

Approve the implementation of a structured, performance-based merit program for employees during their first five years of employment, as outlined above, to support retention, performance accountability, and workforce stability.