

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

January 28, 2026

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on January 28, 2026 at 700 E. Wells Branch Parkway, Pflugerville, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. Copies of the Certificates of Posting of the Notice are attached as **Exhibit “A”**.

The roll was called of the members of the Board:

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

and all of the Directors were present except Director Capers, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC; Carter Dean of Armbrust & Brown, PLLC; Kyle Fadal of TexaScapes; Michael Finley of Studio 16:19; Ashlee Martin of McCall Gibson Swedlund Barfoot PLLC; Lauren Smith of Public Finance Group LLC; Dennis Hendrix of Crossroads Utility Services LLC (“Crossroads”); and Deputy Yarborough of the Travis County Sheriff’s Office (“TCSO”).

Director Richter called the meeting to order at 5:47 p.m. and stated that the Board would first receive resident communications and Board member announcements. There being none, Director Richter next stated that the Board would consider the consent items on the agenda, including (i) the minutes of the December 17, 2025 Board meeting; and (ii) the letter from the District’s financial advisor regarding Municipal Securities Rulemaking Board Rule G-10 and Rule G-42 attached as **Exhibit “B”**. Upon motion by Director Hill and second by Director Downey, the Board voted 4-0 to approve the consent items, as presented.

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

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

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

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

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

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

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

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

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

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

Director Richter then recognized Mr. Douthitt for purposes of receiving the bookkeeper's report. Mr. Douthitt presented the bookkeeper's report along with the updated cash activity report, attached collectively as **Exhibit "R"**, and reviewed them with the Board. Mr. Douthitt reviewed the checks being presented for approval and recommended approval of the director and vendor payments, as well as the transfers listed on page one of his report. Mr. Douthitt then stated that, through December, roughly half of the District's 2025 tax levy had been collected. Upon motion by Director Hill and second by Director Downey, the Board voted 4-0 to approve the transfers and director and vendor payments, as presented. Director Hill stated that the retirement plan transition process had involved many frantic emails and apologized to Ms. Oliver for the bumpy transition. Director Hill stated that he would like an item included on the next agenda to consider the District's contributions under the new retirement plans, which he stated should be formalized in a Board meeting and incentivize longevity of employment.

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

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

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

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

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



Date: February 24, 2026



Colette Downey, Secretary
Board of Directors

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

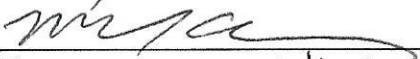
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

I, Mona Oliver, hereby certify that at 11:30 a.m. on January 22, 2026, I posted a copy of the attached notice of meeting of the Board of Directors of Northtown Municipal Utility District at a place readily accessible and convenient to the public within the boundaries of the District at the locations noted above.

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

Witness my signature this 22nd day of January, 2026.



Printed Name: Mona Oliver
Company: Northtown MUD

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

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

I, Carlee Reed, hereby certify that at 12:30pm on January 21, 2026, I provided a copy of the attached notice of meeting of the Board of Directors of Northtown Municipal Utility District to the Travis County Clerk's office located at 5501 Airport Blvd., Austin, Texas for subsequent posting in accordance with Section 551.054 of the Texas Government Code. The attached notice was also posted in the offices of Armbrust and Brown, PLLC.

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

Witness my signature this 21st day of January, 2026.

Carlee Reed

Printed Name: Carlee Reed

Company: Armbrust & Brown PLLC



**NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA**

January 28, 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 Wednesday, January 28, 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 December 17, 2025 Board meeting;
3. Letter from District's financial advisor regarding Municipal Securities Rulemaking Board Rule G-10 and Rule G-42;

ANNUAL REVIEW

4. Resolution Confirming Annual Review of Code of Ethics and Financial Investment, Travel, and Professional Services Policies, and Investment Strategies; Adopting Amended List of Qualified Brokers; and Confirming Designation of Investment Officers;
5. Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance;
6. Resolution Designating Water Conservation Coordinator and Confirming Annual Review of Water Conservation and Drought Contingency Plan;
7. Annual review of District insurance coverage limits and deductibles, including any applicable Real and Personal Property Schedule updates;
8. New annual cybersecurity training requirement;

DISCUSSION/ACTION ITEMS

9. 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;
10. District operations manager and utility operator's report and related action items, including:
 - (a) Utility operations and repairs and any proposals;
 - (b) Billing report and write-offs
 - (c) Proposal for replacement of fire hydrants;
 - (d) Identity Theft Prevention Program, including:
 - (i) Report on administration and compliance with Identity Theft Prevention Program;
 - (ii) Resolution Confirming Annual Review of Identity Theft Prevention Program;
 11. Landscape maintenance report and related action items or proposals, including proposal #10741 for 50 Acre Park Irrigation Pedestal Controller Replacement;
 12. 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;
 13. 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;
 14. 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;
15. Budget, Finance & Rates Committee report, including audit of District's financial statements for fiscal year ended September 30, 2025 prepared by McCall Gibson Swedlund Barfoot Ellis PLLC, including approval of audit report, approval of representation letter, and authorizing filing of audit report;
 16. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;
 17. 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, including communications with Dessau Fountains Estates, L.L.C. regarding accounting and payments under agreement;
 - (b) Transition from 401(k) to 401(a) and 457(b) retirement plans;
 18. Budget, Finance & Rates Committee report and related action items, including any adjustments to employee compensation and benefits; and
 19. 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.

STAYS IN FILE

Came to hand and posted on a Bulletin Board in the
County Recording Office, Austin, Travis County, Texas on this the
21 day of January 2026
By Dyana Limon-Mercado
County Clerk, Travis County, Texas Deputy
ARIEL HERNANDEZ



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

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

202680105

Jan 21, 2026 05:15 PM

Fee: \$2.00 **HERNANDEZA**

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

December 17, 2025

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on December 17, 2025 at 700 E. Wells Branch Parkway, Pflugerville, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. Copies of the Certificates of Posting of the Notice are attached as **Exhibit “A”**.

The roll was called of the members of the Board:

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

and all of the Directors were present, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC; Carter Dean of Armbrust & Brown, PLLC; Austin Rusk of TexaScapes; Scott Foster of 360 Professional Services, Inc. (“360 PSI”); Jonathan Wagner of Studio 16:19; Dennis Hendrix of Crossroads Utility Services LLC (“Crossroads”); and Deputy Yarborough of the Travis County Sheriff’s Office (“TCSO”).

Director Richter called the meeting to order at 5:47 p.m. and stated that the Board would first receive resident communications and Board member announcements. There being none, Director Richter next stated that the Board would consider the consent items on the agenda, including the minutes of the November 19, 2025 Board meeting. Upon motion by Director Downey and second by Director Baker, 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”**. Deputy Yarborough provided a brief report to the Board and reviewed the most notable incidents that had occurred since the last Board meeting. In particular, he stated that there had been a construction site theft and theft of tools out of the bed of a truck. He next stated that he had successfully arranged for New Year’s Eve patrol coverage. Director Hill asked if TCSO had responded to the accident that had occurred near the intersection of Tudor House Road and Dessau Road the previous day. Deputy Yarborough responded that he did not know for sure, but that it was likely.

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 1.46% gain, noting that the master meter on Cambourne Drive was scheduled to be replaced in coordination with the City of Austin, which he expected to resolve the water gain. He next stated that there were no utility bill write-offs in his report for Board consideration. He then stated that Crossroads would like to

trial new chemicals at Lift Station No. 2 to see if they prevented the lift station from exceeding permit limits with respect to H₂S gas. After discussion, upon motion by Director Baker and second by Director Hill, the Board voted unanimously to approve the proposal from Crossroads to install a new chemical system to address the H₂S gas attached as **Exhibit “D”**. Director Hill asked that Mr. Hendrix keep the Board posted on the status of the trial. Mr. Hendrix then stated that he would present a proposal to the Board at its next meeting for the replacement of 24 fire hydrants. Directors Capers and Baker asked what would be done with the replaced hydrants. Mr. Hendrix responded that they would be sold for scrap, since the hydrants were so old that it was difficult to source parts to repair them. After discussion, the Board agreed that a few of the hydrants could be installed as decorations at the dog parks, and asked Ms. Oliver to work with Mr. Hendrix to coordinate this. Mr. Douthitt commented that the hydrants would need to be designated as nonfunctioning and painted black.

Director Richter then stated that the Board would receive the landscape maintenance report, attached as **Exhibit “E”**. Mr. Rusk first presented the “plant of the month”—Italian stone pine, also known as umbrella pine. He stated that the plant grew about 30 feet tall, was fire resistant, and grew nuts that were used in pesto pasta. He next reviewed the landscape maintenance report and stated that it had been a dry month; that the overseed areas had been fertilized; that the poison ivy treatment had been applied; and that bluebonnet seeds had been ordered. He then reviewed the following proposals with the Board: (i) Proposal ID: 10723 for Wildflower Park Rain Garden thinning/cleanout; and (ii) Proposal ID: 10724 Winter Tree Planting with irrigation main extension, attached collectively as **Exhibit “F”** (the “*Landscape Proposals*”). He added that the first proposal would result in less frequent maintenance, and that the second proposal would work with the District’s long-term park plan according to Studio 16:19. Director Hill asked that TexaScapes coordinate with Studio 16:19 to ensure that the work did not interfere with the park facilities in the vicinity. After discussion, upon motion by Director Hill and second by Director Downey, the Board voted unanimously to approve the Landscape Proposals. Director Downey asked if TexaScapes checked whether trees interfered with power lines. Mr. Rusk responded that he would tell the crew to take special care to look out for this problem. Director Richter stated that Oncor’s contact information should be posted on the District’s website so that residents could report trees growing into power lines. She then asked Mr. Hendrix to include a message in the utility bills for the same purpose.

Director Richter announced that the Board would next receive the District manager’s report and recognized Ms. Oliver. Ms. Oliver called the Board’s attention to her monthly reports included in the meeting packet, attached as **Exhibit “G”**. Ms. Oliver first reviewed the restrictive covenant report and monthly expenditure report. Ms. Oliver next reported that the customer service logs from Texas Disposal Systems looked good recently. Ms. Oliver then reported that the District’s 40th Anniversary Community Celebration had gone well and came in below budget. Director Downey stated that she had hoped for a larger turnout and thought that posting more signs in the District would have helped. The Board then discussed how news of the event had been provided to District residents. Director Hill asked that Ms. Oliver provide him with the District’s vehicle replacement policy and work with Mr. Dean to ensure that it complied with state law. Mr. Wagner then reviewed a report from Studio 16:19, attached as **Exhibit “H”**, with the Board. Mr. Wagner stated that the sign implementation plan meeting had gone well and that he was consolidating the comments from the meetings into a final set before finalizing the project to bid out. He next stated that the Shade Sail Project was nearly complete, and that Whirlix was in the process of addressing the final items. Director Richter asked if Ms. Oliver was happy with the state of the project. Ms. Oliver responded that she was generally happy with how the project was shaping up. Mr. Wagner then presented Pay Application No. 2 from Whirlix and recommended approval. He noted that the version in the packet was incorrect and referred the Board to a

handout of the correct Pay Application No. 2, attached as **Exhibit “I”**. Upon motion by Director Hill and second by Director Baker, the Board voted unanimously to approve Pay Application No. 2, subject to Whirlix first proposing an acceptable solution to cover the exposed pipes in the electrical box. Mr. Wagner then presented Pay Application No. 1 from Fazzone Construction Company for the Trails Gaps and Miscellaneous Park Improvements Project, attached as **Exhibit “J”**, and recommended approving, noting that they had been making good headway on the project. Upon motion by Director Baker and second by Director Hill, the Board voted unanimously to approve Pay Application No. 1. Ms. Oliver then stated that the District had received a request from the Travis County for use of the District’s office as a “day of” polling site for the March 3rd primary election. Director Hill stated that he believed the District should approve the request, commenting that repeated use of the District’s office as a polling site would get residents in the rhythm of voting at the same place. Mr. Dean and Ms. Oliver noted that the election officers who had administered the November election held at the District office had not followed the license agreement exactly, and that they expected certain things that they did not include in the contract. Director Richter directed Mr. Dean to work with Travis County to include all such items in any future contracts. Director Downey asked if modifications to the contract would make the process better for the District. Ms. Oliver responded that she believed it would. After discussion, upon motion by Director Hill and second by Director Baker, the Board voted 4-1 to authorize the negotiation and execution of a license agreement with Travis County for the use of the District’s office as a polling site for the March 3, 2026 primary election, with Director Capers voting “nay”.

Director Richter stated that the Board would next receive the engineer’s report attached as **Exhibit “K”**. Mr. Foster reviewed his report with the Board. Mr. Foster then recommended that the Board authorize the negotiation and execution of the following documents: (i) a Water Line Easement, Exclusive Water Line Vault Easement, and a Declaration of Maintenance Covenants for Stormwater Structural Controls from A.M. Petroleum, Inc. for the JD’s Supermarket Dessau Project, attached collectively as **Exhibit “L”**; and (ii) a Water Line Easement from EPTA Holdings LLC for the Heatherwilde Office Project, attached as **Exhibit “M”**. After discussion, upon motion by Director Hill and second by Director Downey, the Board voted unanimously to authorize negotiation and execution of the documents recommended by Mr. Foster. Director Hill asked when the surplus funds disbursement to Village at Northtown that had been approved by the Board would occur. Mr. Dean responded that he had been working with Mr. Foster on the conveyance documents necessary to be executed by Village at Northtown as a condition to the disbursement and would have them finalized soon. Mr. Foster then presented the following proposals: (i) a proposal from 360 PSI for pond assessment services; (ii) a proposal from 360 PSI for engineering services for the Tudor House Sidewalk Gap Project; (iii) a proposal from Sinclair Land Surveying, Inc. for surveying services for the Tudor House Sidewalk Gap Project; and (iv) a proposal from Sinclair Land Surveying, Inc. for surveying services for the Wells Branch Parkway Park Tract Project, attached collectively as **Exhibit “N”**. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted unanimously to approve all four proposals, with the stipulation that the proposal from Sinclair Land Surveying, Inc. for surveying services for the Tudor House Sidewalk Gap Project may not exceed \$3,000.

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 “O”**, 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 tax collections for the 2025 tax levy looked good so far. Director Hill asked that Mr. Douthitt let him know when the District received The Parker’s tax payment. 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. Director Richter asked Mr. Dean to ask Mr. Carlton to attend the Board's February meeting to provide an update regarding the contract negotiations. Director Richter next stated that the Board would receive the attorney's report. Mr. Dean stated that it was time to conduct the District Manager's annual review. The Board conducted the review and generally agreed that Ms. Oliver's performance had been excellent. Director Hill stated that he had no comments to provide under the annual review. At 6:44 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 6:58 p.m., Director Richter announced that the Board would reconvene in open session, noting that no action had been taken during executive session. Mr. Dean concluded his report by stating that the District had received a letter stating that Applied Materials, which owned property in the District, had applied for a foreign trade exemption from ad valorem taxation for its personal property, but that there was a possibility that the District could enter into an agreement with Applied Materials for payment in lieu of taxes. The Board directed Mr. Dean to pursue this possibility.

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 January 28, 2026 at 5:45 p.m.

There being no further business to come before the Board, the meeting was adjourned at 7:05 p.m.



Date: January 28, 2026

Colette Downey, Secretary
Board of Directors



January 1, 2026

Board of Directors

*see attached Client List

Re: MSRB Rule G-10 for Calendar Year 2026
MSRB Rule G-42 for Calendar Year 2026

Dear Board Members:

The Municipal Securities Rulemaking Board (the "MSRB") has implemented MSRB Rule G-10 and Rule G-42 which requires Municipal Advisors, including Public Finance Group LLC ("PFG") to provide the following notification to each of its municipal advisory clients:

Rule G-10: (Registration with the MSRB)

1. PFG is registered with the U.S. Securities and Exchange Commission ("SEC") and the MSRB;
2. Information regarding the MSRB and its rules may be accessed at <http://www.msrb.org/>, and
3. A Municipal Advisory Client Brochure is posted on the MSRB's website which describes the process by which a client may file a complaint with an appropriate regulatory authority.

Rule G-42: (Conflicts of Interest)

1. Any payments made by the municipal advisor, directly or indirectly, to obtain or retain engagement to perform municipal advisory activities for the client.
2. Any affiliate of the municipal advisor that provides any advice, service, or product to or on behalf of the client that is directly related to the municipal advisory activities to be performed by the disclosing municipal advisor.
3. Any payments received by the municipal advisor from a third party to enlist the municipal advisor's recommendation to the client of its services, any municipal securities transaction, or any municipal financial product.
4. Any fee-splitting arrangements involving the municipal advisor and any provider of investments or services to the client.
5. Any conflicts of interest arising from compensation for municipal advisory activities to be performed that is contingent on the size or closing of any transaction as to which the municipal advisor is providing advice.
6. Any actual or potential conflicts of interest, of which the municipal advisor is aware after reasonable inquiry, that could reasonably be anticipated to impair the municipal advisor's ability to provide advice to or on behalf of the client in accordance with the MSRB standards of conduct.

7. Any legal or disciplinary event that is material to the client's evaluation of the municipal advisor or the integrity of its management or advisory personnel.

Public Finance Group LLC confirms that we do not have any conflicts of interest which would impact our ability to serve the District as your municipal advisor.

As required, all PFG municipal advisory clients will be provided this information each calendar year. Please feel free to contact me at callen@publicfinancegrp.com should you have any questions.

Sincerely,

Public Finance Group LLC

Municipal Advisor to the District

A handwritten signature in cursive script, appearing to read "Cheryl Allen", with a horizontal line extending to the right.

Cheryl Allen, President
Public Finance Group LLC

Public Finance Group LLC Client List

	Client	County
1	Altesa MUD	Bastrop/Travis
2	Bastrop County MUD No. 7	Bastrop
3	Bell County MUD No. 1	Bell
4	Bell County MUD No. 2	Bell
5	Berry Creek Highlands MUD	Williamson
6	Block House MUD	Williamson
7	Briarwood MUD	Travis
8	Buda MUD No. 1	Hays
9	Buda MUD No. 2	Hays
10	Caldwell County MUD No. 1	Caldwell
11	Caldwell County MUD No. 7	Caldwell
12	Caldwell County MUD No. 9	Caldwell
13	CLL MUD No. 1	Williamson
14	Cottonwood Creek MUD No. 1	Travis
15	Dripping Springs MUD No. 1	Hays
16	Elgin MUD No. 1	Bastrop
17	Elgin MUD No. 2	Bastrop
18	Greenhawe WC&ID No. 2	Hays
19	Harris County MUD No. 55	Harris
20	Harris County MUD No. 153	Harris
21	Harris County MUD No. 374	Harris
22	Harris County MUD No. 433	Harris
23	Hays County MUD No. 11	Hays
24	Hays County MUD No. 12	Hays
25	Kyndwood MUD	Comal
26	Lakeside MUD No. 3	Williamson/Travis
27	Lakeside Estates MUD No. 1	Williamson
28	Las Haciendas MUD	Bastrop
29	Lund Farm MUD	Bastrop

30	Magnolia East MUD	Montgomery
31	Mirasol Springs MUD	Hays/Travis
32	Mission Bend MUD No. 2	Harris
33	Moore's Crossing MUD	Travis
34	New Sweden MUD	Travis
35	North Austin MUD No. 1	Williamson/Travis
36	Northeast Travis County UD	Travis
37	Northtown MUD	Travis
38	Presidential Glen MUD	Travis
39	Ranch at Cypress Creek MUD No. 1	Williamson/Travis
40	Round Rock MUD No. 2	Williamson
41	Sayers Ranch MUD	Bastrop
42	Sedona MUD No. 1	Guadalupe
43	Sedona MUD No. 2	Guadalupe
44	Shell Road MUD	Williamson
45	Siena MUD No. 1	Williamson
46	Siena MUD No. 2	Williamson
47	Sinton Ranch MUD	San Patricio
48	Sky Ranch MUD	Guadalupe
49	Southeast Williamson County MUD No. 1	Williamson
50	Stonewall Ranch MUD	Williamson
51	Travis County MUD No. 2	Travis
52	Travis County MUD No. 3	Travis
53	Travis County MUD No. 4 - Participant	Travis
54	Travis County MUD No. 4 - Master	Travis
55	Travis County MUD No. 5	Travis
56	Travis County MUD No. 6	Travis
57	Travis County MUD No. 7	Travis
58	Travis County MUD No. 8	Travis
59	Travis County MUD No. 9	Travis
60	Travis County MUD No. 14	Travis
61	Travis County MUD No. 17	Travis
62	Travis County MUD No. 23	Travis

63	Travis County MUD No. 24	Travis
64	Travis County WC&ID No. 20	Travis
65	Wells Branch MUD	Williamson/Travis
66	West Williamson County MUD No. 1	Williamson
67	West Williamson County MUD No. 2	Williamson
68	Wilbarger Creek MUD No. 1	Travis
69	Wilbarger Creek MUD No. 2 - Master	Travis
70	Wilbarger Creek MUD No. 2 - Participant	Travis
71	Wild Ridge MUD	Hays
72	Williamson County MUD No. 22	Williamson
73	Williamson County WC&ID No. 2	Williamson
74	Williamson County WSI&DD No. 3	Williamson
75	Williamson County MUD No. 30	Williamson
76	Williamson County MUD No. 34	Williamson
77	Williamson County MUD No. 35	Williamson
78	Williamson County MUD No. 38	Williamson
79	Williamson County MUD No. 39	Williamson
80	Williamson County MUD No. 50	Williamson
81	Williamson County MUD No. 60	Williamson

**NORTHTOWN
MUNICIPAL UTILITY DISTRICT**

YEAR ENDED SEPTEMBER 30, 2025

**FINANCIAL STATEMENTS,
SUPPLEMENTARY INFORMATION
AND
INDEPENDENT AUDITOR'S REPORT**

**NORTHTOWN
MUNICIPAL UTILITY DISTRICT**

**FINANCIAL STATEMENTS,
SUPPLEMENTARY INFORMATION
AND
INDEPENDENT AUDITOR'S REPORT**

**FOR THE YEAR ENDED
SEPTEMBER 30, 2025**

**NORTHTOWN
MUNICIPAL UTILITY DISTRICT**

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ANNUAL FILING AFFIDAVIT

ANNUAL FILING AFFIDAVIT

**STATE OF TEXAS
COUNTY OF TRAVIS**

I, Brenda Richter, President, Board of Directors of the
(Name of Duly Authorized District Representative)

NORTHTOWN MUNICIPAL UTILITY DISTRICT
(Name of District)

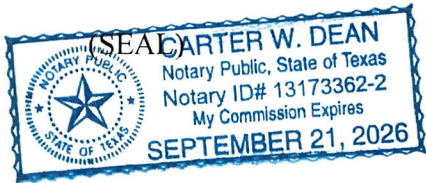
hereby swear, or affirm, that the district named above has reviewed and approved at a meeting of the Board of Directors of the District on the **28th day of January, 2026**, its annual audit report for the fiscal year period ended **September 30, 2025**, and that copies of the annual audit report have been filed in the District's office, located at:

100 Congress Avenue, Suite 1300 Austin, TX 78701
(Address of District)

The annual filing affidavit and the attached copy of the audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of the annual filing requirements of Texas Water Code Section 49.194.

Date: January 28, 2026 By: Brenda Richter
(Signature of District Representative)
Brenda Richter, President
(Typed Name and Title of above District Representative)

Sworn to and subscribed to before me this 28th day of January, 2026.



[Signature]
(Signature of Notary)

My Commission Expires On: September 21, 2026.
Notary Public in the State of Texas

INDEPENDENT AUDITOR'S REPORT

McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

*Chris Swedlund
Noel W. Barfoot
Joseph Ellis
Ashlee Martin*

*Mike M. McCall
(retired)
Debbie Gibson
(retired)*

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Northtown Municipal Utility District
Travis County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Northtown Municipal Utility District (the "District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter – Prior Period Adjustment

Without modifying our opinion, we draw attention to Note 12 to the financial statements, which describes the District's implementation of GASB Implementation Guide 2021-1, Question 5.1 for the year ended September 30, 2024.

As described in Note 12, the District has implemented GASB Implementation Guide 2021-1, Question 5.1 for the capitalization of new water meters purchased in recent years that, in aggregate, were in excess of the District's capitalization threshold. Because the guidance is to be retroactively implemented, this resulted in an understatement of capital assets and net position at September 30, 2024. Accordingly, the District has adjusted prior year financial information and restated net position at September 30, 2024.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Budgetary Comparison Schedule - General Fund be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on it.

Other Information

Management is responsible for the Other Supplementary Information included in the annual report. The Other Supplementary Information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the Other Supplementary Information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

McCall Gibson Swedlund Barfoot Ellis PLLC

McCall Gibson Swedlund Barfoot Ellis PLLC
Certified Public Accountants
Houston, Texas

January 28, 2026

**MANAGEMENT'S DISCUSSION
AND ANALYSIS**

NORTHTOWN MUNICIPAL UTILITY DISTRICT MANAGEMENT’S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

In accordance with Governmental Accounting Standards Board Statement No. 34 (“GASB 34”), the management of Northtown Municipal Utility District (the “District”) offers the following discussion and analysis to provide an overview of the District’s financial activities for the year ended September 30, 2025. Since this information is designed to focus on current year’s activities, resulting changes, and currently known facts, it should be read in conjunction with the District’s financial statements that follow.

FINANCIAL HIGHLIGHTS

- *General Fund:* At the end of the current fiscal year, the unassigned portion of the fund balance for the General Fund was \$14,628,296, while \$6,782 was classified as nonspendable and \$7,373,656 was considered assigned to cover the fiscal year 2026 budgeted deficit. The total General Fund fund balance was \$22,008,734 at September 30, 2025, representing an increase of \$2,328,381 from the previous year. General Fund revenues increased from \$10,327,787 in the previous fiscal year to \$10,937,630 in the current fiscal year. Other financing uses were \$1,209,161 and General Fund expenditures were \$7,400,088 for the fiscal year ended September 30, 2025.
- *Debt Service Fund:* Fund balance restricted for debt service decreased from \$1,197,596 in the previous fiscal year to \$1,145,929 in the current fiscal year. Debt Service Fund revenues decreased from \$2,582,828 in the previous fiscal year to \$2,399,054 in the current fiscal year due to a decrease in the debt service tax rate. During the 2025 fiscal year, the Debt Service Fund paid principal and interest on outstanding bonds of \$1,885,000 and \$528,575, respectively.
- *Capital Projects Fund:* Fund balance restricted for capital projects was exhausted during the current fiscal year from \$4,957,160 in the previous fiscal year. The District used the remaining surplus funds from prior bond issues to purchase \$5,739,224 of infrastructure.
- *Governmental Activities:* On a government-wide basis for governmental activities, the District had revenues net of expenses of \$4,496,802. Net position increased from \$43,992,980 (as restated) to \$48,489,782.

OVERVIEW OF THE DISTRICT

The District, a political subdivision of the State of Texas, was created, organized and established on August 14, 1985, pursuant to the provisions of Chapter 54 of the Texas Water Code. The District operates under an elected Board of Directors that is elected by District residents or appointed by the Board. The District was created to provide water, wastewater and storm drainage facilities to serve the acreage within its boundaries, all of which lie within Travis County and within the extra-territorial jurisdiction of the City of Austin. The District receives wholesale water and wastewater service from the City of Austin.

NORTHTOWN MUNICIPAL UTILITY DISTRICT MANAGEMENT’S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

USING THIS ANNUAL REPORT

This annual report consists of five parts:

1. *Management’s Discussion and Analysis* (this section)
2. *Basic Financial Statements* (including the Notes to the Financial Statements)
3. *Required Supplementary Information*
4. *Texas Supplementary Information* (required by the Texas Commission on Environmental Quality (the TSI section))
5. *Other Supplementary Information* (the OSI section)

For purposes of GASB 34, the District is considered a special purpose government. This allows the District to present the required fund and government-wide statements in a single schedule. The requirement for fund financial statements that are prepared on the modified accrual basis of accounting is met with the “Governmental Funds Total” column. An adjustment column includes those entries needed to convert to the full accrual basis government-wide statements. Government-wide statements are comprised of the Statement of Net Position and the Statement of Activities.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

The *Statement of Net Position and Governmental Funds Balance Sheet* includes a column (titled “Governmental Funds Total”) that represents a balance sheet prepared using the modified accrual basis of accounting. This method measures cash and all other financial assets that can be readily converted to cash. The adjustments column converts those balances to a balance sheet that more closely reflects a private-sector business. Over time, increases or decreases in the District’s net position will indicate financial health.

The *Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances* includes a column (titled “Governmental Funds Total”) that derives the change in fund balances resulting from current year revenues, expenditures, and other financing sources or uses. These amounts are prepared using the modified accrual basis of accounting. The adjustments column converts those activities to full accrual, a basis that more closely represents the income statement of a private-sector business.

The *Notes to the Financial Statements* provide additional information that is essential to a full understanding of the information presented in the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances*.

The *Required Supplementary Information* presents a comparison statement between the District’s adopted budget and its actual results.

NORTHTOWN MUNICIPAL UTILITY DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

Summary Statement of Net Position

	Governmental Activities		Change Increase (Decrease)
	2025	2024	
Current and other assets	\$ 31,917,981	\$ 27,493,119	\$ 4,424,862
Capital and non-current assets	42,387,441	37,647,003	4,740,438
Total Assets	74,305,422	65,140,122	9,165,300
Deferred Outflows of Resources	219,333	249,378	(30,045)
Total Assets and Deferred Outflows of Resources	74,524,755	65,389,500	9,135,255
Current Liabilities	10,260,699	3,476,306	6,784,393
Long-term Liabilities	15,774,274	17,920,214	(2,145,940)
Total Liabilities	26,034,973	21,396,520	4,638,453
Net Investment in Capital Assets	24,837,500	23,048,327	1,789,173
Restricted	1,288,165	1,196,442	91,723
Unrestricted	22,364,117	19,748,211	2,615,906
Total Net Position	\$ 48,489,782	\$ 43,992,980	\$ 4,496,802

The District's combined net position increased by \$4,496,802 to \$48,489,782 from the previous year balance of \$43,992,980 (as restated). Some of the District's assets are accounted for by capital assets or restricted for debt service. The District's unrestricted net position, which can be used to finance day-to-day operations, totaled \$22,364,117. As discussed in Note 12, amounts in the 2024 column have been restated.

NORTHTOWN MUNICIPAL UTILITY DISTRICT MANAGEMENT’S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE (continued)

Revenues and Expenses:

	<u>Summary Statement of Activities</u>		Change Increase (Decrease)
	Governmental Activities		
	2025	2024	
Service accounts	\$ 4,874,216	\$ 4,564,656	\$ 309,560
Property taxes	7,433,654	7,077,490	356,164
Other	1,685,598	1,533,575	152,023
Total Revenues	<u>13,993,468</u>	<u>13,175,721</u>	<u>817,747</u>
Water/wastewater/garbage	3,359,188	3,259,732	99,456
Other	4,127,010	2,900,730	1,226,280
Debt Service	459,252	472,044	(12,792)
Depreciation	1,551,216	1,466,612	84,604
Total Expenses	<u>9,496,666</u>	<u>8,099,118</u>	<u>1,397,548</u>
Change in Net Position	4,496,802	5,076,603	(579,801)
Beginning Net Position	<u>43,992,980</u>	<u>38,916,377</u>	<u>5,076,603</u>
Ending Net Position	<u>\$ 48,489,782</u>	<u>\$ 43,992,980</u>	<u>\$ 4,496,802</u>

Revenues were \$13,993,468 for the fiscal year ended September 30, 2025 while expenses were \$9,496,666. Net position increased by \$4,496,802. As discussed in Note 12, amounts in the 2024 column have been restated.

Property tax revenue in the current fiscal year totaled \$7,433,654. Property tax revenue is derived from taxes being levied based upon the assessed value of real and personal property within the District. Property taxes levied for the 2024 tax year (September 30, 2025 fiscal year) were based upon a current adjusted assessed value of \$1,419,761,177 and a tax rate of \$0.5225 per \$100 of assessed valuation. Property taxes levied for the 2023 tax year (September 30, 2024 fiscal year) were based upon an adjusted assessed value of \$1,282,972,735 and a tax rate of \$0.5525 per \$100 of assessed valuation. The District’s primary revenue sources are service account fees and property taxes.

NORTHTOWN MUNICIPAL UTILITY DISTRICT MANAGEMENT’S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

ANALYSIS OF GOVERNMENTAL FUNDS

	<u>Governmental Funds by Year</u>			
	2025	2024	2023	2022
Cash	\$ 395,260	\$ 400,977	\$ 417,890	\$ 465,324
Cash equivalent investments	30,115,836	26,035,004	23,260,338	19,344,072
Receivables and other assets	1,648,163	1,070,719	2,387,321	1,087,644
Total Assets	\$ 32,159,259	\$ 27,506,700	\$ 26,065,549	\$ 20,897,040
Accounts payable	\$ 1,247,782	\$ 616,272	\$ 1,625,717	\$ 604,255
Due to developer	6,031,199	-	-	-
Other payables	1,200,717	957,432	1,030,221	1,411,183
Total Liabilities	\$ 8,479,698	\$ 1,573,704	\$ 2,655,938	\$ 2,015,438
Deferred Inflows of Resources	524,898	97,887	87,537	87,953
Nonspendable	6,782	433	930,355	27,004
Restricted	1,145,929	6,154,756	5,781,861	5,352,241
Assigned	7,373,656	2,288,733	181,828	-
Unassigned	14,628,296	17,391,187	16,428,030	13,414,404
Total Fund Balances	\$ 23,154,663	\$ 25,835,109	\$ 23,322,074	\$ 18,793,649
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 32,159,259	\$ 27,506,700	\$ 26,065,549	\$ 20,897,040

For the fiscal year ended September 30, 2025, the District’s governmental funds reflect a combined fund balance of \$23,154,663. This fund balance includes a \$2,328,381 increase to the General Fund.

The Debt Service Fund reflects a decrease of \$51,667 in fiscal year 2025. During the current fiscal year, the Debt Service Fund remitted bond principal of \$1,885,000 and interest of \$528,575. More detailed information about the District’s debt is presented in the *Notes to the Financial Statements*.

The Capital Project Fund purchases the District’s infrastructure. The Capital Projects Fund had a \$4,957,160 decrease in fund balance for fiscal year 2025 to close out the Capital Projects Fund at September 30, 2025. The District used \$5,739,224 of surplus funds from prior bond issues to purchase infrastructure.

NORTHTOWN MUNICIPAL UTILITY DISTRICT MANAGEMENT’S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

BUDGETARY HIGHLIGHTS

The General Fund pays for daily operating expenditures. The Board of Directors adopted a budget on September 24, 2024. The budget included revenues of \$10,294,937 as compared to expenditures of \$12,583,670. When comparing actual to budget, the District had a positive variance of \$4,617,114. More detailed information about the District’s budgetary comparison is presented in the *Required Supplementary Information*.

CAPITAL ASSETS

The District’s governmental activities have invested \$42,387,441 in land and infrastructure. The detail is reflected in the following schedule:

Summary of Capital Assets, net

	9/30/2025	9/30/2024
Land and easements	\$ 833,376	\$ 833,376
Construction in progress	463,741	70,044
Water, wastewater and drainage	49,212,841	43,314,884
Common and recreation areas	12,432,926	12,432,926
Equipment	59,920	59,920
Less: Accumulated Depreciation	(20,615,363)	(19,064,147)
Total Net Capital Assets	\$ 42,387,441	\$ 37,647,003

As discussed in Note 12, amounts at September 30, 2024 have been restated.

LONG-TERM DEBT

The District has the following balances outstanding on unlimited tax bonds:

	Bonds Payable
Series 2015	\$ 2,965,000
Series 2017	240,000
Series 2019	3,660,000
Series 2020	9,225,000
Series 2021	1,055,000
Total	\$ 17,145,000

The District owes approximately \$17 million to bondholders. During the current fiscal year, the District paid down \$1,885,000 of principal on outstanding bonds. The ratio of the District’s long-term debt to the total 2024 taxable assessed valuation (\$1,419,761,177) is 1.2%. More detailed information about the District’s long-term debt is presented in the *Notes to the Financial Statements*.

NORTHTOWN MUNICIPAL UTILITY DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The property tax assessed value for the 2025 tax year (September 30, 2026 fiscal year) is approximately \$1.4 billion. The fiscal year 2026 tax rate is \$0.52 on each \$100 of taxable value. Approximately 67% of the property tax will fund general operating activities, and approximately 33% of the property tax will be set aside for debt service obligations.

The adopted budget for fiscal year 2026 projects a General Fund fund balance decrease of \$7,373,656.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the funds it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District in care of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701.

FINANCIAL STATEMENTS

NORTHTOWN MUNICIPAL UTILITY DISTRICT
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - wide Statement of Net Position
ASSETS						
Cash and cash equivalent investments:						
Cash	\$ 395,260	\$ -	\$ -	\$ 395,260	\$ -	\$ 395,260
Cash equivalent investments	22,855,415	1,163,472	6,096,949	30,115,836	-	30,115,836
Receivables:						
Service accounts, net of \$45,000 provision for uncollectible accounts	819,338	-	-	819,338	-	819,338
Taxes, no provision for uncollectible accounts	346,118	178,780	-	524,898	-	524,898
Interfund receivables	2,124	-	248,419	250,543	(250,543)	-
Other	46,602	-	-	46,602	-	46,602
Prepaid items	6,782	-	-	6,782	9,265	16,047
Capital assets, net of accumulated depreciation:						
Land and easements	-	-	-	-	833,376	833,376
Construction in progress	-	-	-	-	463,741	463,741
Common and recreation areas	-	-	-	-	6,813,895	6,813,895
Water, wastewater and drainage facilities	-	-	-	-	34,276,429	34,276,429
TOTAL ASSETS	24,471,639	1,342,252	6,345,368	32,159,259	42,146,163	74,305,422
DEFERRED OUTFLOWS OF RESOURCES						
Deferred charges on refundings	-	-	-	-	219,333	219,333
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	\$ 24,471,639	\$ 1,342,252	\$ 6,345,368	\$ 32,159,259	42,365,496	74,524,755
LIABILITIES						
Accounts payable	\$ 918,194	\$ 15,419	\$ 314,169	\$ 1,247,782	-	1,247,782
Retainage payable	22,603	-	-	22,603	-	22,603
Due to developer	-	-	6,031,199	6,031,199	-	6,031,199
Refundable deposits	807,191	-	-	807,191	-	807,191
Fiscal security deposits	120,380	-	-	120,380	-	120,380
Interfund payables	248,419	2,124	-	250,543	(250,543)	-
Accrued interest payable	-	-	-	-	36,544	36,544
Bonds payable:						
Due within one year	-	-	-	-	1,995,000	1,995,000
Due after one year	-	-	-	-	15,774,274	15,774,274
TOTAL LIABILITIES	2,116,787	17,543	6,345,368	8,479,698	17,555,275	26,034,973
DEFERRED INFLOWS OF RESOURCES						
Property taxes	346,118	178,780	-	524,898	(524,898)	-
TOTAL DEFERRED INFLOWS OF RESOURCES	346,118	178,780	-	524,898	(524,898)	-
FUND BALANCES / NET POSITION						
Fund balances:						
Nonspendable for -						
Prepaid items	6,782	-	-	6,782	(6,782)	-
Restricted for -						
Debt service	-	1,145,929	-	1,145,929	(1,145,929)	-
Assigned for 2026 budget deficit	7,373,656	-	-	7,373,656	(7,373,656)	-
Unassigned	14,628,296	-	-	14,628,296	(14,628,296)	-
TOTAL FUND BALANCES	22,008,734	1,145,929	-	23,154,663	(23,154,663)	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 24,471,639	\$ 1,342,252	\$ 6,345,368	\$ 32,159,259		
Net position:						
Net investment in capital assets					\$ 24,837,500	\$ 24,837,500
Restricted for debt service					1,288,165	1,288,165
Unrestricted					22,364,117	22,364,117
TOTAL NET POSITION					\$ 48,489,782	\$ 48,489,782

The accompanying notes are an integral part of this statement.

NORTHTOWN MUNICIPAL UTILITY DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - wide Statement of Activities
REVENUES:						
Property taxes, including penalties and interest	\$ 4,739,577	\$ 2,267,066	\$ -	\$ 7,006,643	\$ 427,011	\$ 7,433,654
Service revenues, including penalties	4,874,216	-	-	4,874,216	-	4,874,216
System connection/inspection fees	272,740	-	-	272,740	-	272,740
Interest	986,116	131,988	229,773	1,347,877	-	1,347,877
Other	64,981	-	-	64,981	-	64,981
TOTAL REVENUES	10,937,630	2,399,054	229,773	13,566,457	427,011	13,993,468
EXPENDITURES / EXPENSES:						
Current:						
Water/wastewater purchases	2,390,213	-	-	2,390,213	-	2,390,213
Garbage collection fees	968,975	-	-	968,975	-	968,975
Park maintenance	1,023,624	-	-	1,023,624	-	1,023,624
General manager fees	420,304	-	-	420,304	-	420,304
Repairs and maintenance	603,816	-	-	603,816	-	603,816
Inspection/connection fees	62,400	-	-	62,400	-	62,400
Utilities	35,968	-	-	35,968	-	35,968
Office expenditures	509,152	-	-	509,152	-	509,152
Security services	179,179	-	-	179,179	-	179,179
Director fees, including payroll taxes	15,702	-	-	15,702	-	15,702
Legal fees	203,933	-	-	203,933	-	203,933
Engineering fees	85,131	-	-	85,131	-	85,131
Accounting fees	77,900	-	-	77,900	-	77,900
Audit fees	19,000	-	-	19,000	-	19,000
Insurance	61,981	-	-	61,981	-	61,981
Tax appraisal/collection	31,010	14,825	-	45,835	-	45,835
Financial advisor fees	2,233	1,592	-	3,825	-	3,825
Other consulting fees	9,424	-	-	9,424	-	9,424
Bad debt expense	17,500	-	-	17,500	-	17,500
Developer interest	-	-	291,975	291,975	-	291,975
Other	130,213	15,979	314,169	460,361	-	460,361
Debt service:						
Bond principal	-	1,885,000	-	1,885,000	(1,885,000)	-
Bond interest	-	528,575	-	528,575	(124,799)	403,776
Fiscal agent fees	-	4,750	-	4,750	-	4,750
Bond issuance costs	-	-	50,726	50,726	-	50,726
Capital outlay	552,430	-	5,739,224	6,291,654	(6,291,654)	-
Depreciation	-	-	-	-	1,551,216	1,551,216
TOTAL EXPENDITURES / EXPENSES	7,400,088	2,450,721	6,396,094	16,246,903	(6,750,237)	9,496,666
Excess / (deficiency) of revenues over / (under) expenditures / expenses	3,537,542	(51,667)	(6,166,321)	(2,680,446)	7,177,248	4,496,802
OTHER FINANCING SOURCES (USES) -						
Operating transfer	(1,209,161)	-	1,209,161	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	(1,209,161)	-	1,209,161	-	-	-
Change in fund balances / net position	2,328,381	(51,667)	(4,957,160)	(2,680,446)	7,177,248	4,496,802
FUND BALANCES / NET POSITION:						
Beginning of the year	19,680,353	1,197,596	4,957,160	25,835,109	16,353,766	42,188,875
Prior period adjustment, Note 12	-	-	-	-	1,804,105	1,804,105
Beginning of the year, as restated	19,680,353	1,197,596	4,957,160	25,835,109	18,157,871	43,992,980
End of the year	\$ 22,008,734	\$ 1,145,929	\$ -	\$ 23,154,663	\$ 25,335,119	\$ 48,489,782

The accompanying notes are an integral part of this statement.

**NOTES TO THE
FINANCIAL STATEMENTS**

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

1. SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting policies of Northtown Municipal Utility District (the “District”) relating to the funds included in the accompanying financial statements conform to generally accepted accounting principles (“GAAP”) as applied to governmental entities. Generally accepted accounting principles for local governments include those principles prescribed by the *Governmental Accounting Standards Board* (“GASB”), which constitutes the primary source of GAAP for governmental units. The more significant of these accounting policies are described below and, where appropriate, subsequent pronouncements will be referenced.

Reporting Entity - The District was created, organized and established on August 14, 1985, pursuant to the provisions of Chapter 54 of the Texas Water Code. The District is a political subdivision of the State of Texas and operates under an elected Board of Directors.

The reporting entity of the District encompasses those activities and functions over which the District’s elected officials exercise significant oversight or control. The District is governed by a five member Board of Directors which has been elected by District residents or appointed by the Board of Directors. The District is not included in any other governmental “reporting entity” as defined by GASB standards since Board members are elected by the public and have decision making authority, the power to designate management, the responsibility to significantly influence operations, and primary accountability for fiscal matters. In addition, there are no component units as defined by GASB standards which are included in the District’s reporting entity.

Basis of Presentation - Government-wide and Fund Financial Statements - These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”).

GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

- Net Investment in Capital Assets - This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position - This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position - This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

Basis of Presentation - Government-wide and Fund Financial Statements (continued) -

When both restricted and unrestricted resources are available for use, generally it is the District's policy to use restricted resources first.

The financial statements are prepared in conformity with GASB Statement No. 34, and include a column for government-wide (based upon the District as a whole) and fund financial statement presentations. GASB Statement No. 34 also requires as supplementary information Management's Discussion and Analysis, which includes an analytical overview of the District's financial activities. In addition, a budgetary comparison statement is presented that compares the adopted General Fund budget with actual results.

- **Government-wide Statements:**

The District's statement of net position includes both non-current assets and non-current liabilities of the District, which were previously recorded in the General Fixed Assets Account Group and the General Long-Term Debt Account Group. In addition, the government-wide statement of activities column reflects depreciation expense on the District's capital assets, including infrastructure.

The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from financial activities of the fiscal period. The focus of the fund financial statements is on the individual funds of the governmental categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

- **Fund Financial Statements:**

Fund based financial statement columns are provided for governmental funds. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures of either fund category) for the determination of major funds. All of the District's funds are reported as major funds.

Governmental Fund Types - The accounts of the District are organized and operated on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a self-balancing set of accounts that comprise its assets, liabilities, fund balances, revenues and expenditures. The various funds are grouped by category and type in the financial statements. The District maintains the following fund types:

- **General Fund** - The General Fund accounts for financial resources in use for general types of operations which are not encompassed within other funds. This fund is established to account for resources devoted to financing the general services that the District provides for its residents. Tax revenues and other sources of revenue used to finance the fundamental operations of the District are included in this fund.

NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

- **Debt Service Fund** - The Debt Service Fund is used to account for resources restricted, committed or assigned for the payment of, debt principal, interest and related costs.
- **Capital Projects Fund** - The Capital Projects Fund is used to account for financial resources restricted, committed or assigned for the acquisition or construction of major capital facilities.

Non-current Governmental Assets and Liabilities - GASB Statement No. 34 eliminates the presentation of Account Groups, but provides for these records to be maintained and incorporates the information into the government-wide financial statement column in the Statement of Net Position.

Basis of Accounting

Government-wide Statements - The government-wide financial statement column is reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

Fund Financial Statements - The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental fund types are accounted for using the current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in the fund balances. Governmental funds are accounted for on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (i.e. both measurable and available).

"Measurable" means that the amount of the transaction can be determined and "available" means the amount of the transaction is collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

Expenditures, if measurable, are generally recognized on the accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include the unmatured principal and interest on general obligation long-term debt which is recognized when due. This exception is in conformity with generally accepted accounting principles.

Property tax revenues are recognized when they become available. In this case, available means when due, or past due and receivable within the current period and collected within the current period or soon enough thereafter to be used to pay liabilities of the current period. Such time thereafter shall not exceed 60 days. Tax collections expected to be received subsequent to the 60-day availability period are reported as deferred inflows of resources. All other revenues of the District are recorded on the accrual basis in all funds.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

The District may report unearned revenue on its balance sheet. Unearned revenues arise when a potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. In subsequent periods, when revenue recognition criteria are met, the liability for unearned revenue is removed from the balance sheet and revenue is recognized.

Budgets and Budgetary Accounting - An unappropriated budget was adopted on September 24, 2024, for the General Fund on a basis consistent with generally accepted accounting principles. The District's Board utilizes the budget as a management tool for planning and cost control purposes. The budget was not amended during the fiscal year. The Budgetary Comparison Schedule – General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

Pensions - The District has four full-time employees and offers its employees a defined contribution retirement plan established in accordance with Internal Revenue Code Section 401(k). Assets and income of the District's plan are held in individual accounts for the exclusive benefit of participants and their beneficiaries. Accordingly, the plan's assets and income are not recorded in the District's basic financial statements. During the year ended September 30, 2025, the District contributed \$14,908 to the defined contribution retirement plan. The Internal Revenue Service has determined that fees of office paid to Directors are considered to be wages subject to federal income tax withholding for payroll purposes.

Cash and Cash Equivalent Investments - Cash and cash equivalent investments include cash on deposit as well as investments with maturities of three months or less. The investments, consisting of an external local governmental investment pool and obligations in the State Comptroller's Investment Pool, are recorded at amortized cost.

Accounts Receivable - The District provides for uncollectible service accounts receivable using the allowance method of accounting for bad debts. Under this method of accounting, a provision for uncollectible accounts is charged to earnings. The allowance account is increased or decreased based on past collection history and management's evaluation of accounts receivable. All amounts considered uncollectible are charged against the allowance account, and recoveries of previously charged off accounts are added to the allowance. The District had an allowance for uncollectible accounts of \$45,000 at September 30, 2025.

Capital Assets - Capital assets, which include land and easements, construction in progress, equipment, common and recreation areas, and water, wastewater and drainage facilities, are reported in the government-wide column in the Statement of Net Position. Public domain ("infrastructure") capital assets, including water, wastewater and drainage systems, are capitalized. Items purchased or acquired are reported at historical cost or estimated historical cost. Contributed fixed assets are recorded as capital assets at estimated acquisition value at the time received. Interest incurred during construction of capital facilities is not capitalized.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Common and Recreation Areas	5 - 30
Equipment	5
Water, Wastewater and Drainage Facilities	50

Interfund Transactions - Transfers from one fund to another fund are reported as interfund receivables and payables if there is intent to repay that amount and if the debtor fund has the ability to repay the advance on a timely basis. Operating transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Long-Term Debt - Unlimited tax and revenue bonds, which have been issued to fund capital projects, are to be repaid from tax revenues of the District.

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums and discounts on debt issuances are reported as other financing sources and uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures in both the fund and the government-wide financial statements.

Fund Balances - Fund balances in governmental funds are classified using the following hierarchy:

- *Nonspendable*: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District has \$6,782 in nonspendable fund balance related to prepaid expenditures.
- *Restricted*: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally.
- *Committed*: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The District does not have any committed fund balances.
- *Assigned*: amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The District has \$7,373,656 in assigned fund balance pertaining to the fiscal year 2026 budgeted deficit.
- *Unassigned*: all other spendable amounts in the General Fund.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

When expenditures are incurred for which restricted, committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

Accounting Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

2. RECONCILIATION OF THE GOVERNMENTAL FUNDS

Adjustments to convert the Governmental Funds Balance Sheet to the Statement of Net Position are as follows:

Fund Balances - Total Governmental Funds		\$ 23,154,663
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds:		
Land and easements	\$ 833,376	
Construction in progress	463,741	
Capital assets	61,645,767	
Less: Accumulated depreciation	<u>(20,555,443)</u>	42,387,441
Revenue is recognized when earned in the government-wide statements, regardless of availability. Governmental funds report deferred inflows of resources for tax revenues earned but not available.		524,898
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds:		
Bonds payable	\$(17,145,000)	
Issuance premium	(624,274)	
Bond insurance	9,265	
Deferred charges on refundings, net	219,333	
Accrued interest	<u>(36,544)</u>	<u>(17,577,220)</u>
Net Position - Governmental Activities		<u><u>\$ 48,489,782</u></u>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

2. RECONCILIATION OF THE GOVERNMENTAL FUNDS (continued) –

Adjustments to convert the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities are as follows:

Changes in Fund Balances - Governmental Funds		\$ (2,680,446)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report:		
Capital expenditures in period purchased	\$ 6,241,654	
Interest expenditures in year paid	5,800	
Bond principal in year paid	1,885,000	
Tax revenue when collected	<u>427,011</u>	8,559,465
Governmental funds do not report:		
Depreciation	\$ (1,551,216)	
Amortization	<u>118,999</u>	<u>(1,432,217)</u>
Change in Net Position - Governmental Activities		<u><u>\$ 4,446,802</u></u>

3. CASH AND CASH EQUIVALENT INVESTMENTS

The investment policies of the District are governed by State statute and an adopted District investment policy that includes depository contract provisions and custodial contract provisions. Major provisions of the District’s investment policy, which complies with the Public Funds Investment Act, include: depositories must be Federal Deposit Insurance Corporation (“FDIC”) insured Texas banking institutions; depositories must fully insure or collateralize all demand and time deposits; and securities collateralizing time deposits are held by independent third party trustees.

Cash - At September 30, 2025, the carrying amount of the District’s deposits was \$395,260 and the bank balance was \$572,415. Of the bank balance, \$273,108 was covered by federal depository insurance, and the remaining balance was covered by other pledged collateral.

Investments -

Interest rate risk. In accordance with its investment policy, the District manages its exposure to declines in fair values through investment diversification and limiting investments as follows:

- Money market mutual funds are required to have weighted average maturities of 90 days or fewer; and
- Other mutual fund investments are required to have weighted average maturities of less than two years.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

3. CASH AND CASH EQUIVALENT INVESTMENTS (continued) –

Credit risk. The District’s investment policy requires the application of the prudent-person rule: investments are made as a prudent person would be expected to act, with discretion and intelligence, and considering the probable safety of their capital as well as the probable income to be derived. The District’s investment policy requires that District funds be invested in:

- Obligations of the United States government and/or its agencies and instrumentalities;
- Money market mutual funds with investment objectives of maintaining a stable net asset value of \$1 per share;
- Mutual funds rated in one of the three highest categories by a nationally recognized rating agency;
- Securities issued by a state or local government or any instrumentality or agency thereof, in the United States, and rated in one of the three highest categories by a nationally recognized rating agency; or
- Public funds investment pools rated AAA or AAAM by a nationally recognized rating agency.

At September 30, 2025, the District held the following investments:

Investment	Fair Value at 9/30/2025	Governmental Fund			Investment Rating	
		General	Debt Service	Capital Projects	Rating	Rating Agency
		Unrestricted	Restricted (1)	Restricted (2)		
TexPool	\$ 18,174,992	\$ 12,080,939	\$ -	\$ 6,094,053	AAAM	Standard & Poors
LOGIC	11,940,844	10,774,476	1,163,472	2,896	AAA	Standard & Poors
	<u>\$ 30,115,836</u>	<u>\$ 22,855,415</u>	<u>\$ 1,163,472</u>	<u>\$ 6,096,949</u>		

(1) Restricted for payment of debt service and cost of assessing and collecting taxes.

(2) Restricted for purchase of capital assets.

The District invests in TexPool, an external investment pool that is not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of the pool. Federated Hermes, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool measures all of its portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

3. CASH AND CASH EQUIVALENT INVESTMENTS (continued) –

The District also invests in Local Government Investment Cooperative (“LOGIC”), a public funds investment pool created pursuant to the Interlocal Cooperation Act of the State of Texas. The District has delegated the authority to hold legal title to LOGIC as custodian and to make investment purchases with the District’s funds. LOGIC is a member-owned, member-governed public funds investment pool. The Board of Trustees, who have governance responsibilities, is comprised of participants in LOGIC and members of the Texas Association of School Business Officials (“TASBO”). LOGIC measures all of its portfolio assets at amortized cost. As a result, the District also measures its investments in LOGIC at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from LOGIC.

Concentration of credit risk. In accordance with the District’s investment policy, investments in individual securities are to be limited to ensure that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. As of September 30, 2025, the District did not own any investments in individual securities.

Custodial credit risk-deposits. Custodial credit risk is the risk that in the event of a bank failure, the District’s deposits may not be returned to it. The government’s investment policy requires that the District’s deposits be fully insured by FDIC insurance or collateralized with obligations of the United States or its agencies and instrumentalities. As of September 30, 2025, the District’s bank deposits were covered by FDIC coverage and pledged collateral.

4. PROPERTY TAXES

Property taxes attach as an enforceable lien on January 1. Taxes are levied on or about October 1, are due on November 1, and are past due the following February 1. The Travis Central Appraisal District establishes appraisal values in accordance with requirements of the Texas Legislature. The District levies taxes based upon the appraised values. The Travis County Tax Assessor Collector bills and collects the District's property taxes. The Board of Directors set current tax rates on September 24, 2024.

The property tax rates, established in accordance with state law, were based on 100% of the net assessed valuation of real property within the District on the 2024 tax roll. The tax rate, based on total taxable assessed valuation of \$1,419,761,177, was \$0.5225 on each \$100 valuation and was allocated \$0.3535 to the General Fund and \$0.1690 to the Debt Service Fund. The maximum allowable maintenance tax rate of \$1.50 was established by the voters on April 5, 1986.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

4. PROPERTY TAXES (continued) –

Property taxes receivable at September 30, 2025, consisted of the following:

	General Fund	Debt Service Fund	Total
Current year levy	\$ 303,143	\$ 144,926	\$ 448,069
Prior years' levies	42,975	33,854	76,829
	\$ 346,118	\$ 178,780	\$ 524,898

The District is prohibited from writing off real property taxes without specific authority from the Texas Legislature.

5. INTERFUND ACCOUNTS

A summary of interfund accounts, which resulted from the time lag between dates that payments are made between funds, is as follows at September 30, 2025:

	Interfund	
	Receivable	Payable
General Fund:		
Debt Service Fund	\$ 2,124	\$ -
Capital Projects Fund	-	248,419
Debt Service Fund -		
General Fund	-	2,124
Capital Projects Fund -		
General Fund	248,419	-
	\$ 250,543	\$ 250,543

During the year ended September 30, 2025, the General Fund transferred \$1,209,161 to the Capital Projects Fund to finance a portion of developer reimbursements approved during the current fiscal year (see Note 11) and to pay the arbitrage rebate calculated on the Series 2020 bonds.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

6. CHANGES IN CAPITAL ASSETS

A summary of changes in capital assets follows:

	Balance 10/1/2024	Additions	Deletions	Balance 9/30/2025
Capital assets not being depreciated:				
Land and Easements	\$ 833,376	\$ -	\$ -	\$ 833,376
Construction in progress	70,044	393,697	-	463,741
Total capital assets not being depreciated	<u>903,420</u>	<u>393,697</u>	<u>-</u>	<u>1,297,117</u>
Capital assets being depreciated:				
Water, Wastewater and Drainage Facilities	43,314,884	5,897,957	-	49,212,841
Common and Recreation areas	12,432,926	-	-	12,432,926
Equipment	59,920	-	-	59,920
Total capital assets being depreciated	<u>55,807,730</u>	<u>5,897,957</u>	<u>-</u>	<u>61,705,687</u>
Less accumulated depreciation for:				
Water, Wastewater and Drainage Facilities	(13,907,260)	(1,029,152)	-	(14,936,412)
Common and Recreation areas	(5,099,879)	(519,152)	-	(5,619,031)
Equipment	(57,008)	(2,912)	-	(59,920)
Total accumulated depreciation	<u>(19,064,147)</u>	<u>(1,551,216)</u>	<u>-</u>	<u>(20,615,363)</u>
Total capital assets being depreciated, net of accumulated depreciation	<u>36,743,583</u>	<u>4,346,741</u>	<u>-</u>	<u>41,090,324</u>
Total capital assets, net	<u>\$ 37,647,003</u>	<u>\$ 4,740,438</u>	<u>\$ -</u>	<u>\$ 42,387,441</u>

As discussed in Note 12, the District's capital assets balance at October 1, 2024 has been restated.

7. BONDED DEBT

The following is a summary of bond transactions of the District for the year ended September 30, 2025:

	Unlimited Tax and Revenue Bonds
Bonds payable at October 1, 2024	\$ 19,030,000
Bonds retired	(1,885,000)
Bond premium, net of accumulated amortization	624,274
Bonds payable at September 30, 2025	<u>\$ 17,769,274</u>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

7. BONDED DEBT (continued) –

Bonds payable at September 30, 2025, were comprised of the following individual issues:

Unlimited Tax and Revenue Bonds:

\$9,225,000 – 2020 Unlimited Tax and Revenue Bonds payable serially through the year 2033 at interest rates which range from 1.00% to 2.00%. Bonds maturing September 1, 2027 are subject to redemption prior to maturity in whole or from time to time in part, on September 1, 2026 or on any date thereafter. Bonds maturing September 1, 2031 are term bonds and are subject to mandatory sinking fund redemption.

Unlimited Tax and Revenue Refunding Bonds:

\$2,965,000 – 2015 Unlimited Tax and Revenue Refunding Bonds payable serially through the year 2031 at an interest rate of 4.00%. Bonds maturing September 1, 2022 are subject to redemption prior to maturity in whole or from time to time in part, on September 1, 2021 or on any date thereafter.

\$240,000 – 2017 Unlimited Tax and Revenue Refunding Bonds payable serially through the year 2026 at an interest rate of 4.00%.

\$3,660,000 – 2019 Unlimited Tax and Revenue Refunding Bonds payable serially through the year 2031 at interest rates which range from 3.00% to 4.00%. Bonds maturing September 1, 2028 are subject to redemption prior to maturity in whole or from time to time in part, on September 1, 2027 or on any date thereafter.

\$1,055,000 – 2021 Unlimited Tax and Revenue Refunding Bonds payable serially through the year 2028 at an interest rate of 4.00%.

The annual requirements to amortize all bonded debt at September 30, 2025, including interest, are as follows:

Year Ended September 30,	Annual Requirements for All Series		
	Principal	Interest	Total
2026	\$ 1,995,000	\$ 456,175	\$ 2,451,175
2027	2,060,000	384,875	2,444,875
2028	2,130,000	321,975	2,451,975
2029	2,190,000	262,525	2,452,525
2030	2,280,000	208,400	2,488,400
2031-2033	6,490,000	270,000	6,760,000
	\$ 17,145,000	\$ 1,903,950	\$ 19,048,950

Unlimited tax bonds authorized but not issued as of September 30, 2025, were \$25,213,000.

\$1,145,929 is available in the Debt Service Fund to service the bonded debt.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

7. BONDED DEBT (continued) –

The existing outstanding bonds of the District are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

8. CAPITAL RECOVERY FEES

Capital recovery fees, as assessed by the City of Austin (the “City”), are collected on tap connections for each water and wastewater connection within the District as required under the District’s consent agreement with the City. Collected fees are subsequently submitted to the City. The District collected \$728,100 and remitted to the City \$749,700 in capital recovery fees during the year ending September 30, 2025. At September 30, 2025, the District has no liability outstanding to the City for capital recovery fees.

9. COMMITMENTS AND CONTINGENCIES

The developer of the land within the District has incurred costs related to construction of facilities. Such costs may be reimbursable to the developer by the District from proceeds of future District bond issues, subject to approval by the Texas Commission on Environmental Quality (the “Commission”). The District, as of September 30, 2025, has recorded no liability pertaining to such costs.

10. RISK MANAGEMENT

The District is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained coverage from commercial insurance companies and the Texas Municipal League Intergovernmental Risk Pool (“TML Pool”) to effectively manage its risk. All risk management activities are accounted for in the General Fund. Expenditures and claims are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered.

The TML Pool was established by various political subdivisions in Texas to provide self-insurance for its members and to obtain lower costs for insurance. TML Pool members pay annual contributions to obtain the insurance. Annual contribution rates are determined by the TML Pool Board. Rates are estimated to include all claims expected to occur during the policy including claims incurred but not reported. The TML Pool has established claims reserves for each of the types of insurance offered. Although the TML Pool is a self-insured risk pool, members are not contingently liable for claims filed above the amount of the fixed annual contributions. If losses incurred are significantly higher than actuarially estimated, the TML Pool adjusts the contribution rate for subsequent years. Members may receive returns of contributions if actual results are more favorable than estimated.

NORTHTOWN MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

11. USE OF SURPLUS FUNDS

Pursuant to Commission approval dated April 25, 2025, on July 22, 2025, the Board approved the use of \$6,031,199 of surplus operating and maintenance tax revenue and funds remaining from the District's previously issued Series 2011 and Series 2020 bond issues to reimburse the developer within the District for certain water, wastewater and drainage infrastructure construction and engineering costs. At September 30, 2025, the District owed \$6,031,199 for these approved reimbursable costs to the developer.

12. PRIOR PERIOD ADJUSTMENT

During the current fiscal year, the District implemented GASB Implementation Guide ("GASBIG") 2021-1, Question 5.1, which requires the capitalization of the acquisition of a group of individual capital assets whose individual acquisition costs are less than the capitalization threshold when the cost of the acquisition of the assets in the aggregate is significant. GASBIG 2021-1, Question 5.1 is required to be retroactively implemented, which means the District is required to record the acquisition of water meters that were expensed in previous fiscal years as infrastructure capital assets and to record the related accumulated depreciation at the beginning of the current fiscal year. Beginning in September 2023 and through July 2024, the District purchased and installed new electronic meters that, in aggregate, totaled approximately \$1,900,000. In prior years, these meters were expensed in both the fund and the government-wide financial statements. However, pursuant to GASBIG 2021-1, Question 5.1, the new water meters should have been accounted for as capital assets in the *Statement of Net Position* and depreciated over their estimated useful life of fifteen years with depreciation expense recorded in the *Statement of Activities*. Accordingly, the implementation of this accounting guidance for these new meters purchased results in a prior period adjustment, and the impact on beginning net position is reflected below:

Net Position, October 1, 2024	\$ 42,188,875
Effect of Prior Period Adjustment	1,804,105
Net Position, October 1, 2024, as Restated	<u>\$ 43,992,980</u>

**REQUIRED
SUPPLEMENTARY INFORMATION**

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
SEPTEMBER 30, 2025**

	<u>Actual</u>	<u>Original and Final Budget</u>	<u>Variance Positive (Negative)</u>
REVENUES:			
Property taxes, including penalties and interest	\$ 4,739,577	\$ 4,969,677	\$ (230,100)
Service revenues, including penalties	4,874,216	4,536,760	337,456
System connection/inspection fees	272,740	34,500	238,240
Interest	986,116	721,000	265,116
Other	64,981	33,000	31,981
TOTAL REVENUES	<u>10,937,630</u>	<u>10,294,937</u>	<u>642,693</u>
EXPENDITURES:			
Current:			
Water/wastewater purchases	2,390,213	3,215,412	825,199
Garbage collection fees	968,975	960,183	(8,792)
Park maintenance	1,023,624	1,216,548	192,924
General manager fees	420,304	430,996	10,692
Repairs and maintenance	603,816	925,000	321,184
Inspection/connection fees	62,400	22,000	(40,400)
Utilities	35,968	45,600	9,632
Chemicals	-	80,000	80,000
Office expenditures	509,152	551,487	42,335
Security services	179,179	138,600	(40,579)
Director fees, including payroll taxes	15,702	20,000	4,298
Legal fees	203,933	168,000	(35,933)
Engineering fees	85,131	104,000	18,869
Accounting fees	77,900	77,400	(500)
Audit fees	19,000	19,000	-
Insurance	61,981	35,000	(26,981)
Tax appraisal/collection	31,010	30,000	(1,010)
Financial advisor fees	2,233	1,500	(733)
Other consulting fees	9,424	52,000	42,576
Bad debt expense	17,500	-	(17,500)
Other	130,213	180,944	50,731
Capital outlay	552,430	4,310,000	3,757,570
TOTAL EXPENDITURES	<u>7,400,088</u>	<u>12,583,670</u>	<u>5,183,582</u>
Excess (deficiency) of revenues over (under) expenditures	<u>3,537,542</u>	<u>(2,288,733)</u>	<u>5,826,275</u>
OTHER FINANCING SOURCES (USES) -			
Operating transfer out	<u>(1,209,161)</u>	<u>-</u>	<u>(1,209,161)</u>
TOTAL OTHER FINANCING USES	<u>(1,209,161)</u>	<u>-</u>	<u>(1,209,161)</u>
CHANGE IN FUND BALANCE	2,328,381	<u>\$ (2,288,733)</u>	<u>\$ 4,617,114</u>
FUND BALANCE:			
Beginning of the year	<u>19,680,353</u>		
End of the year	<u>\$ 22,008,734</u>		

TEXAS
SUPPLEMENTARY INFORMATION

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-1. SERVICES AND RATES
SEPTEMBER 30, 2025**

1. Services Provided by the District during the Fiscal Year:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Retail Water | <input type="checkbox"/> Wholesale Water | <input checked="" type="checkbox"/> Drainage |
| <input checked="" type="checkbox"/> Retail Wastewater | <input type="checkbox"/> Wholesale Wastewater | <input checked="" type="checkbox"/> Irrigation |
| <input checked="" type="checkbox"/> Parks/Recreation | <input type="checkbox"/> Fire Protection | <input checked="" type="checkbox"/> Security |
| <input checked="" type="checkbox"/> Solid Waste/Garbage | <input type="checkbox"/> Flood Control | <input type="checkbox"/> Roads |
| <input type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect) | | |
| <input type="checkbox"/> Other (specify): _____ | | |

2. Retail Service Providers

a. Retail Rates Based on 5/8" Meter (or equivalent):

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1000 Gallons Over Minimum</u>	<u>Usage Levels</u>
WATER:	\$ 37.00 ⁽¹⁾	-	N	\$ 5.08	1 to 7,000
				\$ 5.91	7,001 to 12,000
				\$ 6.69	12,001 to 17,000
				\$ 7.59	17,001 +
WASTEWATER:	\$ -	-	N	\$ 6.89	Per 1,000
SURCHARGE:	\$ -	-	-	\$ -	

District employs winter averaging for wastewater usage? Yes No

Total charges per 10,000 gallons usage: Water \$ 90.29 ⁽¹⁾ Wastewater \$ 68.90

b. Water and Wastewater Retail Connections:

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFC's</u>
Unmetered	-	-	1.0	-
≤ 3/4"	3,232	3,232	1.0	3,232
1"	6	6	2.5	15
1 1/2"	25	25	5.0	125
2"	13	13	8.0	104
3"	3	3	15.0	45
4"	1	1	25.0	25
6"	3	3	50.0	150
8"	2	2	80.0	160
10"	-	-	115.0	-
Total Water	3,285	3,285		3,856
Total Wastewater	3,188	3,188	1.0	3,188

⁽¹⁾ Includes once a week solid waste service and recycling service.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-1. SERVICES AND RATES
SEPTEMBER 30, 2025**

3. Total Water Consumption during the Fiscal Year (rounded to the nearest thousand):

Gallons pumped into system: 290,757,000

Gallons billed to customers: 298,662,000

<u>Water Accountability Ratio</u>
--

(Gallons billed / Gallons Pumped)

102.7%

4. Standby Fees (authorized only under TWC Section 49.231):

Does the District assess standby fees? Yes No

If yes, Date of the most recent Commission Order: _____

Does the District have Operation and Maintenance standby fees? Yes No

If yes, Date of the most recent Commission Order: _____

5. Location of District

County(ies) in which district is located: Travis County

Is the District located entirely within one county? Yes No

Is the District located within a city? Entirely Partly Not at all

City(ies) in which district is located: N/A

Is the District located within a city's extra territorial jurisdiction (ETJ)?

Entirely Partly Not at all

ETJ's in which district is located: City of Austin

Are Board members appointed by an office outside the district?

Yes No

If Yes, by whom? _____

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-2. GENERAL FUND EXPENDITURES
SEPTEMBER 30, 2025

Personnel Expenditures (including benefits)	\$	509,152
Professional Fees:		
Audit		19,000
Legal		203,933
Engineering		85,131
Financial Advisor		2,233
Purchased Services For Resale -		
Bulk Water and Wastewater Purchases		2,390,213
Contracted Services:		
General Manager		420,304
Bookkeeping		77,900
Appraisal District/Tax Collector		31,010
Security Services		179,179
Other Contracted Services		71,824
Utilities		35,968
Repairs and Maintenance		603,816
Chemicals		-
Administrative Expenditures:		
Directors' Fees		15,702
Office Supplies		19,680
Insurance		61,981
Other Administrative Expenditures		110,533
Capital Outlay:		
Capitalized Assets		552,430
Expenditures not Capitalized		-
Bad Debt		17,500
Solid Waste Disposal		968,975
Parks and Recreation		1,023,624
Other Expenditures		-
TOTAL EXPENDITURES	\$	<u>7,400,088</u>

Number of persons employed by the District:

4 Full-Time

- Part-Time

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-3. TEMPORARY INVESTMENTS
SEPTEMBER 30, 2025**

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
General Fund:					
Investment in LOGIC	XXX8001	Varies	N/A	\$ 10,719,877	\$ -
Investment in LOGIC	XXX8002	Varies	N/A	54,599	-
State Investment Pool	XXX0001	Varies	N/A	11,955,272	-
State Investment Pool	XXX0003	Varies	N/A	5,287	-
State Investment Pool	XXX0004	Varies	N/A	120,380	-
Total				22,855,415	-
Debt Service Fund:					
Investment in LOGIC	XXX8005	Varies	N/A	6,714	-
Investment in LOGIC	XXX8006	Varies	N/A	1,156,758	-
Total				1,163,472	-
Capital Projects Fund:					
Investment in LOGIC	XXX8015	Varies	N/A	2,896	-
State Investment Pool	XXX0007	Varies	N/A	6,094,053	-
Total				6,096,949	-
Total - All Funds				\$ 30,115,836	\$ -

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-4. TAXES LEVIED AND RECEIVABLE
SEPTEMBER 30, 2025

	Maintenance Taxes	Debt Service Taxes		
Taxes Receivable, Beginning of Year	\$ 56,697	\$ 41,190		
2024 Original Tax Levy, less abatements/adjustments	5,019,158	2,399,541		
Prior year adjustments	(2,237)	(978)		
Total to be accounted for	5,073,618	2,439,753		
Tax collections:				
Current year	4,716,015	2,254,615		
Prior years	11,485	6,358		
Total collections	4,727,500	2,260,973		
Taxes Receivable, End of Year	\$ 346,118	\$ 178,780		
Taxes Receivable, By Years				
2023 and prior	\$ 42,975	\$ 33,854		
2024	303,143	144,926		
Taxes Receivable, End of Year	\$ 346,118	\$ 178,780		
Property Valuations:	2024 (a)	2023 (a)	2022 (a)	2021 (a)
Land and improvements	\$ 1,419,761,177	\$ 1,282,972,735	\$ 1,164,043,298	\$ 917,746,490
Total Property Valuations	\$ 1,419,761,177	\$ 1,282,972,735	\$ 1,164,043,298	\$ 917,746,490
Tax Rates per \$100 Valuation:				
Debt Service tax rates	\$ 0.1690	\$ 0.1890	\$ 0.2170	\$ 0.2650
Maintenance tax rates	0.3535	0.3635	0.3555	0.3500
Total Tax Rates per \$100 Valuation:	\$ 0.5225	\$ 0.5525	\$ 0.5725	\$ 0.6150
Adjusted Tax Levy	\$ 7,418,699	\$ 7,094,507	\$ 6,696,744	\$ 5,675,290
Percent of Taxes Collected to Taxes Levied *	94.0%	99.8%	99.9%	99.9%
Maximum Maintenance Tax Rate Approved by Voters:	\$ 1.50 on 4/5/1986			

*Calculated as taxes collected in current and previous years divided by tax levy.

(a) Valuations are provided by the appropriate Appraisal District. Due to various factors including tax protests and disputes, such valuations change over time; therefore, they may vary slightly from those disclosed in the District's bond offering documents or the District's annual bond disclosure filings.

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS
SEPTEMBER 30, 2025

DUE DURING FISCAL YEARS ENDING 9/30	UNLIMITED TAX AND REVENUE REFUNDING BONDS SERIES 2015			UNLIMITED TAX AND REVENUE REFUNDING BONDS SERIES 2017			UNLIMITED TAX AND REVENUE REFUNDING BONDS SERIES 2019		
	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total
	2026	\$ 440,000	\$ 118,600	\$ 558,600	\$ 240,000	\$ 9,600	\$ 249,600	\$ 560,000	\$ 121,400
2027	460,000	101,000	561,000	-	-	-	600,000	99,000	699,000
2028	480,000	82,600	562,600	-	-	-	625,000	75,000	700,000
2029	505,000	63,400	568,400	-	-	-	735,000	56,250	791,250
2030	525,000	43,200	568,200	-	-	-	780,000	34,200	814,200
2031	555,000	22,200	577,200	-	-	-	360,000	10,800	370,800
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
	<u>\$ 2,965,000</u>	<u>\$ 431,000</u>	<u>\$ 3,396,000</u>	<u>\$ 240,000</u>	<u>\$ 9,600</u>	<u>\$ 249,600</u>	<u>\$ 3,660,000</u>	<u>\$ 396,650</u>	<u>\$ 4,056,650</u>

(continued)

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS
SEPTEMBER 30, 2025

DUE DURING FISCAL YEARS ENDING 9/30	UNLIMITED TAX AND REVENUE BONDS SERIES 2020			UNLIMITED TAX AND REVENUE REFUNDING BONDS SERIES 2021			ANNUAL REQUIREMENTS FOR ALL SERIES		
	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total	Principal Due 9/1	Interest Due 3/1, 9/1	Total
	2026	\$ 425,000	\$ 164,375	\$ 589,375	\$ 330,000	\$ 42,200	\$ 372,200	\$ 1,995,000	\$ 456,175
2027	650,000	155,875	805,875	350,000	29,000	379,000	2,060,000	384,875	2,444,875
2028	650,000	149,375	799,375	375,000	15,000	390,000	2,130,000	321,975	2,451,975
2029	950,000	142,875	1,092,875	-	-	-	2,190,000	262,525	2,452,525
2030	975,000	131,000	1,106,000	-	-	-	2,280,000	208,400	2,488,400
2031	1,400,000	111,500	1,511,500	-	-	-	2,315,000	144,500	2,459,500
2032	2,075,000	83,500	2,158,500	-	-	-	2,075,000	83,500	2,158,500
2033	2,100,000	42,000	2,142,000	-	-	-	2,100,000	42,000	2,142,000
	<u>\$ 9,225,000</u>	<u>\$ 980,500</u>	<u>\$ 10,205,500</u>	<u>\$ 1,055,000</u>	<u>\$ 86,200</u>	<u>\$ 1,141,200</u>	<u>\$ 17,145,000</u>	<u>\$ 1,903,950</u>	<u>\$ 19,048,950</u>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-6. CHANGES IN LONG-TERM BONDED DEBT
SEPTEMBER 30, 2025**

	<u>Series 2015</u>	<u>Series 2017</u>	<u>Series 2019</u>	<u>Series 2020</u>	<u>Series 2021</u>	<u>Total</u>
Interest Rate	4.00%	4.00%	3.00 - 4.00%	1.00 - 2.00%	4.00%	
Dates Interest Payable	3/1, 9/1	3/1, 9/1	3/1, 9/1	3/1, 9/1	3/1, 9/1	
Maturity Dates	9/1/2031	9/1/2026	9/1/2031	9/1/2033	9/1/2028	
Bonds Outstanding at Beginning of Current Fiscal Year	\$ 3,380,000	\$ 740,000	\$ 4,175,000	\$ 9,375,000	\$ 1,360,000	\$ 19,030,000
Bonds Sold During the Current Fiscal Year	-	-	-	-	-	-
Retirements During the Current Fiscal Year:						
Principal	(415,000)	(500,000)	(515,000)	(150,000)	(305,000)	(1,885,000)
Refunded	-	-	-	-	-	-
Bonds Outstanding at End of Current Fiscal Year	<u>\$ 2,965,000</u>	<u>\$ 240,000</u>	<u>\$ 3,660,000</u>	<u>\$ 9,225,000</u>	<u>\$ 1,055,000</u>	<u>\$ 17,145,000</u>
Interest Paid During the Current Fiscal Year	<u>\$ 135,200</u>	<u>\$ 29,600</u>	<u>\$ 142,000</u>	<u>\$ 167,375</u>	<u>\$ 54,400</u>	<u>\$ 528,575</u>
Paying Agent's Name and Address:	<u>UMB Bank, NA</u> <u>Austin, TX</u>	<u>UMB Bank, NA</u> <u>Austin, TX</u>	<u>UMB Bank, NA</u> <u>Austin, TX</u>	<u>UMB Bank, NA</u> <u>Austin, TX</u>	<u>UMB Bank, NA</u> <u>Austin, TX</u>	
Bond Authority:	<u>Tax Bonds *</u>	<u>Refunding Bonds</u>				
Amount Authorized by Voters	\$ 69,443,000	\$ -				
Amount Issued	<u>(44,230,000)</u>	<u>32,550,000</u>				
Remaining To Be Issued	<u>\$ 25,213,000</u>	<u>\$ -</u>				

* Includes all bonds secured with tax revenues. Bonds in this category may also be secured with other revenues in combination with taxes.

Debt Service Fund Cash and Temporary Investments balances as of September 30, 2025: \$ 1,163,472

Average Annual Debt Service Payment (Principal and Interest) for the remaining term of all debt: \$ 2,381,119

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-7 COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES -
GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS
SEPTEMBER 30, 2025

	AMOUNTS					PERCENT OF FUND TOTAL REVENUES				
	2025	2024	2023	2022	2021	2025	2024	2023	2022	2021
GENERAL FUND										
REVENUES:										
Water, wastewater and garbage service, including penalties	\$ 4,874,216	\$ 4,564,656	\$ 4,430,990	\$ 4,259,593	\$ 3,993,909	50.1 %	44.2 %	44.9 %	54.0 %	50.8 %
Property taxes, including penalties and interest	4,739,577	4,649,323	4,131,519	3,213,509	3,131,903	48.7	45.0	41.8	40.7	39.8
Park fees	-	-	420,000	-	294,300	-	-	4.2	-	3.7
Interest	986,116	1,013,055	776,962	109,624	12,885	10.1	9.8	7.9	1.4	0.2
System connection/inspection fees	272,740	54,110	86,680	311,630	132,236	2.8	0.5	0.9	3.9	1.7
Operating transfer in (out)	(1,209,161)	-	-	-	230,972	(12.4)	-	-	-	2.9
Miscellaneous	64,981	46,643	26,165	3,553	74,309	0.7	0.5	0.3	-	0.9
Total revenues	<u>9,728,469</u>	<u>10,327,787</u>	<u>9,872,316</u>	<u>7,897,909</u>	<u>7,870,514</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
EXPENDITURES:										
Current:										
Water, wastewater and garbage	3,359,188	3,259,732	2,999,560	2,985,343	2,923,390	34.5	31.5	30.4	37.8	37.1
Park maintenance	1,023,624	814,560	722,477	638,448	656,980	10.5	7.9	7.3	8.1	8.4
General manager services	420,304	422,461	400,436	371,367	373,101	4.3	4.1	4.1	4.7	4.7
Legal fees	203,933	161,894	128,401	125,158	126,616	2.1	1.6	1.3	1.6	1.6
Repairs and maintenance	603,816	2,388,188	286,172	354,901	299,101	6.2	23.1	2.9	4.5	3.8
Inspection fees/meter purchases	62,400	17,525	29,775	250	25,175	0.6	0.2	0.3	-	0.3
Engineering fees	85,131	58,604	46,561	116,843	105,599	0.9	0.6	0.5	1.5	1.3
Security services	179,179	105,913	74,053	109,289	120,132	1.9	1.0	0.7	1.4	1.5
Utilities	35,968	37,065	30,696	25,382	24,441	0.4	0.3	0.3	0.3	0.3
Auditing fees	19,000	18,500	17,500	16,750	16,250	0.2	0.2	0.2	0.2	0.2
Accounting fees	77,900	73,974	71,875	67,000	66,750	0.8	0.7	0.7	0.8	0.9
Directors' fees	15,702	10,706	6,748	8,558	14,694	0.2	0.1	0.1	0.1	0.2
Chemicals	-	6,313	58,694	70,438	55,214	-	0.1	0.6	0.9	0.7
Office expenditures	509,152	465,253	492,877	425,322	446,602	5.2	4.5	5.0	5.4	5.7
Tax appraisal/collection fees	31,010	29,068	22,480	17,435	16,211	0.3	0.3	0.2	0.2	0.2
Insurance	61,981	37,435	37,898	22,671	22,558	0.6	0.4	0.4	0.3	0.3
Other	132,446	88,586	137,522	123,425	106,232	1.4	0.9	1.4	1.6	1.4
Contracted services	9,424	12,336	8,315	21,682	8,304	0.1	0.1	0.1	0.3	0.1
Bad debt expense	17,500	-	-	-	-	0.2	-	-	-	-
Capital outlay	552,430	179,534	201,471	2,657,250	2,907,875	5.7	1.7	2.0	33.6	37.0
Total expenditures	<u>7,400,088</u>	<u>8,187,647</u>	<u>5,773,511</u>	<u>8,157,512</u>	<u>8,315,225</u>	<u>76.1</u>	<u>79.3</u>	<u>58.5</u>	<u>103.3</u>	<u>105.7</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ 2,328,381</u>	<u>\$ 2,140,140</u>	<u>\$ 4,098,805</u>	<u>\$ (259,603)</u>	<u>\$ (444,711)</u>	<u>23.9 %</u>	<u>20.7 %</u>	<u>41.5 %</u>	<u>(3.3) %</u>	<u>(5.7) %</u>

(continued)

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-7 COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES -
GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS (continued)
SEPTEMBER 30, 2025

	AMOUNTS					PERCENT OF FUND TOTAL REVENUES				
	2025	2024	2023	2022	2021	2025	2024	2023	2022	2021
<u>DEBT SERVICE FUND</u>										
REVENUES:										
Property taxes, including penalties and interest	\$ 2,267,066	\$ 2,417,817	\$ 2,521,367	\$ 2,433,805	\$ 2,054,202	94.5 %	93.6 %	94.8 %	99.3 %	79.8 %
Net bond activity	-	-	-	-	517,369	-	-	-	-	20.1
Interest	131,988	165,011	138,029	17,982	1,963	5.5	6.4	5.2	0.7	0.1
Total revenues	<u>2,399,054</u>	<u>2,582,828</u>	<u>2,659,396</u>	<u>2,451,787</u>	<u>2,573,534</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
EXPENDITURES:										
Tax appraisal/collection fees	14,825	15,114	13,722	13,200	10,628	0.6	0.6	0.5	0.5	0.4
Principal payments	1,885,000	1,850,000	1,770,000	1,665,000	1,620,000	78.6	71.6	66.6	68.0	63.0
Interest payments	528,575	594,025	649,425	701,075	678,362	22.1	23.0	24.4	28.6	26.4
Fiscal agent fees and other	22,321	5,550	3,126	5,745	3,596	0.9	0.2	0.1	0.2	0.1
Bond refunding expenditures	-	-	-	-	141,338	-	-	-	-	5.5
Total expenditures	<u>2,450,721</u>	<u>2,464,689</u>	<u>2,436,273</u>	<u>2,385,020</u>	<u>2,453,924</u>	<u>102.2</u>	<u>95.4</u>	<u>91.6</u>	<u>97.3</u>	<u>95.4</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (51,667)</u>	<u>\$ 118,139</u>	<u>\$ 223,123</u>	<u>\$ 66,767</u>	<u>\$ 119,610</u>	<u>(2.2) %</u>	<u>4.6 %</u>	<u>8.4 %</u>	<u>2.7 %</u>	<u>4.6 %</u>
TOTAL ACTIVE RETAIL WATER CONNECTIONS	<u>3,285</u>	<u>3,215</u>	<u>3,144</u>	<u>3,187</u>	<u>3,143</u>					
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	<u>3,188</u>	<u>3,238</u>	<u>3,141</u>	<u>3,090</u>	<u>3,085</u>					

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
TSI-8. BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2025**

Complete District Mailing Address:	c/o Armbrust & Brown, PLLC 100 Congress Ave. Suite 1300, Austin TX 78701
District Business Telephone Number:	(512) 435-2300
Submission Date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):	November 26, 2024
Limits on Fees of Office that a Director may receive during a fiscal year: (Set by Board Resolution TWC Section 49.060)	\$7,200

Name and Address:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid * 9/30/2025	Expense Reimbursements 9/30/2025	Title at Year End
<i>Board Members:</i>				
BRENDA RICHTER	(Elected) 11/08/2022 - 11/03/2026	\$ -	\$ -	President
CHRISTOPHER CAPERS	(Elected) 11/08/2022 - 11/03/2026	\$ 6,851	\$ 1,319	Vice President
COLETTE DOWNEY	(Elected) 11/05/2024 - 11/07/2028	\$ 3,757	\$ 1,269	Secretary
R. LEE HILL	(Elected) 11/08/2022 - 11/03/2026	\$ -	\$ 2,739	Treasurer
LISA BAKER	(Elected) 11/05/2024 - 11/07/2028	\$ 3,757	\$ 1,286	Assistant Secretary/Treasurer

* *Fees of Office* are the amounts actually paid to a director during the District's fiscal year.

Consultants:

Crossroads Utility Service	2010	\$ 958,925	\$ -	District Manager
Armbrust & Brown, PLLC	1997	\$ 207,734	\$ -	Attorney
Bott & Douthitt, PLLC	2009	\$ 80,188	\$ -	District Accountant
McCall Gibson Swedlund Barfoot Ellis PLLC	2011	\$ 34,000	\$ -	Auditor
360 Professional Services, Inc.	2012	\$ 93,680	\$ -	Engineer
Public Finance Group, LLC	2014	\$ 3,825	\$ -	Financial Advisor
McCall Parkhurst & Horton, LLP	1994	\$ -	\$ -	Bond Counsel
TexaScapes, Inc.	2002	\$ 834,426	\$ -	Landscaping/Compost Services
Travis County Tax Collector	1994	\$ 8,293	\$ -	Tax Collector

**OTHER
SUPPLEMENTARY INFORMATION**

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
OSI-1. PRINCIPAL TAXPAYERS
SEPTEMBER 30, 2025**

Taxpayer	Type of Property	Tax Roll Year		
		2025	2024	2023
Northtown Phase 1 LLC	N/A	\$ 105,000,000	\$ 114,380,000	\$ 34,767,315
Pre VTR Holdings LP	N/A	70,130,000	71,000,000	70,500,000
Belkorp Oaks LLC	N/A	56,633,819	57,679,599	59,767,819
Edenbrook Ridge LLC	N/A	43,651,907	40,848,529	16,878,000
Logistics II Tech Ridge Portfolio LLC	N/A	31,844,863	30,429,863	29,623,693
Lantower Techridge Austin LP	N/A	18,453,000	19,113,000	19,470,000
MCN Lakewood LLC	N/A	16,021,872	16,339,872	16,779,372
Northtown Multifamily LP	N/A	3,783,537	5,861,434	5,861,434
Applied Materials Inc.	N/A	3,457,786	6,864,657	-
A M Petroleum Inc.	N/A	3,060,007	-	-
Village @ Northtown LP	N/A	-	8,157,798	8,212,173
KB Home Lone Star Inc.	N/A	-	-	7,167,988
Total		\$ 352,036,791	\$ 370,674,752	\$ 269,027,794
Percent of Assessed Valuation		25.3%	26.1%	21.0%

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
OSI-2. ASSESSED VALUE BY CLASSIFICATION
SEPTEMBER 30, 2025**

Type of Property	Tax Roll Year					
	2025		2024		2023	
	Amount	%	Amount	%	Amount	%
Single Family	\$ 1,066,565,049	76.6%	\$ 1,114,548,591	78.5%	\$ 1,209,977,448	94.3%
Multi Family Residence	331,798,997	23.8%	300,977,176	21.2%	223,674,576	17.4%
Vacant Lot	6,861,743	0.5%	3,260,209	0.2%	3,260,209	0.3%
Qualified Open-Space Land	10,362,149	0.7%	-	-	876,863	-
Rural Land	1,341,145	0.1%	15,484,302	1.1%	15,856,129	1.2%
Commercial Real Property	39,334,299	2.8%	78,132,731	5.5%	51,669,408	4.0%
Utility Company	2,009,340	0.1%	1,220,143	0.1%	949,460	0.1%
Commercial Personal Property	10,262,611	0.7%	10,095,316	0.7%	4,261,924	0.3%
Industrial Personal Property	114,334,634	8.2%	162,027,938	11.4%	222,389,020	17.3%
Residential Inventory	3,300,629	0.2%	10,543,422	0.7%	10,514,741	0.8%
Totally Exempt Property	45,764,860	3.3%	43,386,033	3.1%	44,533,383	3.5%
Less: Adjustments	<u>(240,230,289)</u>	<u>-17.0%</u>	<u>(319,914,684)</u>	<u>-22.5%</u>	<u>(504,990,426)</u>	<u>-39.2%</u>
Total Taxable	<u>\$ 1,391,705,167</u>	<u>100.0%</u>	<u>\$ 1,419,761,177</u>	<u>100.0%</u>	<u>\$ 1,282,972,735</u>	<u>100.0%</u>

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TRAVIS COUNTY, TEXAS
JANUARY 28, 2026

McCall Gibson Swedlund Barfoot Ellis PLLC
Certified Public Accountants
13100 Wortham Center Drive, Suite 235
Houston, Texas 77065-5610

Ladies and Gentlemen:

This representation letter is provided in connection with your audit of the financial statements of Northtown Municipal Utility District, (the "District"), which comprise the respective financial position of the governmental activities and each major fund as of September 30, 2025, and the respective changes in financial position for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the current actual knowledge of the Board of Directors, without independent investigation or inquiry, and in reliance on the representations of the District's bookkeeper, and except as otherwise disclosed to you as part of the audit, the following representations made to you in connection with your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated August 26, 2025, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) The methods, significant assumptions and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.
- 6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.

- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 8) The effects of uncorrected misstatements, if any, are immaterial, both individually and in the aggregate, to the financial statements as a whole for each opinion unit. A list of the uncorrected misstatements, if any, are attached to the representation letter.
- 9) The effects of all known actual or possible litigation, claims, and assessments, if any, have been accounted for and disclosed in accordance with U.S. GAAP.
- 10) Guarantees, whether written or oral, under which the District is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 11) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the District from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of the District or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 12) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 13) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 14) We have no knowledge of any fraud or suspected fraud that affects the District and involves -
 - Management,
 - Employees who have significant roles in internal control, or
 - Others where the fraud could have a material effect on the financial statements.
- 15) We have no knowledge of any allegations of fraud or suspected fraud affecting the District's financial statements communicated by employees, former employees, regulators, or others.
- 16) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.
- 17) We are not aware of any pending or threatened litigation, claims or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements, and we have not consulted a lawyer concerning such litigation, claims, or assessments.
- 18) We have disclosed to you the names of the District's related parties and all the related party relationships and transactions, including any side agreements.

Government-specific

- 19) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 20) We have taken timely and appropriate steps to remedy identified and suspected fraud or noncompliance with provisions of laws, regulations, contracts, and grant agreements that you have reported to us, if any.
- 21) We have a process to track the status of audit findings and recommendations, if any.
- 22) We have identified to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.
- 23) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
- 24) We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report as needed.
- 25) The District has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.
- 26) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 27) We have appropriately identified, measured, recognized, recorded, and/or disclosed the following (if applicable): all leases in accordance with GASB Statement No. 87; conduit debt obligations and/or certain arrangements with conduit debt obligations in accordance with GASB Statement No. 91; public-private and public-public partnerships and availability payment arrangements in accordance with GASB Statement No. 94; subscription-based information technology arrangements in accordance with GASB Statement No. 96; and compensated absences and other salary-related payments in accordance with GASB Statement No. 101.
- 28) We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.
- 29) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 30) The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 31) The District has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 32) The financial statements include all component units, appropriately present majority equity interests in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.

- 33) There are no fiduciary activities required to be disclosed in the financial statements in accordance with GASB Statement No. 84, as amended.
- 34) The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34, as amended.
- 35) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 36) Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 37) Investments, derivative instrument transactions, and land and other real estate held by endowments are properly valued.
- 38) Provisions for uncollectible receivables have been properly identified and recorded.
- 39) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 40) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 41) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 42) Special and extraordinary items (unusual items or infrequent items after implementing GASB Statement No. 103), if any, are appropriately classified and reported.
- 43) Deposits and investment securities and derivative instrument transactions are properly classified as to risk and are properly disclosed.
- 44) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
- 45) The District did not meet the GASB-established requirements for accounting for eligible infrastructure assets using the modified approach.
- 46) We have appropriately disclosed the District's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 47) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 48) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

49) With respect to the supplementary information required by the Texas Commission on Environmental Quality (Commission) as published in the Water District Financial Management Guide,

- a) We acknowledge our responsibility for presenting this information in accordance with the Commission's requirements, and we believe this information, including its form and content, is fairly presented in accordance with the Commission's requirements. The methods of measurement and presentation of this information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
- b) If this information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

50) With respect to the other supplementary information expected to be issued:

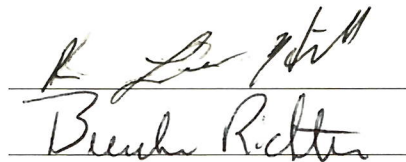
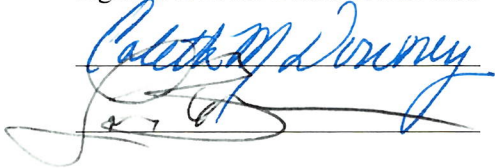
- a) We acknowledge that we have informed you of all documents that may comprise other information we expect to issue. The financial statements and other information you obtained prior to the auditor's report date are consistent with one another, and the other information does not contain any material misstatements.
- b) With regard to the other information that will be included in the annual report that has not been obtained by you prior to the auditor's report date, if any, we intend to prepare and issue the other information, as well as communicate the expected timing of issuance, and provide you with the final version of the document(s) when available and prior to the issuance of the annual report.

We confirm, to the current actual knowledge of the Board of Directors, without independent investigation or inquiry, and in reliance on the representations of the District's bookkeeper, and except as otherwise disclosed to you as part of the audit, the following representations made to you in connection with your audit.

The District's Board of Directors has retained various consultants, including Bott & Douthitt, PLLC and Crossroads Utility Services LLC, to perform bookkeeping and management services on the District's behalf. These District consultants have provided the District with a representation letter as requested by you. The Board has relied on its consultants' advice and representations in making the representations contained in this letter.

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Signatures of the Board of Directors



Section 2. The Board's previous designation of Allen Douthitt of Bott & Douthitt, PLLC, the District's bookkeeper, as the District's investment officer is hereby ratified and confirmed. The District's investment officers are authorized to invest District funds in accordance with the direction of the Board and the District Financial Management Policies, but in no event may an investment officer invest District funds in contravention of Chapter 2256 of the *Texas Government Code*, the Public Funds Investment Act.

Section 3. The List of Qualified Brokers attached as **Exhibit "C"** is hereby adopted.

Section 4. The Secretary of the Board is directed to file a copy of this Resolution in the official records of the District.

Section 5. This Resolution may be executed in multiple counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. A facsimile or other electronic copy of a signature, and a counterpart transmitted electronically (e.g., by fax, email, text, or similar means), will be deemed to be, and will have the same force and effect as, an original signature for all purposes.

ADOPTED this 28th day of January, 2026.

**NORTHTOWN MUNICIPAL UTILITY
DISTRICT**



Brenda Richter, President
Board of Directors

ATTEST:

Colette Downey, Secretary
Board of Directors

EXHIBIT “A”
**NORTHTOWN MUNICIPAL UTILITY DISTRICT CODE OF ETHICS AND
FINANCIAL INVESTMENT, TRAVEL
AND PROFESSIONAL SERVICES POLICY**

(January 28, 2026)

ARTICLE I

SUBJECT MATTER

This Code of Ethics and Financial Investment, Travel and Professional Services Policy (this “*Policy*”) is adopted by the Board of Directors (the “*Board*”) of NORTHTOWN Municipal Utility District (the “*District*”) under Sections 49.157 and 49.199, Texas Water Code, and Section 2256.005 of the Texas Government Code. The subject matter of this Policy is addressed by other requirements of Texas law, including those governing public meetings, public records, audits, financial management, disqualifications of Directors, dual office holding limitations, conflicts of interest, self-dealing, and illegal and corrupt practices. This Policy is not intended to supersede or summarize other provisions of applicable law.

ARTICLE II

DEFINITIONS

2.01. **Business Entity.** “*Business Entity*” means a sole proprietorship, partnership, firm corporation, holding company, joint stock company, receivership, trust or any other entity recognized by law through which business is conducted.

2.02. **Commission.** “*Commission*” means the Texas Commission on Environmental Quality.

2.03. **Developer.** “*Developer*” means a developer of property in the District.

2.04. **Director.** “*Director*” means a person elected or appointed to serve on the Board.

2.05. **District Official.** “*District Official*” means a Director, Officer, or Employee.

2.06. **Emolument.** “*Emolument*” means pay or some other benefit, compensation, or thing of value received in exchange for holding an office. For example, free or discounted utility services or a fee of office for meeting attendance could constitute an emolument.

2.07. **Employee.** “*Employee*” means any person or Business Entity working for or on behalf of the District.

2.08. **Investment Officer.** “*Investment Officer*” means a person appointed by the Board to handle District investments.

2.09. **Officer.** “*Officer*” means an elected or appointed officer of the District, including an Investment Officer, who exercises responsibilities beyond those that are advisory in nature.

2.10. **Professional Services Procurement Act.** “*Professional Services Procurement Act*” means Subchapter A, Chapter 2254, Texas Government Code, as amended from time to time.

2.11. Public Funds Investment Act. “*Public Funds Investment Act*” means Chapter 2256, Texas Government Code, as amended from time to time.

2.12. Public Funds Collateral Act. “*Public Funds Collateral Act*” means Chapter 2257, Texas Government Code, as amended from time to time.

2.13. Substantial Interest. “*Substantial Interest*” has the same meaning as set forth in Chapter 171, Texas Local Government Code, as amended from time to time. Under Chapter 171, Texas Local Government Code:

A. A person has a Substantial Interest in a Business Entity if the person: (i) owns 10% or more of the voting stock or shares of a Business Entity; (ii) owns either 10% or more or \$15,000 or more of the fair market value of a Business Entity; or (iii) has received funds from the Business Entity that constitute more than 10% of the person’s gross income for the previous year.

B. A person has a Substantial Interest in real property if the person has an equitable or legal ownership interest in the property that has a fair market value of \$2,500 or more.

C. A person also has a Substantial Interest in a Business Entity or real property if he or she is related in the first degree by consanguinity (blood) or the first degree by affinity (marriage), as determined under Chapter 573, Texas Government Code, to a person who has a Substantial Interest in a Business Entity or in real property under Subsections A or B of this Section.

ARTICLE III

CODE OF ETHICS

3.01. Statement of Policy; Purposes of Policy. This Policy has been adopted to establish guidelines for high ethical standards in official conduct by Directors and Officers, and to provide guidance to Directors and Officers in order to instill a high level of public confidence in their professionalism, integrity and commitment to the public interest. Further, this Policy will serve as a basis for disciplining those who refuse to abide by its terms.

3.02. Standards of Conduct.

A. All Directors and Officers must conduct themselves, both inside and outside District service, so as to give no occasion for mistrust of their integrity, impartiality, or devotion to the best interests of the District.

B. All District Officials must conduct themselves with decorum, both at public meetings and in other settings in which he or she may be viewed by the public as acting in an official capacity. All District Officials must treat each other, and any member of the public appearing at any meeting of the Board, with proper courtesy and respect.

C. No District Official may disclose any confidential information, including information gained during any executive session of the Board, without prior written authorization of the Board.

D. No District Official may engage in any conduct prejudicial to the District or that reflects discredit upon the Board.

E. All District Officials must use care when taking any public position on any issue pertaining to the business of the District to distinguish between their individual opinions and the official position of the Board or the District.

F. All Directors must consistently attend all meetings of the Board, including all regularly scheduled work sessions. If a Director fails to attend one-half of the regular meetings of the Board scheduled within a 12-month period, the Director may be removed from the Board by the unanimous vote of the other Directors.

3.03. Conflicts of Interest.

A. All Directors and Officers are subject to Chapter 171, Texas Local Government Code, relating to the regulation of conflicts of interest.

B. The District may not transact any business with a Business Entity or involving real property in which a Director or Officer has any interest, whether direct or indirect, without prior approval of the Board, after disclosure by the interested Director or Officer and discussion at a posted Board meeting. If a Director or Officer has a Substantial Interest, the Director or Officer must also file an affidavit disclosing the nature and extent of the interest before any action is taken on the matter in accordance with Chapter 171, Texas Local Government Code.

C. A Director may not participate in discussion or action on a matter involving a Business Entity or real property in which the Director has a Substantial Interest if the Board's action will, or it is reasonably foreseeable to, have a special economic effect on the Business Entity or value of the real estate that is distinguishable from the effect on the public, unless a majority of the Board is likewise disqualified and has filed affidavits disclosing similar interests in the same matter.

D. A Director or Officer may not act as a surety for a Business Entity that has work, business, or a contract with the District or act as a surety on any official bond required of a District Official.

E. No Director or Officer may represent, directly or indirectly, himself or any private person, Business Entity, group or interest, other than the District, before the Board, except in matters of purely public concern, when doing so without compensation or remuneration.

F. The Board may not appoint or confirm the appointment to any position, or award any contract to, a person related to a member of the Board within the second degree by affinity (marriage) or within the third degree by consanguinity (blood) when the salary or other compensation is paid, directly or indirectly, from District funds, except as provided by Chapter 573, Texas Government Code.

G. Each District Official must file a conflict of interest disclosure statement or conflict of interest questionnaire, as applicable, when required to do so by Chapter 176, Texas Local Government Code.

H. As provided in Section 171.009 of the Texas Local Government Code, a Director may serve as a member of the board of directors of private, nonprofit corporations or other non-profit entities if he or she receives no compensation or other remuneration from the nonprofit corporation or other nonprofit entity.

3.04. Disqualification of Directors. As provided in Section 49.052 of the Texas Water Code, a Director is disqualified from serving as a member of the Board if he or she:

A. is related within the third degree of affinity or consanguinity to a Developer, any other Director, or the manager, engineer, attorney, or other person providing professional services to the District;

B. is an employee of a Developer or any Director, manager, engineer, attorney, or other person providing professional services to the District or a Developer in connection with the District or property located in the District;

C. is a Developer;

D. is serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a Developer in connection with the District or property located in the District;

E. is a party to a contract with or along with the District, except for the purchase of public services furnished by the District to the public generally;

F. is a party to a contract with or along with a Developer relating to the District or to property within the District, other than a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of either establishing a permanent residence, establishing a commercial business within the District, or qualifying as a Director; or

G. during his or her term of office, fails to maintain the qualifications required by law to serve as a Director.

3.05. Dual Office Holding Limitations.

A. Constitutional Limitations. Except as permitted by Article XVI, Section 40 of the Texas Constitution, no Director may hold or exercise, at the same time, more than one civil office of Emolument.

B. Common Law Incompatibility. No Director may hold another public office in violation of the common-law doctrine of incompatibility that applies to holding two incompatible positions and prohibits a person from holding certain public offices at the same time because of practical conflicts of interest that might arise including, service as a director of two governmental authorities with overlapping taxing jurisdictions.

ARTICLE IV

INVESTMENT POLICY

4.01. Scope. This Policy applies to all transactions involving the investment assets of the District.

4.02. Policy. District funds will be invested in compliance with applicable legal requirements, the guidelines stated in this Policy, each District Investment Strategy adopted by the Board, and the restrictions contained in the District's bond resolutions. Effective cash management is recognized as a foundation of this Policy. Notwithstanding the foregoing, investment of District funds is limited to the types of investments set forth on the attached **Exhibit "A-1"**.

4.03. Allowable Maturities. Except as otherwise provided in this Policy and the attached exhibits, the maximum allowable stated maturity of any individual investment may not exceed one year, and the maximum dollar-weighted average maturity for pooled fund groups based on the stated maturity date for the portfolio may not exceed 60 days. Settlement of all transactions, other than investments in investment pool funds and mutual funds, must be consummated on a delivery versus payment basis.

4.04. Investment Objectives. The District's investment portfolio will be planned and managed to take advantage of investment interest as a source of income from all operating and capital funds. In addition, the portfolio will be managed in accordance with the covenants of the District's bond resolutions, including covenants with respect to the arbitrage regulations under the U.S. Internal Revenue Code. Consideration will be given to the following objectives:

A. Safety of Capital. The primary objective of the District is to ensure the preservation and safety of principal.

B. Liquidity. The District will maintain sufficient liquidity to ensure the availability of funds necessary to pay obligations as they become due.

C. Return on Investment. The District will seek to optimize return on investments within the constraints of safety and liquidity.

D. Standard of Care. The District will seek to ensure that all persons involved in the investment process act responsibly in the preservation of District capital. District investments will be made with the exercise of judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

4.05. Investment Officer; Monitoring District Investments; Quarterly Report. Purchases and sales of District investments may only be initiated by an Investment Officer appointed by resolution of the Board. Each Investment Officer must attend training, as required by Chapter 49 of the Texas Water Code, and the Public Funds Investment Act, from an independent source approved by the Board that includes education in investment controls, security risks, strategy risks, market risks, and compliance with the Public Funds Investment Act. The Board may authorize an Investment Officer to invest and reinvest funds of the District in accordance with this Policy. Each Investment Officer must monitor, and develop methods and procedures to monitor, the market and book values of District investments, the rating changes of

District investments, and the liquidation of District investments consistent with the provisions of the Public Funds Investment Act. The Investment Officers must submit a written report to the Board, on at least a quarterly basis, that sets forth all investment transactions during the previous quarter and complies with the requirements of the Public Funds Investment Act.

4.06. Acknowledgment Required. Any Business Entity that desires to sell investments to the District or otherwise engage in an investment transaction with the District must be given a copy of this Policy, and a qualified representative of the Business Entity must execute a written instrument, in substantially the form attached as **Exhibit "A-2"**, stating that he or she:

A. has received and thoroughly reviewed this Policy; and

B. acknowledges that his or her organization has implemented reasonable procedures and controls in an effort to preclude investment transactions between the District and his or her organization that are not authorized by this Policy, except to the extent that such authorization is dependent on analysis of the makeup of the District's entire portfolio; requires an interpretation of subjective investment standards; or relates to investment transactions of the District that are not made through accounts or other contractual arrangements over which the organization has accepted discretionary investment authority.

4.07. Collateralization. Funds held at a bank or trust company that are not invested must be collateralized by collateral securities set forth in the Public Funds Collateral Act, to the extent not insured by the Federal Deposit Insurance Corporation ("*FDIC*"), the Federal Savings and Loan Insurance Corporation ("*FSLIC*"), their successors, or any other instrumentality of the United States. Any bank or trust company that is required to secure a deposit of District funds under this Policy or the Public Funds Collateral Act must enter into an agreement regarding the collateral securities in a form approved by the District.

4.08. Review. This Policy, the District Investment Strategies attached as **Exhibit "C"**, the list of qualified brokers that are authorized to engage in investment transactions with the District, and investment performance and security will be reviewed and evaluated at least annually by the Board, or more frequently upon the request of any Director. Following its annual review, the Board will adopt a written resolution confirming its review of this Policy, the District Investment Strategies adopted by the Board, and the list of qualified brokers.

ARTICLE V

FINANCIAL MANAGEMENT

5.01. Accounting Records. The District's financial records will be prepared on a timely basis and maintained in an orderly manner, in conformity with generally accepted accounting principles and Commission requirements. These records will be available for public inspection during regular business hours as part of the official records of the District.

5.02. Financial Reporting Requirements.

A. Financial Dormancy Affidavit; Annual Financial Report. Until such time as the District is required to file an audit under Section 49.191 of the Water Code, the District will prepare and file either (i) an annual financial dormancy affidavit under Section 49.197 of the Water Code, on or before January 31st of each year with the Executive Director of the Commission, or (ii) an annual financial report and affidavit under Section 49.198 of the Water Code, within 45 days after the close of the District's fiscal year with the Executive Director of the Commission. The

District will submit the annual financial dormancy affidavit or the annual financial report and affidavit to the Texas State Comptroller within 180 days after the close of the District's fiscal year.

B. Annual Audit. At such time the District is required to file an audit under Section 49.191 of the Water Code, the District's fiscal accounts and records will be audited annually, at the expense of the District, by a certified public accountant. The audit must be completed within 120 days after the close of the District's fiscal year. The District's audits will be performed according to generally accepted auditing standards adopted by the American Institute of Certified Public Accountants and any accounting and auditing manuals adopted by the executive director of the Commission. The District will comply with uniform reporting requirements that use "Audits of State and Local Governmental Units" as a guide on audit working papers and "Governmental Accounting and Financial Reporting Standards". In addition, the District's auditor will review management controls on District investments and the District's compliance with the Investment Policy contained in Article IV. Within 135 days after the close of the District's fiscal year, the District will file a copy of its annual audit report and the annual filing affidavit prescribed by Section 49.194 of the Water Code with the Executive Director of the Commission. If the Board refuses to approve the annual audit report, the Board will file a statement with the audit that explains the reasons for disapproval. The District will submit the annual audit report to the Texas State Comptroller within 180 days after the close of the District's fiscal year.

5.03. Audit Committee. The Board will establish an audit committee comprised of one or more Directors and any Employees that the Board deems appropriate, and this committee will conduct, at a minimum, an annual review of the District's financial status. The audit committee will monitor variances from the District's budget, and make budget recommendations to the Board. The audit committee will also review the annual District audit, and make recommendations on it to the Board. Unless otherwise determined by the Board, the full Board will serve as the audit committee.

5.04. Budget. The Board will adopt an annual budget for use in planning and controlling District costs. This budget will take into consideration all District revenues, including utility fees, taxes and surcharges, if any, and all projected District obligations and expenditures. The District's bookkeeper will provide a comparison of budgeted to actual expenditures and revenues for review on a monthly basis. The approved budget will be reviewed by the Board at least quarterly and all necessary revisions to the budget will be approved by majority vote of the Board.

5.05. Additional Reporting for Certain Districts. When the District (i) is authorized to impose an ad valorem or sales and use tax or an assessment, or to charge a fee, and (ii) during the most recent fiscal year had bonds outstanding or gross receipts or cash and temporary investments of more than \$250,000, the District will submit an annual report to the Special Purpose District Public Information Database maintained by the Texas Comptroller of Public Accounts within 90 days of receiving the notice to provide the required information.

ARTICLE VI

TRAVEL EXPENDITURES AND FEES OF OFFICE

6.01. Fees of Office. A Director is entitled to receive fees of office for each day the Director actually spends performing duties as a Director in an amount equal to the amount of the per diem set from time to time by the Texas Ethics Commission for members of the legislature under Section 24a, Article III of the Texas Constitution. Total fees of office payable to any Director may not exceed the sum of \$7,200 per District fiscal year. This maximum will be determined based on the date the fee of office is earned and not on the date of payment. No Director may receive fees of office if the Director owes any sum of money to the District. Fees of office will be paid only for called meetings of the Board or, upon prior approval of the Board, for subcommittee meetings, approved conferences, or other special projects requested by the Board. In this section, "performing the duties of a Director" means substantive performance of the management or business of the District, including participation in Board and committee meetings and other activities involving the substantive deliberation of District business and in pertinent educational programs. The phrase does not include routine or ministerial activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimal amount of time.

6.02. Reimbursement of Expenses. Reimbursement for travel expenditures and other expenses incurred by a Director on behalf of the District are subject to approval by the Board.

6.03. Verification. In order to receive fees of office and to receive reimbursement for expenses, each Director must present a verified statement of attendance to the Board indicating the date(s) spent performing the duties of a Director and a general description of the duties performed on each such date, together with all supporting receipts and invoices.

6.04. Conference and Seminar Policy. Directors may attend conferences and meetings at the District's expense only if deemed appropriate by the Board. Unless otherwise approved by the Board, each Director attending a conference or meeting must attend all blocks of educational sessions in order to qualify for reimbursement. Subject to prior Board approval and compliance with the other requirements of this Policy, each Director who attends a conference, business meeting, or seminar related to the District business may be reimbursed for travel, lodging, and meal expenses associated with that attendance, as follows:

A. Travel Expenses. Transportation costs, including but not limited to airfare, car rental, taxi fare, and parking incurred while on official District business, will be reimbursed based upon the costs actually incurred by the Director; however, reimbursement for transportation on a common carrier will be limited to tourist/coach rates. Mileage reimbursement for transportation by personal automobile will conform to Internal Revenue Service regulations.

B. Lodging Expenses. Lodging expenses will be reimbursed based upon costs actually incurred by the Director and will not exceed the amount of lodging expense determined to be reasonable and necessary.

C. Meal Expenses. Meal expenses will be limited to the amount determined to be reasonable and necessary.

D. Excluded Expenses. The cost of alcoholic beverages, hotel movies, gifts, laundry and dry cleaning, entertainment, family attending with the Director, personal telephone calls and

all other expenses that are of a personal nature or are not reasonable or necessary to District business will not be paid or reimbursed by the District.

ARTICLE VII

PROFESSIONAL SERVICES; BONDS

7.01. Selection. Consultants and Employees retained to provide professional services to the District, including, but not limited to, legal, engineering, management, accounting and tax collection services, will be selected based upon their demonstrated competence and qualifications to perform the services for a fair and reasonable price, and by majority vote of the Board. In selecting attorneys, engineers, auditors, financial advisors or other professional consultants, the District will follow the procedures required by the Professional Services Procurement Act.

7.02. Bond or Insurance. In order to protect the District against loss of District funds, the District will, in accordance with Section 49.057(e) of the Texas Water Code, require any Employee who routinely collects, pays, or handles District funds to either (i) provide the District with a bond payable to the District in an amount determined by the Board to be sufficient to safeguard the District; or (ii) obtain and thereafter maintain a policy or policies of insurance, the coverage of which, in the Board's determination, adequately protects the interests of the District.

7.03. Review. The performance of all Employees providing professional services to the District will be regularly monitored and reviewed by the Board. An Employee's performance may be formally reviewed and evaluated by the Board at any time, upon the request of any Director.

ARTICLE VIII

COMPLAINTS AND PROCEDURES FOR VIOLATIONS

8.01. Complaints. All complaints or allegations of violations of this Policy must be made in writing, sworn to before a notary public and filed with the District's attorney. A complaint must describe in detail the act that is complained of, and the specific sections of this Policy alleged to have been violated. A general complaint, lacking detail, will not be sufficient to invoke the procedures in this section, and anonymous complaints will not be considered.

8.02. Initial Determination. Within five business days of receipt of a complaint, the District's attorney will determine if the facts of the complaint, if true, would constitute a violation of this Policy. If the District's attorney determines that the complaint does not contain facts that constitute a violation, the District's attorney will so advise the Board at its next regular meeting.

8.03. Report to the Board. If the District's attorney determines that the complaint contains facts that, if true, would constitute a violation, the District's attorney will present a report to the Board. A majority of the Directors not implicated by the complaint will determine whether the complaint should be considered or rejected.

8.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any final action, decision or vote will be made in open meeting.

8.05. Reprimand. The failure of a Director to comply with the provisions of this Policy will constitute grounds for a reprimand by the other Directors.

EXHIBIT "A-1"
AUTHORIZED INVESTMENTS

1. The following obligations of governmental entities and obligations guaranteed by governmental entities are allowed:
 - a. Obligations of the United States or its agencies and instrumentalities;
 - b. Direct obligations of the State of Texas or its agencies and instrumentalities;
 - c. With prior approval of the Board, collateralized mortgage obligations directly issued by the federal government, the underlying security for which is guaranteed by the United States with certain exceptions set forth in the Public Funds Investment Act;
 - d. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the State of Texas, the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States;
 - e. With prior approval of the Board, obligations of states, agencies, counties, cities and other political subdivisions having not less than an "A" rating from a nationally recognized investment rating firm;
 - f. Bonds issued, assumed, or guaranteed by the State of Israel;
 - g. Interest-bearing banking deposits that are guaranteed or insured by: (A) the Federal Deposit Insurance Corporation or its successor; or (B) the National Credit Union Share Insurance Fund or its successor; and
 - h. Interest-bearing banking deposits other than those described by 1.g. if (A) the funds are invested by the District through (i) a broker that has its main office or a branch office in the State of Texas and is selected from a list adopted by the Board as required by the Public Funds Investment Act, or (ii) a depository institution that has its main office or a branch office in the State of Texas and that is selected by the Board; (B) the broker or the depository institution selected by the Board arranges for the deposit of the funds in banking deposits in one or more federally insured depository institutions, wherever located, for the account of the District; (C) the full amount of the principal and accrued interest of each of the banking deposits is insured by the United States or an instrumentality of the United States; and (D) the Board appoints as custodian for the District with respect to the banking deposits issued for the account of the District (i) the bank or savings and loan association selected by the Board under (A); (ii) one of the following entities approved by the Board: a state or national bank that is designated by the State Comptroller as a state depository, has its main office or a branch office in the State of Texas, and has a capital stock and permanent surplus of \$5 million or more; the Texas Treasury Safekeeping Trust Company; a Federal Reserve Bank or a branch of a Federal Reserve Bank; a federal home loan bank; or a financial institution authorized to exercise fiduciary powers that is designated by the State Comptroller as a custodian pursuant to Section 404.031(e), Texas Government Code; or (iii) a clearing broker-dealer registered with the Securities and Exchange Commission (SEC) and operating pursuant to SEC Rule 15c3-3 (17 C.F.R. Section 240.15c3-3).

2. With prior approval of the Board, fully collateralized repurchase agreements with a defined termination date; secured by a combination of cash and obligations set forth in 1; requiring the securities being purchased by the District or cash held by the District to be pledged to the District, held in the District's name, and deposited at the time the investment is made with the District or with a third party selected and approved by the Board; and placed through a primary government securities dealer or a financial institution doing business in the State of Texas.
3. With prior approval of the Board, bankers' acceptance with a stated maturity of 270 days or less that will be liquidated in full at maturity and meet other credit requirements established by the Board.
4. With prior approval of the Board, commercial paper with a stated maturity of 270 days or less and meeting other credit requirements established by the Board.
5. With prior approval of the Board, money market mutual funds that are no-load and:
(a) are registered with and regulated by the SEC; (b) have provided the District with a prospectus and other information required by the Securities Exchange Act of 1934 and the Investment Company Act of 1940; (c) have a dollar weighted average maturity of 90 days or fewer; and (d) have an investment objective of maintaining a stable net asset value of \$1 per share.
6. Other types of mutual funds which are no-load and: (a) are registered with the SEC; (b) have an average weighted maturity of less than 2 years; (c) are invested exclusively in obligations approved by the Public Funds Investment Act; (d) are continuously rated as to investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent; and (e) meet certain requirements of investment pools, as set forth in the Public Funds Investment Act.
7. Public funds investment pools that (a) meet the criteria as set forth in the Public Funds Investment Act, (b) maintain a rating of not lower than AAA or an equivalent rating by at least one nationally recognized rating service, and (c) have an investment objective of maintaining a stable net asset value of \$1 per share.

EXHIBIT "A-2"
QUALIFIED REPRESENTATIVE'S
CERTIFICATION OF RECEIPT
AND
REVIEW OF INVESTMENT POLICY

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

I, the undersigned _____, a qualified representative of _____ [business organization], do hereby certify that I have been presented a copy of _____ (the "District's") Code of Ethics and Financial Investment, Travel and Professional Services Policy (the "Investment Policy"). I have thoroughly reviewed the Investment Policy and acknowledge that _____ [business organization] has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the District and _____ [business organization] that are not authorized by the Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the District's entire portfolio or requires an interpretation of subjective investment standards.

WITNESS MY HAND THIS the _____ day of _____, 20_____.

Name: _____

Title: _____

EXHIBIT "B"
INVESTMENT STRATEGIES

Investment Strategies in order of priority:

A. Investment Requirements by Fund.

1. **Operating Funds.** The District will maintain funds in the operating checking account at its depository, TexPool or any qualified money market fund to cover approximately two months of operating needs. The remaining operating funds will be invested in acceptable investments to meet the operating requirements of the District, as determined by the annual operating budget adopted by the Board, not to exceed a maximum maturity of one year.
2. **Tax Collections.** Tax collections will be deposited into the District's tax account at its depository. The balance will be checked monthly, except during December and January, when the balance will be checked on a weekly basis. Tax receipts will be allocated according to the Order Levying Taxes, then transferred to the operating and debt service accounts.
3. **Debt Service Funds.** The District will maintain a balance of approximately \$1,000 in the debt service account at its depository. This balance will cover any minimal debt service expenses that may occur. The remaining funds will be invested to mature three to seven days prior to the next bond payment dates.
4. **Construction Funds.** The District will maintain a balance of approximately \$3,000 in the construction account at its depository. The remaining construction funds will be invested in acceptable investments not to exceed a maximum maturity of one year. Escrowed construction moneys will be maintained in a separate interest-bearing account.

B. Suitability. The District's Investment Officer(s) must understand the District's financial requirements. Appropriate investments will be made to meet the needs of the District. TexPool or a qualified money market fund will be considered acceptable investments if approved by the District's Investment Officers in accordance with these strategies.

C. Preservation of Capital. A safe investment will allow the District to recover every dollar invested.

D. Liquidity. The District's Investment Officer(s) must invest in securities that are easily and rapidly converted into cash without a substantial loss of value.

E. Investment Marketability Requirements. All investments must be "marketable" in case the need arises to liquidate an investment before maturity.

F. Maximum Maturities. To the extent possible, the District will match its investments with anticipated cash flow requirements. As required by the Public Funds Investment Act and the District's Policy, certain investments will have maturity limitations.

G. Diversification. There will be no defined level of investment diversification as long as all funds of the District are invested in accordance with these strategies.

H. Yield. District funds must be invested to obtain the maximum yield for each time frame taking into consideration the priority of preservation and safety of the principal and the liquidity of the investment.

I. Annual Review of Investment Strategies. The Board will review these strategies at least annually. Any changes deemed necessary by the Board at the time of each review will be reflected in an amendment to these strategies.

EXHIBIT "C"
2026 LIST OF QUALIFIED BROKERS

ABC Bank	Legacy Texas Bank
Allegiance Bank	Logic
Amegy Bank of Texas, N.A.	Lone Star Bank
BancorpSouth	Lone Star Investment Pool
Bank of America N.A.	Memorial City Bank
Bank of Houston	Merchants Bank
Bank of New York – Mellon	Metro Bank, N.A.
Bank of Texas N.A.	Moody National Bank
Bank of the West	New First National Bank
BBVA	North Houston Bank
BOSC, Inc.	Northstar Bank of Texas
Broadway Bank	Omni Bank, N.A.
Cadence Bank	Pioneer Bank
Capital Bank	Plains Capital Bank
Capital Markets of Dallas	Patriot Bank
Capital One	Plains State Bank
Central Bank	PNC Bank
Chasewood Bank	Post Oak Bank
CIT Bank	Prosperity Bank
Citibank N.A.	RBC Capital Markets
City National Bank	R Bank
City National Bank of Taylor	Regions Bank
Classic State Bank	Roscoe State Bank
Comerica Bank	Security State Bank
Comerica Securities	Sovereign Bank
Commercial State Bank	Spirit of Texas Bank
Community Bank	State Bank of Texas
Community State Bank	State Street Bank & Trust Co.
Community State Bank Austin	Sterling Bank
Coastal Securities	Sterne Agee & Leach
Crockett National Bank	Stifel Nicholas
Encore Bank	Tex Star Investment Pool
Enterprise Bank	Texas Capital Bank N.A.
First Bank of Conroe	Texas Class
First Bank of Texas	Texas Citizens Bank
First Bank & Trust	Texas Community Bank
First Citizens Bank	Texas First Bank
First Community Bank	Texas Independent Bank
First Convenience Bank	Texas Regional Bank

First National Bank of Bastrop
First National Bank of Texas
First Texas Bank
Frontier Bank of Texas
Frost Bank
Green Bank
Hancock Whitney Bank
Herring National Bank
Hilltop Securities
Hometown Bank, N.A.
Horizon Bank
Houston Community Bank N.A.
Independent Bank
International Bank of Commerce
Inter National Bank
JP Morgan Chase
Keystone Bank

Texas Savings Bank
Texpool/Texpool Prime
The Bank of River Oaks
The Right Bank for Texas
Third Coast Bank
Tradition Bank
Trustmark National Bank
UMB Bank
Union Planters Bank, N.A.
United Bank of el Paso del Norte
United States Treasury
Unity National Bank
U.S. Bank
US Capital Advisors
Veritex Bank
Wells Fargo Bank, N.A.
Wells Fargo Brokerage Service, LLC

ADOPTED this 28th day of January, 2026.



Brenda Richter

Brenda Richter, President
Board of Directors

ATTEST:

Colette Downey
Colette Downey, Secretary
Board of Directors

B. Water Utility Data:

1. Connection Type	Number of Existing Connections
Occupied Single Family	3,169
Builder	3
Vacancies	33
Irrigation	29
Fire Hydrants	2
Multi-family	8 (totaling 830 units)
Commercial	4
Schools	2
Non-Profit	0
District	13

Section 3. The Board has determined that no other changes to the Plan are necessary at this time.


Section 4. Mona Oliver is designated as the District's water conservation coordinator responsible for implementing the Plan.

Section 5. The District's attorney is directed to file a copy of this Resolution in the official records of the District and to give written notice to the executive director of the Texas Water Board of the name and contact information for the District's designated water conservation coordinator.

This Resolution may be executed in multiple counterparts, each of which will be deemed an original and of which together will constitute one and the same instrument. A facsimile or .pdf of the signature of the undersigned, and a signature of the undersigned transmitted by fax, email or similar electronic means, will be deemed to be, and will have the same force and effect as, an original signature for all purposes.

ADOPTED this 28th day of January, 2026.




Brenda Richter, President
Board of Directors

ATTEST:


Colette Downey, Secretary
Board of Directors

EXHIBIT "A"
THE PLAN

**WATER CONSERVATION AND
DROUGHT CONTINGENCY PLAN**

I. Approval of the Plan

The Board of Directors (the "Board") of Northtown Municipal Utility District (the "District") establishes the Water Conservation and Drought Contingency Plan (the "Plan"), as set forth below. The Board commits to implement this Plan according to the procedures set forth below.

II. Water Conservation Plan

2.01. Water and Wastewater Utility System Profile:

A. Service Area Population: As of the date of adoption of this Plan, the District had 3,141 occupied single family residences, and 24 residences either owned by builders or vacant. The estimated population of the District's service area is 11,364 calculated on 3,141 single family units multiplied by 3.0 persons/unit and 830 multi-family units multiplied by 3.0 persons per unit, rounded to the nearest whole number.

B. Water Utility Data:

1.	Connection Type	Number of Existing Connections
	Occupied Single Family	3,141
	Vacant Single Family	13
	Multi Family	6 (totaling 830 units)
	Commercial	9
	Builder-Owned	11
	Schools	2
	Non-Profits	0
	Fire Hydrants	0
	Vacant Fire Hydrants	0
	Irrigation	25
	Vacant Irrigation	1
	District	9

2. The District receives its water supply from the City of Austin (the "City").

C. Wastewater Service: Wastewater treatment for the District is provided by the City, except for a small area of the District that is served directly by the City pursuant to an interlocal agreement between the City and the District.

D. Financial Data: The District's water and wastewater rates and connection/impact fees are set forth in the District's Order Establishing Service Rates, Charges and Tap Fees and Adopting Rules and Policies With Respect to the District's Water, Wastewater and Drainage Systems. The rates and fees are comparable to surrounding adjacent developments and are cost-based.

2.02. Conservation Strategies:

A. Minimum Measures.

1. Water Conservation Goals. The District's five-year target for water savings is to reduce daily water consumption in gallons per capita by 3%, and the District's 10-year target for water savings is to reduce daily water consumption in gallons per capita by an additional 3% over the five-year target. The District will attempt to achieve these targets and goals with one or more of the following actions:

a. Encouraging and supporting efficient water use and reducing the waste of water.

b. Taking measures to maintain per capita water usage below the median of the previous five years' gallons per capita per day consumption for similarly situated water providers.

c. Striving to limit unaccounted-for water from the District's system to no more than 10% of the volume of water delivered based on a moving five year average.

d. Implementing and maintaining a program of universal metering and meter replacement and repair.

e. Encouraging decreasing waste in landscape irrigation.

f. Raising public awareness of water conservation and encouraging responsible public behavior.

g. Developing a system specific strategy to conserve water during peak demands, thereby reducing peak use.

h. Encouraging the development of a program for the reuse/recycling of wastewater/greywater.

i. Encouraging the use of water-efficient plumbing fixtures.

j. Implementing all applicable water conservation measures required by any water supplier of the District.

2. Meters. The District will strive to implement the following with respect to metering and meter repair/replacement:

a. The supply of water to the District will be metered with water meters capable of accuracy within +/-5%.

b. Each connection will be metered with a water meter capable of accuracy within +/- 5%.

c. Each connection on the system will be metered, including landscape irrigation and public facilities.

d. A regularly scheduled maintenance program of meter repair and replacement will be established in accordance with the following time intervals:

- i. Master Meters: test once per year
- ii. 1"+ Meters: test once per year
- iii. Meters <1": replace after 1,000,000 gallons of water usage

3. Education and Public Information Programs. The District will undertake a coordinated water conservation public education and information program with its customers that may include:

- a. Providing a conservation message that may be included with water bills.
- b. Encouraging local media coverage of water conservation issues and the importance of water conservation.
- c. Making water conservation information and materials available.

B. Other Measures. Other measures may include system operation requirements and rules that promote water conservation such as use of new water conserving technology in construction, landscape watering management, and appropriate use of updated plumbing fixtures that conserve water. In addition, the District will regularly review this Plan in accordance with applicable rules to ensure that it is effective and efficient.

2.03. Coordination with Regional Water Planning Group. The service area of the District is located within the Lower Colorado Regional Water Planning Area (Region K) and the District has provided or will provide a copy of this water conservation plan to the regional water planning group.

III. *Drought Contingency Plan*

3.01. Declaration of Policy, Purpose, and Intent. Because of the water conditions prevailing within the District, the water resources available to the District must be put to the maximum beneficial use and the waste, unreasonable use, or unreasonable method of use of water must be prevented, with a view to the reasonable and beneficial use thereof in the interests of the residents of the District and for the public health and welfare.

3.02. Public Involvement. An opportunity for the public to provide input into the preparation of this Plan was provided through the District's scheduling and providing public notice of a public meeting at which members of the public were provided with an opportunity to provide input to the Board on this Plan.

3.03. Public Education. The District will periodically provide the public with information about this Plan, including information about the conditions under which each stage of the drought contingency measures of this Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This

information will be provided by means of publication of notice in a newspaper of general circulation, posting notification signs in public places, mailing utility bill inserts or postcards, press releases, web page notices, **or** other means as determined necessary by the District Manager (defined below) or his/her designee.

3.04. Coordination with Regional Water Planning Group and TCEQ Notification. The service area of the District is located within the Lower Colorado Regional Water Planning Area (Region K) and the District has provided or will provide a copy of this Plan to the regional water planning group. The District will notify the executive director of the Texas Commission on Environmental Quality within five business days of the implementation or termination of any mandatory provisions of this Plan.

3.05. Authorization. The District's Manager or another consultant or employee specifically designated by the Board (for purposes of this Plan, the appointed party is designated the "District Manager") is authorized and directed to implement the applicable provisions of the drought contingency measures of this Plan upon determination that implementation is necessary to protect the public health, safety, and welfare. The District Manager, or his/her designee, will have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

3.06. Application. The provisions of this Plan will apply to all persons, entities, customers, and property utilizing water provided by the District.

3.07. Definitions. For the purposes of this Section III and Section IV, below, the following definitions will apply:

A. Commercial Customer: a Customer (defined below) that uses water as an integral part of the operations of a civic, industrial, commercial, and non-profit establishments, including retail establishments, hotels and motels, restaurants, office buildings, home owner association property, and sites with five or more dwelling units.

B. Customer: any person, entity, company, or organization using water supplied by the District.

C. Designated Outdoor Water Use Days: the days designated for outdoor water use by a Water Supplier (defined below), or, if a Water Supplier has not designated days for outdoor water use, then:

1. for residential Customers with street addresses, box numbers, or rural postal route numbers ending in an even number (0, 2, 4, 6 or 8) and locations without addresses - Sundays and Thursdays;
2. for residential Customers with street addresses, box numbers, or rural postal route numbers ending in an odd number (1, 3, 5, 7 or 9) - Saturdays and Wednesdays;
3. for commercial Customers with street addresses, box numbers, or rural postal route numbers ending in an even number (0, 2, 4, 6 or 8) and locations without addresses - Tuesday; and
4. for commercial Customers with street addresses, box numbers, or rural postal route numbers ending in an odd number (1, 3, 5, 7 or 9) - Friday.

D. *New Landscape:* vegetation that:

1. is installed at the time of the construction of a residential or commercial facility;
2. is installed as part of a governmental entity's capital improvement project;
3. is installed to stabilize an area disturbed by construction; or
4. alters more than one-half of the area of an existing landscape.

E. *Residential Customer:* a Customer that uses water as an integral part of the operations of a site with four or less dwelling units.

F. *Water Supplier:* collectively, the City and any other entity that supplies wholesale water to the District in the future and requires that the District implement drought contingency and water conservation measures consistent with its own.

3.08. *Triggering and Termination Criteria for Drought Response Stages.* The District Manager, or his/her designee, will monitor water supply and/or demand conditions on a monthly basis and determine when conditions warrant the initiation or termination of any stage of this Plan. During the months of May through September, water supply conditions may be monitored on a more frequent basis if deemed necessary. Weather conditions will be considered in determining a drought classification. If long cold or dry periods are predicted, such conditions will be considered in making an impact analysis. Public notification of the initiation or termination of drought response stages will be given by means of publication in a newspaper of general circulation, signs posted in public places, utility bill inserts or postcards, press releases, web page notices **or** other means as determined necessary by the District Manager or his/her designee.

A. *Stage 1 - Mild Water Shortage Conditions.*

1. Requirements for initiation. Customers will be required to adhere to the Stage 1 Water Use Restrictions set forth in Section 3.09(B)(2) (i) from May 1 through September 30 of each year; and (ii) when:

- a. the combined storage of Lakes Travis and Buchanan falls below 1.4 million acre-feet;
- b. required by a Water Supplier under any District water supply contract; or
- c. otherwise required by the Board or the District Manager.

2. Requirements for termination. Stage 1 of the Plan may be rescinded by the Board or the District Manager when:

- a. the combined storage of Lakes Travis and Buchanan reaches 1.4 million acre-feet and is expected to remain above 1.4 million acre-feet for four months;

b. restrictions from a Water Supplier under any District water supply contract are no longer required; or

c. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

B. *Stage 2 - Moderate Water Shortage Conditions.*

1. Requirements for initiation. Customers will be required to comply with Stage 2 requirements when:

a. (i) the combined storage of Lakes Travis and Buchanan falls below 900,000 acre-feet; or (ii) on March 1 or July 1, the combined storage in Lakes Travis and Buchanan is below 1.1 million acre-feet and the cumulative prior three months of inflows total to those lakes is less than the 25th percentile of historic inflows for the three-month periods;

b. water demand reaches 300 MGD for three consecutive days;

c. water demand reaches 320 MGD for one day;

d. required by a Water Supplier under any District water supply contract; or

e. otherwise required by the Board or the District Manager.

2. Requirements for termination. Stage 2 of the Plan may be rescinded by the Board or the District Manager when:

a. the combined storage of Lakes Travis and Buchanan reaches 1.1 million acre-feet and is expected to remain above 900,000 million acre-feet for four months; or

b. restrictions from a Water Supplier under any District water supply contract are no longer required; or

c. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

Upon termination of Stage 2, Stage 1 becomes operative.

C. *Stage 3 - Severe Water Shortage Conditions.*

1. Requirements for initiation. Customers will be required to comply with the Stage 3 requirements when:

a. the combined storage of Lakes Travis and Buchanan falls below 750,000 acre-feet;

b. system demand exceeds available high service pump capacity;

c. water system is contaminated, whether accidentally or intentionally (severe condition is reached immediately upon detection of contamination);

d. water system fails due to an act of God (tornadoes, hurricanes) or man (severe condition is reached immediately upon detection of the failure);

e. any mechanical failure of pumping equipment which will require more than 12 hours to repair and which causes unprecedented loss of capability to provide water service;

f. required by a Water Supplier under any District water supply contract; or

g. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

2. Requirements for termination. Stage 3 of the Plan may be rescinded by the Board or the District Manager when:

a. the combined storage of Lakes Travis and Buchanan reaches 900,000 acre-feet and is projected to stay above 750,000 acre-feet for four months;

b. restrictions from a Water Supplier under any District water supply contract are no longer required; or

c. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

Upon termination of Stage 3, Stage 2 becomes operative.

D. *Stage 4 - Emergency Water Shortage Conditions.*

1. Requirements for initiation. Customers will be required to comply with the Stage 4 requirements when:

a. there is a failure of water treating facilities;

b. there is a major water line break, loss of distribution pressure, or pump system failure that causes substantial loss in the District's ability to provide water service;

c. (i) the combined storage of Lakes Travis and Buchanan falls below 600,000 acre-feet; and (ii) the City declares a drought worse than the drought of record or other water supply emergency and orders mandatory curtailment of water for wholesale water customers;

d. required by a Water Supplier under any District water supply contract; or

e. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

2. Requirements for termination. Stage 4 of the Plan may be rescinded by the Board or the District Manager when:

- a. the combined storage of Lakes Travis and Buchanan is projected to stay above 600,000 acre-feet for four months;
- b. the City announces that mandatory curtailment for wholesale water customers is no longer required;
- c. restrictions from a Water Supplier under any District water supply contract are no longer required; or
- d. otherwise determined by the Board or the District Manager, but in no case in conditions less stringent than provided above.

Upon termination of Stage 4, Stage 3 becomes operative.

E. *Additional Restrictions.* The District may impose additional water restrictions to protect the public health and safety in the event of an unusual water system operational event, catastrophic occurrence or severe weather event, or as otherwise required by the Board or a Water Supplier under any District water supply contract.

3.09. *Drought Response Stages.* The District Manager will monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in Section 3.08, will determine if a mild, moderate, severe, or emergency condition exists and implement the following actions.

A. *Permanent Water Use Restrictions.* Customers must comply with the following restrictions on a year-round basis, regardless of water supply or water treatment plant production conditions:

1. Residential Customers and Commercial Customers may irrigate outdoors only before 10:00 a.m. and after 7:00 p.m., and only on a Designated Outdoor Water Use Day, except at a golf course, in accordance with the following:

- a. Customers may irrigate outdoors with a permanently installed irrigation system on one Designated Outdoor Water Use Day per week, allowing up to 15 hours of irrigation; and
- b. Customers may irrigate outdoors with a hose-end sprinkler system on up to two Designated Outdoor Water Use Days per week, allowing for a total of 30 hours of irrigation.

2. Customers must not:

- a. fail to repair a controllable leak, including a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet;
- b. operate a permanently installed irrigation system with:
 - i. a broken head;

- ii. a head that is out of adjustment and the arc of the spray head is over a street or parking lot; or
 - iii. a head that is misting because of high water pressure; or
 - c. during irrigation, allow water:
 - i. to run off a property and form a stream of water in a street for a distance of 50 feet or greater; or
 - ii. to pond in a street or parking lot to a depth greater than one-quarter of an inch.
- 3. Subsections 1 and 2 above do not apply to irrigation:
 - a. during repair or testing of a new or existing irrigation system if the person performing the testing is present;
 - b. used to establish New Landscapes;
 - c. of nursery stock at a commercial plant nursery; or
 - d. of an athletic field used for organized sports if:
 - i. the irrigation is for dust abatement purposes; and
 - ii. the Customer submits to the District a dust abatement exemption application on a form provided by the City of Austin.
- 4. A person may not use or allow the use of water to wash or rinse an automobile, truck, trailer, boat, airplane, motorcycle, or other mobile equipment or vehicle, unless using a hose with a positive shutoff valve or a single, refillable vessel with water. A person commits a separate offense for each vehicle or piece of equipment washed in violation of the terms and conditions of this Subsection. It is an affirmative defense to a violation of this subsection that the water use occurred at a vehicle wash facility for the water use charged in the complaint.
- 5. A Customer may not wash a sidewalk, driveway, parking area, street, tennis court, patio, or other paved area or outdoor building surface, unless using a hose with a positive shutoff valve or a single, refillable vessel with water. A person commits a separate offense for each outdoor surface washed in violation of the terms and conditions of this Subsection.
- 6. A person may not operate a patio mister at a commercial facility except between the hours of 4:00 p.m. and 12:00 a.m.
- 7. Any additional or alternative restrictions imposed by a Water Supplier or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

B. Stage 1 – Mild Water Shortage Conditions. The goal for Stage 1 is to achieve a 10% reduction in average daily water use (e.g., total water use, daily water demand, etc.).

1. Supply Management Measures. All District operations will adhere to the Stage 1 water use restrictions prescribed below, where possible.

2. Water Use Restrictions.

a. Customers may irrigate outdoors with a permanently installed irrigation system only before 8:00 a.m. and after 7:00 p.m. once per week on a Designated Outdoor Water Use Day, allowing up to 13 hours of irrigation;

b. Customers may irrigate outdoors with a hose-end sprinkler, a soaker hose, or use drip irrigation only before 10:00 a.m. and after 7:00 p.m. twice per week on the Designated Outdoor Water Use Days, allowing up to 30 hours of irrigation.

3. Stage 1 requirements do not apply to irrigation:

a. using a hand-held hose or hand-held bucket;

b. used to establish New Landscapes;

c. during repair or testing of a new or existing irrigation system if the person performing the testing is present;

d. of water nursery stock at a commercial plant nursery; or

e. of an athletic field used for organized sports if:

i. the irrigation is for dust abatement purposes; and

ii. the Customer submits to the District a dust abatement exemption application on a form provided by the City.

4. Charity car washes shall be held at commercial car wash facilities.

5. Any additional or alternative restrictions imposed by a Water Supplier or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

C. Stage 2 - Moderate Water Shortage Conditions. The goal for Stage 2 is to achieve a 20% reduction in average daily water use.

1. Supply Management Measures. During Stage 2, where possible the District will reduce or discontinue flushing of water mains; reduce or discontinue irrigation of public landscaped areas; use alternative water supply sources and/or alternative delivery mechanisms with the prior approval of Texas Commission on Environmental Quality, if appropriate; and use reclaimed water for nonpotable purposes. Where possible, the District will also comply with the water use restrictions for Stage 2 when those restrictions are implemented.

2. Water Use Restrictions. All requirements of Stage 1 will remain in effect during Stage 2 except:

a. Customers may not irrigate outdoors, except:

- i. with a permanently installed automatic irrigation system before 5:00 a.m. and after 7:00 p.m. once per week on a Designated Outdoor Water Use Day, allowing up to 10 hours of irrigation; or
- ii. with a hose-end sprinkler, a soaker hose, or drip irrigation, before 10:00 a.m. and after 7:00 p.m. once per week on a Designated Outdoor Water Use Day, allowing up to 15 hours of irrigation;

b. a person may not use or allow the use of water to wash or rinse an automobile, truck, trailer, boat, airplane, motorcycle, or other mobile equipment or vehicle unless using a single, refillable vessel with water. A person commits a separate offense for each vehicle or piece of equipment washed in violation of the terms and conditions of this Subsection. It is an affirmative defense to a violation of this subsection that the water use occurred at a vehicle wash facility for the water use charged in the complaint;

c. notwithstanding the above, a Customer may not conduct or participate in a charity car wash;

d. a Customer may not operate an outdoor ornamental fountain or structure making similar use of water, with an aerial emission of water or aerial fall of water greater than four inches, other than the aeration necessary to preserve habitat for aquatic species, and in no case shall a Customer operate an ornamental fountain of any kind, unless it uses recirculated water;

e. a Customer may not irrigate a golf fairway, except on a Designated Outdoor Water Use Day before 5:00 a.m. and after 7:00 p.m. A Customer may irrigate a golf course green or tee every other day if the Customer files a plan with the District and the City, if applicable, establishing the irrigation schedule;

f. a Customer may not wash a sidewalk, driveway, parking area, street, tennis court, patio, or other paved area, except to alleviate an immediate health or safety hazard; and

g. a restaurant may not serve water to a customer except when requested by the customer.

3. Stage 2 requirements do not apply to:

a. irrigation used to establish a New Landscape;

b. irrigation used for repair or testing of a new or existing irrigation system if the person performing the testing is present;

c. necessary use of water, other than for landscape irrigation, by a governmental entity performing a governmental function, including for a capital improvement construction project;

d. necessary use of water, other than for landscape irrigation, for land development including roadway base preparation, flushing a utility line, dust control, concrete or asphalt work, and building construction, provided that if reclaimed water is available within one mile of the construction site, reclaimed water must be used for roadway base preparation and dust control;

e. necessary use of water for repair of a water distribution facility, residential and commercial plumbing, or a permanently installed landscape irrigation system;

f. irrigation of an athletic field used for organized sports if:

i. the irrigation is for dust abatement purposes; and

ii. the Customer submits to the District a dust abatement exemption application on a form provided by the City;

g. watering commercially applied herbicide or pesticide; and

h. watering nursery stock at a commercial plant nursery.

4. Any additional or alternative restrictions imposed by a Water Supplier or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

D. Stage 3 - Severe Water Shortage Conditions. The goal for Stage 3 is to achieve a 25% reduction in average daily water use.

1. Supply Management Measures. During Stage 3, the District will cease the flushing of water mains except when necessary for reasons of health or safety, where possible. Where possible, the District will discontinue irrigating public landscaped areas except areas irrigated with treated wastewater effluent, ground water, or raw water.

2. Water Use Restrictions. All requirements of Stage 2 will remain in effect during Stage 3 except:

a. a Customer may not irrigate vegetation outdoors, except the irrigation of functional turf areas and beds only:

i. with a permanently installed automatic irrigation system before 5:00 a.m. and after 7:00 p.m. once per week on a Designated Outdoor Water Use Day, allowing up to 10 hours of irrigation; or

ii. with a hose-end sprinkler, a soaker hose, or drip irrigation, before 10:00 a.m. and after 7:00 p.m.

once per week on a Designated Outdoor Water Use Day, allowing up to 15 hours of irrigation

b. a Customer may not water the ground around a foundation to prevent foundation cracking except on a Designated Outdoor Water Use Day before 7:00 a.m. or after 7:00 p.m.. The Review Board (defined below) may grant a Variance (defined in Section IV below) to the restriction in the immediately preceding sentence if the Review Board determines that additional water is necessary to prevent foundation cracking. If the Review Board grants a variance, a Customer may water a foundation (i) on a Designated Outdoor Water Use Day from 12:00 a.m. to 10:00 a.m. and (ii) on the second day after the Designated Outdoor Water Use Day from 12:00 a.m. to 10:00 a.m. using a soaker hose or drip system placed within 24 inches of the foundation that does not produce a spray of water above the ground;

c. a Customer may not operate an outdoor ornamental fountain or structure making similar use of water, other than the aeration necessary to preserve habitat for aquatic species;

d. a Customer may not add potable water to a swimming pool, wading pool, fountain, or pond, except to preserve habitat for aquatic life;

e. a Customer may not begin the installation of a New Landscape; and

f. a person may not operate a patio mister at a commercial facility except between the hours of 4:00 p.m. and 8:00 p.m.

3. Stage 3 requirements do not apply to a Customer who uses only treated wastewater effluent or raw water.

4. Any additional or alternative restrictions imposed by a Water Supplier or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

E. *Stage 4 - Emergency Water Shortage Conditions.* The goal for Stage 4 is to achieve a 30% reduction in average daily water use.

1. Supply Management Measures. During Stage 4, the District will discontinue irrigating public landscaped areas.

2. Water Use Restrictions. All requirements of Stage 3 will remain in effect during Stage 4 except:

a. a Customer may not irrigate vegetation outdoors, or allow use of water to test or repair a permanently installed irrigation system;

b. a Customer may not wash an automobile, truck, trailer, boat, airplane, or other mobile equipment;

c. a Customer may not water the ground around a foundation to prevent foundation cracking unless a variance is granted by the Review Board as provided in Section IV below;

d. a Customer may not wash a sidewalk, driveway, parking area, street, tennis court, patio; and

e. a person may not operate a patio mister.

3. Any additional or alternative restrictions imposed by a Water Supplier or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

F. ***Additional Restrictions.*** If emergency water shortage conditions (Stage 4) persist for an extended period of time, the District Manager, upon recommendation of the Board, may order water rationing and/or terminate service to selected users of the system in accordance with any applicable policies and procedures of a Water Supplier or, if no such policies and procedures exist, the following sequence:

- Recreational users
- Commercial users
- School users
- Residential users
- Hospitals, public health and safety facilities.

IV. Variances.

4.01 Granting Variances. A review board consisting of the District Manager, the Board President, and the Board Secretary (the "*Review Board*") is established. The Review Board will review hardship and special cases that cannot strictly comply with this Plan to determine whether the cases warrant a variance, permit, or compliance agreement (collectively, "*Variance*").

4.02 Application for Variance.

A. A Variance from a requirement of this Plan may be granted if the Review Board determines that special circumstances exist and that compliance with the Plan:

1. adversely affects health, sanitation, or fire protection of the public or applicant;
2. adversely affects pesticide or fertilizer application; or
3. constitutes an economic hardship. "*Economic hardship*" means a threat to a person or entity's primary source of income. Inconvenience or the potential for damage to landscaping does not constitute an economic hardship. If the Review Board determines there is an economic hardship, it may authorize the implementation of alternative water use restrictions that further the purposes of the Plan.

The alternative water use restrictions must be set forth on the face of the Variance and the Customer must keep a copy of the Variance in a location that is accessible by and visible to the public.

B. A Variance from the requirements of the Permanent Water Use Restrictions, Stage 1, Stage 2, or Stage 3 of this Plan may be granted if the Review Board determines that:

1. a property cannot be completely watered with an average of one-half of an inch of water in a single day and that the property should be divided into sections to be watered on different days;

2. a property is used as an athletic field that cannot feasibly be watered on the designated day; or

C. All applications for a Variance will be reviewed by the Review Board and must include the following:

1. Name and address of the petitioning Customer;

2. Purpose of water use;

3. Specific provision(s) of the Plan from which the petitioning Customer is requesting relief;

4. Detailed statement as to how the specific provision of the Plan adversely affects the petitioning Customer or what damage or harm will occur to the petitioning Customer or others if the petitioning Customer complies with this Plan;

5. Description of the relief requested;

6. Period of time for which the Variance is sought;

7. Alternative water use restrictions or other measures the petitioning Customer is taking or proposes to take to meet the intent of this Plan and the compliance date; and

8. Other pertinent information.

9. The Review Board will make its determination no later than the 15th working day after receipt of an application for variance.

D. The Review Board will make its determination no later than the 15th working day after receipt of an application for variance.

E. Until the Review Board has acted on an application, the applicant must comply with all provisions of this Plan. The Review Board may not approve a Variance if the terms and conditions do not meet or exceed the purpose and intent of this Plan.

F. No Variance may be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the Variance.

4.03 Conditions to Variance. Variances granted by the District are subject to the following conditions, unless waived or modified by the Review Board:

- A. Variances granted must include a timetable for compliance;
- B. A Variance from a Stage 1 requirement expires when Stage 2 regulations take effect;
- C. A Variance from a Stage 2 requirement expires when Stage 3 regulations take effect;
- D. A Variance expires when additional restrictions are adopted under Section 3.08E.;
- E. A Variance from a requirement of this Plan expires if the Customer violates this Plan;
- F. Variances granted will expire when the Plan is no longer in effect, unless the Customer has failed to meet specified requirements; and
- G. Such other conditions as the Review Board determines necessary to meet or exceed the purpose and intent of this Plan.

4.04 Enforcement.

A. No person or entity may knowingly or intentionally allow the use of water from the District for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of the Plan, or in an amount in excess of that permitted by any drought response stage in effect at the time pursuant to the provisions of the Plan.

B. The provisions of this Plan constitute rules adopted under the authority set forth in Section 54.205 of the *Texas Water Code*. Any person who violates any provision of this Plan will be subject to the payment of a fine in an amount per violation that does not exceed the jurisdiction of justice court, as provided by Section 27.031, *Texas Government Code*, as permitted under Section 49.004 of the *Texas Water Code*. Each day of violation will constitute a separate offense. In addition, the offending party will be liable to the District for any costs incurred by the District in connection with any violation. Compliance with this Plan may also be sought through injunctive relief in the district court. In accordance with the foregoing authority, the following penalties are established:

- 1. First violation -- \$200 fine;
- 2. Second violation -- \$500 fine; applies if a person or entity violates any two provisions of this Plan or violates one provision two times;
- 3. Third violation: -- If any person or entity violates any three provisions of this Plan or violates one provision three or more times, the District Manager or his/her designee may, following written notice to the violator, discontinue water service to the premises where the violations occurred. Service discontinued under such circumstances may

be restored only upon payment of all fines established under this Section, a reconnection charge of \$100, and any other costs incurred by the District in discontinuing or re-initiating service. In addition, the violator must provide assurance, acceptable to the District Manager, or his/her designee, that the violation will not be repeated.

4. Fourth violation: - \$1000; applies during Stage 4 Emergency Water Shortage Conditions.

C. Any person, including a person classified as a Customer of the District, who is in apparent control of the property where a violation occurs or originates is presumed to be the violator, and proof that a violation occurred on a person's property constitutes a rebuttable presumption that the person committed the violation. Parents are responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property within the parents' control constitutes a rebuttable presumption that the parent committed the violation.



Property Endorsement

Member Name: Northtown MUD
Member ID: 2729
Effective Date: 02/13/2025
Transaction Number: 0045183718

The Property Agreement is amended per the following:

Updates to RPP schedule effective 2/13/2025

Total Contribution	26,950
Contribution Change	2



Real and Personal Property Schedule

Member Name: Northtown MUD
 Member ID: 2729
 Coverage Period: 02/13/2025 to 10/01/2025 Shown As of 02/28/2025

Your Real & Personal Property Coverage and associated contribution and limit are based on the values shown on the following schedule. Where a "0" or no value is shown, no coverage is provided. The values shown are the estimated Replacement Cost or Actual Cash Value (RC or ACV) unless otherwise noted and endorsed. Any changes or corrections may require adjustment to the contribution. Improvements and betterments to locations you lease from others are included with the contents value. Your elected Coverage Extension limits are shown on a separate schedule.

ID	Hist. ID	Address or Site Secondary ID	Year Built	Occupancy Department	Bldg Value Valuation Basis	Contents Value Valuation Basis
1	1	14205 Harris Ridge Blvd		Lift Station/Fence (275 lf)	\$1,800,000	\$0
				Sewer	Replacement cost	Replacement cost
40	40	14205 Harris Ridge Blvd	2012	Lift Station Generator	\$400,000	\$0
				Sewer	Replacement cost	Replacement cost
18	18	14201 Harris Ridge Blvd	2010	Playscape	\$175,000	\$0
				Parks	Replacement cost	Replacement cost
25	25	Stoney Creek Park	2011	(6) Park Benches	\$6,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
26	26	Stoney Creek Park	2011	(6) Picnic Tables	\$6,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
28	28	Stoney Creek Park	2012	(5) Trash Receptacles	\$4,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
29	29	Stoney Creek Park	2009	(1) Water Fountain	\$3,500	\$0
				Parks & Recreation	Replacement cost	Replacement cost
30	30	Stoney Creek Park	2010	Sand Volleyball System	\$1,500	\$0
				Parks & Recreation	Replacement cost	Replacement cost
39	39	Stoney Creek Park	2012	Stoney Creek Park Well/Cistern	\$600,000	\$0
				Utility	Replacement cost	Replacement cost
56	56	Stoney Creek Park	2018	Electrical Panel Enclosure Fence (44 lf)	\$5,114	\$0
				Parks	Replacement cost	Replacement cost



Real and Personal Property Schedule

Member Name: Northtown MUD
 Member ID: 2729
 Coverage Period: 02/13/2025 to 10/01/2025 Shown As of 02/28/2025

ID	Hist. ID	Address or Site Secondary ID	Year Built	Occupancy Department	Bldg Value Valuation Basis	Contents Value Valuation Basis
31	31	Wildflower Park	2010	(2) Sets of Soccer Goals	\$4,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
32	32	Wildflower Park	2011	(1) Park Bench	\$1,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
33	33	Wildflower Park	2011	(4) Trash Receptacles	\$3,200	\$0
				Parks & Recreation	Replacement cost	Replacement cost
35	35	Greinert, Cambourne, Harris Ridge, Tudor House	2011	(8) Monument Entry Logo Signs	\$70,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
37	37	Meadow Pointe Park Perimeter Neighborhood	2012	Perimeter Neighborhood Fence	\$144,200	\$0
				Parks & Recreation	Replacement cost	Replacement cost
38	38	Wildflower	2012	Water Well/Fence (28 lf)	\$80,000	\$0
				Utility	Replacement cost	Replacement cost
44	44	Wildflower		Perimeter Neighborhood Fence	\$288,400	\$0
				Parks & Recreation	Replacement cost	Replacement cost
85		Wildflower	2023	(3) Parking Lot Lights	\$9,000	\$0
		Wildflower		Parks	Replacement cost	Replacement cost
46	46	Battensburg Trl & Stoney Creek Park Trl		Concrete Trail (8,800 LF)	\$514,229	\$0
				Parks & Recreation	Replacement cost	Replacement cost
47	47	Battensburg Trl & Stoney Creek Park Trl		Bridge	\$800,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
49	49	Wildflower/Meadow Pointe Trl		Concrete Trail (5,000 LF)	\$350,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
70		Wildflower/Meadow Pointe Trl	2019	Fitness Stations (10)	\$68,965	\$0
				Parks & Recreation	Replacement cost	Replacement cost

Texas Municipal League Intergovernmental Risk Pool
 1821 Rutherford Lane, First Floor, Austin, Texas 78754
 (512) 491-2300 | (800) 537-6655



Real and Personal Property Schedule

Member Name: Northtown MUD
 Member ID: 2729
 Coverage Period: 02/13/2025 to 10/01/2025 Shown As of 02/28/2025

ID	Hist. ID	Address or Site Secondary ID	Year Built	Occupancy Department	Bldg Value Valuation Basis	Contents Value Valuation Basis
52	52	Parkway Pond 2	2018	Fence (440 lf)	\$57,680	\$0
				Water	Replacement cost	Replacement cost
53	53	Settlers Meadow Pond	2018	G2 Fence (1,640 lf)	\$207,648	\$0
				Water	Replacement cost	Replacement cost
54	54	Settlers Meadow Pond	2018	G3 Fence (1,095 lf)	\$144,200	\$0
				Water	Replacement cost	Replacement cost
55	55	Harris Ridge Blvd	2018	Drainage Fence (60 lf)	\$5,768	\$0
				Water	Replacement cost	Replacement cost
57	57	50 Acre Park	2018	BFP Enclosure Fence (28 lf)	\$5,768	\$0
				Parks	Replacement cost	Replacement cost
58	58	50 Acre Park	2018	Dog Park Fence (1,215 lf)	\$230,720	\$0
				Parks	Replacement cost	Replacement cost
59	59	50 Acre Park	2018	Storage Gate	\$11,536	\$0
				Parks	Replacement cost	Replacement cost
64	64	50 Acre Park	2018	Dumpster Enclosure Fence (45 lf)	\$11,536	\$0
				Parks	Replacement cost	Replacement cost
65	65	50 Acre Park	2018	Concrete Trail Extension/Bridge	\$57,680	\$0
				Parks	Replacement cost	Replacement cost
69	69	50 Acre Park	2018	Canvas Shade Structure	\$15,000	\$0
		Dog Park		Parks	Replacement cost	Replacement cost
86		50 Acre Park	2023	(4) Parking Lot Lights	\$12,000	\$0
				Parks	Replacement cost	Replacement cost
60	60	S Wells Branch Pkwy	2018	Fence (1,985 lf)	\$259,560	\$0
		Gaston Sheldon Neighborhood Fence		Water	Replacement cost	Replacement cost



Real and Personal Property Schedule

Member Name: Northtown MUD
 Member ID: 2729
 Coverage Period: 02/13/2025 to 10/01/2025 Shown As of 02/28/2025

ID	Hist. ID	Address or Site Secondary ID	Year Built	Occupancy Department	Bldg Value Valuation Basis	Contents Value Valuation Basis
61	61	N Wells Branch Pkwy	2018	Fence (650 lf)	\$86,520	\$0
		Settlers Meadow neighborhood fence		Water	Replacement cost	Replacement cost
62	62	Meadow Pointe Park	2018	Fence (605 lf)	\$86,520	\$0
				Parks	Replacement cost	Replacement cost
71		Meadow Pointe Park	2019	Bridge	\$70,000	\$0
				Parks	Replacement cost	Replacement cost
63	63	Olympic Dr	2018	Fence (785 lf)	\$109,592	\$0
				Water	Replacement cost	Replacement cost
3	3	13908 Spring Heath Rd	2018	Wildflower Park- Playscape/Equip.	\$175,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
5	5	14210 1/2 Dessau Rd		East Lift Station/Fence (405 lf)	\$1,200,000	\$0
				Sewer	Replacement cost	Replacement cost
87		14210 1/2 Dessau Rd	2025	Generator	\$400,000	\$0
				Utilities/Systems	Replacement cost	Replacement cost
6	6	South of Saint Croix Ln/ Dessau Rd	2005	Schoen Lift Station/ Force Main/Fence (270 lf)	\$700,000	\$0
				Sewer	Replacement cost	Replacement cost
88		South of Saint Croix Ln/ Dessau Rd	2025	Generator	\$300,000	\$0
				Utilities/Systems	Replacement cost	Replacement cost
8	8	Howard Ln/Harris Ridge Blvd	2007	Concrete Fence	\$195,440	\$0
				Sewer	Replacement cost	Replacement cost
17	17	14401 Harris Ridge Blvd	2010	2 Playscape Features	\$230,000	\$0
				Parks	Replacement cost	Replacement cost
19	19	14401 Harris Ridge Blvd	2010	Pavilion w/Restroom	\$900,000	\$6,674
				Parks	Replacement cost	Replacement cost

Texas Municipal League Intergovernmental Risk Pool
 1821 Rutherford Lane, First Floor, Austin, Texas 78754
 (512) 491-2300 | (800) 537-6655



Real and Personal Property Schedule

Member Name: Northtown MUD
 Member ID: 2729
 Coverage Period: 02/13/2025 to 10/01/2025 Shown As of 02/28/2025

ID	Hist. ID	Address or Site Secondary ID	Year Built	Occupancy Department	Bldg Value Valuation Basis	Contents Value Valuation Basis
41	41	14401 Harris Ridge Blvd	2015	Maintenance Shed	\$150,000	\$55,620
				Maintenance	Replacement cost	Replacement cost
42	42	14401 Harris Ridge Blvd	2023	Park Logo Map Sign	\$35,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
43	43	14401 Harris Ridge Blvd		Disc Golf Map	\$6,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
50	50	14401 Harris Ridge Blvd	2012	Pump House/New Cistern	\$500,000	\$0
				Water	Replacement cost	Replacement cost
51	51	14401 Harris Ridge Blvd	2012	Water Wells (2)	\$145,000	\$0
				Water	Replacement cost	Replacement cost
2	2	14105 Maricella Ln	2023	Stoney Creek Park-Fencing/Equip.	\$6,000	\$0
				Parks & Recreation	Replacement cost	Replacement cost
73		700 E Wells Branch Pkwy	2023	District Office	\$2,400,000	\$55,620
				Administration	Replacement cost	Replacement cost
74		700 E Wells Branch Pkwy	2023	Garage	\$150,000	\$88,992
				Administration	Replacement cost	Replacement cost
75		700 E Wells Branch Pkwy	2023	Camera System	\$95,000	\$0
				Administration	Replacement cost	Replacement cost
76		700 E Wells Branch Pkwy	2023	Pavilion w Restroom	\$650,000	\$5,562
				Parks	Replacement cost	Replacement cost
77		700 E Wells Branch Pkwy	2023	Cistern	\$140,000	\$0
				Parks	Replacement cost	Replacement cost
78		700 E Wells Branch Pkwy	2023	Playscape	\$95,000	\$0
				Parks	Replacement cost	Replacement cost



Real and Personal Property Schedule

Member Name: Northtown MUD
 Member ID: 2729
 Coverage Period: 02/13/2025 to 10/01/2025 Shown As of 02/28/2025

ID	Hist. ID	Address or Site Secondary ID	Year Built	Occupancy Department	Bldg Value Valuation Basis	Contents Value Valuation Basis
79		700 E Wells Branch Pkwy	2023	Perimeter Fence (750lf)	\$173,040	\$0
				Parks	Replacement cost	Replacement cost
89		700 E Wells Branch Pkwy	2023	(4) Benches	\$4,000	\$0
				Parks	Replacement cost	Replacement cost
90		700 E Wells Branch Pkwy	2023	(8) Trash Receptacles	\$6,400	\$0
				Parks	Replacement cost	Replacement cost
91		700 E Wells Branch Pkwy	2023	(4) Picnic Tables	\$4,000	\$0
				Parks	Replacement cost	Replacement cost
92		700 E Wells Branch Pkwy	2023	(12) Parking Lot Lights	\$36,000	\$0
				Parks	Replacement cost	Replacement cost
80		13921 John Henry Faulk	2023	Pavilion w Restroom	\$400,000	\$5,562
				Parks	Replacement cost	Replacement cost
81		13921 John Henry Faulk	2023	Camera System	\$25,000	\$0
				Parks	Replacement cost	Replacement cost
82		13921 John Henry Faulk	2023	Playscape	\$95,000	\$0
				Parks	Replacement cost	Replacement cost
83		13921 John Henry Faulk	2023	Dumpster enclosure	\$11,536	\$0
					Replacement cost	Replacement cost
84		14401 Harris Ridge Blvd	2023	Camera System	\$90,000	\$0
				Parks	Replacement cost	Replacement cost
Coverage: Real & Personal Property			Total Items:	68	\$16,023,252	\$218,030



Coverage Extensions Schedule

Member Name: Northtown MUD
 Member ID: 2729
 Coverage Period: 02/13/2025 to 10/01/2025 Shown As of 02/28/2025

Elected Coverage Extension limits are shown below. Any changes or corrections may require adjustment to the contribution. Note: Limits for Newly Acquired Property and Pollutant Cleanup and Removal may not be increased above the limits indicated below.

Coverage Extension	Limit
Accounts Receivable	\$10,000
Leasehold Interest	\$5,000
Loss of Revenue/Extra Expense and Rental Value	\$75,000
Newly Acquired Property	\$1,000,000 or the Real & Personal Property Limit, whichever is less
Outdoor Trees & Shrubs (\$250 per item)	\$10,000
Personal Property of Employees & Officials	\$5,000
Pollutant Cleanup and Removal	\$20,000 each premises
Property in Transit	\$1,000,000
Valuable Papers and Records, and EDP Media	\$10,000

MEMORANDUM

To: Northtown MUD

From: Armbrust & Brown, PLLC

Re: Cybersecurity Training and Audit Requirements for Special Districts

Date: January 28, 2026

- With the passage of House Bill 1500 in the most recent legislative session, Section 2054.191 of the Texas Government Code was changed with respect to cybersecurity training requirements for local government (including special districts) elected and appointed officials and employees (collectively, the “*District Representatives*”).
- Previously, only those District Representatives who had access to a local government computer system or database and used a computer to perform at least 25 percent of their required duties were subject to the cybersecurity training requirement.
- Now, the legislature has made cybersecurity training mandatory for all District Representatives, without exception (the “*Training Requirement*”).
- In accordance with this change, the Texas Department of Information Resources (the “*DIR*”) has established an August 31 deadline for special districts to report their District Representatives’ compliance with the Training Requirement.
- Each district must verify and report on the completion of a yearly cybersecurity training course by the District’s Representatives through the submission of the Cybersecurity Training Certification Form created by the DIR (the “*Certification Form*”), which can be found at the link below:

<https://dir.my.site.com/SecurityTrainingVerification/s/CybersecurityTrainingCertification>

- Local governments can track compliance in any method they choose and do not submit training records or employee certificates of completion to the DIR, only the Certification Form.
- While there are many cybersecurity training courses available and certified by the DIR, we have identified a 19-minute YouTube video put together by the TMLIRP, which can be found at the link below:

<https://www.youtube.com/watch?v=CT5gmh9cxpk>

- In lieu of each District Representative viewing this video on their own, a suggestion is to play this at a board meeting /employee meeting so that training could be completed quickly for all District Representatives and compliance could be easily verified prior to submission of the Certification Form.

- In addition to the Training Requirement, special districts must also conduct periodic audits to ensure compliance by all District Representatives.
- There is no separate reporting requirement for the audit, however, and attorneys should determine the frequency at which the audit is conducted.

Crime Stats

Date	Crime	Location	Notes
12/3/2026	BOV	15XX Vanilla Bean Dr	Door unlocked
12/6/2026	BOV	3XX Sweet Leaf Ln	Door unlocked
12/23/2026	Theft	6XX Tudor House Rd	Package Theft
12/29/2026	BOV	13XX SLEEPYTIME TRL	Door unlocked



UTILITY MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



January 27, 2026





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

Operations Report

- Operations/Billing report, including water accountability: +2.67%.
 - **The COA Camborne meter was replaced 14Jan26- this is slikey the cause of the “gain”. There were are few street that had to be placed on boil water notice due to this change:**
 - Cambourne Dr, Merseyside Dr, Dawlish Dr, Letti Ln
Tayside Dr, Harris Ridge Blvd (Barron Elementary School and Parkside at Northtown Condos not affected), Castleton Dr, Lothian Dr, Conner Down Dr, Flatters Way, Maricella Ln, Crieff Cross, Burnsall Gates Dr
- **Occupied Connections: 3228**
- **Total Connections: 3292**
 - **All Samples were satisfactory**
- Review and approve delinquent accounts and write-offs: - **4-\$1510.61(2 owners, 2 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 install of the effluent meters for each lift station- The meters have been installed and we are now working to have the data connection made so that the meter will be on the AMI system.
 4. **Proposal for Fire Hydrant replacement is attached-**
 - **TCEQ-**
 1. Nothing to report at this time
- AMR Project:**
1. Phase 2, which will add the wholesale meters to the system. **Pending approval from the City of Austin** for either access to the digital outputs or when they will be replacing the analog meter.

**Northtown Municipal Utility District
Operations Report
For the Month of December 2025**

GENERAL INFORMATION

Occupied Single Family Connections	<u>3196</u>	x 3 =	<u>9588</u>
Vacant Single Family Connections	<u>33</u>		
Multi Family Connections	<u>8</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>4</u>		
Builder Connections	<u>3</u>		
Builder New Taps	<u>2</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>2</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>29</u>		
 TOTAL CONNECTIONS	 <u>3292</u>		 <u>12078</u> Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>12/02/25</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>12/10/25</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>12/01/25</u>	to	<u>12/31/25</u>	<u>22,334,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>10/30/25</u>	to	<u>11/29/25</u>	<u>23,469,000</u> Gallons
Total Gallons Billed				
from	<u>10/30/25</u>	to	<u>11/29/25</u>	<u>24,047,000</u> Gallons
Flushing	<u>10/30/25</u>	to	<u>11/29/25</u>	<u>49,150</u> Gallons
Billing Adjustments				
from	<u>10/30/25</u>	to	<u>11/29/25</u>	<u>0</u> Gallons
Gallons gain/loss				<u>627,150</u> Gallons
Percentage gain/loss				<u>2.67%</u>

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

Current Billing

Basic Service	143,576.90	
Water	130,719.74	
Sewer	122,909.23	
TCEQ	1,301.57	
Deposit	6,667.94	
Misc	6,334.00	

Total Current Billing		\$411,509.38

Aged Receivables

Thirty (30) Days	4,532.89	
Sixty (60) Days	36,661.39	
Ninety (90) Days	58.48	
One Hundred Twenty (120) Days	3,177.11	
Billed Arrears	44,429.87	
Credit Bal Fwd	-5,011.66	

Total Aged Receivables		\$39,418.21

Accounts Receivables

Penalty	8,623.39	
Basic Service	154,542.64	
Water	191,664.46	
Sewer	134,062.21	
TCEQ	1,605.09	
Deposit	\$5,977.79	
Miscellaneous	1,122.85	

Total Accounts Receivables	497,598.43	\$497,598.43

Deposit Liability

Balance As Of	11/21/25	\$782,921.45
Collections		5,890.74
Deposits Applied		-5,650.00

Balance As Of	12/20/25	\$783,162.19

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

Dec-25

Connections	November	December
Active	3242	3228
Inactive	26	33
Total	3268	3261

New Connects	0	0
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Billing Recap

	November	December
Current Billing	\$440,694.47	\$411,509.38
Water	\$152,773.62	\$130,719.74
Sewer	\$123,649.27	\$122,909.23
State Assessment	\$1,415.27	\$1,301.57
Basic Service	\$143,547.31	\$143,576.90
Miscellaneous	\$11,209.00	\$6,334.00
Deposit	\$8,100.00	\$6,667.94
Arrears	November	December
30 Day	\$70,746.59	\$4,532.89
60 Day	\$3,197.40	\$36,661.39
90 Day	\$1,335.18	\$58.48
120 Day	\$2,536.29	\$3,177.11
Gross Arrears	\$77,815.46	\$44,429.87

Month	November	December
Total Customers	3268	3261
Letters	394	386
Disconnects	22	22

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
December-25

Total Water Flows

Month	2018	2019	2020	2021	2022	2023	2024	2025
January	21,876	9,926	22,272	24,544	21,970	19,561	23,642	24,179
February	18,713	8,785	18,548	15,091	18,007	17,215	21,287	20,645
March	22,278	21,734	21,764	22,854	22,763	20,550	23,484	24,397
April	23,185	12,957	22,182	23,806	25,955	27,151	24,116	25,383
May	27,596	22,203	24,751	23,113	27,691	19,470	25,103	17,381
June	26,292	22,308	27,650	24,121	31,151	25,098	26,054	14,250
July	27,286	25,733	30,449	24,990	33,802	31,554	29,276	18,065
August	27,286	19,975	37,691	25,512	32,368	33,994	31,055	34,675
September	21,624	27,539	31,636	29,383	34,355	37,001	28,714	27,905
October	12,482	26,984	31,147	25,791	29,539	28,424	32,703	27,866
November	11,181	23,276	32,200	22,580	21,941	24,117	27,645	22,642
December	7,783	23,114	22,754	23,551	20,209	22,094	25,917	22,334
TOTAL	247,582	244,534	323,044	285,336	319,751	306,229	318,996	279,722

Bacteriological Analyses

Samples: Satisfactory taken on 12/2/25 and 12/10/25

Chlorine Residual

	December
Average	1.3
Maximum (4.0)	2.0
Minimum (0.5)	0.6

Total Wastewater Billed

Month	2018	2019	2020	2021	2022	2023	2024	2025
January	15,158	13,169	14,553	16,930	15,630	15,525	13,738	15,957
February	15,759	15,529	15,095	16,110	16,402	17,193	13,187	16,349
March	14,826	14,513	14,047	15,732	17,357	15,299	13,756	15,807
April	15,060	14,881	16,608	16,685	18,421	15,282	14,170	18,480
May	15,883	15,597	16,834	17,978	17,141	15,300	14,490	19,082
June	16,651	15,290	17,042	16,190	16,956	13,857	16,874	18,797
July	15,933	14,310	17,187	18,157	16,565	14,449	16,706	18,820
August	16,304	14,947	18,367	16,734	17,836	15,633	16,940	18,501
September	16,386	14,979	18,735	17,557	17,071	16,881	16,940	18,148
October	14,907	14,626	22,891	18,225	16,991	16,824	16,487	18,244
November	15,737	15,138	15,472	17,006	16,201	15,848	16,055	17,946
December	15,003	14,068	21,766	17,640	16,796	14,736	16,867	17,839
TOTAL	187,607	177,047	208,597	204,944	203,366	186,827	186,210	213,970

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%
TOTALS		50,825.0	51,747.0	105.3	-	1,027.3		---
AVERAGE		25,412.5	25,873.5	52.7	-	513.7		2.02%

**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
Total	53,933,000	320,000	354,000	61,000	7,000	14,456,000	7,077,000	1,043,000	3,257,000	80,508,000													
Active	3196	3	2	0	2	8	29	4	13	2													
Vacant	33				9					4													

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

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

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

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DATE	ADDRESS	PROBLEM	COST
8/21/2024	13605 CAMBOURNE DR	EXCAVATED & REPAIRED FIRE HYDRANT. EXCAVATED AND REPAIRED FIRE HYDRANT. HIT BY CAR, HYDRANT WAS (85) YR. HARD TO FIND PARTS FOR THAT YEAR. DECIDED TO INSTALL NEW HYDRANT 9FT DEEP. (SHORING)	\$ 13,477.19
7/11/2024	IN DISTRICT NTWN	COMPLETE WORK ON FIRE HYDRANT. PICKED UP HYDRANT FROM CORE & MAIN AND INSTALLED IT ON WELLS BRANCH PARKWAY WHERE THERE WAS A MISSING HYDRANT. WELLS BRANCH PARKWAY	\$ 2,912.27
8/21/2024	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE - HAD TO GET MAKE MODEL SERIAL NUMBER OF ALL NTWN MASTER METER FOR NTWN TO CHANGE TO THE AMI METER	\$ 788.00
8/5/2024	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE. PUMPED OUT VAULTS. 502 WEST HOWARD	\$ 533.00
8/5/2024	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE. PUMPED OUT VAULTS. 502 WEST HOWARD	\$ 533.00
8/21/2024	900 TUDOR HOUSE RD-2"BLDG	CRIMPED & REPAIRED TAP LEAK. 2" SCHOOL LINE HAD CRACK ON MALE ADAPTER, CUT IN REPLACED MALE ADAPTER AND RETIED THE LINE, LET GLUE DRY IN FOR A DAY BEFORE TURNING WATER BACK ON.	\$ 1,029.08
8/21/2024	IN DISTRICT NTWN	VERIFIED PIPING FOR LEAD/COPPER. WE CAME OUT TO VERIFY DISTRICT LINES AND CUSTOMER LINES.	\$ 627.00
10/29/2024	14320 TEACUP LN	VERIFIED CALIBRATION OF METER-TOOK OUT OLD METER AND REPLACED IN NEW METER-TOOK OLD METER TO FMS WAITING FOR RESULTS. RECEIVED METER FROM FMS EVERYTHING IS GOOD-INSTALL METER BACK TO ADDRESS	\$ 604.04
9/19/2024	900 TUDOR HOUSE RD 2" BLDG	LANDSCAPED AFTER TAPLINE REPAIR. ARRIVED AND FOUND GROUND WAS UNLEVELED AT LEAST A FOOT. WE TOOK THE BASE THAT WAS LEFTOVER FROM ANOTHER JOB USED THIS TO LEVEL THE GROUND, THEN INSTALLED GRASS PROPERLY. WE LEVELED THE METER BOXES AS WELL TO MAKE JOB LOOK AS IT SHOULD.	\$ 951.22
10/7/2024	IN DISTRICT NTWN	PURCHASED SUPPLIES- (1) 8" x 2" COMPOUND FLOW MASTER METER AND 2" ALLEGRO MASTER METER	\$ 7,633.67
12/20/2024	13919 RANDALSTONE DR	EVACUATION WORK COMPLETED. WE CAME OUT TO DIG UP THE SEWER AND TAKE OUT BCTHWY'S AND REBUILD BACK TO THE CUSTOMERS SIDE AND BACK FILL.	\$ 7,006.52
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

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

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

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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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
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DATE	ADDRESS	PROBLEM	COST
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**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
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DATE	ADDRESS	PROBLEM	COST
01/11/24	NTWN LS2 - TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY - CLEANED WET WELL	\$1,456.39
01/04/24	NTWN LS2 - HARRIS RIDGE	FACILITY WORK COMPLETED - WASTEWATER TRANSPORT CLEANED WET WELL	\$1,594.78
01/04/24	NTWN LS2 - TUDOR HOUSE	FACILITY WORK COMPLETED - WASTEWATER TRANSPORT CLEANED WET WELL	\$1,745.06
01/04/24	NTWN LS2 - DESSAU	FACILITY WORK COMPLETED - WASTEWATER TRANSPORT CLEANED WET WELL	\$1,444.51
01/10/24	NTWN LS2 - TUDOR HOUSE	CHECKED LIGHTING. RESPONDED TO INTERIOR LIGHTS NOT WORKING. CHECKED BREAKER, REPLACED BULBS, CLEANED CONTACTS, LIGHTS NOW WORKING GOOD.	\$540.56
01/24/24	NTWN LS2 - DESSAU	FACILITY WORK COMPLETED - CLEANED UP REMAINING DEBRIS AND TRASH PARTS. PRESSURE WASHED PAD TO CLEAN DIRT AND MUD. APPLIED CONCRETE CLEANER, SCRUBBED IN AND WASHED OFF.	\$1,182.13
01/24/24	NTWN LS2 - HARRIS RIDGE	WASTE WATER TRANSPORT CLEANED WET WELL	\$1,592.14
01/24/24	NTWN LS2 - TUDOR HOUSE	WASTE WATER TRANSPORT CLEANED WET WELL	\$1,742.15
01/26/24	NTWN LS2 - TUDOR HOUSE	FACILITY WORK COMPLETED - PUMP 1 BREAKER WAS TRIPPED, CYCLED BREAKER, WATCHED BOTH PUMPS CYCLE IN AUTO. EVERYTHING LOOKS GOOD NOW. UNSURE WHAT TRIPPED THE PUMP.	\$525.00
02/27/24	NTWN LS1 - HARRIS RIDGE	2.12 FACILITY WORK COMPLETED. OPERATOR REPORTED CHEMICAL FEED PUMP NOT WORKING. FOUND PUMP TO BE BAD. ORDERED A REPLACEMENT. REPLACEMENT WAS INTALLED BY OPERATOR. CHEMICAL FEED PUMP.	\$4,351.71

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DATE	ADDRESS	PROBLEM	COST
02/02/24	NTWN LS2 - TUDOR HOUSE	GENERATOR WAS NOT EXERCISING. CONTACTED FLEET MAINTENANCE FOR REPAIR. THEY REPLACED THE BATTERY AND HOUR METER. GENERATOR IS NOT WORKING.	\$1,031.99
02/13/24	NTWN LS2 - TUDOR HOUSE	BREAKER TRIPPED-RESET BREAKER. TROUBLE SHOOT MOTOR STARTER, SWAPPED CONTACTORS.	\$653.50
02/02/24	NTWN LS1 - HARRIS RIDGE	WASTEWATER CLEANED WET WELL.	\$1,742.15
02/02/24	NTWN LS2 - TUDOR HOUSE	WASTEWATER CLEANED WET WELL.	\$1,442.13
02/02/24	NTWN LS3 - DESSAU	WASTEWATER TRANSPORT CLEANED WET WELL	\$1,442.13
02/16/24	NTWN LS2 - TUDOR HOUSE	PUMPED OUT METER VAILT - READ METER. WE CAME OUT TO PUMP DOWN A VAULT. WILL BE BACK TO FINISH PUMPING IT DOWN. *PUMPED DOWN VAULT COMPLETELY.	\$1,187.00
03/03/24	IN DISTRICT	SANTARY SYSTEM WORK COMPLETE- LINE LOCATES	\$945.00
04/04/24	13808 CEYLON TEA CIR	RAN DYE TEST. TELEVISIONING OF STORM LINE AND SEWER PER DISTRICTS REQUEST. ISSUE IS CRACKING OF ASPHALT IN LINE WITH UTILITYES. NO ISSUES FOUND.	\$2,263.08
03/26/24	IN DISTRICT	EXCAVATED & REPAIRED SANITARY LINE. LIFTED HAND HOLE 6" WITH 2 CONCRETE DONUTS. REAPPLIED CONCRETE. DUG DOWN 2" ON THE SIDE OF HAND HOLE AND FRILLED 4 1/2" HOLE. PIPED OUT WITH 4" ABOUT A FOOT LONG 90 ELBOW UP 5' ABOVE GRADE AND ADDED 180 ELBOW CANDY CANE. 12609 DESSAU RD	\$4,821.36
04/25/24	IN DISTRICT	MET WITH AREA MUD, DENNIS AND CROSSROADS MANGER AND WENT THROUGH FACILITYES ABOUT UPGRADES AND FUTURE POSSIBLE PROJECTS.	\$2,117.50
05/08/24	IN DISTRICT	VACTOR TRUCK WORK- OMPLETE. HELPING THE RENTAL COMPANY TO JET THE SEWER MAIN LINE AT CAYTON TEA CIR. AND TUODOR HOUSE DR. PFLUGERVILLE TX 78660.	\$1,953.56
05/01/24	IN DISTRICT	INSPECTED FOR INFLOW & INFILTRATION. FOLLOWED MAP OF MAN HOLES IN NTWN SURVEYNG I&I DIDN'T FIND ANY CLOGS BUT THERE'S A LOT OF BOLTS TO REPLACE AND ONE OF THEM NEEDS CONCRETE REDONE.	\$2,188.00

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DATE	ADDRESS	PROBLEM	COST
06/10/24	13600 #B HARRIS RIDGE BLVD	REPLACED BROKEN DISCHARGE. BROKEN DISCHARGE INSIDE GRINDER. THERE WERE 4 TANKS AND ALL WERE FULL. BOTH DISTRICT SIDE TANKS HAD PROBLEMS. ONE WAS BROKEN ENTIRELY AND THE SECOND WAS A LOOSE UNION. WE HAD TO VACTOR PUMP OUT TANKS BECAUSE THERE WAS NOWHERE TO TRANSFER THE WASTE INTO.	\$947.11
06/25/24	13705 CAMBOURNE DR	EXCAVATED & PREPARED SANITARY LINE. EXCAVATED 6 FEET WHOLE EXPOSED 6" SEWER WYE AND FOUND THAT SEWER WYE COLLAPSED. CUT OUT DAMAGED LINE, RETIED LINE THEN BACK FILLED HOLE AND CLEANED AREA	\$9,038.64
06/25/24	13705 CAMBOURNE DR	CONCRETE WORK COMPLETED. ARRIVED TO PROVIDED ADDRESS. BEGAN REMOVING APPROXIMATELY 140 OF ROADBASE TO PREP AND SET FORMS. FINISH STTING FORMS AND BEGAN POURING. OBSERVED CONCRETE DRYING TO ENSURE NO TAMPERING WITH WORK DONE. LANDSCAPED AND CLEANED AFTER POURING CONCRETE.	\$2,902.11
06/10/24	13600-#B HARRIS RIDGE BLVD	VACTOR TRUCK WORK-COMLETE. HAD TO PUMP OUT TANKS BECAUSE THERE WAS NOWHERE TO TRANSFER WASTE INTO. ASSISTED WITH SERVICE ORDER 42610A	\$650.00
06/10/24	NTWN LS1 HARRIS RIDGE	SANITARY SYSTEM WORK COMPLETE. CONTINUED RENTAL.	\$1,599.30
07/06/24	13714 MERSEYSIDE DR	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. SENT WASTEWATER OUT TO INVESTIGATE POSSIBLE SEWER BACK UP. THEY FOUND A BREAK IN THE 4 INCH LEADING TO SIX INCH. THEY BELIEVE IT WAS BORED THROUGH BY THE NEAR BY BORING CREW.	\$3,361.22
09/05/24	IN DISTRICT NTWN	RAN DYE TEST. WENT TO CHECK DEPRESSION IN ROAD AND FOUND NO SIGN OF DEBRIS IN MANHOLE AND NO SIGN OF LEAK AFTER LISTENING TO ANGLE STOPS BUT DEPRESSION IS ABOUT 8 INCHES LOW AND ABOUT 12 INCHES ACROSS	\$527.00
09/12/24	13608-#A HARRIS RIDGE BLV	GRINDER PUMP PROBLEM. RESPONDED TO PUMP DOWN THE GRINDER TANK, THEN SENT TO HYDRO SOURCE. 9/23/2024 HYDRO SOURCE: CERTIFIED TECHNICIAN SERVICE CALL, RETURN VISIT AND ADDITIONAL TIME ON SITE.	\$3,927.73
08/06/24	NTWN LS1 HARRIS RIDGE	SUBCONTRACT WORK COMPLETED AT FACILITY- CONTRACTOR OUT TO INSTALL (4) 3IN GALVANIZED RIGID POSTS & SUPPORTS. FABRICATED & INSTALL A 9FTX18FT GALVANIZED 2INX2IN ANGLE IRON FRAME W/TRUSSES & SUPPORTS. INSTALLED METAL R PANEL & RIDGE CAP ON GALVANIZED FRAME STRUCTURE.	\$17,577.00
11/04/24	NTWN LS2-TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY- WWTS CLEANED THE LS.	\$1,917.35
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

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

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

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

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

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

DATE	ADDRESS	PROBLEM	COST
10/27/25	14321 HARCOURT HOUSE LN	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. HOME INSPECTION REVEALED ROOT INTRUSION ON DISTRICT SIDE. CAMERA INSPECTION PERFORMED-NO FAULTS FOUND. ATTEMPTED TO CONTACT HOMEOWNER; DOOR TAGGED.	\$1,248.22
10/24/25	IN DISTRICT NTWN	SANITARY SYSTEM WORK COMPLETE. INSTALL ODOR LOGGER SIN ALL 3 LIFT STATIONS AND IN ONE MANHOLE ON DESSAU RD. VERIFIED ALL ARE ON AND REPORTING.	\$1,093.58
12/11/25	IN DISTRICT NTWN	FACILITY WORK COMPLETED. INSTALLED HOOK INSIDE MANHOLE TO BE ABLE TO HANG ODOR LOGGER. INSTALLED CONCRETE ANCHOR AND MULE TAPE. ODOR LOGGER WILL BE HUNG TOMORROW.	\$718.58
TOTAL FOR 2025			\$149,440.59

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

Account No.	Address	Name	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
350259800	13810 Cambourne Dr	Rachael Gelvosa	Owner	11/11/2025	\$882.09	\$500.00
350695004	15016 Sassafras Trl	Henry Orellana Delgado	Renter	10/31/2025	\$244.12	\$300.00
350854202	917 Melted Candle Cv	Bresha Veal	Owner	10/20/2025	\$79.16	\$150.00
351503004	909 Peppermint Trl	Ricardo Conde	Renter	11/17/2025	\$305.24	\$150.00

TOTAL: \$1,510.61

\$1,510.61

13810 Cambourne 7-29/25 106k leak noted on the account

Q Note O

Note Level	Note Type	Note Subject	Date Created	Message Center
Account	SHUTOFF LTR	Shutoff Notice	8/14/2025 7:2...	<input type="checkbox"/>
Account	General	PER RR ON 8/6 NO L...	8/6/2025 3:46 ...	<input type="checkbox"/>
Account	General	Water leaking possibly...	7/21/2025 10:...	<input type="checkbox"/>
Account	General	Sat 19-Jul-25 10:01a ...	7/21/2025 8:3:...	<input type="checkbox"/>
Account	SHUTOFF LTR	Shutoff Notice	6/30/2025 8:1...	<input type="checkbox"/>
Account	General	RETURNED MAIL	6/25/2025 3:0...	<input type="checkbox"/>

Note:

Water leaking possibly in the home and in the back shut water off and left a door tag looks to be abandoned has been leaking for a while. Front by the door had water coming out

William Owens
Senior Field Operator
Crossroads Utility Services, LLC
Wowers@crossroadsus.com
(737) 343-4957

**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	
COLLECTED	\$ -		\$ -	
FEBRUARY				
WRITE-OFF	\$ 319.31	\$ 487.32	\$ -	
COLLECTED	\$ -		\$ -	
MARCH				
WRITE-OFF	\$ 1,124.35	\$ 228.01	\$ 2,044.96	
COLLECTED	\$ -	\$ -	\$ -	
APRIL				
WRITE-OFF	\$ 492.35	\$ 364.19	\$ 1,117.24	
COLLECTED	\$ -	\$ -	\$ -	
MAY				
WRITE-OFF	\$ 866.35	\$ 345.56	\$ 73.43	
COLLECTED	\$ -	\$ -	\$ -	
JUNE				
WRITE-OFF	\$ 307.72	\$ 1,614.30	\$ 317.96	
COLLECTED	\$ -		\$ -	
JULY				
WRITE-OFF	\$ 227.76	\$ 1,237.42	\$ 1,255.87	
COLLECTED	\$ -		\$ -	
AUGUST				
WRITE-OFF	\$ 1,233.60	\$ 695.24	\$ 2,065.19	
COLLECTED	\$ -	\$ -	\$ -	
SEPTEMBER				
WRITE-OFF	\$ 2,507.29	\$ 6,571.48	\$ 635.10	
COLLECTED	\$ -		\$ -	
TOTAL COLLECTIONS:	<u>\$ 9,065.77</u>	<u>\$ 18,373.59</u>	<u>\$ 10,643.64</u>	<u>\$ 1,928.77</u>
TOTAL COLLECTED:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



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

Quotation For:
 Northtown
 District Address

PROPOSAL

DATE 12/17/2025
Quotation # 20160113
Customer ID NTWN
District ID Northtown MUD
TEC ID
Quotation valid until: 1/16/2026
Prepared by: D. Hendrix

Dhendrix@crossroadsus.com

Project Scope: Purchase and install fire hydrant as listed below.

Comments or Special Instructions: Identify 4 of the better hydrants that can be re-purposed

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

QUANTITY	DESCRIPTION			UNIT PRICE	AMOUNT	
	Dawlish & Cambourne DR	7ft	1992	Has isolation valve	\$17,524.56	
	13809 Merseyside Dr	9ft	1987	2 valve shutoff	\$19,525.56	
	13906 Merseyside Dr	9ft	1987	shutoff as 13809 Merseys	\$19,453.56	
	14001 Merseyside Dr	7ft	1987	3 valve shutoff	\$19,166.06	
	14014 Conner Downs Dr	6ft	1987	3 valve shutoff	\$19,042.56	
	13916 Conner Downs Dr	9ft	1987	3 valve shutoff	\$20,767.56	
	13906 Conner Downs Dr	6ft	1987	3 valve shutoff	\$19,888.56	
	13800 Conner Downs Dr	8ft	1988	shutoff as 13906 Conner D	\$19,888.56	
	901 Flatters Way	5ft	1989	Has isolation valve	\$17,179.56	
	13912 Maricella Ln	7ft	1990	Has isolation valve	\$17,524.56	
	14016 Maricella Ln	6ft	1992	Has isolation valve	\$17,524.56	
	13907 Cambourne Dr	7ft	1992	Has isolation valve	\$18,666.06	
	13805 Cambourne Dr	10ft	1992	Has isolation valve	\$21,250.56	
	13600 Letti Ln	6ft	1992	Has isolation valve	\$19,888.56	
	13701 Lothian	6ft	1987	2 valve shutoff	\$19,888.56	
	13805 Lothian	8ft	1987	Same shutoff as 13701 Lothian	\$19,888.56	
					SUBTOTAL	\$307,067.96
Acceptance Signature					Add. Services	\$ 30,706.80
						-
					OTHER	-
					TOTAL	\$ 337,774.76

Print Name

Date

**RESOLUTION CONFIRMING ANNUAL REVIEW OF
IDENTITY THEFT PREVENTION PROGRAM**

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, NORTH TOWN MUNICIPAL UTILITY DISTRICT (the "*District*") is a political subdivision of the State of Texas, created and operating under Chapters 49 and 54, *Texas Water Code*;

WHEREAS, the District maintains customer accounts for utility services and/or other purposes; and

WHEREAS, an effort to detect, prevent, and mitigate identity theft in connection with any customer accounts of the District, the Board of Directors of the District (the "*Board*") previously adopted an Identity Theft Prevention Program (the "*Program*") by Order dated April 28, 2009; and

WHEREAS, the Program is required to be updated periodically to reflect any changes in risks to District customers and to the safety and soundness of the District from identity theft; and

WHEREAS, the Program further requires that the District's utility operations service provider, which implements the Program, report to the Board at least annually on the District's administration of and compliance with the Program; and

WHEREAS, the Board desires to confirm its (i) receipt of such report and (ii) review of the Program;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF NORTH TOWN MUNICIPAL UTILITY DISTRICT THAT:

Section 1. The Board confirms that on this date it has (i) received a report from the District's utility operations service provider on the District's administration of and compliance with the Program, (ii) reviewed the Program, and (iii) determined that no changes to the Program are necessary at this time.

Section 2. The Secretary of the Board is directed to file a copy of the Resolution in the official records of the District.

This Resolution may be executed in multiple counterparts, each of which will be deemed an original and of which together will constitute one and the same instrument. A facsimile or .pdf of the signature of the undersigned, and a signature of the undersigned transmitted by fax, email or similar electronic means, will be deemed to be, and will have the same force and effect as, an original signature for all purposes.

Exhibit L

ADOPTED this 29th day of January, 2025.



Brenda Richter

Brenda Richter, President
Board of Directors

ATTEST:

Colette Downey

Colette Downey, Secretary
Board of Directors

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

Report Period: 12/1/2025 - 12/31/2025

Parks & Entrance Grounds Maintenance

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



12/2 - 12/3	12/9 - 12/10	12/16 - 12/17	12/30
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Task/Observation/Area Highlights of services performed during regular maintenance

In December, *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 cut back the Giant Liriope damaged by others at Settlers Park. Crews fertilized the District's overseeded turf areas.
Rye seed was added to worn areas of the large game field.

Greenbelt & Drainage Maintenance	Greenbelt & Drainage maintenance occurred during the week(s) of:	12/5/2025
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Task/Observation/Area: Additional services/observations pertaining to the greenbelts & drainage

Crews performed their standard maintenance tasks such as mowing and string trimming of the District's channels and greenbelts located throughout the District's boundaries.
This month, crews removed approx. 18-cubic feet of trash from within these same areas.



Trail System Maintenance	12/2 - 12/3	12/9 - 12/10	12/16 - 12/17	12/30
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Task/Observation/Area Additional services/observations pertaining to the trail system

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



Irrigation System Maintenance	12/2 - 12/3	12/9 - 12/10	12/16 - 12/17	12/30
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Task/Observation/Area Additional services/observations pertaining to the irrigation system

Full two minute check on 12/1, 12/4, 12/9, 12/11, 12/12, 12/15, 12/17, 12/18, 12/29 and 12/30/2025



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

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

20-Jan-26

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

PROPOSAL ID: 10741
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: 50 Acre Park_ Irrigation Pedestal Controller Replacement

The pedestal controller in 50-Acre park needs to be replaced prior to Spring 2026. Upon inspection from TexaScapes irrigators, the repair option is not a guaranteed fix, therefore replacement is recommended. The Hunter Pedestal controller will match the device used in Settlers Meadow Park. 90+ Individual nodes will be manually synced to the new controller by a licensed irrigator. System checks will be done to confirm proper installation. If you approve this proposal, please send an executed copy to our office. Thank you!

DESCRIPTION	QTY	UM
IRRIGATION TECHNICIAN LABOR	6	HOURS
IRRIGATION TECHNICIAN LABOR	6	HOURS
HUNTER ACC2 PED CONTROLLER 75D	1	Unit
Misc. Parts & Fittings	1	LUMP SUM
	SUBTOTAL	\$7,684.40
	SALES TAX	\$0.00
	TOTAL	\$7,684.40

CONTRACT ADDENDUM

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

Phone 512-472-0207 · Fax 512-472-0229
 www.texascapes.com



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



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

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

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

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

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





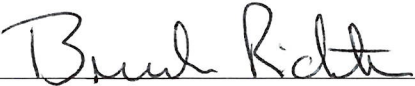
6. Verification Under Chapter 2276, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2276 of the Texas Government Code (as amended, "*Chapter 2276*"), Contractor represents and warrants that, at the time of execution and delivery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

Respectfully Submitted,

District:

Northtown Municipal Utility District

Kyle Fadal, CEO

By: 
Brenda Richter, President

This proposal expires on: 19-Feb-26

Date: 01-28-2026



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

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

TexaScapes, Inc.
 Austin, TX United States

Certificate Number:
 2026-1411154

Date Filed:
 01/21/2026

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

Northtown Municipal Utility District

Date Acknowledged:

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

1-21-2026PI
 50-Acre Park_Irrigation Pedestal Controller Replacement - Proposal 10741

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

5 Check only if there is NO Interested Party.

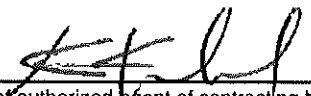
6 UNSWORN DECLARATION

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

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

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

Executed in Williamson County, State of Texas, on the 21st day of January, 2026.
(month) (year)



 Signature of authorized agent of contracting business entity
 (Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

**OFFICE USE ONLY
 CERTIFICATION OF FILING**

Certificate Number:
 2026-1411154

Date Filed:
 01/21/2026

Date Acknowledged:
 02/16/2026

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 TexaScapes, Inc.
 Austin, TX United States

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

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
 1-21-2026PI
 50-Acre Park_Irrigation Pedestal Controller Replacement - Proposal 10741

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

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(city) (state) (zip code) (country)

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

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

 Signature of authorized agent of contracting business entity
 (Declarant)

NORTHTOWN MUD

MAINTENANCE MONTHLY REPORT December 7, 2025 – January 16, 2026

- Weekly general cleaning at office, pavilion, parks and ponds.
 - Removed and posted next meeting agenda.
 - Posted next monthly board meeting date on entry signs.
 - Changed out memory cards and replaced batteries as needed in game cameras.
 - Assisted with covenant inspections and general administration.
 - Flushed well valves weekly as preventative maintenance recommended by Alterman.
 - Removed 12 bandit signs throughout the district and flyers posted around district.
 - Cleaned out water fountains & checked for loose bolts on all picnic benches, tables and playscapes.
 - Cut down and disposed of fallen trees and various limbs throughout park system after wind events.
 - Removed various debris from district creeks and ponds.
 - Cleaned and sharpened all chainsaw chains several times and made required repairs.
 - Performed preventive maintenance on all motorized equipment.
 - Monitored Wildflower well status and entered data in log.
 - Washed all shop rags, Ford F150 and ATV's.
 - Picked up and disposed of dumped debris on various alleys & roadways in the district.
 - Stocked wood pile for free disbursement in 50 Acre Park and Wildflower Park.
 - Continue raising canopy in various park areas to maintain an open line of sight.
 - Continue cutting down and processing marked dead trees.
 - Added mulch to all district playscape fall zones. Will complete Stoney Creek playscape when new sidewalk is replaced. *(open item)*
 - Working on semi-annual cleaning out and turning rocks in detention pond outfalls.
 - Painted over graffiti under the Harris Ridge bridge.
 - Removed and replaced the broken lock cylinder on the 50acre pump house entry door.
 - Changed out all HVAC filters at the district office.
 - Altermann working on electrical, Wi-Fi reception and solar panel issues related to security cameras at Stoney Creek Park and garage area. Parts expected mid to late February. *(working/open item)*
 - Informed Alterman of issue with filling pond & Auto function at Wildflower (#3)well. *(monitoring issue)*
-
- Working with Axis to troubleshoot malfunctioning alarm panel. *(open item)*
 - Attended Charge Point webinar.
 - Posted "BOIL WATER NOTICE" to website and removed when issue was resolved.
 - Working with attorney and polling places to execute a contract for March election. *(open item)*
 - Working with July, attorneys and committee regarding fixing the 401k plan. Billing issues outstanding. *(open item)*
 - As requested, created and inserted tree trimming flyer in the water bill and webmaster posted to website.
 - Contacted 3-1-1 regarding downed light post at Smoothing Iron & Lantern. Confirmation # 9362576068 *(open item)*
 - Walked shade sail project with Studio 16:19 and contractor. Exposed bolt issue remains unresolved. *(open item)*
 - Allied replaced one malfunctioning camera at Settlers Meadow pavilion.
 - Working with Committee & attorney for new FLOCK cameras and contract terms. *(open item)*
 - Meetings with Studio 16:19, Facilities Committee & district engineer to discuss Park Master Plan specifics. *(open item)*
 - Requested the TCSO deputies hired by NT MUD keep an eye out four wheelers using the parks and trails in the evenings and weekends. *(ongoing)*

200 kWh

Total solar generation

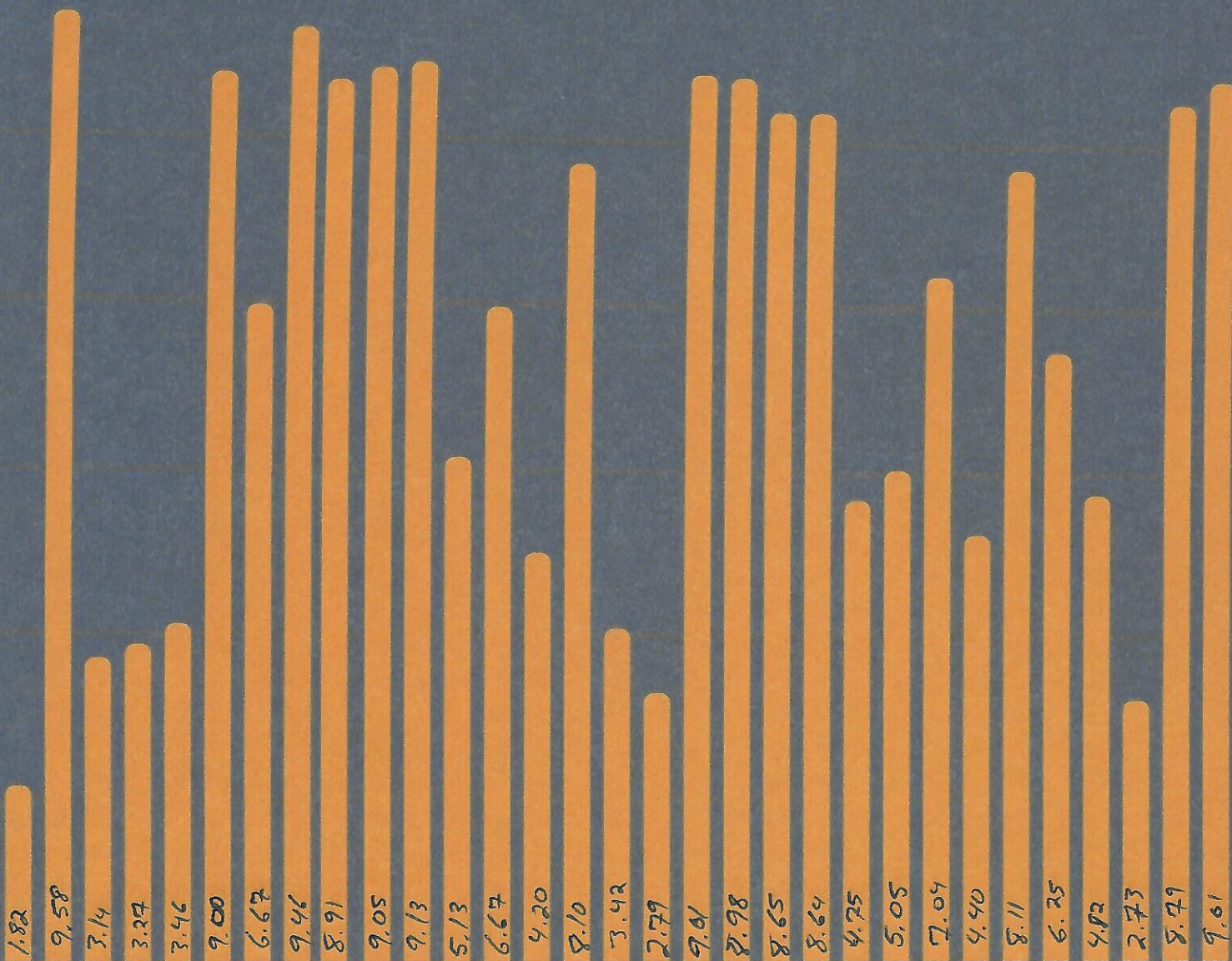
DAY

WK

MO

YR

10.0 kWh



Dec 01

Dec 31

 Solar Generation

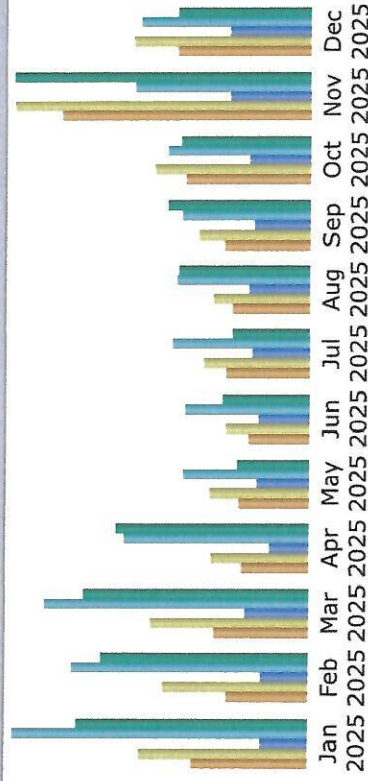
December 2025

Summary

Reported period	Month Dec 2025				
First visit	01 Dec 2025 - 00:34				
Last visit	31 Dec 2025 - 23:55				
	Unique visitors	Number of visits	Pages	Hits	Bandwidth
Viewed traffic *	4,460 (1.33 visits/visitor)	5,946 (1.33 visits/visitor)	28,270 (4.75 Pages/Visit)	59,923 (10.07 Hits/Visit)	31.66 GB (5583.83 KB/Visit)
Not viewed traffic *			22,290	43,582	14.53 GB

* Not viewed traffic includes traffic generated by robots, worms, or replies with special HTTP status codes.

Monthly history



Month	Unique visitors	Number of visits	Pages	Hits	Bandwidth
Jan 2025	3,888	5,674	16,808	105,394	55.40 GB
Feb 2025	2,728	4,930	16,841	84,696	49.45 GB
Mar 2025	3,207	5,347	22,763	94,764	53.93 GB
Apr 2025	2,264	3,287	13,600	65,974	46.07 GB
May 2025	2,372	3,353	18,734	44,630	17.15 GB
Jun 2025	2,000	2,825	17,644	43,945	20.40 GB
Jul 2025	2,818	3,602	20,010	48,946	18.22 GB
Aug 2025	2,554	3,259	21,200	47,260	31.26 GB
Sep 2025	2,860	3,718	19,850	45,563	33.86 GB
Oct 2025	4,196	5,236	21,655	50,881	30.86 GB
Nov 2025	8,398	9,987	28,599	62,411	70.50 GB
Dec 2025	4,460	5,946	28,270	59,923	31.66 GB
Total	41,745	57,164	245,974	754,387	458.76 GB

NEW VIOLATIONS SENT A COURTESY CARD

NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
black box truck	13810 Cambourne	1/11/2026	N			1. Lawn overgrown 2. Box truck in view
	14129 Ceylon Tea	1/8/2026	N			Bush overgrowth blocks sidewalk from handicapped passing
monitor	13800 Lampting	11/4/2025	N			Semi truck is not permitted in district
	13902 Lampting	1/2/2026	N			1. Bulky debris in view 2. Trash cans in view
monitor	15209 Lantern	1/2/2026	N			Trailer parked in view of street
monitor	501 Logan James	11/15/2025	N			Yellow box truck is not permitted
	921 Melted Candle	1/17/2026	N			1. Bulky debris in view 2. Running a car business
monitor	928 Melted Candle	1/17/2026	N			Trailer parked in view of street
	932 Melted Candle	1/17/2026	N			1. Debris in view 2. Trash cans in view
monitor	13721 Merseyside	12/19/2025	N			1. Trailer in view 2. Bulky debris in view 3. Trash can
	13722 Merseyside	1/2/2026	N			Bulky; Various debris must be stored out of view
monitor	13723 Merseyside	12/19/2025	N			Bulky; Various debris must be stored out of view
	13732 Merseyside	1/17/2026	N			Vehicle parked on lawn
	13801 Merseyside	1/2/2026	N			1. Trailer in view 2. Bulky debris in view 3. Trash cans
	1108 Orange Pekoe	1/17/2026	N			Derelict vehicle w/bent wheel and flat tire in view
	13808 Randalstone	1/2/2026	N			1. Bulky debris in view 2. Derelict vehicle on jacks w/flat tires
	13902 Randalstone	1/11/2026	N			Bulky; Various debris must be stored out of view
	13915 Randalstone	1/11/2026	N			1. Bulky debris in view 2. Trash cans in view
	908 Tayside	1/11/2026	N			1. Cars on lawn 2. Trailer w/flat tires parked in view
	15205 Valerian Tea	1/11/2026	N			Trailer parked in view of street

CONTINUING VIOLATIONS SENT A LETTER

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
Chevy truck	708 Battenburg	12/12/2025	Y			Derelict vehicle w/flat tires parked in view
unenforceable	13809 Conner Downs	5/13/2025	Y			Lawn is overgrown and in need of maintenance
monitor	1624 Darjeeling	10/7/2025	Y			2. Bulky debris in view
	13803 Greinert	12/12/2025	Y			1. Lawn is overgrown 2. Bulky debris in view
	13903 Greinert	12/3/2025	Y			Various debris must be stored out of view
	13911 Greinert	12/3/2025	Y			1. Lawn is overgrown 2. Bulky debris in view 3. Trash cans
white truck Ford	14709 Lantern	11/15/2025	Y			Derelict vehicle w/wrecked parked in view

	14917 Lantern	12/7/2025	Y			2. Fence/gate disrepair
black sedan/black SUV	13902 Lothian	12/12/2025	Y			2 derelict vehicles w/flat tires parked in view of street
	13902 Lothian	1/11/2026	Y			Bulky; Various debris must be stored out of view
silver Sebring	909 Melted Candle	12/19/2025	Y			1. Derelict vehicle on jacks 2. Debris in view
black BMW LP#PYZ 6808	13800 Merseyside	11/6/2025	Y			1. Vehicle parked on lawn 2. Trash cans in view
	15016 Saddlegirth	11/15/2025	Y			Trailer parked in view of street
monitor	916 Sally Lunn	12/19/2025	Y			Two trailers parked in view of street
	1005 Sweet Leaf	1/13/2026	Y			1. Debris in view 2. Fence/gate disrepair
monitor-sometimes parks across the street	900 Thayer	11/20/2025	Y			1. Debris in view 2. Trailer parked in view 3. Trash cans in view
Engineer needs to approve	610 E. Wells Branch Prkwy	6/25/2025	Y			4. Granite repairs on back side
CONTINUING VIOLATIONS SENT TO LEGAL						
	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
monitor	13806 Cambourne	7/14/2025	Y	Same	9/4/2025	Front & side fence/gate is in a state of disrepair
	13916 Cambourne	10/1/2025	Y	Same	11/21/2025	Various debris must be stored out of view
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
	1420 Jasmine Tea	9/2/2025	Y	Same	10/27/2025	Lawn is overgrown and in need of maintenance
monitor/blue	603 Logan James	8/27/2025	Y	Same	10/31/2025	Semi truck parked in view of street
unenforceable	13902 Lothian	3/1/2024	Y	Same	4/11/2024	2. House disrepair
	15216 Mandarin	10/14/2025	Y	Same	12/11/2025	1. Debris in view 2. 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 Sassafra	8/27/2025	Y	Same	10/27/2025	Food trailer parked in view of street
LSA 7/14/25	1212 Staple Cv	3/27/2025	Y	Same	4/15/2025	1. Lawn overgrown 2. Various debris in view 3. Fence/gate disrepair 4. Derelict vehicle with flat tires 5. Trash cans
monitor	1101 Strickling	1/17/2025	Y	Same	3/10/2025	1. Fence/gate disrepair 2. Bulk debris 3. Trash cans
	936 Twisted Fence	11/15/2025	Y	sold to Wright	1/23/2026	1. Lawn is overgrown 2. Various debris in view 3. Trash cans

RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	924 Bethel	10/7/2025	Y			Trailer parked in view of street
monitor black Silverado	13708 Cambourne	11/4/2025	N			1. Vehicle parked on front lawn 2. Lawn overgrown
gray BMW	13809 Cambourne	12/12/2025	N			Derelict vehicle w/on jacks parked in view
	13921 Conner Downs	9/11/2025	Y	Same	10/31/2025	Garage door is in disrepair
	14620 Dreamtime	10/14/2025	N			Semi truck parked in view of street
	921 Friendship Quilt	10/14/2025	Y			1. Derelict vehicle w/on jacks 2. Debris in view 3. Trash cans
	921 Friendship Quilt	12/2/2025	Y			Fence/gate is in a state of disrepair
	928 Friendship Quilt	11/15/2025	Y			Bulky; Various debris must be stored out of view
	13803 Greinert	12/12/2025	N			3. Trash cans
	13808 Greinert	12/3/2025	N			Lawn is overgrown and in need of maintenance
	13923 Greinert	12/3/2025	N			1. Lawn is overgrown 2. Trash cans
	14504 Jackson Browning	11/10/2025	N			Derelict vehicle w/flat tire parked in view
	14725 Lantern	12/19/2025	N			1. Bulky debris in view 2. Trash cans in view
	14804 Lantern	12/19/2025	N			1. Bulky debris in view 2. Trash cans in view
	14917 Lantern	12/7/2025	N			1. Lawn is overgrown
	15017 Lantern	11/15/2025	Y	Ext 1/20/25		1. Garage door is in disrepair 2. Trash cans in view
monitor	15209 Lantern	9/2/2025	Y	Same	10/15/2025	3. Various debris in view
	13903 Lothian	10/20/2025	Y			Bulky; Various debris must be stored out of view
	15120 Mandarin	10/20/2025	N			Trailer parked in view of street
	904 Melted Candle	11/20/2025	N			1. Lawn is overgrown 2. Trash cans
	913 Melted Candle	11/20/2025	N			Derelict vehicle w/on jacks parked in view
	916 Melted Candle	11/15/2025	N			1. Trailer parked in view 2. Trash can in view
white Honda	13728 Merseyside	10/29/2025	N			Vehicle parked on front lawn
monitor	13802 Merseyside	11/4/2025	N			1. Trailer in view 2. Debris in view 3. Trash cans
monitor	14221 Naruna	10/7/2025	N			Trailer parked in view of street
	13804 Randalstone	12/3/2025	N			1. Bulky debris in view 2. Trash cans in view
	13806 Randalstone	10/7/2025	Y			1. Lawn is overgrown 2. Debris in view 3. Trash cans
	13810 Randalstone	12/13/2025	N			Semi truck is not permitted in district
	13922 Randalstone	12/3/2025	Y			1. Bulky debris in view 2. Trash cans in view
monitor/moving 11/1	902 Rocking Spur	8/6/2025	Y			1. Lawn overgrown 2. Debris in view 3. Trash cans in view
	15012 Saddlegirth	11/20/2025	Y			Various debris must be stored out of view
	1005 Sweet Leaf	10/14/2025	Y			3. Trash cans

monitor & orange cones	624 Tudor House	9/2/2025	N			Various debris must be stored out of view
working on it	15205 Valerian Tea	11/10/2025	N			1. Fence/gate disrepair 2. Various debris in view
The Parker e-mailed 6/22/25	610 E. Wells Branch Prkwy	6/25/2025	Y			1. Silt fence & t-post west side 2. Trash, debris & overgrown vegetation west side 3. Trash & vegetation back side by fence
	1700 Whittard of Chelsea	12/19/2025	N			1. Boom lift truck 2. Trailer parked in view of street

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	129 Blue Flax	1/12/2026	N			Front bulky debris in view
Gray Jeep	137 Blue Flax	1/12/2026	N			Vehicle parked on front lawn
Gray Mercedes	141 Blue Flax	1/12/2026	N			Vehicle parked on front lawn
	13708 Golden Flax	1/12/2026	N			1. Mow back area by parking pad 2. Front bulky debris in view
	13725 Golden Flax	1/19/2026	N			Lawn is overgrown and in need of maintenance
	13801 Golden Flax	1/12/2026	N			Front bulky debris in view
monitor	13900 Golden Flax	11/27/2025	N			Trailer parked in view of street
	113 Segovia	1/12/2026	N			1. Rear bulky debris in view 2. Rear trash cans in view
	161 Segovia	1/12/2026	N			1. Front & rear bulky debris in view 2. Rear trash cans in view
	205 Segovia	1/19/2026	N			Lawn is overgrown and in need of maintenance
	115 Star Flower	1/19/2026	N			Rear bulky debris in view
	119 Star Flower	1/12/2026	N			1. Front & rear bulky debris in view 2. Rear trash cans
	220 Wild Senna	1/19/2026	N			Front bulky debris in view
	315 Wild Senna	1/19/2026	N			Rear bulky debris in view
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	117 Blue Flax	12/15/2025	Y			1. Front various debris in view
monitor	126 Blue Flax	11/7/2025	Y			Mow back area by parking pad
	13817 Golden Flax	12/15/2025	Y			1. Front bulky debris in view
	101 Segovia	12/15/2025	Y			1. Rear various debris in view 2. Rear trash cans in view
	112 Segovia	12/8/2025	Y			1. Rear fence/gate disrepair
	116 Segovia	12/22/2025	Y			Front various debris in view
	13812 Spring Heath	12/22/2025	Y			1. Rear bulky debris in view 2. Trash cans in view
	13815 Spring Heath	12/8/2025	Y			1. Front fence/gate disrepair 2. Mow back area
	115 Wild Senna West	11/13/2025	Y			Mow back area by parking pad
	213 Wild Senna West	12/8/2025	Y			1. Rear various debris in view 3. Trash cans in view
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13816 Golden Flax	8/11/2025	Y	Same	9/29/1930	Rear various debris in view

	13901 Golden Flax	7/15/2025	Y	Same	9/3/2025	2. Mow back area
	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
	125 Segovia	8/7/2025	Y	Same	9/3/2025	1. Rear bulky debris in view 2. Mow back area 3. Trash cans
	141 Segovia	11/10/2025	Y	Same	12/5/2025	1. Front various debris 2. Lawn overgrown 3. Garage disrepair
	205 Segovia	11/5/2025	Y	Same	12/12/2025	1. Lawn overgrown 2. Mow back area by parking pad
	231 Wild Senna	10/15/2025	Y	Same	12/8/2025	1. Rear various debris in view 2. Trash cans in view
LS 4/14/25 blue Dodge Nitro LP# NJX 912	214 Wild Senna West	8/11/2020	Y	Repeat CV	1/28/2025	1. Front fence/gate disrepair 2. Lawn maintenance 3. Derelict vehicle w/flat tire parked in view 3. Debris in view
RESOLVED						
NOTE		DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	114 Blue Flax	8/18/2025	Y	Ext 9/20/25 Ext 10/31/25	11/4/2025	1. Rear/car parked on rear lawn 3. Mow back
	117 Blue Flax	12/15/2025	N			2. Rear trash cans in view
	13809 Golden Flax	12/15/2025	N			Front bulky debris in view
monitor	13809 Golden Flax	10/11/2025	N			Trailer parked in view of street
	13817 Golden Flax	12/15/2025	N			2. Rear trash cans in view
	13820 Golden Flax	11/13/2025	N			Mow back area by parking pad
	106 Mist Flower	12/15/2025	N			Rear bulky debris in view
	112 Segovia	12/8/2025	N			2. Mow back area
	152 Segovia	12/8/2025	N			Lawn is overgrown and in need of maintenance
	161 Segovia	11/7/2025	Y			Lawn is overgrown and in need of maintenance
	177 Segovia	10/3/2025	Y	Same	11/4/2025	1. Rear bulky debris in view 2. Mow back area 3. Trash cans
	185 Segovia	11/27/2025	N			1. Rear bulky debris in view 2. Trash cans in view
	13725 Spring Heath	11/17/2025	N			Rear various debris in view
	13735 Spring Heath	11/27/2025	N			Rear various debris in view
	13805 Spring Heath	12/8/2025	N			Mow back area by parking pad
black BMW	13816 Spring Heath	12/22/2025	N			Vehicle parked on front lawn
	122 Star Flower	11/17/2025	N			Rear various debris in view
monitor	200 Wild Senna	10/3/2025	N			Rear trailer parked in view of street
	219 Wild Senna	12/22/2025	N			1. Lawn overgrown 2. Mow back area by parking pad 3. Front bulky debris in view

	325 Wild Senna	12/8/2025	N			Rear various debris in view
monitor	205 Wild Senna West	11/13/2025	N			Rear fence/gate is in a state of disrepair
	213 Wild Senna West	12/8/2025	N			2. Lawn overgrown

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			
DATE	ITEM	PURPOSE	AMOUNT
12/3/2025	Calendar	Restock	\$14.99
12/3/2025	Decorations	Event/Office	\$7.58
12/16/2025	Stamps (2 rolls)	General mail	\$156.00
12/30/2025	HP ink, cable clips	Restock	\$143.88
	Subtotal		<u>\$322.45</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
12/3/2025	H.E.B. Gift Card	Fuel for F150 & power tools	\$50.00
12/3/2025	Twine, zip ties, fire ant bait	Restock	\$49.21
12/6/2025	Wash the truck for event	Look	\$11.07
12/12/2025	Diesel Fuel	ATV's	\$110.01
12/18/2025	Metal trash cans, rake, paint (3), rake, paint (3), trash bags (6 bxs), chainsaw chains (2), roach spray (2), wasp spray (6), hand soap (3), fabuloso (2)	Restock	\$391.81
12/18/2025	Toilet paper (3 cases), paper towels (15)	Restock	\$134.88
12/30/2025	Mutt mitts (3 cases), HVAC filters (4)	Restock	\$357.85
12/31/2025	H.E.B. Gift Card	Fuel for F150 & power tools	\$50.00
	Subtotal		<u>\$1,154.83</u>
	Grand Total for the Month		<u>\$1,477.28</u>

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 #: 002-2536
Prime Contract #: 00001
Period To: 22-Dec-2025

Distribution To:
 Owner Contractor
 Architect _____

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum	<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>\$94,875.97</u>
5. Total Retainage	<u>\$9,487.59</u>
6. Total Earned Less Retainage (Line 4 Less Line 5 Total)	<u>\$85,388.38</u>
7. Less Previous Certificates For Payment (Line 6 from prior Certificate)	<u>\$34,457.47</u>
8. Current Payment Due	<u>\$50,930.91</u>
9. Balance To Finish, Including Retainage (Line 3 less Line 6)	<u>\$914,340.32</u>

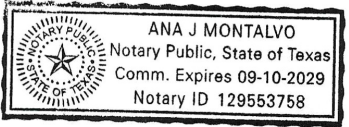
Change Order Summary	Net Change
Total Changes approved in previous months by Owner	\$0.00
Total approved this Month	\$0.00
NET CHANGES by Change Orders	\$0.00

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: December 22, 2025

State of: Texas
 County of: Bexar
 subscribed and sworn to before me this 22nd day of December 2025
 Notary Public: *Ana Julia M*
 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 \$ \$50,930.91

(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.

Application #: 002-2536

Prime Contract #: 00001

Period To: 22-Dec-2025

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	\$5,890.63	\$0.00	\$0.00	\$0.00	25.00%	\$0.00	\$589.06
03 Demo, Removal, & Haul Off	\$131,954.40	\$0.00	\$131,954.40	\$13,195.44	\$6,597.72	\$0.00	\$0.00	15.00%	\$0.00	\$1,979.31
04 Grading/Earthwork	\$41,180.10	\$0.00	\$41,180.10	\$0.00	\$4,118.01	\$0.00	\$0.00	10.00%	\$0.00	\$411.80
05 Site Concrete	\$458,741.70	\$0.00	\$458,741.70	\$0.00	\$45,874.17	\$0.00	\$0.00	10.00%	\$0.00	\$4,587.42
06 Fitness/Playground Surfacing	\$90,648.75	\$0.00	\$90,648.75	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
07 Water Crossing Modifications	\$51,861.25	\$0.00	\$51,861.25	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
08 Decomposed Granite Seat Area	\$4,205.00	\$0.00	\$4,205.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
09 Limestone Blocks	\$8,700.00	\$0.00	\$8,700.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
10 Site Furniture	\$6,525.00	\$0.00	\$6,525.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
11 Volleyball Equip & Sand	\$10,875.00	\$0.00	\$10,875.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
12 Mulch & Reveg	\$57,275.00	\$0.00	\$57,275.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
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	\$38,286.07	\$56,589.90	\$0.00	\$0.00	9.49%	\$0.00	\$9,487.59

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 \$50,930.91

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 22-Dec-2025

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

Signature / Notices

Dated December 22, 2025

Company Fazzone Construction Co., Inc

By 

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

DATE: January 19, 2026

TO: Northtown Municipal Utility District
Board of Directors

FROM: Scott J. Foster, P.E.

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

Report from District Engineer, including:

a) Development Updates;

i) Village at Northtown Multifamily (North Wells Branch/The Parker), including easements and construction agreements;

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

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

Construction has been completed.

iii) Avalon Bay Multifamily;

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

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

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

v) Heatherwilde Office, including easements and restrictive covenants;

In August 2024, a service extension request and availability study has been completed for the anticipated construction of an office/warehouse (+/-45,000 SF) project along Heatherwilde Blvd. located to the north of John Henry Faulk. In December 2024, a site plan was filed with the City of Austin for construction of the project. Plans were received September 25, 2025 and comments were provided to the applicant on October 1, 2025. Updated plans were received on November 6 and comments issued on November 10. The project has been technically approved and is pending recordation of the Declaration of Maintenance Covenants for Stormwater Structural Controls which was approved at the November Board meeting and the Water Line Easement was approved at the December Board meeting. Prior to final approval, the project is pending recordation of the approved legal documents.

b) MS4 Compliance Matters, including professional services agreements;

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

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

c) TCEQ Annual Report;

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

d) Surplus Bond Matters;

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

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

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

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

the requested easement and the information from the City is pending. An update provided by the City in September 2025 indicated that they were still working on the legal documents. To date no additional information or communication has been received from the City.

f) Tudor House Sidewalk Gap Project;

The District identified a potential need for a sidewalk along Dessau Road at the intersection of Tudor House Road. Due to complexity of the existing site conditions, the proposed sidewalk will be required to be studied prior to preparing construction plans.

The District approved 360 PSI's agreement for the initial work and Sinclair Land Surveying's agreement for the performance of design survey at the December Board Meeting. The survey is expected to be completed in January 2026.

g) Wells Branch Parkway Park Tract;

The District identified a potential need for a maintenance driveway to access the District Park Tract. This tract is also being studied for future park improvements. The District approved Sinclair Land Surveying's agreement for the performance of design survey at the December Board Meeting. The survey is expected to be completed in February 2026.

Northtown Municipal Utility District

January 28, 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:	\$ 577,740.50
Logic Operating Account to ABC Bank Manager's Account:	45,000.00
TexPool Operating Account to ABC Bank Customer Refund Account:	14,000.00
PNC Bank Lockbox Account to TexPool General Operating Account:	900,000.00
Logic Tax Account to Logic Operating Account:	2,425,871.09
Logic Tax Account to Logic Debt Service Account:	1,100,000.00

Cash Activity Reports

**Northtown Municipal Utility District
Cash Activity Report - ABC Bank Operating Account
December 31, 2025 - January 28, 2026**

	General Fund Operating Account
Cash Balance - December 31, 2025	34,173.56
Subsequent Activity	-
Projected Balance as of January 28, 2026	\$ 34,173.56

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
November 30, 2025 - January 28, 2026

		General Fund Manager's Account
Cash Balance - November 30, 2025		\$ 290,697.21
Subsequent Activity		(14,591.99)
Transfers approved at the December 17, 2025 Meeting		776,088.47
Expenditures Approved at the December 17, 2025 Meeting		(724,255.05)
Payroll Expenses	Payroll and Payroll Taxes	(58,201.51)
Petty Cash	Expense Reimbursement	(467.09)
Ramona Oliver	Expense Reimbursement	(90.86)
Ramona Oliver	Expense Reimbursement	(598.47)
TCEQ	Stormwater Permit FY 2026	(100.00)
AT&T Mobility	Telephone - December 2025	(102.34)
Notary Public Underwriters Agency of TX	Notary Renewal - Ramona Oliver	(204.95)
Optimum	Internet - December 2025	(509.80)
Ramona Oliver	Expense Reimbursement	(761.95)
TX Health Benefits Pool	Employee Benefits - January 2026	(5,388.44)
	Total Subsequent Activity	(14,591.99)
Cash Balance - December 31, 2025		\$ 276,105.22
Subsequent Expenditures		(21,610.93)
Transfers approved January 13, 2026		329,587.51
Payroll Expenses	Payroll and Payroll Taxes	(20,666.15)
Charter Communications	Park Internet - December 2025	(140.39)
Weifei Li	Facility Rental Deposit Refund	(200.00)
United States Treasury	Arbitrage Rebate	(329,587.51)
AT&T Mobility	Telephone - January 2026	(104.39)
CASE	2026 District Membership Dues	(500.00)
	Total Subsequent Activity	(21,610.93)
Expenditures to be Approved at January 28, 2026 Meeting		(577,740.50)
360 Professional Services, Inc.	Engineering Fees - December 2025	(4,396.20)
Alterman, Inc.	Well Inspections	(10,134.34)
Aqua-Tech Laboratories, Inc.	Lab Fees - November 2025	(1,076.25)
Armbrust & Brown, P.L.L.C.	Legal Fees - December 2025	(13,077.13)
BLX Group LLC	Arbitrage Rebate Review SR 2020	(2,250.00)
Bott & Douthitt, P.L.L.C.	Accounting Services - December 2025	(6,200.00)
City of Austin	W/WW Purchases - December 2025	(192,739.70)
City of Round Rock Environmental Services	Bacteriological Test - 24 PA	(250.00)
Crossroads Utility Services	Operations - December 2025	(92,287.08)
Fazzone Construction Co., Inc.	Trail Gaps & Park Improvements Project	(50,930.91)
LJA Engineering, Inc.	SWMP Implementation	(464.66)
Public Finance Group, LLC	Financial Advisor Fees FY 25-26	(3,900.00)
Ramona Oliver	Expense Reimbursement	(352.84)
Roadrunner Inspection Services	Inspection Fees	(3,425.00)
Sommers Marketing + Public Relations	Website	(550.00)
Studio 16 19, LLC	Park Improvement Projects	(8,771.60)
Texas Disposal Systems, Inc.	Garbage Fees - December 2025	(84,780.00)
TexaScapes	Landscape Maintenance	(98,274.79)
Travis County Sheriff's Department	Patrol Vehicle	(2,680.00)
UMB Bank, N.A.	Paying Agent Fees	(400.00)
Williams Mapping & Consulting	Monthly MS4 Inspections	(800.00)
	Total Expenditures	(577,740.50)
Subtotal		(323,246.21)
Transfers to be approved		622,740.50
Transfer for expenditures from Logic Operating		577,740.50
Transfer Funds from Logic Operating		45,000.00
Projected Balance as of January 28, 2026		\$ 299,494.29

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
December 31, 2025 - January 28, 2026

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
Cash Balance - December 31, 2025		29,088.34
Expenditures to be Approved at January 28, 2026 Meeting		(13,618.44)
City of Austin	13908 1/2 Spring Heath Rd - 12/2025	(75.34)
TXU Energy	Office Electric- December 2025	(1,320.24)
TXU Energy	Street Lights - December 2025	(738.50)
City of Austin	14906 1/2 Dessau Rd - 12/2025	(209.17)
City of Austin	14210 1/2 Dessau Rd - 12/2025	(2,392.81)
City of Austin	13701 Greinert Dr. 12/2025	(38.31)
City of Austin	14401 Harris Ridge Blvd 12/2025	(690.72)
City of Austin	13903 Cambourne Dr 12/2025	(415.05)
City of Austin	13601 Cambourne Dr 12/2025	(38.87)
City of Austin	14109 Maricella Ln 12/2025	(38.31)
City of Austin	13806 Letti Ln 12/2025	(410.10)
City of Austin	14401 1/2 Harris Ridge Blvd 12/2025	(39.41)
City of Austin	804 1/2 Burnsall Gates Dr 12/2025	(149.88)
City of Austin	13921 John Henry Faulk Dr. - 12/2025	(97.95)
City of Austin	14032 1/2 Merseyside Dr 12/2025	(1,078.37)
Customer Refunds	Customer Refunds	(5,885.41)
	Total Expenditures	<u>(13,618.44)</u>
Subtotal		15,469.90
Transfers to be approved - from TexPool Operating Account		14,000.00
Projected Balance as of January 28, 2026		\$ 29,469.90

**Northtown Municipal Utility District
Cash/Investment Activity Report
December 31, 2025 - January 28, 2026**

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance 12/31/2025</u>	<u>Subsequent Receipts</u>	<u>Subsequent Disbursements</u>	<u>Subtotal</u>	<u>Transfers to be 1/28/2026</u>	<u>Projected Balance 1/28/2026</u>
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 34,173.56	\$ -	\$ -	\$ 34,173.56	\$ -	\$ 34,173.56
ABC Bank - Manager's Account	0.0000%	N/A	276,105.22	329,587.51	(928,938.94)	(323,246.21)	622,740.50 (1)(2)	299,494.29
ABC Bank - Customer Refunds	0.0000%	N/A	29,088.34	629.03	(14,247.47)	15,469.90	14,000.00 (3)	29,469.90
PNC Bank Lockbox	0.0000%	N/A	720,424.32	196,005.06	-	916,429.38	(900,000.00) (4)	16,429.38
Logic Operating - 01	3.8526%	N/A	8,580,662.32	-	-	8,580,662.32	1,803,130.59 (1)(2)(5)	10,383,792.91
TexPool Operating	3.6903%	N/A	12,659,019.91	-	(329,587.51)	12,329,432.40	886,000.00 (3)(4)	13,215,432.40
TexPool Fiscal Surety Trail Easement	3.6903%	N/A	121,593.52	-	-	121,593.52	-	121,593.52
Total - General Fund			<u>22,421,067.19</u>	<u>526,221.60</u>	<u>(1,272,773.92)</u>	<u>21,674,514.87</u>	<u>2,425,871.09</u>	<u>24,100,385.96</u>
Park Fund -								
Logic - Park Fund - 02	3.8526%	N/A	55,164.69	-	-	55,164.69	-	55,164.69
TexPool Park	3.6903%	N/A	55,583.35	-	-	55,583.35	-	55,583.35
Total - Park Fund			<u>110,748.04</u>	<u>-</u>	<u>-</u>	<u>110,748.04</u>	<u>-</u>	<u>110,748.04</u>
Debt Service Fund -								
Logic - Tax Account	3.8526%	N/A	3,615,385.83	-	-	3,615,385.83	(3,525,871.09) (5)(6)	89,514.74
Logic - Debt Service	3.8526%	N/A	1,208,801.27	-	-	1,208,801.27	1,100,000.00 (6)	2,308,801.27
Total - Debt Service Fund			<u>4,824,187.10</u>	<u>-</u>	<u>-</u>	<u>4,824,187.10</u>	<u>(2,425,871.09)</u>	<u>2,398,316.01</u>
Capital Project Fund -								
Logic - SR 2011 CPF	3.8526%	N/A	2,925.94	-	-	2,925.94	-	2,925.94
TexPool - SR 2020 CPF	3.6903%	N/A	6,155,480.87	-	-	6,155,480.87	-	6,155,480.87
Total - Capital Project Fund			<u>6,158,406.81</u>	<u>-</u>	<u>-</u>	<u>6,158,406.81</u>	<u>-</u>	<u>6,158,406.81</u>
Total - All Funds			<u>\$ 33,514,409.14</u>	<u>\$ 526,221.60</u>	<u>\$ (1,272,773.92)</u>	<u>\$ 32,767,856.82</u>	<u>\$ -</u>	<u>\$ 32,767,856.82</u>

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 577,740.50
(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: 14,000.00
(4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: 900,000.00
(5) To transfer funds from Logic Tax to Logic General Operating Account: 2,425,871.09
(6) To transfer funds from Logic Tax to Logic Debt Service Account: 1,100,000.00

**Northtown M.U.D.
Collateral Analysis Schedule - ABC Bank
12/31/2025**

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under) Collateralized</u>
ABC Bank -			
Operating Account (General Fund)	\$ 34,173.56		
Manager's Account (General Fund)	657,066.46		
Customer Deposit Account (General Fund)	46,495.46		
Total ABC Bank	737,735.48		
FDIC Coverage		250,000.00	
Pledged Collateral ABC Bank (Market Value)		1,360,352.00	
Total Collateral - ABC Bank			
Total Collateral/Funds ABC Bank	\$ 737,735.48	\$ 1,610,352.00	\$ 872,616.52

Pledges By Pledgee And Maturity



Pledged To: NORTHTOWN MUD

American Bank of Commerce - Lubbock, TX

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As Of 12/31/2025

Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity Prerfund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
							Original Face	Par	Book Value	Market Value
FROS: FROST NATL BK - SAN ANT	3140XBQQ6	AFS	FNMA 15YR 06/01/36	FM7662 3.00		1,000,000.00 100.00%	1,000,000.00	507,497.66	538,396.24	488,857.27
FROS: FROST NATL BK - SAN ANT	3132D6AK6	AFS	FRLMC 15YR 07/01/36	SB8110 1.50		1,000,000.00 100.00%	1,000,000.00	591,148.61	596,130.99	535,273.24
FROS: FROST NATL BK - SAN ANT	3133KYWP0	AFS	FRLMC 20YR 04/01/42	RB5154 2.50		500,000.00 100.00%	500,000.00	373,903.48	360,643.13	336,221.49
3 Securities Pledged To: NORTH - NORTHTOWN MUD							2,500,000.00	1,472,549.75	1,495,170.36	1,360,352.00

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.
12/26/2025 9:09 AM - RBM / WOLF

TRAVIS COUNTY TAX OFFICE

OVERALL COLL/DIST REPORT

DATE 01/02/2026 PAGE 199

TXDIST1A

RECEIVABLE BALANCE 'R' REPORT

FROM 10/01/2025 TO 12/31/2025

YEAR FROM 0000 TO 2025

ALL OTHERS

U84 -- NORTHTOWN MUD

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	NET BASE TAX REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
1995	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1996	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1997	306.58	.00	.00	.00	.00	.00 %	306.58	.00	.00	.00	.00	.00
1998	590.15	.00	.00	.00	.00	.00 %	590.15	.00	.00	.00	.00	.00
1999	634.04	.00	.00	.00	.00	.00 %	634.04	.00	.00	.00	.00	.00
2000	697.43	.00	.00	.00	.00	.00 %	697.43	.00	.00	.00	.00	.00
2001	752.13	.00	.00	.00	.00	.00 %	752.13	.00	.00	.00	.00	.00
2002	773.70	.00	.00	.00	.00	.00 %	773.70	.00	.00	.00	.00	.00
2003	959.09	.00	.00	.00	.00	.00 %	959.09	.00	.00	.00	.00	.00
2004	965.24	.00	.00	.00	.00	.00 %	965.24	.00	.00	.00	.00	.00
2005	916.16	.00	.00	.00	.00	.00 %	916.16	.00	.00	.00	.00	.00
2006	895.94	.00	.00	.00	.00	.00 %	895.94	.00	.00	.00	.00	.00
2007	968.27	.00	.00	.00	.00	.00 %	968.27	.00	.00	.00	.00	.00
2008	925.73	.00	.00	.00	.00	.00 %	925.73	.00	.00	.00	.00	.00
2009	937.74	.00	.00	.00	.00	.00 %	937.74	.00	.00	.00	.00	.00
2010	2281.97	.00	.00	.00	.00	.00 %	2281.97	.00	.00	.00	.00	.00
2011	2092.47	.00	.00	.00	.00	.00 %	2092.47	.00	.00	.00	.00	.00
2012	2073.36	.00	.00	.00	.00	.00 %	2073.36	.00	.00	.00	.00	.00
2013	2009.86	.00	.00	.00	.00	.00 %	2009.86	.00	.00	.00	.00	.00
2014	2169.57	.00	.00	.00	.00	.00 %	2169.57	.00	.00	.00	.00	.00
2015	2362.07	.00	.00	.00	.00	.00 %	2362.07	.00	.00	.00	.00	.00
2016	2683.57	.00	.00	.00	.00	.00 %	2683.57	.00	.00	.00	.00	.00
2017	3971.61	.00	.00	.00	.00	.00 %	3971.61	.00	.00	.00	.00	.00
2018	3746.80	.00	.00	.00	.00	.00 %	3746.80	.00	.00	.00	.00	.00
2019	3703.34	.00	.00	.00	.00	.00 %	3703.34	.00	.00	.00	.00	.00
2020	3860.12	.00	.00	.00	.00	.00 %	3860.12	.00	.00	.00	.00	.00
2021	7246.04	61.50	.00	.00	.00	.00 %	7307.54	.00	.00	.00	.00	.00
2022	10255.99	57.25	.00	.00	.00	.00 %	10313.24	.00	.00	.00	.00	.00
2023	18049.37	55.25	1680.91	.00	1680.91	9.28 %	16423.71	554.70	.00	.00	.00	2235.61
2024	448069.35	1559.44-	8773.26	1611.69	7161.57	1.60 %	439348.34	1842.45	.00	.00	.00	9004.02
TOTL	524897.69	1385.44-	10454.17	1611.69	8842.48	1.69 %	514669.77	2397.15	.00	.00	.00	11239.63
2025	7238705.34	4329.14-	3752401.21	13.18	3752388.03	51.87 %	3481988.17	.00	.00	44.65	.00	3752432.68
ENTITY												
TOTL	7763603.03	5714.58-	3762855.38	1624.87	3761230.51	48.48 %	3996657.94	2397.15	.00	44.65	.00	3763672.31

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

TAX YEAR	2025			1997-2024			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.3495	\$ 0.1705	\$ 0.5200			\$ -			
	67.21%	32.79%	100.00%						
COLLECTIONS:									
OCT									
TAX ADJUSTMENTS	0.00	0.00	0.00	(68.60)	(16.80)	(85.40)	(68.60)	(16.80)	(85.40)
BASE TAX REV	0.00	0.00	0.00	(210.85)	(100.80)	(311.65)	(210.85)	(100.80)	(311.65)
TAXES	0.00	0.00	0.00	4,198.06	2,053.30	6,251.36	4,198.06	2,053.30	6,251.36
PENALTY	0.00	0.00	0.00	997.30	492.06	1,489.36	997.30	492.06	1,489.36
NOV									
TAX ADJUSTMENTS	(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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FEB									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAR									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
APR									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAY									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUN									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUL									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AUG									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEP									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL									
BASE TAX REV	(8.86)	(4.32)	(13.18)	(1,090.40)	(521.29)	(1,611.69)	(1,099.26)	(525.61)	(1,624.87)
TAXES	2,522,046.58	1,230,354.63	3,752,401.21	7,041.50	3,412.67	10,454.17	2,529,088.08	1,233,767.30	3,762,855.38
PENALTY	30.01	14.64	44.65	1,611.47	785.68	2,397.15	1,641.48	800.32	2,441.80
TOTAL DISTRIBUTION	2,522,067.73	1,230,364.95	3,752,432.68	7,562.56	3,677.07	11,239.63	2,529,630.30	1,234,042.01	3,763,672.31
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	(2,909.68)	(1,419.46)	(4,329.14)	(948.15)	(437.29)	(1,385.44)	(3,857.83)	(1,856.75)	(5,714.58)
BASE TAX REV	8.86	4.32	13.18	1,090.40	521.29	1,611.69	1,099.26	525.61	1,624.87
LESS: COLLECTIONS	(2,522,046.58)	(1,230,354.63)	(3,752,401.21)	(7,041.50)	(3,412.67)	(10,454.17)	(2,529,088.08)	(1,233,767.30)	(3,762,855.38)
TAX									
REC @ END OF PERIOD	2,340,297.82	1,141,690.35	3,481,988.17	339,218.57	175,451.20	514,669.77	2,679,516.39	1,317,141.55	3,996,657.94
	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 December 31, 2025 and the Statement of Revenues, Expenditures & Changes in Fund Balance – Governmental Funds for the three months ended December 31, 2025, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The District has omitted the management's discussion and analysis, the Statement of Net Assets, and Statement of Activities that the Governmental Accounting Standards Board required to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historic context.

In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and components required by GASB 34 were included in the financial statements, they might influence the user's conclusions about the District's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Supplementary Information

Accounting principles generally accepted in the United States of America require that budgetary comparison information be presented to supplement the basic financial statements. Such information is presented for the one and three months ended December 31, 2025, for purposes of additional analysis and, although not a required part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. The required supplementary information was subject to our compilation engagement. We have not audited or reviewed the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

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



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

January 21, 2026

**Northtown Municipal Utility District
Governmental Funds Balance Sheet
December 31, 2025**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Assets					
Cash and Cash Equivalents					
Cash on Deposit	\$ 1,059,791.44	\$ -	\$ -	\$ -	\$ 1,059,791.44
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	21,361,275.75	110,748.04	4,824,187.10	6,158,406.81	32,454,617.70
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	353,041.42	-	-	-	353,041.42
Accrued Service Revenue	440,238.00	-	-	-	440,238.00
Property Taxes	2,679,516.40	-	1,317,141.54	-	3,996,657.94
Prepaid Expenses	606.67	-	-	-	606.67
Other	32,251.86	-	-	-	32,251.86
Interfund	2,425,871.09	679,492.00	-	248,419.14	3,353,782.23
Total Assets	\$ 28,353,092.63	\$ 790,240.04	\$ 6,141,328.64	\$ 6,406,825.95	\$ 41,691,487.26
Liabilities					
Accounts Payable	\$ 503,455.50	\$ -	\$ -	\$ -	\$ 503,455.50
Accrued Expenses	26,792.16	-	15,418.31	-	42,210.47
Retainage Payable	48,965.99	-	-	-	48,965.99
Payroll Taxes Payable	2,761.62	-	-	-	2,761.62
Due to Other	12,391.25	-	-	314,169.20	326,560.45
TCEQ Assessment	15,766.35	-	-	-	15,766.35
Customer Meter Deposits	782,239.98	-	-	-	782,239.98
Builder Deposits	17,800.00	-	-	-	17,800.00
Unclaimed Property	13,704.35	-	-	-	13,704.35
Fiscal Surety Village Park Improvements	121,593.52	-	-	-	121,593.52
Due to Developer	-	-	-	6,031,198.90	6,031,198.90
Interfund	927,911.14	-	2,425,871.09	-	3,353,782.23
Total Liabilities	2,473,381.86	-	2,441,289.40	6,345,368.10	11,260,039.36
Deferred Inflows of Resources					
Deferred Revenue - Property Taxes	2,679,516.40	-	1,317,141.54	-	3,996,657.94
Total Deferred Inflows of Resources	2,679,516.40	-	1,317,141.54	-	3,996,657.94
Fund Balance					
Fund Balances:					
Restricted for					
Debt Service	-	-	2,382,897.70	-	2,382,897.70
Capital Projects	-	-	-	61,457.85	61,457.85
Unassigned	23,200,194.37	790,240.04	-	-	23,990,434.41
Total Fund Balances	23,200,194.37	790,240.04	2,382,897.70	61,457.85	26,434,789.96
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 28,353,092.63	\$ 790,240.04	\$ 6,141,328.64	\$ 6,406,825.95	\$ 41,691,487.26

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

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Revenues:					
Property Taxes, including penalties	\$ 2,529,630.30	\$ -	\$ 1,234,042.01	\$ -	\$ 3,763,672.31
Service Accounts, including penalties	1,266,026.12	-	-	-	1,266,026.12
Chargepoint Income	978.67	-	-	-	978.67
Interest Income	221,970.56	912.10	13,626.35	61,457.85	297,966.86
Total Revenues	<u>4,018,605.65</u>	<u>912.10</u>	<u>1,247,668.36</u>	<u>61,457.85</u>	<u>5,328,643.96</u>
Expenditures:					
Current-					
WATER					
Bulk Water Purchase	257,044.13	-	-	-	257,044.13
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	27,342.82	-	-	-	27,342.82
Water Tap Inspections	12,400.00	-	-	-	12,400.00
Lead & Copper Sampling	501.24	-	-	-	501.24
WASTEWATER					
Bulk Wastewater Purchases	340,666.15	-	-	-	340,666.15
Wastewater System Maintenance	11,516.48	-	-	-	11,516.48
Lift Station Maintenance	68,636.26	-	-	-	68,636.26
Chemicals	9,163.10	-	-	-	9,163.10
ADMINISTRATIVE					
Director Fees	3,978.00	-	-	-	3,978.00
Payroll Taxes	11,569.51	-	-	-	11,569.51
Legal Fees - General	29,370.86	-	-	-	29,370.86
Legal Fees - Special	6,988.00	-	-	-	6,988.00
Legal Fees - Covenants	19,944.10	-	-	-	19,944.10
Management Services	106,125.30	-	-	-	106,125.30
Accounting Fees	18,537.50	-	-	-	18,537.50
Financial Advisor Fees	2,268.39	-	1,631.61	-	3,900.00
Engineering Fees - General	5,202.00	-	-	-	5,202.00
Engineering Fees - Special	16,164.62	-	-	-	16,164.62
Professional Fees	2,400.00	-	-	-	2,400.00
Tax Collector/Appraisal Fees	12,383.30	-	6,018.72	-	18,402.02
Insurance	1,129.92	-	-	-	1,129.92
Website	2,150.00	-	-	-	2,150.00
Credit Card Fees	11,521.29	-	-	-	11,521.29
Bank Service Charges	2,842.08	-	-	-	2,842.08
Conference/Training	125.00	-	-	-	125.00
PARKS					
Park Landscape Maintenance	171,894.60	-	-	-	171,894.60
Landscape Contingency	89,893.77	-	-	-	89,893.77
Park Facility Maintenance	62,695.84	-	-	-	62,695.84
Security	42,310.00	-	-	-	42,310.00
Well Repairs	5,630.61	-	-	-	5,630.61
Park Utilities	4,532.18	-	-	-	4,532.18
OTHER					
Nightwatchman Lights	5,144.69	-	-	-	5,144.69
Miscellaneous	2,637.31	-	-	-	2,637.31
Garbage Collection	254,340.00	-	-	-	254,340.00
Office Staff Expenses	117,101.16	-	-	-	117,101.16
Office Expenses	8,636.50	-	-	-	8,636.50
Event Supplies	1,947.26	-	-	-	1,947.26
Telephone	140.28	-	-	-	140.28
Debt Service -					
Arbitrage Consultant Fees	-	-	2,250.00	-	2,250.00
Paying Agent Fees	-	-	800.00	-	800.00
Capital Outlay	300,785.62	-	-	-	300,785.62
Total Expenditures	<u>2,055,318.12</u>	<u>-</u>	<u>10,700.33</u>	<u>-</u>	<u>2,066,018.45</u>
Excess/(Deficiency) of Revenues over Expenditures	<u>1,963,287.53</u>	<u>912.10</u>	<u>1,236,968.03</u>	<u>61,457.85</u>	<u>3,262,625.51</u>
Fund Balance, October 1, 2025	<u>21,236,906.84</u>	<u>789,327.94</u>	<u>1,145,929.67</u>	<u>-</u>	<u>23,172,164.45</u>
Fund Balance, December 31, 2025	<u>\$ 23,200,194.37</u>	<u>\$ 790,240.04</u>	<u>\$ 2,382,897.70</u>	<u>\$ 61,457.85</u>	<u>\$ 26,434,789.96</u>

Supplementary Information

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General Fund

- Budgetary Comparison Schedule
- Projection of Revenues & Expenses
- A/P Aging Summary
- Other Deposits Summary
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General Fund

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

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues:						
OPERATING						
Water Service Fees	\$ 125,157	\$ 121,211	\$ 3,946	\$ 433,372	\$ 399,588	\$ 33,784
Water Tap Fees	-	-	-	-	-	-
Wastewater Service Fees	122,909	113,754	9,155	371,362	341,262	30,100
Wastewater Tap Fees	-	-	-	-	-	-
Basic Services	143,563	143,875	(312)	429,914	431,625	(1,711)
Application Fees	1,044	1,333	(289)	2,844	4,000	(1,156)
Service Penalties	8,873	3,333	5,540	29,635	9,999	19,636
Water and W/W Inspections	-	-	-	-	-	-
Total Operating	401,546	383,506	18,039	1,267,126	1,186,474	80,652
OTHER OPERATING						
Property Tax	2,427,189	2,425,000	2,189	2,527,989	2,520,000	7,989
Property Tax Penalty	560	-	560	1,641	-	1,641
Total Other Operating	2,427,749	2,425,000	2,749	2,529,630	2,520,000	9,630
NON-OPERATING						
Miscellaneous Revenue	-	2,500	(2,500)	(1,100)	7,500	(8,600)
Chargepoint Revenue	314	270	44	979	810	169
Investment Interest	70,047	25,000	45,047	221,971	75,000	146,971
Total Non-Operating	70,361	27,770	42,591	221,849	83,310	138,539
Total Operating Revenues	2,899,656	2,836,276	63,380	4,018,606	3,789,784	228,822
OTHER						
Park Fees	-	-	-	-	-	-
Park Interest Revenue	365	41	324	912	123	789
Total Other	365	41	324	912	123	789
Total Revenues	2,900,021	2,836,317	63,703	4,019,518	3,789,907	229,611
Expenditures:						
OFFICE						
Employee Benefits	5,602	6,838	1,236	18,822	20,514	1,692
Mileage Reimbursement	262	300	38	727	900	173
Office Utilities	2,164	3,750	1,586	6,912	11,250	4,338
Wages	32,764	33,166	402	97,552	99,498	1,946
Office Maintenance	-	2,083	2,083	-	6,249	6,249
Office Expenses	788	2,083	1,296	1,725	6,250	4,525
Total Office Expenditures	41,578	48,220	6,642	125,738	144,661	18,923

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

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WATER						
Bulk Water Purchases (Var)	79,472	128,943	49,471	257,044	425,076	168,032
TCEQ System Fee	100	-	(100)	7,658	8,250	592
Water System Maintenance	13,090	16,667	3,577	27,343	50,001	22,658
Water Meters	-	-	-	-	-	-
Total Water	96,088	145,610	49,522	304,445	483,327	178,882
WASTEWATER						
Bulk W/W Purchases	113,267	133,534	20,267	340,666	400,602	59,936
W/W System Maintenance	1,554	25,000	23,446	11,516	75,000	63,484
Lift Station Maintenance	37,211	25,000	(12,211)	68,636	75,000	6,364
Chemicals	9,163	4,166	(4,997)	9,163	12,498	3,335
Total Wastewater	161,195	187,700	26,505	429,982	563,100	133,118
ADMINISTRATIVE						
Director Fees	1,105	1,250	145	3,978	3,900	(78)
Payroll Taxes	3,624	3,774	150	11,570	11,322	(248)
Legal Fees-General	9,804	10,417	613	29,371	31,251	1,880
Legal Fees-Special	-	-	-	6,988	-	(6,988)
Legal Fees-Covenants	2,998	5,417	2,419	19,944	16,251	(3,693)
Management Services	36,275	36,455	180	106,627	109,365	2,738
Bookkeeping Services	6,200	6,667	467	18,538	20,001	1,464
Financial Advisor Services	2,268	-	(2,268)	2,268	2,500	232
Engineering Fees	1,734	2,000	266	5,202	6,000	798
Engineering Fees-Special	1,056	6,667	5,611	16,165	20,001	3,836
Professional Fees	800	4,333	3,533	2,400	12,999	10,599
Insurance	-	2,000	2,000	1,130	3,000	1,870
Credit Card Fees	4,000	3,750	(250)	11,521	11,250	(271)
Conference/Training	-	-	-	125	-	(125)
Total Administrative	75,798	89,730	13,932	248,209	260,840	12,631

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

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARKS						
Landscape-Parks	57,298	57,333	35	171,895	171,999	104
Landscape-Contingency	34,964	15,317	(19,647)	89,894	45,951	(43,943)
Park Maintenance	12,307	8,333	(3,974)	62,696	24,999	(37,697)
Well Maintenance	2,573	7,083	4,510	5,631	21,249	15,618
Park Utilities	1,019	2,000	981	4,532	6,000	1,468
Security	12,240	14,500	2,260	42,310	43,500	1,190
Irrigation Repairs	-	4,100	4,100	-	12,300	12,300
Pond Restoration	-	7,500	7,500	-	22,500	22,500
Total Parks	120,402	116,166	(4,236)	376,957	348,498	(28,459)
OTHER						
Meeting Expenses	-	12	12	-	36	36
Nightwatchman	1,714	1,950	236	5,145	5,850	705
Security Equipment	-	-	-	-	-	-
Miscellaneous	921	1,000	79	5,479	3,000	(2,479)
Garbage Collection	84,780	87,210	2,430	254,340	261,630	7,290
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	-	624	624
Website	550	2,083	1,533	2,150	6,249	4,099
Signage	-	-	-	-	-	-
Event Supplies	878	-	(878)	1,947	150	(1,797)
Telephone	47	1,300	1,253	140	3,900	3,760
Total Other	88,889	93,763	4,874	269,202	281,439	12,237
Total Expenditures	583,951	681,189	97,238	1,754,533	2,081,865	327,332
Operating Excess/(Deficiency)	2,316,069	2,155,128	160,941	2,264,985	1,708,042	556,943
CAPITAL OUTLAY						
Parks CIP	64,778	64,778	-	300,786	300,786	-
Total Capital Outlay	64,778	64,778	-	300,786	300,786	-
Total Expenses & Park CIP	648,729	745,967	97,238	2,055,318	2,382,651	327,332
Net Revenues/(Deficit)	2,251,291	2,090,350	160,941	1,964,200	1,407,256	556,943
Other (Sources)/Uses						
Interfund Transfer	-	-	-	-	-	-
Total Other (Sources)/Uses	-	-	-	-	-	-
Total Excess/(Deficiency)	\$ 2,251,291	\$ 2,090,350	\$ 160,941	\$ 1,964,200	\$ 1,407,256	\$ 556,943

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	Budget Jan-26	Budget Feb-26	Budget Mar-26	Budget Apr-26	Budget May-26	Budget Jun-26	Budget Jul-26	Budget Aug-26	Budget Sep-26	FY-2026 Actual + Budget	Variance
Revenues:															
OPERATING															
Water Service Fees	\$ 1,642,220	\$ 155,270	\$ 152,945	\$ 125,157	\$ 126,583	\$ 121,211	\$ 122,554	\$ 121,211	\$ 143,695	\$ 146,380	\$ 153,093	\$ 154,436	\$ 153,469	\$ 1,676,004	\$ 33,784
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	113,754	113,754	113,754	113,754	113,754	113,754	113,754	113,754	113,746	1,395,140	30,100
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	143,875	143,875	143,875	143,875	143,875	143,875	143,875	143,875	143,875	1,724,789	(1,711)
Application Fees	16,000	1,116	684	1,044	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,844	(1,156)
Service Penalties	40,000	7,439	13,323	8,873	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337	59,636	19,636
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	434,054	401,546	388,878	383,506	384,849	383,506	405,990	408,675	415,388	416,731	415,760	4,870,412	80,652
OTHER OPERATING															
Property Tax	4,817,030	3,987	96,813	2,427,189	1,747,353	249,677	30,000	270,000	-	-	-	-	-	4,825,019	7,989
Property Tax Penalty	0	997	84	560	-	-	-	-	-	-	-	-	-	1,641	1,641
Total Other Operating	4,817,030	4,985	96,897	2,427,749	1,747,353	249,677	30,000	270,000	-	-	-	-	-	4,826,660	9,630
NON-OPERATING															
Miscellaneous Revenue	30,000	(25)	(1,075)	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	21,400	(8,600)
Chargepoint Revenue	3,272	425	240	314	270	270	270	270	270	270	270	270	302	3,441	169
Investment Interest	300,000	80,249	71,675	70,047	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	446,971	146,971
Total Non-Operating	333,272	80,648	70,839	70,361	27,770	27,770	27,770	27,770	27,770	27,770	27,770	27,770	27,802	471,811	138,539
Total Operating Revenues	9,940,062	517,160	601,790	2,899,656	2,164,001	660,953	442,619	681,276	433,760	436,445	443,158	444,501	443,562	10,168,884	228,822
OTHER															
Park Fees	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Interest Revenue	500	215	332	365	41	41	41	41	41	41	41	41	49	1,289	789
Total Other	500	215	332	365	41	41	41	41	41	41	41	41	49	1,289	789
Total Revenues	9,940,562	517,375	602,122	2,900,021	2,164,042	660,994	442,660	681,317	433,801	436,486	443,199	444,542	443,611	10,170,173	229,611
Expenditures:															
Employee Benefits	82,033	6,602	6,619	5,602	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,815	80,341	1,692
Mileage Reimb.	3,600	244	221	262	300	300	300	300	300	300	300	300	300	3,427	173
Office Utilities	45,000	2,477	2,271	2,164	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	40,662	4,338
Wages	398,026	36,182	28,606	32,764	33,166	33,166	33,166	33,166	33,166	33,166	33,166	33,166	33,200	396,080	1,946
Office Maintenance	25,000	-	-	-	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	18,751	6,249
Office Expenses	25,000	747	190	788	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	20,475	4,525
Total Water	578,659	46,252	37,908	41,578	48,220	48,220	48,220	48,220	48,220	48,220	48,220	48,220	48,235	559,736	18,923

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	Budget Jan-26	Budget Feb-26	Budget Mar-26	Budget Apr-26	Budget May-26	Budget Jun-26	Budget Jul-26	Budget Aug-26	Budget Sep-26	FY-2026 Actual + Budget	Variance
WATER															
Bulk Water Purchases	1,746,973	98,719	78,853	79,472	134,657	128,943	130,371	128,943	152,861	155,717	162,858	164,287	163,260	1,578,941	168,032
TCEQ System Fee	8,250	7,558	-	100	-	-	-	-	-	-	-	-	-	7,658	592
Water System Maintenance	200,000	4,668	9,584	13,090	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	177,342	22,658
Water Tap Inspection	0	6,175	2,800	3,425	-	-	-	-	-	-	-	-	-	12,400	(12,400)
Water Meters	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Total Water	1,980,223	117,120	91,237	96,088	151,324	145,610	147,038	145,610	169,528	172,384	179,525	180,954	204,923	1,801,341	178,882
WASTEWATER															
Bulk W/W Purchases	1,602,415	114,118	113,281	113,267	133,534	133,534	133,534	133,534	133,534	133,534	133,534	133,534	133,541	1,542,479	59,936
W/W System Maintenance	300,000	7,211	2,751	1,554	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	236,516	63,484
W/W Tap Inspections	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift Station Maintenance	300,000	8,431	22,994	37,211	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	293,636	6,364
Chemicals	50,000	-	-	9,163	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,174	46,665	3,335
Total Wastewater	2,252,415	129,761	139,026	161,195	187,700	187,700	187,700	187,700	187,700	187,700	187,700	187,700	187,715	2,119,297	133,118
ADMINISTRATIVE															
Director Fees	20,000	1,547	1,326	1,105	1,400	1,250	1,400	1,250	1,700	2,250	2,700	2,000	2,150	20,078	(78)
Payroll Taxes	45,290	4,487	3,459	3,624	3,774	3,774	3,774	3,774	3,774	3,774	3,774	3,774	3,776	45,538	(248)
Legal Fees-General	125,000	9,046	10,521	9,804	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,413	123,120	1,880
Legal Fees-Special	0	3,310	3,679	-	-	-	-	-	-	-	-	-	-	6,988	(6,988)
Legal Fees-Covenants	65,000	9,338	7,608	2,998	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,413	68,693	(3,693)
Management Services	437,461	35,177	35,175	36,275	36,455	36,455	36,455	36,455	36,455	36,455	36,455	36,455	36,456	434,723	2,738
Bookkeeping Services	80,000	6,263	6,075	6,200	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,663	78,537	1,464
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	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	23,202	798
Engineering Fees-Special	80,000	8,035	7,073	1,056	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,663	76,164	3,836
Professional Fees	52,000	800	800	800	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,337	41,401	10,599
Tax Assess/Collector Fees	32,000	-	6,449	5,934	-	-	6,500	-	-	6,500	-	-	6,500	31,883	117
Permits/MemberDues/Lic.	1,000	-	-	-	-	-	-	500	-	-	-	-	-	500	500
Insurance	45,000	1,028	102	-	-	-	-	-	-	-	-	-	42,000	43,130	1,870
Credit Card Fees	45,000	3,780	3,741	4,000	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,271	(271)
Conference/Training	7,500	-	125	-	-	-	-	-	-	7,500	-	-	-	7,625	(125)
Total Administrative	1,081,751	84,543	87,867	75,798	100,880	80,730	87,380	81,230	81,180	95,730	82,180	81,480	130,121	1,069,120	12,631
PARKS															
Landscape-Parks	688,000	57,298	57,298	57,298	57,333	57,333	57,333	57,333	57,333	57,333	57,333	57,333	57,337	687,896	104
Landscape-Contingency	183,800	43,929	11,000	34,964	15,317	15,317	15,317	15,317	15,317	15,317	15,317	15,317	15,313	227,743	(43,943)
Park Maintenance	100,000	7,738	42,651	12,307	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,337	137,697	(37,697)
Well Maintenance	85,000	937	2,120	2,573	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,087	69,382	15,618
Park Utilities	24,000	1,620	1,893	1,019	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	22,532	1,468

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	Budget Jan-26	Budget Feb-26	Budget Mar-26	Budget Apr-26	Budget May-26	Budget Jun-26	Budget Jul-26	Budget Aug-26	Budget Sep-26	FY-2026 Actual + Budget	Variance
Security	174,000	15,950	14,120	12,240	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	172,810	1,190
Irrigation Repairs	49,200	-	-	-	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	36,900	12,300
Pond Restoration	90,000	-	-	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	67,500	22,500
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	129,082	120,402	116,166	116,166	116,166	116,166	116,166	116,166	116,166	116,166	271,174	1,577,459	(28,459)
OTHER															
Meeting Expenses	150	-	-	-	12	12	12	12	12	12	14	14	14	114	36
Nightwatchman	23,400	1,719	1,713	1,714	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	22,695	705
Security Equipment	10,000	-	-	-	-	-	-	10,000	-	-	-	-	-	10,000	-
Flock Service	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Miscellaneous	12,000	2,897	1,661	921	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	14,479	(2,479)
Garbage Collection	1,046,520	84,780	84,780	84,780	87,210	87,210	87,210	87,210	87,210	87,210	87,210	87,210	87,210	1,039,230	7,290
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	208	208	208	208	208	208	208	208	212	1,876	624
Website	25,000	800	800	550	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	20,901	4,099
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	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	11,840	3,760
Total Other	1,202,170	90,385	89,927	88,889	93,763	93,763	93,763	103,763	93,763	93,763	93,765	93,765	160,623	1,189,933	12,237
Total Expenditures	8,644,218	595,534	575,047	583,951	698,053	672,189	680,267	682,689	696,557	713,963	707,556	708,285	1,002,791	8,316,885	327,333
Operating Excess/(Deficiency)	1,296,344	(78,374)	26,743	2,315,704	1,465,948	(11,236)	(237,648)	(1,413)	(262,797)	(277,518)	(264,398)	(263,784)	(559,229)	1,853,287	556,943
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	-	-	-	-	-	-	-	-	1,699,214	2,000,000	-
Park Land Acquisition	5,000,000	-	-	-	-	-	-	-	-	-	-	-	5,000,000	5,000,000	-
Water/Sewer System CIP	1,000,000	-	-	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000	-
Total Capital Outlay	8,670,000	13,281	222,727	64,778	-	-	-	-	-	-	-	-	8,369,214	8,670,000	-
Total Expenses & Park CIP	17,314,218	608,815	797,774	648,729	698,053	672,189	680,267	682,689	696,557	713,963	707,556	708,285	9,372,006	16,986,885	327,333
Net Revenues/(Deficit)	(7,373,656)	(91,440)	(195,652)	2,251,291	1,465,989	(11,195)	(237,607)	(1,372)	(262,756)	(277,477)	(264,357)	(263,743)	(8,928,394)	(6,816,713)	556,943
Other (Sources)/Uses															
Interfund Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other (Sources)/Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Excess/(Deficiency)	\$ (7,373,656)	\$ (91,440)	\$ (195,652)	\$ 2,251,291	\$ 1,465,989	\$ (11,195)	\$ (237,607)	\$ (1,372)	\$ (262,756)	\$ (277,477)	\$ (264,357)	\$ (263,743)	\$ (8,928,394)	\$ (6,816,713)	\$ 556,943

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	4,396.20	0.00	0.00	0.00	0.00	4,396.20
Aboughalyoun, Mohamad	0.00	92.64	0.00	0.00	0.00	92.64
Alterman, Inc.	10,134.34	0.00	0.00	0.00	0.00	10,134.34
Aqua-Tech Laboratories, Inc.	0.00	1,076.25	0.00	0.00	0.00	1,076.25
Armbrust & Brown, P.L.L.C.	13,077.13	0.00	0.00	0.00	0.00	13,077.13
Bella Real Estate	0.00	126.57	0.00	0.00	0.00	126.57
Berkey, Forrest	0.00	0.00	28.79	0.00	0.00	28.79
BLX Group LLC	2,250.00	0.00	0.00	0.00	0.00	2,250.00
Bott & Douthitt, P.L.L.C.	6,200.00	0.00	0.00	0.00	0.00	6,200.00
Bridges, Austen	0.00	0.00	104.97	0.00	0.00	104.97
Bruzenak, Evan	0.00	0.00	98.20	0.00	0.00	98.20
Caswell, Welda	0.00	143.50	0.00	0.00	0.00	143.50
Charter Communications	140.39	0.00	0.00	0.00	0.00	140.39
Choi, Nick	0.00	104.37	0.00	0.00	0.00	104.37
City of Austin	198,413.99	0.00	0.00	0.00	0.00	198,413.99
City of Round Rock Environmental Services	250.00	0.00	0.00	0.00	0.00	250.00
Combs, Gladys	0.00	0.00	98.50	0.00	0.00	98.50
Crossroads Utility Services	92,287.08	0.00	0.00	0.00	0.00	92,287.08
CV3 Financial Services, LLC	0.00	125.33	0.00	0.00	0.00	125.33
Elson, Antaira	0.00	0.00	256.26	0.00	0.00	256.26
Escalante, Paula	0.00	0.00	131.50	0.00	0.00	131.50
Fallas, Juan Isaac	0.00	0.00	92.34	0.00	0.00	92.34
Fazzone Construction Co., Inc.	50,930.91	0.00	0.00	0.00	0.00	50,930.91
Gamez, Ronald	0.00	0.00	115.77	0.00	0.00	115.77
Grasich, Carrie	0.00	0.00	57.14	0.00	0.00	57.14
Green, Clair	0.00	62.41	0.00	0.00	0.00	62.41
Guerrero, Michael	0.00	109.30	0.00	0.00	0.00	109.30
Henley, Mimi S.	0.00	0.00	111.77	0.00	0.00	111.77
Holley, Ariel	0.00	0.00	124.10	0.00	0.00	124.10
HP Texas I LLC	0.00	0.00	122.87	0.00	0.00	122.87
J Res ATX 1 LLC	0.00	120.70	0.00	0.00	0.00	120.70
Jamshidi, Mohammad	0.00	105.60	0.00	0.00	0.00	105.60
Johnson Kachikaran Arulsw	0.00	116.70	0.00	0.00	0.00	116.70
Karanth, Puja	0.00	0.00	102.21	0.00	0.00	102.21
Lindner, Carmen	0.00	115.47	0.00	0.00	0.00	115.47
LJA Engineering, Inc.	0.00	464.66	0.00	0.00	0.00	464.66
Lopez- Tellez, Sonja	0.00	0.00	73.53	0.00	0.00	73.53
Manoukian, David	0.00	108.07	0.00	0.00	0.00	108.07
May, Bailey	0.00	0.00	66.95	0.00	0.00	66.95
Mederos, Yuliet	0.00	0.00	96.34	0.00	0.00	96.34
Mehl, Joseph	0.00	0.00	9.68	0.00	0.00	9.68
Neighborhood Reality	0.00	98.20	0.00	0.00	0.00	98.20
Pizano, Eduardo	0.00	0.00	1.84	0.00	0.00	1.84
Pope, Krystal	0.00	64.90	0.00	0.00	0.00	64.90
Proper Managment LLC	0.00	0.00	24.79	0.00	0.00	24.79
Public Finance Group, LLC	3,900.00	0.00	0.00	0.00	0.00	3,900.00
Ramona Oliver	352.84	0.00	0.00	0.00	0.00	352.84
Razor Construction Inc.	0.00	109.30	0.00	0.00	0.00	109.30
Roadrunner Inspection Services	3,425.00	0.00	0.00	0.00	0.00	3,425.00
Romero, Keyli	0.00	82.77	0.00	0.00	0.00	82.77
Santos, Iris	0.00	0.00	277.67	0.00	0.00	277.67
Sevilla, Antonia	0.00	0.00	366.90	0.00	0.00	366.90
Smartegg LLC	0.00	124.10	0.00	0.00	0.00	124.10
Snyder, Rabakah	0.00	85.24	0.00	0.00	0.00	85.24
Sommers Marketing + Public Relations	550.00	0.00	0.00	0.00	0.00	550.00
Studio 16 19, LLC	8,771.60	0.00	0.00	0.00	0.00	8,771.60
Texas Disposal Systems, Inc.	84,780.00	0.00	0.00	0.00	0.00	84,780.00
TexaScapes	17,114.40	0.00	0.00	0.00	0.00	17,114.40
Thomas, Erica	0.00	0.00	276.68	0.00	0.00	276.68
Tijerina, Rolando	0.00	359.30	0.00	0.00	0.00	359.30
Tran, Long	0.00	88.64	0.00	0.00	0.00	88.64
Travis County Sheriff's Department	2,680.00	0.00	0.00	0.00	0.00	2,680.00
TX Health Benefits Pool	0.00	(5,388.44)	0.00	0.00	0.00	(5,388.44)
TXU Energy	2,058.74	0.00	0.00	0.00	0.00	2,058.74
Waites, Inda	0.00	573.49	0.00	0.00	0.00	573.49
Ward and Burke Tunneling	0.00	0.00	130.27	0.00	0.00	130.27
Zuhairi, Saeed Al	0.00	0.00	99.74	0.00	0.00	99.74
TOTAL	501,712.62	(930.93)	2,868.81	0.00	0.00	503,650.50

See Accountants' Report.

**Northtown Municipal Utility District
OTHER DEPOSITS SUMMARY
December 31, 2025**

Description	Amount
VILLAGE AT NORTHTOWN	\$ 2,314.56
PISD REVIEW	749.10
EDENBROOK RIDGE	394.70
DESSAU FOUNTAIN ESTATES	815.90
KB HOMES - VILLAGES AT NORTHTOWN	(467.80)
DESSAU RETAIL - ACR	2,129.30
VILLAGES - MULTI-FAMILY WB PKWY	(176.78)
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	(827.50)
HEATHERWILDE OFFICE	2,633.60
Total Other Deposits	<u>\$ 7,968.45</u>

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

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

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

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

See Accountants' Report.

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/21/14	Invoiced #1158		5,000.00
07/31/14	360 Professional Services #639	Edenbrook Ridge	(673.20)
01/31/15	360 Professional Services #777	Edenbrook Ridge	(2,334.98)
03/31/15	360 Professional Services #822	Edenbrook Ridge	(1,219.20)
11/15/18	Invoice #1256		4,227.38
12/31/18	360 Professional Services #2010	Edenbrook Ridge	(489.60)
02/28/19	360 Professional Services #2058	Edenbrook Ridge	(834.47)
08/31/19	360 Professional Services #2232	Edenbrook Ridge	(499.80)
10/31/19	360 Professional Services #2287	Edenbrook Ridge	(331.17)
11/30/19	360 Professional Services #2317	Edenbrook Ridge	(999.60)
05/08/20	Invoice #1286		3,154.64
05/31/20	360 Professional Services #2476	Edenbrook Ridge	(510.00)
07/31/20	360 Professional Services #2520	Edenbrook Ridge	(1,166.18)
10/31/20	360 Professional Services #2605	Edenbrook Ridge	(1,275.00)
12/31/20	360 Professional Services #2653	Edenbrook Ridge	(765.00)
01/31/21	360 Professional Services #2675	Edenbrook Ridge	(540.52)
03/31/21	360 Professional Services #2720	Edenbrook Ridge	(1,820.70)
04/30/21	360 Professional Services #2744	Edenbrook Ridge	(260.10)
05/03/21	Invoice #1305	Edenbrook Ridge	6,077.40
09/30/21	360 Professional Services #2882	Edenbrook Ridge	(520.20)
10/31/21	360 Professional Services #2920	Edenbrook Ridge	(260.10)
02/28/22	360 Professional Services #3040	Edenbrook Ridge	(1,351.50)
03/31/22	360 Professional Services #3079	Edenbrook Ridge	(270.30)
04/30/22	360 Professional Services #3151	Edenbrook Ridge	(1,081.20)
06/30/22	360 Professional Services #3174	Edenbrook Ridge	(1,351.50)
07/31/22	360 Professional Services #3207	Edenbrook Ridge	(270.30)
08/31/22	360 Professional Services #3239	Edenbrook Ridge	(1,351.50)
09/30/22	360 Professional Services #3278	Edenbrook Ridge	(270.30)
10/31/22	Invoice #1325	Edenbrook Ridge	6,987.00
11/30/22	360 Professional Services #3353	Edenbrook Ridge	(617.10)
12/31/22	360 Professional Services #3402	Edenbrook Ridge	(270.30)
01/31/23	360 Professional Services #3419	Edenbrook Ridge	(275.40)
02/28/23	360 Professional Services #3451	Edenbrook Ridge	(275.40)
06/30/23	360 Professional Services #3566	Edenbrook Ridge	(275.40)
09/30/23	360 Professional Services #3655	Edenbrook Ridge	(275.40)
01/31/24	360 Professional Services #3771	Edenbrook Ridge	(280.50)
08/31/24	360 Professional Services #3961	Edenbrook Ridge	(561.00)
02/28/25	360 Professional Services #4134	Edenbrook Ridge	(295.80)
05/31/25	360 Professional Services #4213	Edenbrook Ridge	(295.80)
06/30/25	360 Professional Services #4237	Edenbrook Ridge	(591.60)
09/30/25	360 Professional Services #4310	Edenbrook Ridge	(591.60)
TOTAL DEPOSIT			<u>\$ 394.70</u>

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/05/16	Invoiced #1199		5,000.00
07/31/16	Armbrust & Brown/131190	Dessau Fountain Estates	(694.00)
08/31/16	Armbrust & Brown/131844	Dessau Fountain Estates	(425.00)
09/30/25	360 Professional Services #4308	Dessau Fountain Estates	(3,065.10)
		TOTAL DEPOSIT	<u>\$ 815.90</u>

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

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)
TOTAL DEPOSIT			<u>\$ (467.80)</u>

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
10/23/18	Invoice #1255		2,500.00
10/31/18	360 Professional Services - 1963	Dessau Retail - ACR	(489.60)
02/28/19	360 Professional Services - 2056	Dessau Retail - ACR	(840.10)
02/28/23	360 Professional Services - 3450	Dessau Retail - ACR	(550.80)
03/31/23	360 Professional Services - 3484	Dessau Retail - ACR	(275.40)
04/30/23	360 Professional Services - 3514	Dessau Retail - ACR	(275.40)
07/31/23	360 Professional Services - 3593	Dessau Retail - ACR	(1,377.00)
07/31/23	Invoice #1337		3,808.30
10/31/23	360 Professional Services - 3685	Dessau Retail - ACR	(275.40)
06/30/24	360 Professional Services - 3896	Dessau Retail - ACR	(280.50)
07/31/24	360 Professional Services - 3925	Dessau Retail - ACR	(280.50)
10/31/24	360 Professional Services - 4024	Dessau Retail - ACR	(280.50)
03/31/25	360 Professional Services - 4157	Dessau Retail - ACR	(887.40)
04/30/25	360 Professional Services - 4187	Dessau Retail - ACR	(1,479.00)
09/30/25	360 Professional Services - 4309	Dessau Retail - ACR	(887.40)
02/16/23	Deposit	Invoice #1331	4,000.00
TOTAL DEPOSIT			<u>\$ 2,129.30</u>

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

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

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

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

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/20/21	Deposit		5,000.00
12/31/21	360 Professional Services - 2971	Villages - AvalonBay MF	(260.10)
02/28/22	360 Professional Services - 3043	Villages - AvalonBay MF	(270.30)
06/30/22	360 Professional Services - 3177	Villages - AvalonBay MF	(270.30)
08/31/22	360 Professional Services - 3241	Villages - AvalonBay MF	(1,081.20)
10/31/22	360 Professional Services - 3320	Villages - AvalonBay MF	(270.30)
12/31/22	360 Professional Services - 3404	Villages - AvalonBay MF	(1,621.80)
04/30/23	360 Professional Services - 3516	Villages - AvalonBay MF	(2,203.20)
05/31/23	360 Professional Services - 3543	Villages - AvalonBay MF	(1,101.60)
06/30/23	360 Professional Services - 3568	Villages - AvalonBay MF	(826.20)
07/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(1,377.00)
07/31/23	Armbrust & Brown, PLLC - 194810	Villages - AvalonBay MF	(1,650.00)
07/31/23	Invoice #1338		10,932.00
08/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(826.20)
09/30/23	360 Professional Services - 3659	Villages - AvalonBay MF	(275.40)
01/31/24	360 Professional Services - 3774	Villages - AvalonBay MF	(280.50)
05/31/24	360 Professional Services - 3877	Villages - AvalonBay MF	(561.00)
06/30/24	360 Professional Services - 3900	Villages - AvalonBay MF	(280.50)
09/30/24	360 Professional Services - 3995	Villages - AvalonBay MF	(841.50)
09/30/24	Armbrust & Brown, PLLC - 196634	Villages - AvalonBay MF	(396.00)
01/31/25	360 Professional Services - 4108	Villages - AvalonBay MF	(591.60)
02/28/25	360 Professional Services - 4137	Villages - AvalonBay MF	(295.80)
06/30/25	360 Professional Services - 4242	Villages - AvalonBay MF	(295.80)
07/31/25	360 Professional Services - 4264	Villages - AvalonBay MF	(295.80)
08/31/25	360 Professional Services - 4284	Villages - AvalonBay MF	(591.60)
09/30/25	360 Professional Services - 4314	Villages - AvalonBay MF	(295.80)
TOTAL DEPOSIT			<u>\$ (827.50)</u>

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

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
05/31/24	Deposit - ARS Developers	Invoice #1342	4,000.00
06/30/24	360 Professional Services, Inc. - 3897		(841.50)
07/31/24	360 Professional Services, Inc. - 3926		(1,402.50)
08/31/24	360 Professional Services, Inc. - 3962		(280.50)
01/31/25	360 Professional Services, Inc. - 4104		(1,183.20)
03/31/25	360 Professional Services, Inc. - 4158		(591.60)
06/30/25	Invoice - ARS Developers	Invoice #1346	5,299.30
06/30/25	360 Professional Services, Inc. - 4238		(295.80)
07/31/25	360 Professional Services, Inc. - 4259		(295.80)
09/30/25	360 Professional Services, Inc. - 4311		(1,774.80)
		TOTAL DEPOSIT	<u>\$ 2,633.60</u>

**Northtown Municipal Utility District
Riverside Resources Deposit
December 31, 2025**

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

**Northtown Municipal Utility District
 FAUST DRAINAGE ON HOWARD LN DEPOSITS
 December 31, 2025**

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

**Northtown Municipal Utility District
LAKES AT TECH RIDGE
December 31, 2025**

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

See Accountants' Report.

**Northtown Municipal Utility District
Harris Ridge Condos Deposit
December 31, 2025**

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

**Northtown Municipal Utility District
Dessau Retail Deposit
December 31, 2025**

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

**Northtown Municipal Utility District
Tech Ridge Multifamily
December 31, 2025**

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

**Northtown Municipal Utility District
Villas at Tech Ridge
December 31, 2025**

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

**Northtown Municipal Utility District
Heatherwilde Retail Center
December 31, 2025**

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

**Northtown Municipal Utility District
HPI Real Estate
December 31, 2025**

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

**Northtown Municipal Utility District
The Lakes Blvd - St. Croix
December 31, 2025**

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

**Northtown Municipal Utility District
Pact Ventures - Lake/Ntown Blvd.
December 31, 2025**

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

**Northtown Municipal Utility District
Villages at Northtown - Yentai
December 31, 2025**

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

**Northtown Municipal Utility District
Village at Northtown - Kiosk
December 31, 2025**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/12/19	Deposit		10,000.00
01/31/25	Offset cost of sign		(9,785.00)
	PAY OFF ESCROW		(215.00)
		TOTAL DEPOSIT	<u>\$ -</u>

**Northtown Municipal Utility District
Lakes Retail - Splendid
December 31, 2025**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/30/22	Deposit		2,500.00
04/30/22	360 Professional Services - 3118	Villages - AvalonBay MF	(540.60)
09/30/22	360 Professional Services - 3280	Villages - AvalonBay MF	(270.30)
07/31/23	360 Professional Services - 3595	Villages - AvalonBay MF	(550.80)
01/31/25	PAY OUT ESCROW BALANCE		(1,138.30)
		TOTAL DEPOSIT	<u>\$ -</u>

**Northtown Municipal Utility District
 Village at Northtown - Clean Up
 December 31, 2025**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/12/19	Deposit		10,000.00
			<u>(10,000.00)</u>
		TOTAL DEPOSIT	<u>\$ -</u>

**Northtown Municipal Utility District
 Village at Northtown - Commercial One Wastewater
 December 31, 2025**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
10/28/10	Deposit		1,500.00
			<u>(1,500.00)</u>
		TOTAL DEPOSIT	<u>\$ -</u>

**Northtown Municipal Utility District
 Village at Northtown - Commercial One Water
 December 31, 2025**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
10/28/10	Deposit		1,500.00
			<u>(1,500.00)</u>
		TOTAL DEPOSIT	<u>\$ -</u>

**Northtown Municipal Utility District
KB Homes Deposit
December 31, 2025**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
	KB HOMES - INITIAL DEPOSIT		\$ 2,000.00
07/31/11	Roadrunner Inspections / July 2011	KB HOMES	(640.00)
08/31/11	Roadrunner Inspections / August 2011	KB HOMES	(920.00)
09/30/11	Roadrunner Inspections / September 2011	KB HOMES	(200.00)
10/31/11	Roadrunner Inspections / October 2011	KB HOMES	(840.00)
11/30/11	Roadrunner Inspections / November 2011	KB HOMES	(400.00)
12/31/11	Invoiced #1078		3,000.00
12/31/11	Roadrunner Inspections / December 2011	KB Homes	(640.00)
01/16/12	Invoiced #1081		640.00
01/31/12	Roadrunner Inspections / January 2012	KB Homes	(1,680.00)
02/29/12	Invoiced #1084		1,680.00
02/29/12	Roadrunner Inspections / February 2012	KB Homes	(640.00)
03/31/12	Invoiced #1087		640.00
03/31/12	Roadrunner Inspections / March 2012	KB Homes	(400.00)
04/30/12	Invoiced #1088		400.00
04/30/12	Roadrunner Inspections / April 2012	KB Homes	(1,040.00)
05/31/12	Invoiced #1092		1,040.00
05/31/12	Roadrunner Inspections / May 2012	KB Homes	(920.00)
06/30/12	Invoiced #1094		920.00
06/30/12	Roadrunner Inspections / June 2012	KB Homes	(40.00)
06/30/12	Invoiced #1097		40.00
07/31/12	Roadrunner Inspections / July 2012	KB Homes	(880.00)
08/20/12	Invoiced #1100		880.00
08/31/12	Roadrunner Inspections / August 2012	KB Homes	(640.00)
09/30/12	Invoiced #1101		640.00
09/30/12	Roadrunner Inspections /September 2012	KB Homes	(1,120.00)
10/31/12	Invoiced #1105		1,120.00
10/31/12	Roadrunner Inspections /October 2012	KB Homes	(1,400.00)
11/30/12	Invoiced #1106		1,400.00
11/30/12	Roadrunner Inspections /November 2012	KB Homes	(920.00)
12/31/12	Invoiced #1111		920.00
12/31/12	Roadrunner Inspections /December 2012	KB Homes	(1,040.00)
01/31/13	Invoiced #1116		1,040.00
01/31/13	Roadrunner Inspections /January 2013	KB Homes	(840.00)
02/28/13	Invoiced #1118		840.00
02/28/13	Roadrunner Inspections /February 2013	KB Homes	(720.00)
03/31/13	Invoiced #1122		720.00
03/31/13	Roadrunner Inspections /March 2013	KB Homes	(720.00)
04/30/13	Invoiced #1124		720.00
04/30/13	Roadrunner Inspections /April 2013	KB Homes	(1,860.00)
05/31/13	Invoiced #1126		1,860.00
05/31/13	Roadrunner Inspections /May 2013	KB Homes	(1,430.00)
06/30/13	Invoiced #1129		1,430.00
06/30/13	Roadrunner Inspections /June 2013	KB Homes	(2,350.00)
07/31/13	Invoiced #1130		2,350.00
07/31/13	Roadrunner Inspections /July 2013	KB Homes	(1,500.00)
08/31/13	Invoiced #1132		1,500.00
08/31/13	Roadrunner Inspections /August 2013	KB Homes	(1,450.00)
09/30/13	Invoiced #1135		1,450.00
09/30/13	Roadrunner Inspections /September 2013	KB Homes	(2,600.00)
10/31/13	Invoiced #1137		2,600.00
10/31/13	Roadrunner Inspections /October 2013	KB Homes	(2,150.00)
11/30/13	Invoiced #1140		2,150.00
11/30/13	Roadrunner Inspections /November 2013	KB Homes	(1,750.00)
12/31/13	Invoiced #1142		1,750.00
12/31/13	Roadrunner Inspections /December 2013	KB Homes	(350.00)
01/31/14	Invoiced #1145		350.00
01/31/14	Roadrunner Inspections /January 2014	KB Homes	(800.00)
02/28/14	Invoiced #1147		800.00
02/28/14	Roadrunner Inspections /February 2014	KB Homes	(1,950.00)
03/31/14	Invoiced #1149		1,950.00
03/31/14	Roadrunner Inspections /March 2014	KB Homes	(1,600.00)
04/30/14	Invoiced #1151		1,600.00
04/30/14	Roadrunner Inspections /April 2014	KB Homes	(1,200.00)
05/31/14	Invoiced #1154		1,200.00
06/30/14	Roadrunner Inspections /June 2014	KB Homes	(700.00)
07/31/14	Invoiced #1156		700.00
07/31/14	Roadrunner Inspections /July 2014	KB Homes	(50.00)
08/31/14	Invoiced #1161		50.00
08/31/14	Roadrunner Inspections /August 2014	KB Homes	(1,100.00)
09/30/14	Invoiced #1164		1,100.00
09/30/14	Roadrunner Inspections /September 2014	KB Homes	(300.00)
10/31/14	Invoiced #1164		300.00
10/31/14	Roadrunner Inspections /October 2014	KB Homes	(450.00)
11/30/14	Invoiced #1167		450.00
09/14/15	Payment to close account	KB Homes	(2,000.00)
		TOTAL DEPOSIT	\$ -

**Northtown Municipal Utility District
LAKES @ NORTHTOWN DEPOSITS
December 31, 2025**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
02/28/06		INITIAL DEPOSIT	\$ 2,500.00
11/13/07	SAM JONES/2051	HEATHERWILDE BLVD	(1,943.95)
01/07/08	SAM JONES/2135	HEATHERWILDE BLVD	(188.17)
03/31/10	KIMLEY-HORN / 68534005-0310	LAKES AT NORTHTOWN	(675.00)
05/31/10	KIMLEY-HORN / 68534005-0510	LAKES AT NORTHTOWN	(1,150.00)
06/30/10	KIMLEY-HORN / 68534005-0610	LAKES AT NORTHTOWN	(1,150.00)
07/31/10	KIMLEY-HORN / 68534005-0710	LAKES AT NORTHTOWN	(1,600.00)
07/31/10	Armbrust & Brown, LLP 88236	KB HOMES	(298.50)
10/31/10	Armbrust & Brown, LLP / 90619	LAKES AT NORTHTOWN	(994.00)
11/30/10	Armbrust & Brown, P.L.L.C. / 91832	KB HOMES	(701.06)
03/31/11	Armbrust & Brown, P.L.L.C. / 94497	KB HOMES	(106.50)
04/30/11	KIMLEY-HORN / 68534011-0411	LAKES AT NORTHTOWN	(1,490.00)
05/31/11	KIMLEY-HORN / 68534011-0511	LAKES AT NORTHTOWN	(780.00)
06/30/11	KIMLEY-HORN / 68534011-0611	LAKES AT NORTHTOWN	(460.00)
07/31/11	KIMLEY-HORN / 68534011-0711	LAKES AT NORTHTOWN	(90.00)
08/31/11	KIMLEY-HORN / 68534011-0911	LAKES AT NORTHTOWN	(1,010.00)
08/31/11	Paid	LAKES AT NORTHTOWN	6,675.06
	Invoiced	LAKES AT NORTHTOWN	9,147.07
02/29/12	KIMLEY-HORN / 68534016-0212	LAKES AT NORTHTOWN	(684.95)
05/31/12	360 Professional Services / 73	LAKES AT NORTHTOWN	(627.30)
06/30/12	360 Professional Services / 89	LAKES AT NORTHTOWN	(418.20)
09/30/12	360 Professional Services / 141	LAKES AT NORTHTOWN	(420.39)
10/31/12	360 Professional Services / 163	LAKES AT NORTHTOWN	(418.20)
11/30/12	360 Professional Services / 187	LAKES AT NORTHTOWN	(1,045.50)
12/31/12	360 Professional Services / 207	LAKES AT NORTHTOWN	(209.10)
01/31/13	360 Professional Services / 231	LAKES AT NORTHTOWN	(438.60)
02/28/13	360 Professional Services / 256	LAKES AT NORTHTOWN	(657.90)
03/31/13	360 Professional Services / 256	LAKES AT NORTHTOWN	(219.30)
09/22/15	Payment to close account	LAKES AT NORTHTOWN	(545.51)
TOTAL ESCROW BALANCE			<u>\$ -</u>

See Accountants' Report.

Northtown M.U.D.
ChargePoint Revenue Summary
12/31/2025

<i>Month</i>	<i>Gross Revenue</i>	<i>Service Fee</i>	<i>Net Revenue</i>
Nov-22	\$ 0.41	\$ 0.04	0.37
Dec-22	21.44	2.15	19.29
Jan-23	0.22	0.02	0.20
Feb-23	53.56	5.36	48.20
Mar-23	93.02	9.30	83.72
Apr-23	9.92	0.98	8.94
May-23	24.45	2.43	22.02
Jun-23	67.96	6.78	61.18
Jul-23	24.14	2.41	21.73
Aug-23	57.56	5.74	51.82
Sep-23	91.01	9.07	81.94
Oct-23	195.07	19.46	175.61
Nov-23	232.24	23.23	209.01
Dec-23	206.03	20.58	185.45
Jan-24	166.10	16.61	149.49
Feb-24	270.86	27.08	243.78
Mar-24	266.23	26.60	239.63
Apr-24	289.64	28.92	260.72
May-24	326.39	32.56	293.83
Jun-24	331.77	33.09	298.68
Jul-24	179.86	17.97	161.89
Aug-24	308.97	30.83	278.14
Sep-24	258.81	25.82	232.99
Oct-24	150.68	15.03	135.65
Nov-24	228.43	22.84	205.59
Dec-24	246.14	24.56	221.58
Jan-25	167.07	16.69	150.38
Feb-25	159.62	15.94	143.68
Mar-25	246.06	24.58	221.48
Apr-25	229.68	22.93	206.75
May-25	481.74	44.88	436.86
Jun-25	514.83	51.47	463.36
Jul-25	551.39	55.10	496.29
Aug-25	395.21	39.49	355.72
Sep-25	401.48	40.15	361.33
Oct-25	424.54	42.45	382.09
Nov-25	239.81	23.99	215.82
Dec-25	314.32	27.87	286.45
Total	\$ 8,226.66	\$ 815.00	\$ 7,411.66

See Accountants' Report.

**Northtown Municipal Utility District
Credit Card Transaction History
November 30, 2025**

Month	No. of Sales	Total Credit Card Sales	Credit Card Fees
October-20	1792	224,220.07	6,795.35
November-20	1731	204,338.19	6,252.41
December-20	1854	211,276.61	6,414.87
January-21	1933	191,406.94	5,819.86
February-21	1723	193,913.20	5,893.22
March-21	1911	188,784.36	5,736.28
April-21	1825	197,494.26	6,190.66
May-21	1924	219,960.64	6,677.13
June-21	2041	264,783.80	8,037.30
July-21	2074	236,922.93	7,186.65
August-21	2050	212,399.16	6,446.36
September-21	2052	284,206.69	8,613.59
October-21	2030	245,580.48	7,462.82
November-21	2031	263,673.19	7,936.72
December-21	2114	243,030.44	7,365.43
January-22	2211	254,963.89	7,736.01
February-22	1919	202,322.81	6,162.29
March-22	2368	260,510.59	7,911.56
April-22	2309	262,529.96	7,996.97
May-22	2088	224,188.26	6,822.89
June-22	2389	287,765.47	8,719.45
July-22	2356	276,851.21	8,403.24
August-22	2232	242,125.09	7,367.09
September-22	2233	289,687.36	8,808.81
October-22	2243	254,039.80	7,777.92
November-22	2552	334,011.98	10,128.02
December-22	2178	257,935.29	7,903.56
January-23	2310	359,106.37	10,896.98
February-23	2183	234,362.99	7,213.60
March-23	2323	262,134.40	8,002.08
April-23	2318	234,327.80	7,118.02
May-23	2391	275,487.58	8,381.42
June-23	2373	280,689.83	8,557.61
July-23	2390	257,909.76	7,827.95
August-23	2532	305,713.34	9,329.37
September-23	2253	235,165.68	7,175.10
October-23	2469	307,055.56	9,347.22
November-23	2471	272,627.99	8,387.08
December-23	2449	272,305.93	3,237.17
January-24	2258	214,911.32	2,464.40
February-24	2439	228,465.28	2,678.69
March-24	2399	212,377.73	2,661.00
April-24	2364	231,637.36	2,761.09
May-24	2652	258,878.52	2,926.96
June-24	2332	226,007.55	2,556.61
July-24	2438	238,639.12	2,686.07
August-24	2476	243,887.76	2,665.27
September-24	2385	239,351.03	2,616.27
October-24	2647	316,070.18	4,190.84
November-24	2315	231,715.64	2,528.92
December-24	2568	296,453.84	3,951.39
January-25	2613	280,333.13	3,428.99
February-25	2513	288,108.30	4,209.87
March-25	2496	268,554.61	3,545.25
April-25	2476	281,889.79	4,122.27
May-25	2586	258,873.43	3,323.43
June-25	2324	249,645.71	3,133.06
July-25	2625	301,966.27	3,614.42
August-25	2536	278,836.88	3,327.65
September-25	2250	219,366.59	2,447.46
October-25	2621	307,036.56	3,780.10
November-25	2318	274,197.25	3,741.19

Northtown M.U.D.
Payroll Summary - Directors
 October 1, 2025 through January 28, 2026

	Baker, Lisa D	Capers, Christopher B.	Downey, Colette	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	1,326.00	1,768.00	884.00	3,978.00
Total Gross Pay	1,326.00	1,768.00	884.00	3,978.00
Adjusted Gross Pay	1,326.00	1,768.00	884.00	3,978.00
Taxes Withheld				
Federal Withholding	(13.00)	(120.00)	0.00	(133.00)
Medicare Employee	(19.23)	(25.64)	(12.82)	(57.69)
Social Security Employee	(82.21)	(109.62)	(54.81)	(246.64)
Total Taxes Withheld	(114.44)	(255.26)	(67.63)	(437.33)
Net Pay	1,211.56	1,512.74	816.37	3,540.67
Employer Taxes and Contributions				
Medicare Company	19.23	25.64	12.82	57.69
Social Security Company	82.21	109.62	54.81	246.64
Total Employer Taxes and Contributions	101.44	135.26	67.63	304.33

See Accountants' Report.

Northtown M.U.D.
Payroll Summary - Security

December 2025

	Culin, Michael P	Gray, Alfred	Hill, Cory J	Price, Joshua R	Ribsam, John J	Segovia III, Jose P.	Serna, Jr., Antonio	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjustme...									
Gross Pay									
Hourly	0.00	1,260.00	0.00	0.00	0.00	0.00	0.00	0.00	1,260.00
Security Hourly	1,260.00	0.00	420.00	1,260.00	420.00	1,680.00	1,680.00	3,520.00	10,240.00
Total Gross Pay	1,260.00	1,260.00	420.00	1,260.00	420.00	1,680.00	1,680.00	3,520.00	11,500.00
Adjusted Gross Pay	1,260.00	1,260.00	420.00	1,260.00	420.00	1,680.00	1,680.00	3,520.00	11,500.00
Taxes Withheld									
Federal Withholding	(74.00)	0.00	0.00	(13.00)	(15.00)	(66.00)	(124.00)	(538.00)	(830.00)
Medicare Employee	(18.27)	(18.27)	(6.09)	(18.27)	(6.09)	(24.36)	(24.36)	(51.04)	(166.75)
Social Security Employee	(78.12)	(78.12)	(26.04)	(78.12)	(26.04)	(104.16)	(104.16)	(218.24)	(713.00)
Total Taxes Withheld	(170.39)	(96.39)	(32.13)	(109.39)	(47.13)	(194.52)	(252.52)	(807.28)	(1,709.75)
Net Pay	1,089.61	1,163.61	387.87	1,150.61	372.87	1,485.48	1,427.48	2,712.72	9,790.25
Employer Taxes and Contributions									
Medicare Company	18.27	18.27	6.09	18.27	6.09	24.36	24.36	51.04	166.75
Social Security Company	78.12	78.12	26.04	78.12	26.04	104.16	104.16	218.24	713.00
TX - Unemployment	0.00	8.82	0.00	7.14	0.00	11.76	0.00	0.00	27.72
Total Employer Taxes and Contributions	96.39	105.21	32.13	103.53	32.13	140.28	128.52	269.28	907.47

See Accountants' Report.

Northtown Municipal Utility District

January 28, 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:	\$ 602,689.33
Logic Operating Account to ABC Bank Manager's Account:	56,000.00
TexPool Operating Account to ABC Bank Customer Refund Account:	14,000.00
PNC Bank Lockbox Account to TexPool General Operating Account:	900,000.00
Logic Tax Account to Logic Operating Account:	2,425,871.09
Logic Tax Account to Logic Debt Service Account:	1,100,000.00

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Operating Account
December 31, 2025 - January 28, 2026

General Fund
Operating Account

Cash Balance - December 31, 2025 34,173.56

Subsequent Activity -

Projected Balance as of January 28, 2026 \$ 34,173.56

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
November 30, 2025 - January 28, 2026

		General Fund Manager's Account
Cash Balance - November 30, 2025		\$ 290,697.21
Subsequent Activity		(14,591.99)
Transfers approved at the December 17, 2025 Meeting		776,088.47
Expenditures Approved at the December 17, 2025 Meeting		(724,255.05)
Payroll Expenses	Payroll and Payroll Taxes	(58,201.51)
Petty Cash	Expense Reimbursement	(467.09)
Ramona Oliver	Expense Reimbursement	(90.86)
Ramona Oliver	Expense Reimbursement	(598.47)
TCEQ	Stormwater Permit FY 2026	(100.00)
AT&T Mobility	Telephone - December 2025	(102.34)
Notary Public Underwriters Agency of TX	Notary Renewal - Ramona Oliver	(204.95)
Optimum	Internet - December 2025	(509.80)
Ramona Oliver	Expense Reimbursement	(761.95)
TX Health Benefits Pool	Employee Benefits - January 2026	(5,388.44)
	Total Subsequent Activity	(14,591.99)
Cash Balance - December 31, 2025		\$ 276,105.22
Subsequent Expenditures		(32,623.20)
Transfers approved January 13, 2026		329,587.51
Payroll Expenses	Payroll and Payroll Taxes	(31,168.76)
Charter Communications	Park Internet - December 2025	(140.39)
Weifei Li	Facility Rental Deposit Refund	(200.00)
United States Treasury	Arbitrage Rebate	(329,587.51)
AT&T Mobility	Telephone - January 2026	(104.39)
CASE	2026 District Membership Dues	(500.00)
Optimum	Internet - January 2026	(509.66) *
	Total Subsequent Activity	(32,623.20)
Expenditures to be Approved at January 28, 2026 Meeting		(602,689.33)
360 Professional Services, Inc.	Engineering Fees - December 2025	(4,396.20)
Alterman, Inc.	Well Inspections	(10,134.34)
Aqua-Tech Laboratories, Inc.	Lab Fees - November 2025	(1,076.25)
Armbrust & Brown, P.L.L.C.	Legal Fees - December 2025	(13,077.13)
BLX Group LLC	Arbitrage Rebate Review SR 2020	(2,250.00)
Bott & Douthitt, P.L.L.C.	Accounting Services - December 2025	(6,200.00)
City of Austin	W/WW Purchases - December 2025	(192,739.70)
City of Round Rock Environmental Services	Bacteriological Test - 24 PA	(250.00)
Crossroads Utility Services	Operations - December 2025	(92,287.08)
Fazzone Construction Co., Inc.	Trail Gaps & Park Improvements Project	(50,930.91)
LJA Engineering, Inc.	SWMP Implementation	(464.66)
Public Finance Group, LLC	Financial Advisor Fees FY 25-26	(3,900.00)
Ramona Oliver	Expense Reimbursement	(352.84)
Roadrunner Inspection Services	Inspection Fees	(3,425.00)
Sommers Marketing + Public Relations	Website	(550.00)
Studio 16 19, LLC	Park Improvement Projects	(8,771.60)
Texas Disposal Systems, Inc.	Garbage Fees - December 2025	(84,780.00)
TexaScapes	Landscape Maintenance	(98,274.79)
Travis County Sheriff's Department	Patrol Vehicle	(2,680.00)
UMB Bank, N.A.	Paying Agent Fees	(400.00)
Williams Mapping & Consulting	Monthly MS4 Inspections	(800.00)
City of Round Rock Environmental Services	Bacteriological Test - 24 PA	(250.00) *
LJA Engineering, Inc.	SWMP Implementation	(267.33) *
Sommers Marketing + Public Relations	Website	(550.00) *
TexaScapes	Winter Tree Planting with Irrigation Main Extension	(23,881.50) *
	Total Expenditures	(602,689.33)
Subtotal		(359,207.31)
Transfers to be approved		658,689.33
Transfer for expenditures from Logic Operating		602,689.33
Transfer Funds from Logic Operating		56,000.00
Projected Balance as of January 28, 2026		\$ 299,482.02

*Added after packet distribution

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
December 31, 2025 - January 28, 2026

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
Cash Balance - December 31, 2025		29,088.34
Expenditures to be Approved at January 28, 2026 Meeting		(13,618.44)
City of Austin	13908 1/2 Spring Heath Rd - 12/2025	(75.34)
TXU Energy	Office Electric- December 2025	(1,320.24)
TXU Energy	Street Lights - December 2025	(738.50)
City of Austin	14906 1/2 Dessau Rd - 12/2025	(209.17)
City of Austin	14210 1/2 Dessau Rd - 12/2025	(2,392.81)
City of Austin	13701 Greinert Dr. 12/2025	(38.31)
City of Austin	14401 Harris Ridge Blvd 12/2025	(690.72)
City of Austin	13903 Cambourne Dr 12/2025	(415.05)
City of Austin	13601 Cambourne Dr 12/2025	(38.87)
City of Austin	14109 Maricella Ln 12/2025	(38.31)
City of Austin	13806 Letti Ln 12/2025	(410.10)
City of Austin	14401 1/2 Harris Ridge Blvd 12/2025	(39.41)
City of Austin	804 1/2 Burnsall Gates Dr 12/2025	(149.88)
City of Austin	13921 John Henry Faulk Dr. - 12/2025	(97.95)
City of Austin	14032 1/2 Merseyside Dr 12/2025	(1,078.37)
Customer Refunds	Customer Refunds	(5,885.41)
	Total Expenditures	<u>(13,618.44)</u>
Subtotal		15,469.90
Transfers to be approved - from TexPool Operating Account		14,000.00
Projected Balance as of January 28, 2026		\$ 29,469.90

**Northtown Municipal Utility District
Cash/Investment Activity Report
December 31, 2025 - January 28, 2026**

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance 12/31/2025</u>	<u>Subsequent Receipts</u>	<u>Subsequent Disbursements</u>	<u>Subtotal</u>	<u>Transfers to be 1/28/2026</u>	<u>Projected Balance 1/28/2026</u>
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 34,173.56	\$ -	\$ -	\$ 34,173.56	\$ -	\$ 34,173.56
ABC Bank - Manager's Account	0.0000%	N/A	276,105.22	329,587.51	(964,390.38)	(358,697.65)	658,689.33 (1)(2)	299,991.68
ABC Bank - Customer Refunds	0.0000%	N/A	29,088.34	629.03	(14,247.47)	15,469.90	14,000.00 (3)	29,469.90
PNC Bank Lockbox	0.0000%	N/A	720,424.32	196,005.06	-	916,429.38	(900,000.00) (4)	16,429.38
Logic Operating - 01	3.8526%	N/A	8,580,662.32	-	-	8,580,662.32	1,767,181.76 (1)(2)(5)	10,347,844.08
TexPool Operating	3.6903%	N/A	12,659,019.91	-	(329,587.51)	12,329,432.40	886,000.00 (3)(4)	13,215,432.40
TexPool Fiscal Surety Trail Easement	3.6903%	N/A	121,593.52	-	-	121,593.52	-	121,593.52
Total - General Fund			22,421,067.19	526,221.60	(1,308,225.36)	21,639,063.43	2,425,871.09	24,064,934.52
Park Fund -								
Logic - Park Fund - 02	3.8526%	N/A	55,164.69	-	-	55,164.69	-	55,164.69
TexPool Park	3.6903%	N/A	55,583.35	-	-	55,583.35	-	55,583.35
Total - Park Fund			110,748.04	-	-	110,748.04	-	110,748.04
Debt Service Fund -								
Logic - Tax Account	3.8526%	N/A	3,615,385.83	-	-	3,615,385.83	(3,525,871.09) (5)(6)	89,514.74
Logic - Debt Service	3.8526%	N/A	1,208,801.27	-	-	1,208,801.27	1,100,000.00 (6)	2,308,801.27
Total - Debt Service Fund			4,824,187.10	-	-	4,824,187.10	(2,425,871.09)	2,398,316.01
Capital Project Fund -								
Logic - SR 2011 CPF	3.8526%	N/A	2,925.94	-	-	2,925.94	-	2,925.94
TexPool - SR 2020 CPF	3.6903%	N/A	6,155,480.87	-	-	6,155,480.87	-	6,155,480.87
Total - Capital Project Fund			6,158,406.81	-	-	6,158,406.81	-	6,158,406.81
Total - All Funds			\$ 33,514,409.14	\$ 526,221.60	\$ (1,308,225.36)	\$ 32,732,405.38	\$ -	\$ 32,732,405.38

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 602,689.33
- (2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 56,000.00
- (3) To transfer funds from TexPool Operating to ABC Bank Customer Refund Acct: 14,000.00
- (4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: 900,000.00
- (5) To transfer funds from Logic Tax to Logic General Operating Account: 2,425,871.09
- (6) To transfer funds from Logic Tax to Logic Debt Service Account: 1,100,000.00