



Disclaimer:

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MEMORANDUM

TO: Brenda Richter
Christopher Capers
R. Lee Hill
Robin Campbell
Felix Amaro, Jr.

FROM: Deborah Pederson, Legal Assistant

DATE: February 22, 2024

RE: Northtown Municipal Utility District
February 29, 2024 Board Meeting

Attached please find the agenda and meeting materials for a meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Thursday, February 29, 2024, at 5:45 p.m. at 700 East Wells Branch Parkway, Pflugerville, Texas.**

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

Carter Dean
Lori Bohannon *via email**
Scott Foster
Cheryl Allen *via email*
Carol Polumbo *via email**
Ja-Mar Prince *via email**
Jacqueline Hale *via email**
Noel Barfoot *via email**

Dennis Hendrix *via email*
Crystal Lightfield *via email**
Lupe Serna *via 1st Class US mail**
Allen Douthitt *via email*
Mona Oliver
Richard Fadal *via email**
Carlton Yarborough *via email**

*Agenda Only

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA**

February 29, 2024

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 Thursday, February 29, 2024. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas.** Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

PUBLIC INPUT

1. Resident communications and Board member announcements;

DISCUSSION/ACTION ITEMS

2. Minutes of January 24, 2024 Board meeting;
3. District security and public safety and related action items, including:
 - (a) Report from Travis County Sheriff's Office, including crime statistics;
 - (b) Legal/Security Committee report;
4. District operations manager and utility operator's report and related action items, including:
 - (a) Utility operations and repairs, including any proposals;
 - (b) Billing report and write-offs;
5. Landscape maintenance report and related action items, including Proposal No. 10338 for drainage issues at District's administration office;
6. District manager's report and related action items, including:
 - (a) Legal/Security Committee report, including covenant violations and enforcement actions;
 - (b) Monthly expenditure report;
 - (c) Reservation ledger;
 - (d) Solid waste services, including monthly TDS report;
 - (e) Purchase requests and/or proposals, including TCB Construction, Inc. proposal for Northtown Wildflower sidewalk at Center Bridge work;
7. Facilities Committee report and related action items, including:
 - (a) Pay applications and/or change orders from STR Constructors for construction of office and pavilions and matters related to close-out documents, final payment, and acceptance;

- (b) Repairs, maintenance, and monthly expenditures for parks and recreational facilities;
8. District engineer's report and related action items, including:
- (a) Development matters, including:
 - (i) Village at Northtown Condominiums, including any pay proposals, change orders and acceptance for operation and maintenance;
 - (ii) Village at Northtown Multifamily (North Wells Branch/The Parker);
 - (iii) Village at Northtown Multifamily (Edenbrook);
 - (iv) The Lakes Retail Center;
 - (v) AvalonBay Multifamily;
 - (b) MS4 compliance matters, including:
 - (i) Permitting;
 - (ii) Storm Water Pollution Prevention Plan compliance;
 - (c) Parks Masterplan;
 - (d) Application to TCEQ for approval of purchase of projects with surplus funds;
9. 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;
10. Discussion regarding Travis County's request to use the District office as election polling place;
11. District website, including hosting, redesign, maintenance, and related action items, including agreement with Sommers Marketing;
12. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;
13. Attorney's report and related action items, including:
- (a) Restrictive covenants enforcement notice issues;
 - (b) Property License Agreement with Flock Safety Group; and
14. Future agenda items and meeting schedule.

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



Attorney for the District

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

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

January 24, 2024

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on January 24, 2024 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. A copy 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
Robin Campbell	-	Vice President
Felix Amaro	-	Treasurer
Christopher Capers	-	Secretary
Lee Hill	-	Assistant Secretary

and all of the Directors were present except Director Amaro, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC (“*Bott & Douthitt*”); Richard Fadal of TexaScapes; Dennis Hendrix of Crossroads Utility Services LLC (“*Crossroads*”); Carter Dean of Armbrust & Brown, PLLC (“*A&B*”); Scott Foster of 360 Professional Services, Inc. (“*360 PSI*”); Deputy Yarborough of the Travis County Sheriff’s Office (“*TCSO*”); Lauren Smith of Public Finance Group LLC; Brent Baker of studio 16:19 LLC; Traci Hendrix and Jennifer Fadal, members of the public; and Colette Downey, a resident of the District.

Director Richter called the meeting to order at 5:45 p.m. and stated that the Board would first receive resident communications and Board member announcements. There being none, Director Richter stated that the Board would consider the consent items on the agenda, including the minutes of the December 20, 2023 Board meeting and 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 Capers and second by Director Campbell, the Board voted 4-0 to approve the minutes, as presented.

Director Richter next recognized Deputy Yarborough to present the security report attached as **Exhibit “C”**. Deputy Yarborough presented the security report to the Board.

Director Richter next stated that the Board would receive the operations manager’s report and recognized Mr. Hendrix. Mr. Hendrix reviewed the operations manager’s report attached as **Exhibit “D”** with the Board. He reported that there were 3,111 active connections as of December, that the water loss for the prior reporting period was -4.83%, and that the December water samples were satisfactory. He next presented the write-offs included in his report for Board consideration. Director Campbell asked Mr. Hendrix to use the old format for the presentation of write-offs in the operations report going forward. Mr. Hendrix stated that he would do so. Upon motion by Director Campbell and second by Director Capers, the Board voted 4-0 to approve the write-offs. Mr. Hendrix then reported that the District’s Identify Theft

Prevention Program implemented by Crossroads had been working well and, therefore, he recommended no changes to the program. Upon motion by Director Campbell and second by Director Capers, the Board voted 4-0 to approve the Resolution Confirming Annual Review of Identity Theft Prevention Program attached as **Exhibit “E”**.

Director Richter then stated that the Board would consider landscape maintenance matters and recognized Mr. Fadal. Mr. Fadal presented the landscape maintenance report attached as **Exhibit “F”** and reviewed it with the Board. He then presented the “plant of the month”: flowering kale. He then reported that his crews would not use heavy equipment on the grass for a few days due to the heavy rains. He next reported that he was not yet sure how many plants had been lost in the recent freeze yet. Ms. Oliver asked if the soccer fields needed to be closed due to the rain. Mr. Fadal responded that he didn’t think that they needed to be closed. Director Richter asked that Ms. Oliver close the fields if it looked like they were being torn up due to use while wet from the rain.

Director Richter announced that the Board would next receive the District manager’s report and recognized Ms. Oliver. Ms. Oliver called the Board’s attention to her monthly reports included in the meeting packet attached as **Exhibit “G”**. Ms. Oliver reviewed the Restrictive Covenant Committee report and the monthly expenditure report with the Board. She next reviewed the report from Texas Disposal Systems with the Board.

Director Richter next stated that the Board would receive a report from the Facilities Committee. Mr. Foster stated that the Certificate of Substantial Completion of the office and pavilion construction contract had been executed by STR Constructors dated effective May 8, 2023, which meant that the warranty period for the project would end of May 8, 2024. He next stated that final payment had not been released to STR yet since the required close-out documentation had not been received. He stated that he and Mr. Dean would send a letter to STR if the close-out documentation was not provided within a few weeks. Mr. Foster stated that there were a few warranty items that needed be addressed by STR. The Board discussed whether to authorize Ms. Oliver to repair the warranty items. After discussion, upon motion by Director Campbell and second by Director Capers, the Board voted 4-0 to authorize Ms. Oliver to spend an amount not to exceed \$2,500 to repair the warranty items if STR did not do so within a few weeks.

Director Richter stated that the Board would next receive the engineering report. Mr. Foster reviewed his report attached as **Exhibit “H”** with the Board and covered the status of various development projects in the District. He reported that the Village at Northtown Phase 2 Condominium project had been paved out, and he expected to recommend final acceptance of the project within the next few months. He next reported that the he had talked with the North Austin Stormwater Coalition regarding the District joining for purposes of MS4 permit compliance, and that he believed joining the Coalition was a good idea, as it would allow for more cost-effective MS4 compliance. He stated that he would bring an agreement to join the Coalition to a subsequent Board meeting. He then introduced Mr. Baker who presented a proposal for creation of a new Parks Master Plan from studio 16:19 attached as **Exhibit “I”**. Mr. Dean stated that he would need to review the legal portion of the proposal. After discussion, upon motion by Director Capers and second by Director Campbell, the Board voted 4-0 to approve the proposal, subject to approval of the proposal as to form by Mr. Dean. Mr. Foster concluded his report by stating that the surplus funds application was in process and not yet ready to submit to the TCEQ.

Director Richter then recognized Mr. Douthitt for purposes of receiving the bookkeeper’s report. Mr. Douthitt presented the updated cash activity report attached as **Exhibit “J”** and

reviewed it with the Board. Mr. Douthitt next reviewed the checks being presented for approval and recommended approval of the transfers listed on page one of his report. Upon motion by Director Capers and second by Director Campbell, the Board voted 4-0 to approve the transfers and the payment of bills and invoices.

Director Richter stated that the Board would next discuss and consider the audit of the District's financial statements for fiscal year ended September 30, 2023 and recognized Ms. Martin. Mr. Douthitt presented the audit report attached as **Exhibit "K"** and stated that the Budget, Finance & Rates Committee had met with Ashlee Martin of McCall Gibson Swedlund Barfoot, the independent third party auditor engaged to perform the audit, and reviewed the audit report. Director Campbell stated that the District had received an unmodified opinion, which was the highest quality of opinion that could be issued by an auditor. Mr. Douthitt then presented the Board representation letter attached as **Exhibit "L"** and explained that the letter confirmed that the District had provided all information required to conduct the audit. He 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. Upon motion by Director Campbell and second by Director Capers, 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 and the Texas Comptroller.

Director Richter stated that the Board would table the agenda item regarding Travis County's request for use the District's office an election polling location for its February meeting.

Director Richer next stated that the Board would consider matters regarding the District's website. Mr. Dean stated that he had prepared a website development and maintenance contract for consideration by Sommers Marketing based on the proposal previously provided by the company, and that a negotiated agreement should be ready for Board consideration at its February meeting.

Director Richter stated that the Board would consider its wholesale water and wastewater services, including contract negotiations with the City of Austin. Mr. Dean stated that he would discuss initiating contract negotiations with the City of Austin with John Carlton and report back to the Board.

Director Richter recognized Mr. Dean for the purpose of receiving the attorney's report. 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 Certain Financial Management Policies; Adopting a Revised Code of Ethics and Financial Investment, Financial Management, Travel and Professional Services Policy; Ratifying Adoption of Investment Strategies; Ratifying Designation of Investment Officers, and Adopting Updated List of Qualified Brokers attached as **Exhibit "M"**; and (ii) the Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance attached as **Exhibit "N"**. Upon motion by Director Capers and second by Director Campbell, the Board voted 4-0 to approve the resolutions, as presented.

Director Richter then stated that the Board would receive a report from the Budget, Finance and Rates Committee regarding employee compensation and benefits. Director Campbell recommended that the Board approve a 9% increase to Ms. Oliver's salary, with the stipulations that Ms. Oliver's salary not be considered again until January of 2026, and that Ms. Oliver must create a list of standard operating procedures for her position by January of 2025. Upon motion by Director Campbell and second by Director Capers, the Board voted 3-0-1 to

approve a 9% increase to Ms. Oliver's salary, with the stipulations stated by Director Campbell. Director Hill abstained from the vote.

Director Richter then stated that the Board would consider future agenda items and its meeting schedule. The Board agreed to hold its February meeting on February 29th.

There being no further business to come before the Board, the meeting was adjourned.



Date: February 29, 2024

Christopher Capers, Secretary
Board of Directors

Crime Stats

Date	Crime	Location	Notes
1/6/2024	Auto Theft	13XXX CAMBOURNE DR	Unknown Suspect(S)
1/15/2024	Crim Misch	14XX Lady Grey Ave	Vehcile egging



UTILITY MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



February 29, 2024



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

Operations Report

- Operations/Billing report including water accountability: -6.02%
-
- **Occupied Connections: 3121**
- **Total Connections: 3223**
 - All Samples were satisfactory
- Review and approve delinquent accounts and write-offs: -5-\$1,161.29 (4Owners -1Renter)

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

- **System Maintenance**
 1. Repair logs attached
- **MISC:**
 - AMR Project:**
 1. We are coordinating the HydroPro request for a dedicated power circuit at the tower site and the repeater site. – **IN PROCESS**
 2. New meter install will begin Monday, December 4th – **IN PROCESS**
 - a. HydroPro has completed about 98 % of the full change out in the district.
 - b. Commercial meter install has been scheduled to start after current project is complete

**Northtown Municipal Utility District
Operations Report
For the Month of January 2024**

GENERAL INFORMATION

Occupied Single Family Connections	<u>3121</u>	x 3 =	<u>9363</u>
Vacant Single Family Connections	<u>23</u>		
Multi Family Connections	<u>6</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>9</u>		
Builder Connections	<u>18</u>		
Builder New Taps	<u>10</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>1</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>31</u>		
TOTAL CONNECTIONS	<u>3234</u>		<u>11853</u> Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>01/14/24</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>01/21/24</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>11/30/23</u>	to	<u>12/29/23</u>	<u>22,032,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>12/14/23</u>	to	<u>01/22/24</u>	<u>22,184,000</u> Gallons
Total Gallons Billed				
from	<u>12/14/23</u>	to	<u>01/22/24</u>	<u>20,806,000</u> Gallons
Flushing	<u>12/14/23</u>	to	<u>01/22/24</u>	<u>41,450</u> Gallons
Billing Adjustments				
from	<u>12/14/23</u>	to	<u>01/22/24</u>	<u>0</u> Gallons
Gallons gain/loss				<u>(1,336,550)</u> Gallons
Percentage gain/loss				<u>-6.02%</u>

CUSTOMER BILLING REPORT
 NORTH TOWN MUNICIPAL UTILITY DISTRICT
 December 14, 2023 Through January 22, 2024

Current Billing

Basic Service	123,312.40
Water	116,066.48
Sewer	94,656.55
TCEQ	1,076.63
Deposit	6,500.00
Misc	<u>1,732.00</u>

Total Current Billing		\$343,344.06
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Aged Receivables

Thirty (30) Days	3,677.02
Sixty (60) Days	35,000.17
Ninety (90) Days	5,201.47
One Hundred Twenty (120) Days	<u>49,413.33</u>
Billed Arrears	93,291.99
Credit Bal Fwd	<u>-13,026.55</u>

Total Aged Receivables		\$80,265.44
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Accounts Receivables

Penalty	6,650.00
Basic Service	125,241.43
Water	189,217.02
Sewer	119,209.02
TCEQ	1,288.13
Deposit	\$300.00
Miscellaneous	<u>2,525.39</u>
	444,430.99

Total Accounts Receivables		\$444,430.99
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Deposit Liability

Balance As Of	12/14/23	\$730,821.45
Collections		6,650.00
Deposits Applied		<u>-4,700.00</u>
Balance As Of	01/22/24	\$732,771.45

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

January 2024

Connections	December	January
Active	3226	3211
Inactive	8	23
Total	3234	3234

New Connects	13	10
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Billing Recap

	December	January
Current Billing	\$358,042.18	\$343,344.06
Water	\$121,817.70	\$116,066.48
Sewer	\$101,531.41	\$94,656.55
State Assessment	\$1,139.39	\$1,076.63
Basic Service	\$122,610.68	\$123,312.40
Miscellaneous	\$1,643.00	\$1,732.00
Deposit	\$9,300.00	\$6,500.00
Current Payments	\$409,334.62	\$444,430.99
Arrears	December	January
30 Day	\$75,957.21	\$3,677.02
60 Day	\$18,453.61	\$35,000.17
90 Day	\$1,196.43	\$5,201.47
120 Day	\$2,347.66	\$49,413.33
Gross Arrears	\$97,954.91	\$93,291.99

Month	Dec	Jan
Total Customers	3234	3234
Letters	472	442
Disconnects	0	34

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Water Report

January-24

Total Water Flows

Month	2018	2019	2020	2021	2022	2023	2024
January	21,876	9,926	22,272	24,544	21,970	19,561	22,032
February	18,713	8,785	18,548	15,091	18,007	17,215	
March	22,278	21,734	21,764	22,854	22,763	20,550	
April	23,185	12,957	22,182	23,806	25,955	27,151	
May	27,596	22,203	24,751	23,113	27,691	19,470	
June	26,292	22,308	27,650	24,121	31,151	25,098	
July	27,286	25,733	30,449	24,990	33,802	31,554	
August	27,286	19,975	37,691	25,512	32,368	33,994	
September	21,624	27,539	31,636	29,383	34,355	37,001	
October	12,482	26,984	31,147	25,791	29,539	28,424	
November	11,181	23,276	32,200	22,580	21,941	24,117	
December	7,783	23,114	22,754	23,551	20,209	22,094	
TOTAL	247,582	244,534	323,044	285,336	319,751	306,229	22,032

Bacteriological Analyses

Samples: satisfactory taken on 1/21/24, 1/28/24

Chlorine Residual

	January
Average	1.9
Maximum (4.0)	2.7
Minimum (0.5)	1.2

Total Wastewater Billed

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

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
01/27/22	02/28/22	20,936.0	19,859.0	67.5	-	-1009.5		-4.82%
03/01/22	03/28/22	19,510.0	17,810.0	48.0	-	-1652.0		-8.47%
03/29/22	04/27/22	25,975.0	23,512.0	157.0	-	-2306.0		-8.88%
04/28/22	05/26/22	25,606.0	23,075.0	107.3	-	-2423.7		-9.47%
05/27/22	06/23/22	28,653.0	27,654.0	47.3	-	-951.7		-3.32%
06/24/22	07/27/22	37,409.0	35,142.0	121.3	-	-2145.7		-5.74%
07/28/22	08/30/22	37,270.0	36,104.0	116.3	-	-1049.7		-2.82%
08/31/22	09/29/22	30,568.0	27,773.0	60.4	-	-2734.6		-8.95%
TOTALS		341,949.0	322,603.0	968.7	-	(18,377.3)		---
AVERAGE		26,303.8	24,815.6	74.5	-	(1,413.6)		-5.37%
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%
TOTALS		77,318.0	72,941.0	83.1	-	(4,294.0)		---
AVERAGE		25,772.7	24,313.7	27.7	-	(1,431.3)		-5.55%

**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 2021	17,330,000		53,000		107,000		19,000		10,000		5,415,000		2,626,000		2,900,000		407,000		28,867,000	3,167	5.5	420	28
November 2021	17,692,800		18,000		121,000		13,000		8,000		1,054,200		2,845,000		1,382,000		190,000		23,324,000	3,167	5.6	422	31
December 2021	17,297,000		9,000		111,000		1,000		8,000		1,348,000		1,241,000		2,423,000		185,000		22,623,000	3,167	5.5	418	21
January 2022	13,630,000		7,000		84,000		34,000		0		1,136,000		1,340,000		1,614,000		130,000		17,975,000	3,163	4.3	476	9
February 2022	10,442,000		6,000		68,000		17,000		0		4,297,000		994,000		2,899,000		162,000		18,885,000	3,168	3.3	418	26
March 2022	11,130,000		18,000		104,000		1,000		0		4,839,000		224,000		3,438,000		105,000		19,859,000	3,168	3.5	368	31
April 2022	12,743,000		6,000		95,000		1,000		74,000		1,903,000		811,000		2,050,000		127,000		17,810,000	3,168	4.0	368	31
May 2022	12,025,000		6,000		149,000		-		401,000		4,918,000		2,307,000		3,508,000		198,000		23,512,000	3,169	3.8	400	27
June 2022	12,189,000		8,000		100,000		1,000		14,601,000		5,559,000		2,228,000		3,407,000		210,000		38,303,000	3,169	3.8	446	40
July 2022	13,953,000		10,000		44,000		-		0		5,755,000		2,064,000		3,091,000		262,000		25,179,000	3,168	4.4	494	48
August 2022	18,397,015		12,000		31,000		-		0		7,068,000		3,160,000		4,553,000		371,000		33,592,015	3,172	5.8	498	19
September 2022	16,623,015		13,000		80,000		-		6,000		6,011,000		3,015,000		3,990,000		1,905,000		31,643,015	3,179	5.2	463	36
Total	173,451,830		166,000		1,094,000		87,000		15,108,000		49,303,200		22,855,000		35,255,000		4,252,000		301,572,030				

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		1,108,000		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

Total	66,073,000		1,282,000		393,000		76,000		342,000		18,197,000		12,005,000		1,163,000		2,251,000		101,785,173				
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Active	Residential	Builder	School	Non-Profit	Fire Hydrant	Multi-Family	Irrigation	Commercial	District	Builder Taps	3234
	3113	18	2	0	1	6	31	9	13	10	
Vacant	23				7		1				

NORTHTOWN MUNICIPAL UTILITY DISTRICT
GENERAL MANAGER'S REPORT
WRITE-OFF LIST
Jan-24

Account No.	Address	Name	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
350375612	13720 Harris Ridge	Christina Simmank	owner	45296	\$139.67	\$150.00
350808001	521 Tudor House Rd	Jorge Osegueda	owner	45241	\$340.08	\$150.00
350875805	912 Twisted Fence Rd.	Farid Osama	owner	45231	\$193.41	\$150.00
351878003	1505 Tea Leaf Dr.	Jennifer Allen	owner	45241	\$363.09	\$150.00
352008005	1901 Golden Sunrise Ln.	Ahmad Fatehi	renter	45257	\$125.04	\$150.00

TOTAL: \$1,161.29

\$1,161.29

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

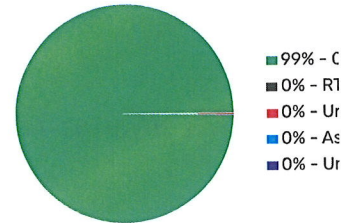
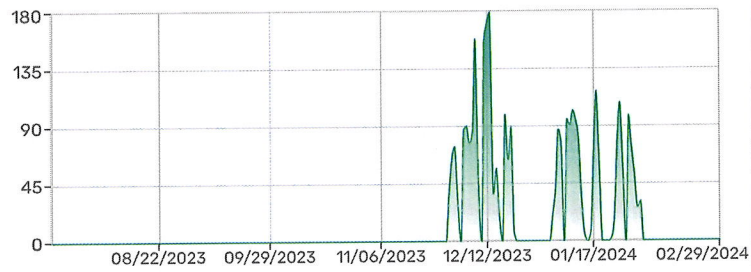
	2020/21	2021/22	2022/23	2023/24
OCTOBER				
WRITE-OFF	\$ 1,681.38	\$ 1,620.83	\$ 684.38	\$ 129.42
COLLECTED	\$ -	\$ -	\$ -	\$ -
NOVEMBER				
WRITE-OFF	\$ 1,810.70	\$ 3,140.46	\$ 633.24	\$ 5,418.93
COLLECTED	\$ -	\$ -	\$ -	\$ -
DECEMBER				
WRITE-OFF	\$ 577.34	\$ 80.62	\$ 294.65	\$ 120.43
COLLECTED	\$ -	\$ -		
JANUARY				
WRITE-OFF	\$ 1,945.60	\$ -	\$ 374.77	\$ 1,161.29
COLLECTED	\$ -	\$ -	\$ -	
FEBRUARY				
WRITE-OFF	\$ 899.79	\$ 597.86	\$ 319.31	
COLLECTED	\$ -	\$ -	\$ -	
MARCH				
WRITE-OFF	\$ -	\$ -	\$ 1,124.35	
COLLECTED	\$ -	\$ -	\$ -	
APRIL				
WRITE-OFF	\$ -	\$ 156.90	\$ 492.35	
COLLECTED	\$ -	\$ -	\$ -	
MAY				
WRITE-OFF	\$ 5,502.46	\$ 1,070.12	\$ 866.35	
COLLECTED	\$ -		\$ -	
JUNE				
WRITE-OFF	\$ 1,130.42	\$ 732.92	\$ 307.72	
COLLECTED	\$ -	\$ -	\$ -	
JULY				
WRITE-OFF	\$ 5,413.65	\$ 294.08	\$ 227.76	
COLLECTED	\$ -	\$ -	\$ -	
AUGUST				
WRITE-OFF	\$ 2,420.24	\$ 1,739.84	\$ 1,233.60	
COLLECTED	\$ -	\$ -	\$ -	
SEPTEMBER				
WRITE-OFF	\$ 226.38	\$ 613.52	\$ 2,507.29	
COLLECTED	\$ -	\$ -	\$ -	
TOTAL COLLECTIONS:	\$ 21,606.96	\$ 10,047.15	\$ 9,065.77	\$ 6,830.07
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -

Project Northtown

Options

[Project](#)
 [Work Orders](#)
 [Assets](#)
 Loyalty: No
 Start Date: 07/17/2023
 Due Date: 02/29/2024

Production



Sub-Contractor Name	Max Monthly Daily Change	Min Monthly Daily Change	Max Weekly Daily Change	Min Weekly Daily Change	Overall Project Avg Change Daily	Total Changes Avg Change Daily
Tamaka Group	109	0	0	0	3159	67
All	109	0	0	0	3159	67

Zone Summary

Zone	Total in zone	Complete	Incomplete	Unable	RTU	Completion Rate
No Zone	3227	3152	67	8	0	98%

Sub-Contractor Details

Sub-Contractor	MeterChange	RTU	Unable
Tamaka Group	3151	0	8

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
January 2024**

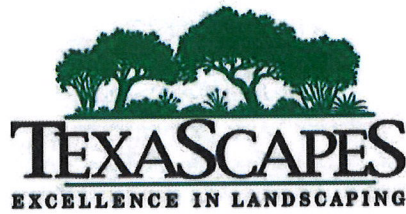
DATE	ADDRESS	PROBLEM	COST
01/11/24	NTWN LS2 - TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY - CLEANED WET WELL	\$1,456.39
01/04/24	NTWN LS2 - HARRIS RIDGE	FACILITY WORK COMPLETED - WASTEWATER TRANSPORT CLEANED WET WELL	\$1,594.78
01/04/24	NTWN LS2 - TUDOR HOUSE	FACILITY WORK COMPLETED - WASTEWATER 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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
January 2024**

DATE	ADDRESS	PROBLEM	COST
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
TOTAL FOR 2024			\$11,822.72

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
 WATER REPAIR LOG > \$500
 JANUARY 2024**

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
TOTAL FOR 2024			\$17,364.91



MONTHLY REPORT

Northtown M.U.D.

Report Period: 01/01/2024 - 01/31/2024

Parks & Entrance Grounds Maintenance

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



1/3	1/9 – 1/10	1/18	1/24	1/30 – 1/31
-----	------------	------	------	-------------

Task/Observation/Area: Highlights of services performed during regular maintenance

Crews completed the standard maintenance tasks such as mowing & string-trimming of the District's irrigated turf areas, as well as detailed the District's beds & tree rings, adding mulch where needed. In addition, crews fertilized the District's color beds and the District's over-seeded turf areas too. Finally, crews removed any low-hanging tree limbs where needed throughout the District's boundaries.

Greenbelt & Drainage Maintenance	Greenbelt & Drainage maintenance occurred during the week(s) of:	01/10/2024
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Task/Observation/Area: Additional services/observations pertaining to the greenbelts & drainage

Crews performed the standard maintenance tasks such as mowing & string-trimming of the District's channels & greenbelts, as well as removed approximately 42-cu. ft. of trash/litter from within these same areas located within the District. In addition, crews removed approx. 28-cu. ft. of tree limbs and other organic materials from within these same channels and greenbelts found throughout the District.



Trail System Maintenance	1/3	1/9 – 1/10	1/18	1/24	1/30 – 1/31
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Task/Observation/Area: Additional services/observations pertaining to the trail system

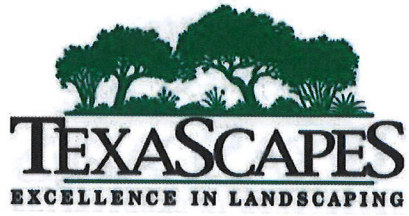
After completing the standard maintenance tasks such as mowing & string-trimming of the District's entire trail system, crews also performed weed control in areas where needed within the District's trails. Finally, crews also raked out any rough areas they observed within the District's trail system in an effort to achieve a smoother, neater overall appearance to the District's trails.



Irrigation System Maintenance	1/3	1/9 – 1/10	1/18	1/24	1/30 – 1/31
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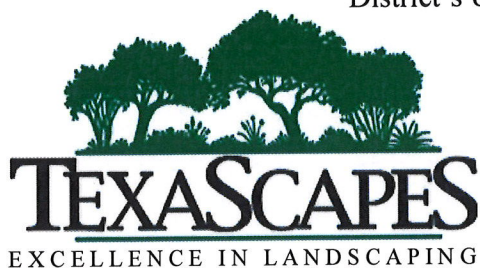
Task/Observation/Area: Additional services/observations pertaining to the irrigation system

The Licensed Irrigator performed a comprehensive irrigation system analysis and he made any subsequent repairs totaling less than the pre-approved \$300 maximum while he was still on site.



Status of Proposal Work
<i>NONE</i>

Notes / Miscellaneous



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

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

PROPOSAL FOR LANDSCAPE SERVICES

14-Feb-24

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

PROPOSAL ID: 10338
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: Drainage solution at district office water tank

This proposal includes the equipment, materials, labor and supervision for the work listed below. 1) Create a border of river rock , approx. 18" wide, around the water tank base, contain it with steel edging with weed barrier below river rock. Grade subsurface area first to bring low areas level. 2), Hand dig a shallow turf swale starting at the end of the shop door slab, continuing under precast floating concrete fence to the parking lot within the compound. Remove a 3' piece of concrete curb. Fine grade swale and re sod disturbed areas. 3) Restore turf swale at A/C unit cage where grade has been built up. Re sod NOTE: There are a lot of unknown subsurface utilities in the vicinity and locations of lines unknown. Therefore Additional costs may be incurred and design slightly changed as needed to adjust to subsurface pipes and conduit found at time of hand excavation. REFER to graphic by TexaScapes, dated 2-14-24. If you desire to have this work scheduled please contact our office. Thank You.

DESCRIPTION	QTY	UM
SUBCONTRACT CONCRETE CUTTING	1	LT.
RYERSON STEEL EDGING - 12 GAUGE	5	16 ft.
WEED BARRIIER/FILTER FABRIC	0.5	ROLL
BRAZOS RIVER ROCK,VAR SIZES	5	TON
'TEXTURF 10' HYBRID BERMUDAGRASS	50	SQ. YDS.
SUPERVISION & PROJECT MGT	1	LT
LABOR, LANDSCAPE CREW EQUIPPED	1	LT
HAUL/DELIVERY FEES	2	LOAD

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



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



SUBTOTAL	\$11,328.50
SALES TAX	\$0.00
TOTAL	\$11,328.50

PROPOSAL ADDENDUM

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

1. Interested Parties. Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Proposal, 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 Proposal to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Proposal is not effective until the requirements listed above are satisfied and any approval or award of the Proposal 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 Proposal 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 Chapter 2271, Texas Government Code. 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 Proposal, 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 Proposal, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described in Subchapter B of Chapter 808 of the Texas Government Code and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. 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.

4. Verification Under Subchapter F, Chapter 2252, Texas Government Code. 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 Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

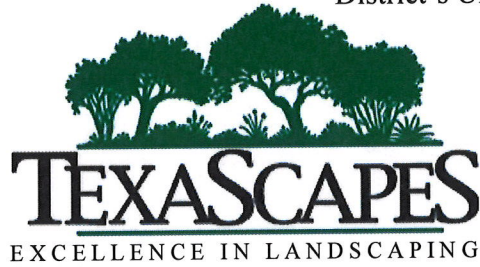
<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, 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.

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



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



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, Contractor represents and warrants that, at the time of execution and delivery of the Proposal, 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 Proposal 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.

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 Proposal, 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 Proposal, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "*Comptroller*") described in Subchapter B of Chapter 809 of the Texas Government Code and posted on the Comptroller's internet website at

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

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

Richard Fadal, President

By: _____
Brenda Richter, President

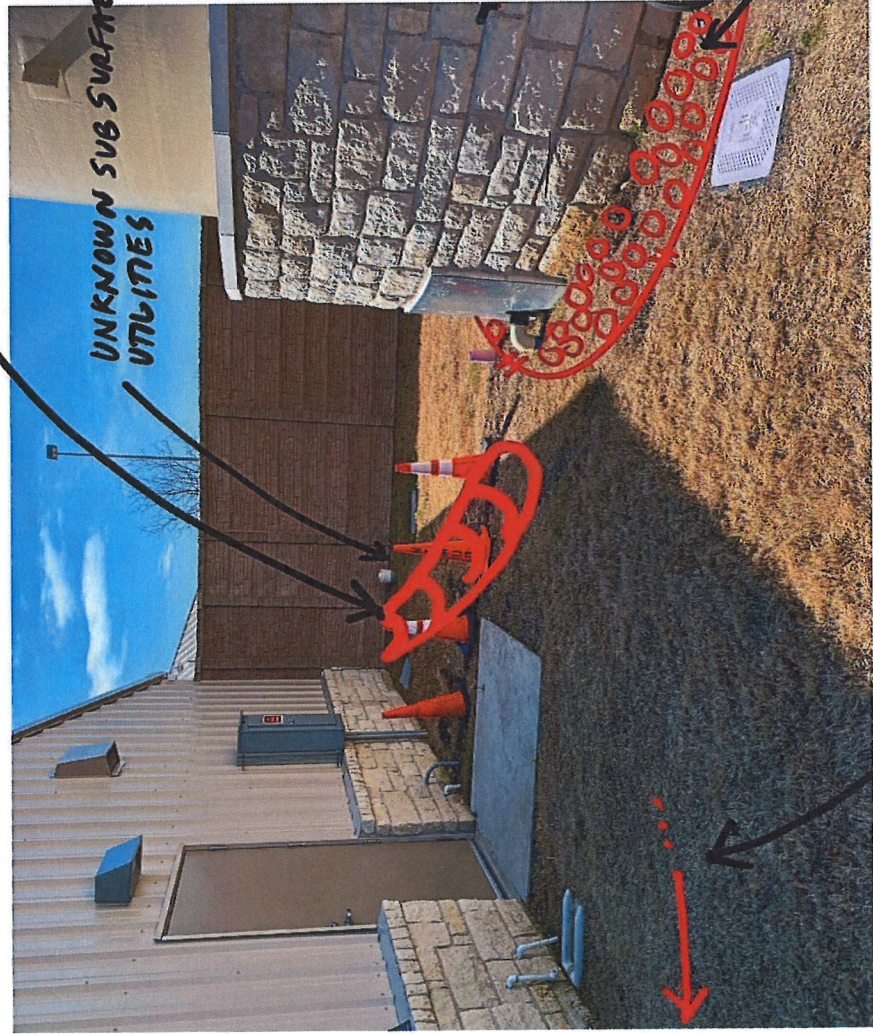
This proposal expires on: 15-Mar-24

Date: _____

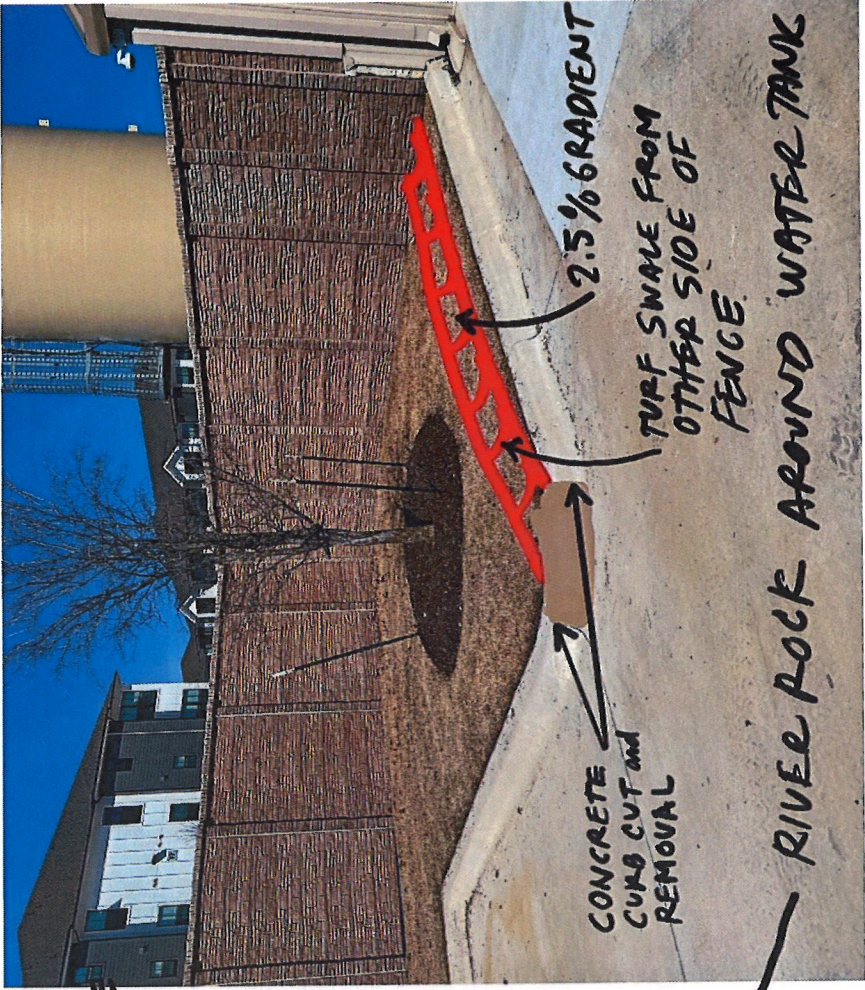


NORTHTOWN M.U.D.
DRAINAGE SOLUTION @ DISTRICT OFFICE WATER TANK
PROPOSAL # 1033B

TURF SWALE UNDER PRECAST FLOATING FENCE



RE-ESTABLISH TURF SWALE, REMOVE HIGH POINTS A/C UNITS



2.14.24
TEXASCAPES

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:
2024-1125288

Date Filed:
02/19/2024

Date Acknowledged:

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

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.
20240229-5
Drainage Solution at District Office Water Tank - Proposal 10338

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Fadal, Richard	Georgetown, 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 Richard Fadal, and my date of birth is 10/21/1952.

My address is 13740 Research Blvd., Suite J-7, Austin, TX, 78750, USA.
(street) (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 19th day of February, 2024.
(month) (year)

Richard Fadal

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:
 2024-1125288

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 02/19/2024

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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.

Northt

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.

20240229-5
 Drainage Solution at District Office Water Tank - Proposal 10338

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Fadal, Richard	Georgetown, 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 _____, _____, _____, _____, _____.
(street) (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 January 15, 2024 – February 17, 2024

- 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 13 bandit signs throughout the district and flyers posted around district.
- Cleaned out all 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.
- Stocked wood pile for free disbursement in 50 Acre Park and WildFlower Park.
- Made minor granite trail repairs due to rain.
- Continue raising canopy in various park areas to maintain an open line of sight.
- Picked up and disposed of dumped debris on various alleys & roadways in the District.
- Continue cutting down dead trees marked for removal.
- Closed and opened Dog Park during rainfall.
- Closed soccer fields during excessive rainfall to prevent damage
- Repaired broken drinking fountain by playscape in 50 Acre Park.
- Picked up 3 shopping carts in the district.
- Added insulation piece over eve trap door at office where fire suppression sprinkler broke.
- Prepare pavilions, parks and office for freezing temperatures.
- Cut down 3 large dead trees by Meadow Pointe bridge as recommended by district's engineer.

- Met with Advanced Arbor to receive bid to remove dangerous tree branches and large limbs in Meadow Point Park. *(closed item)*
- Met with District's engineer to discuss changing a granite trail into concrete due to erosion in WildFlower. *(open item)*
- Met with TexaScapes to discuss large tree concern in Meadow Point & grading issue by SM cistern. *(open item)*
- Met with district's engineer to discuss erosions matter in Meadow Pointe. *(open item)*
- Contacted Concretex for a warranty issue fence repair at LS#3. *(closed item)*
- Met with Flock group and Directors again to review final placement map.
- Monitoring District wide Water Meter replacement project. *(open item)*
- Working on candidates for web hosting and management of web site with Communications Committee. *(closed item)*
- Working with STR & consultants regarding warranty items. *(open item)*
- Working with TCSO Coordinator regarding a parking concern in The Lakes due to resident complaints.
- Requested the TCSO deputies hired by NT MUD keep an eye out four wheelers using the parks and trails in the evenings and weekends on 3/22/22. *(ongoing)*
- Working with New Facility Construction committee and various consultants regarding office, pavilions, and equipment projects. *(closed item)*

Northtown MUD

NEW VIOLATIONS SENT A COURTESY CARD

NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	1001 Antique Heritage	2/1/2024	N			Lawn is overgrown and in need of maintenance
	1004 Antique Heritage	2/7/2024	N			1. Lawn overgrown 2. Bulky debris in view
	13708 Cambourne	2/1/2024	N			Bulky; Various debris must be stored out of view
	13721 Cambourne	2/13/2024	N			Lawn is overgrown and in need of maintenance
tan Pontiac LP# DNC 6365	13913 Cambourne	2/1/2024	N			Derelict vehicle w/flat tires parked in view
	1321 Coronation	2/7/2024	N			Various debris must be stored out of view
	14912 Earl Grey	2/13/2024	N			Lawn is overgrown and in need of maintenance
	804 Flatters	2/18/2024	N			Trailer parked in view of street and residents
	808 Flatters	2/18/2024	N			Bulky; Various debris must be stored out of view
	1309 Ginger Spice	2/7/2024	N			Fence/gate is in a state of disrepair
	13720 Greinert	2/18/2024	N			Bulky; Various debris must be stored out of view
	13723 Greinert	2/7/2024	N			Bulky; Various debris must be stored out of view
	13803 Greinert	2/18/2024	N			Bulky; Various debris must be stored out of view
white Toyota Sequoia #LP BR7 X551	1537 Lady Grey	2/7/2024	N			Derelict vehicle w/exp reg. & flat tire parked in view
	13901 Lampting	2/7/2024	N			1. Lawn overgrown 2. Various debris in view
	14004 Lampting	2/7/2024	N			Various debris must be stored out of view
	14026 Lampting	2/1/2024	N			Rear fence/gate is in a state of disrepair
	15201 Lantern	2/1/2024	N			Lawn is overgrown and in need of maintenance
	14000 Maricella	2/1/2024	N			Bulky; Various debris must be stored out of view
yellow Nissan LP# NJG 3955	14045 Maricella	2/1/2024	N			Derelict vehicle w/exp reg. & flat tire parked in view
black Ram LP#HCD 1098	14101 Maricella	2/1/2024	N			Derelict vehicle w/exp reg. & on jack parked in view
	13804 Randalstone	2/13/2024	N			Lawn is overgrown and in need of maintenance
	139095 Randalstone	2/13/2024	N			1. Lawn overgrown 2. Various debris in view
	1400 Sleepytime	2/13/2024	N			Bulky; Various debris must be stored out of view
	912 Smoothing Iron	2/7/2024	N			Various debris must be stored out of view
	932 Smoothing	2/18/2024	N			Bulky; Various debris must be stored out of view
	1212 Staple Cv	2/1/2024	N			1. Lawn overgrown 2. Various debris in view
monitor	804 Tapestry	2/18/2024	N			Trailer parked in view of street and residents
	812 Tapestry	2/18/2024	N			1. Lawn overgrown 2. Bulky debris in view
	617 Tudor House	2/13/2024	N			Lawn is overgrown and in need of maintenance
	912 Twisted Fence	2/7/2024	N			Lawn is overgrown and in need of maintenance
monitor	14900 Valerian Tea	1/14/2024	N			Trailer parked in view of street and residents

CONTINUING VIOLATIONS SENT A LETTER

Northtown MUD

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13700 Cambourne	1/14/2024	Y			Fence/gate is in a state of disrepair
	13901 Cambourne	1/17/2024	Y			Lawn is overgrown and in need of maintenance
	14004 Cambourne	1/14/2024	Y			Rear; Fence/gate is in a state of disrepair
	13900 Ceylon Tea	1/8/2024	Y			Bulky; Various debris must be stored out of view
	13809 Greinert	1/17/2024	Y			Lawn is overgrown and in need of maintenance
	13921 Greinert	1/17/2024	Y			1. Lawn overgrown 2. Various debris in view
	13709 Lampting	1/24/2024	Y			1. Lawn overgrown 2. Bulky debris in view 3. Dumpster in view
	13916 Maricella	1/24/2024	Y			Bulky; Various debris must be stored out of view
	14025 Maricella	1/24/2024	Y			Bulky; Various debris must be stored out of view
CONTINUING VIOLATIONS SENT TO LEGAL						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2, Debris in view
	909 Friendship Quilt	12/22/2023	Y	Same	1/29/2024	Lawn is overgrown and in need of maintenance
	14700 Hyson Crossing	11/1/2023	Y	Same	12/28/2023	1. Lawn overgrown
	14800 Lantern	1/8/2024	Y	Same	2/16/2024	Bulky; Various debris must be stored out of view
	920 Melted Candle	2/13/2024	Y	Cease & Desist	2/13/2024	Building tiny home in side/front yard
	13622 Merseyside	1/3/2024	Y	Same	2/16/2024	1. Fence/gate disrepair 2. Debris in view 3. Trash cans in view
	13626 Merseyside	1/3/2024	Y	Same	2/16/2024	1. Lawn in need of maintenance 2. Trash cans in view
	13629 Merseyside	1/8/2024	Y	Same	2/16/2024	2. Debris in view 3. Trash cans in view
monitor	1324 Peppermint	11/12/2022	Y	Same	12/27/2022	1. Trailer parked in view
	609 Tudor House	8/19/2023	Y	Same	9/28/2023	1. Lawn overgrown 2. Trach cans in view
Foreclosure	632 Tudor House	10/23/2023	Y	Ext 2/19/24	12/8/2023	1. Various debris in view 2. Lawn overgrown 3. Fence disrepair 4. Trash can in view
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	13722 Cambourne	10/23/2023	Y	Same	12/28/2023	Fence/gate is in a state of disrepair
	1605 Darjeeling	1/24/2024	N			Bulky; Various debris must be stored out of view
	13715 Greinert	12/14/2023	Y			Various debris must be stored out of view
	921 Grey Castle	9/23/2023	Y	Same	11/2/2023	Lawn is overgrown and in need of maintenance
	14416 Harcourt House	11/7/2023	Y	Same	12/28/2023	2.Fence/gate is in disrepair

Northtown MUD

	14616 Hyson Crossing	11/1/2023	Y	Same	1/4/2024	1. Bulky debris in view 2. Fence/gate disrepair
	15000 Hyson Crossing	1/14/2024	N			Fence/gate is in a state of disrepair
	1512 Lady Grey	1/24/2024	N			Lawn is overgrown and in need of maintenance
	1601 Lady Grey	9/15/2023	Y	Same	11/30/2023	1. Trailer parked in view 2. Boat parked in view
	13729 Lampting	7/25/2023	Y	Ext. 8/31/23	11/2/2023	Lawn is overgrown and in need of maintenance
	13730 Lampting	1/3/2024	N			Lot extension is overgrown and in need of maintenance
	13804 Lampting	1/17/2024	N			Bulky; Various debris must be stored out of view
	13806 Lampting	1/8/2024	Y			Bulky; Various debris must be stored out of view
says neighbors/his is fine	14026 Lampting	1/14/2024	N			Lawn is overgrown and in need of maintenance
	14028 Lampting	1/14/2024	N			Lawn is overgrown and in need of maintenance
gray 4 dr sedan	14912 Lantern	12/20/2023	N	<i>called to respond</i>		1. Derelict vehicle in disrepair & on jacks
	15035 Lantern	1/8/2024	N			Bulky; Various debris must be stored out of view
	13909 Maricella	1/17/2024	N			Bulky; Various debris must be stored out of view
	14024 Maricella	1/24/2024	N			Various debris must be stored out of view
black Dodge Charger LP#KLG 9838	14038 Maricella	1/24/2024	N			Derelict vehicle w/expired tag parked in view
	13627 Merseyside	12/22/2023	Y			Fence/gate is in a state of disrepair
	13629 Merseyside	1/8/2024	Y			1. Fence/gate disrepair
	13722 Merseyside	1/3/2024	N			Various debris must be stored out of view
	13801 Merseyside	1/3/2024	N			Various debris must be stored out of view
	13908 Merseyside	12/11/2023	Y			Lawn is overgrown and in need of maintenance
	13912 Randalstone	1/14/2024	N			Bulky; Various debris must be stored out of view
white Ford truck no LP	909 Rocking Spur	12/30/2022	Y	Same	3/1/2023	Derelict vehicle on jacks parked in view
	921 Sally Lunn	1/17/2024	N			Garage door is in a state of disrepair
	1300 Sleepytime	1/17/2024	N			Bulky; Various debris must be stored out of view
	1513 Tudor House	1/8/2024	Y			1. Bulky debris in view 2. Trash cans in view
	14912 Valerian Tea	9/23/2023	Y	Same	11/16/2023	1. Various debris in view 2. Trash cans in view

WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	137 Blue Flax	2/11/2024	N			Lawn overgrown and in need of maintenance
	13813 Golden Flax	2/17/2024	N			Lawn overgrown and in need of maintenance
	118 Mist Flower	2/5/2024	N			1. Front debris in view 2. Rear bulky debris in view
	122 Mist Flower	2/5/2024	N			Lawn overgrown and in need of maintenance
	126 Mist Flower	2/5/2024	N			Lawn overgrown and in need of maintenance
	127 Mist Flower	2/11/2024	N			Lawn overgrown and in need of maintenance
	109 Segovia	2/5/2024	N			Rear various debris in view
	133 Segovia	2/17/2024	N			Lawn overgrown and in need of maintenance
	137 Segovia	2/17/2024	N			Lawn overgrown and in need of maintenance
	181 Segovia	2/11/2024	N			Lawn overgrown and in need of maintenance
	205 Segovia	1/29/2024	N			Front trailer parked in view
	13807 Spring Heath	1/29/2024	N			Rear bulky debris in view
	13815 Spring Heath	2/17/2024	N			Lawn overgrown and in need of maintenance
	13816 Spring Heath	2/5/2024	N			1. Front bulky debris in view 2. Front trailer in view
red Cadillac	13820 Spring Heath	2/5/2024	N			Rear derelict vehicle w/flat tires on & on jacks
	13832 Spring Heath	2/17/2024	N			1. Mow back area 2. Various debris in view
	126 Star Flower	2/5/2024	N			Rear bulky debris in view
	133 Wild Senna	2/17/2024	N			1. Lawn overgrown 2. Mow back area
	219 Wild Senna	2/11/2024	N			Mow back area by parking pad
	223 Wild Senna	2/11/2024	N			1. Rear debris in view 2. Rear fence/gate disrepair
	303 Wild Senna	2/5/2024	N			Lawn overgrown and in need of maintenance
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	101 Blue Flax	1/29/2024	Y			Front debris in view of street
	13721 Golden Flax	1/29/2024	Y			Lawn overgrown and in need of maintenance
	13809 Golden Flax	1/9/2024	Y			1. Front & rear bulky debris in view 2. Mow back area
	13900 Golden Flax	1/22/2024	Y			1. Lawn overgrown
	14013 Golden Flax	2/2/2024	Y			Front fence/gate is in a state of disrepair
	105 Segovia	1/9/2024	Y			1. Lawn overgrown 2. Mow back area 3. Rear fence/gate disrepair
	117 Segovia	1/15/2024	Y			Lawn overgrown and in need of maintenance
	152 Segovia	1/15/2024	Y			2. Mow back area

WildFlower

	165 Segovia	1/29/2024	Y			2. Lawn overgrown
	13812 Spring Heath	1/22/2024	Y			1. Mow back area 2. Various debris in view
	104 Wild Senna	1/15/2024	Y			1. Lawn overgrown
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	114 Blue Flax	2/11/2023	Y	Same	3/31/2023	Rear fence/gate is in a state of disrepair
	126 Blue Flax	10/14/2023	Y	Same	12/6/2023	1. Rear fence/gate disrepair 4. Mow back area
	13901 Golden Flax	8/22/2023	Y	Same	10/12/2023	Rear fence/gate is in a state of disrepair
	105 Segovia	6/8/2020	Y	Same	12/2/2022	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	109 Segovia	12/21/2023	Y	Same	1/31/2024	Lawn overgrown and in need of maintenance
	13804 Spring Heath	1/9/2024	Y	Same	2/14/2024	1. Mow back area 2. Rear fence/gate disrepair
	122 Star Flower	12/21/2023	Y	Same	2/1/2024	Front fence/gate is in a state of disrepair
	127 Star Flower	9/18/2020	Y	Same	5/13/2021	Garage / shed disrepair
	216 Wild Senna	10/27/2023	Y	Same	1/2/2024	2. Front & rear fence/gate disrepair
blue Dodge Nitro LP# NJX 912	214 Wild Senna West	8/11/2020	Y	Same	10/2/2020	1. Front fence/gate disrepair 2. Lawn maintenance 3. Derelict vehicle w/flat tire parked in view.
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	113 Blue Flax	1/15/2024	N			Lawn overgrown and in need of maintenance
	13725 Golden Flax	12/21/2023	Y			Lawn overgrown and in need of maintenance
	13801 Golden Flax	1/22/2024	N			Front fence/gate is in a state of disrepair
	13900 Golden Flax	1/22/2024	N			2. Mow back area
	13904 Golden Flax	12/21/2023	Y			Rear fence/gate is in a state of disrepair
	13905 Golden Flax	1/22/2024	N			Lawn overgrown and in need of maintenance
	13908 Golden Flax	1/9/2024	N			1. Lawn overgrown 2. Mow back area
	14001 Golden Flax	1/3/2024	N			Rear bulky debris in view
	14013 Golden Flax	1/22/2024	N			Rear fence/gate is in a state of disrepair
	152 Segovia	1/15/2024	N			1. Lawn overgrown
	161 Segovia	1/29/2024	N			Lawn overgrown and in need of maintenance
	165 Segovia	1/29/2024	N			1. Derelict wrecked vehicle in view
	13722 Spring Heath	1/2/2024	Y			Front fence/gate is in a state of disrepair
	13730 Spring Heath	1/9/2024	N			1. Lawn overgrown 2. Mow back area

WildFlower

	13731 Spring Heath	12/21/2023	N			Lawn overgrown and in need of maintenance
	13800 Spring Heath	11/3/2023	Y	Same	1/2/2024	1. Rear fence/gate disrepair
	13809 Spring Heath	1/22/2024	N			Rear bulky debris in view
	13811 Spring Heath	1/9/2024	N			1. Lawn overgrown 2. Mow back area
black BMW LP# SBD 8800	13816 Spring Heath	1/3/2024	N			Vehicle parked on lawn
	104 Wild Senna	1/15/2024	N			2. Mow back area
	112 Wild Senna	12/13/2023	Y			Front fence/gate is in a state of disrepair
	125 Wild Senna	1/15/2024	N			Rear fence/gate is in a state of disrepair
	129 Wild Senna	12/6/2023	N	Ext 1/15/24		Front fence/gate is in a state of disrepair
	317 Wild Senna	1/22/2024	N			1. Lawn overgrown 2. Mow back area
	317 Wild Senna	11/30/2023	Y	Same	1/11/2024	1. Lawn overgrown 2. Mow back area 3. Rear fence/gate disrepair
	320 Wild Senna	1/2/2024	Y			1. Mow back area by parking pad 2. Trash can in view
	324 Wild Senna	1/15/2024	N			1. Lawn overgrown 2. Mow back area
	205 Wild Senna West	1/3/2024	N			Rear fence/gate is in a state of disrepair

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – FEBRUARY 2024**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Status
214 Wild Senna Drive	Derelict and unregistered vehicle, lawn in need of maintenance, fence in disrepair	12/11/2019 9/15/2020	1/3/2020 10/26/2020	2/5/2020 8/31/2023			Deadline for compliance for SECOND NOIL is as of 9/15/2023
1324 Peppermint Trail	Trailer in view	12/1/2022	12/28/2022	1/24/2023	2/27/2023 4/6/2023		Deadline for compliance for SECOND Special Final Notice is as of 4/20/2023 *Monitoring*
609 Tudor House Road	Lawn in need of maintenance; trash cans in view	9/7/2023	9/29/2023	10/19/2023	11/13/2023		Deadline for compliance for Special Final Notice is as of 11/27/2023
13901 Golden Flax Trail	Fence in disrepair	9/15/2023	10/13/2023	11/7/2023	12/7/2023		Deadline for Special Final Notice compliance is as of 12/21/2023
126 Blue Flax Lane	Fence in disrepair, lawn in need of maintenance	11/6/2023	1/26/2024	2/15/2024			Deadline for compliance is as of 3/1/2024

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – FEBRUARY 2024**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Status
632 Tudor House Road	Debris in view, lawn in need of maintenance, trash cans in view	11/16/2023	12/11/2023	1/5/2024			Deadline for compliance is as of 2/19/2024
14700 Hyson Crossing	Lawn in need of maintenance	11/30/2023	12/29/2023	1/25/2024			Deadline for compliance is as of 2/9/2024
216 Wild Senna Drive	Fence in disrepair	11/27/2023	1/3/2024				Deadline for compliance is as of 1/18/2024
109 Segovia Way	Lawn in need of maintenance	1/10/2024	2/1/2024				Deadline for compliance is as of 2/16/2024
122 Star Flower Way	Fence in disrepair	1/10/2024	2/2/2024				Deadline for compliance is as of 2/17/2024
13804 Spring Heath Road	Lawn in need of maintenance, fence in disrepair	1/25/2024	2/15/2024				Deadline for compliance is as of 3/1/2024
909 Friendship Quilt Lane	Lawn in need of maintenance	1/8/2024	1/30/2024				Deadline for compliance is as of 2/14/2024

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – FEBRUARY 2024**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Status
127 Star Flower Way	Exterior Maintenance – Garage in Disrepair	4/5/2021	5/20/2021	6/16/2021	7/14/2021	1/20/2022	First set of discovery requests sent to Defendant 2/14/2024. Deadline to respond is 3/15/2024.
105 Segovia Way	Lawn in need of maintenance, fence in disrepair	7/16/2020	8/26/2020	10/28/2020	12/10/2020	1/20/2022	Law Suit approved by subcommittee on 01/18/2022. Suit filed on 01/20/2022.
114 Blue Flax Lane	Fence in disrepair	3/6/2023	4/3/2023	5/1/2023	6/2/2023	9/25/2023	Motion for Default Judgment filed 12/13/2023. Hearing scheduled 3/26/2024
802 Dawlish Drive	Debris in view; fence/ gate in disrepair	5/26/2022	6/28/2022	7/28/2022 8/30/2022	9/27/2022	9/25/2023	Motion for Default Judgment filed 12/13/2023. Hearing scheduled 3/26/2024

District Manager

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
1/4/24	Toilet paper (2 cases), paper towels (24 ct), diet coke (24 pk)	Restock	\$90.20
1/8/24	Stamps (2 rolls)	General mail	\$132.00
1/26/24	Computer power cord, binder clips (48 ct), HP ink	Restock	\$126.85
1/30/24	Waterproof stick paper, Hp ink	Post on cars for overnight parking, restock	\$80.17
	Subtotal		<u>\$429.22</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
1/4/24	Jacket, raincoats (4)	For weather	\$128.69
1/5/24	Diesel Fuel	ATV's	\$100.00
1/11/24	Trash bags (3 bxs), chainsaw chains (4), drop cloth, hose bib freeze protectors (5), park metal cans (2)	Restock	\$241.10
1/24/24	Insulation, safety goggles, ear protection, gloves	Insulate exterior roof door, restock	\$117.36
1/26/24	Mutt mitts (6400 ct)		\$239.98
1/30/24	Diesel Fuel	ATV's	\$95.00
	Subtotal		<u>\$922.13</u>
	Grand Total for the Month		<u>\$1,351.35</u>

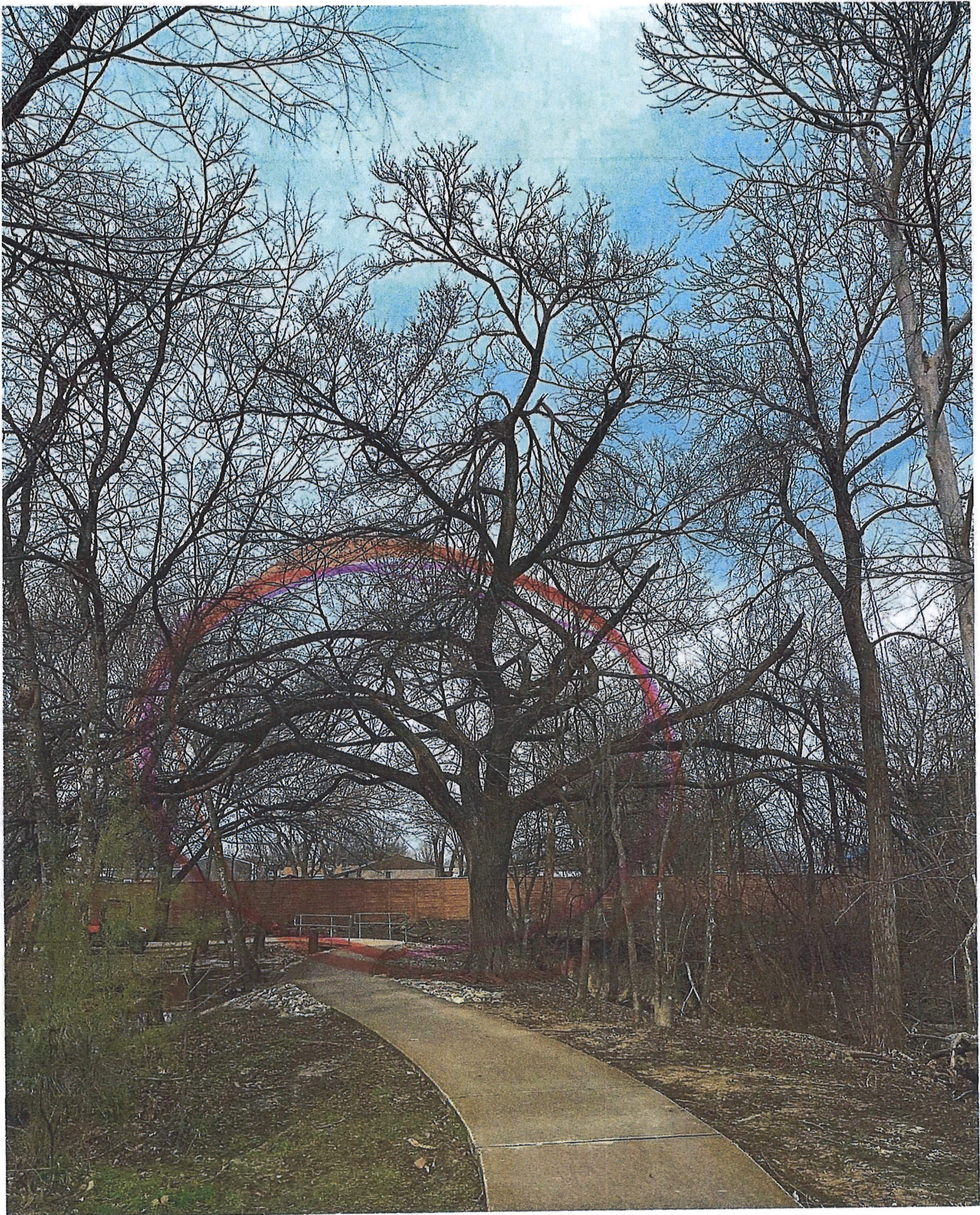
District Manager

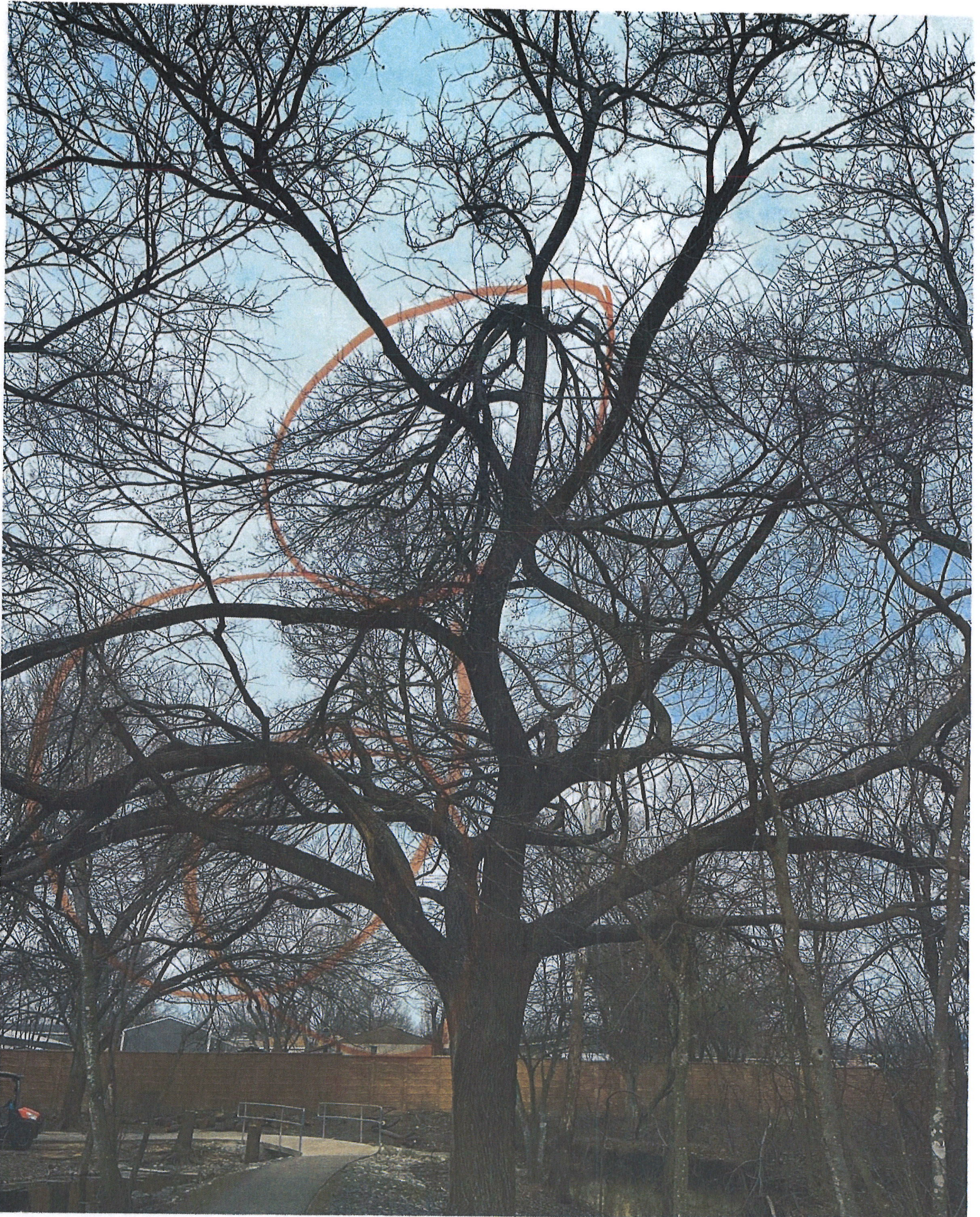
Monthly Expense Approvals

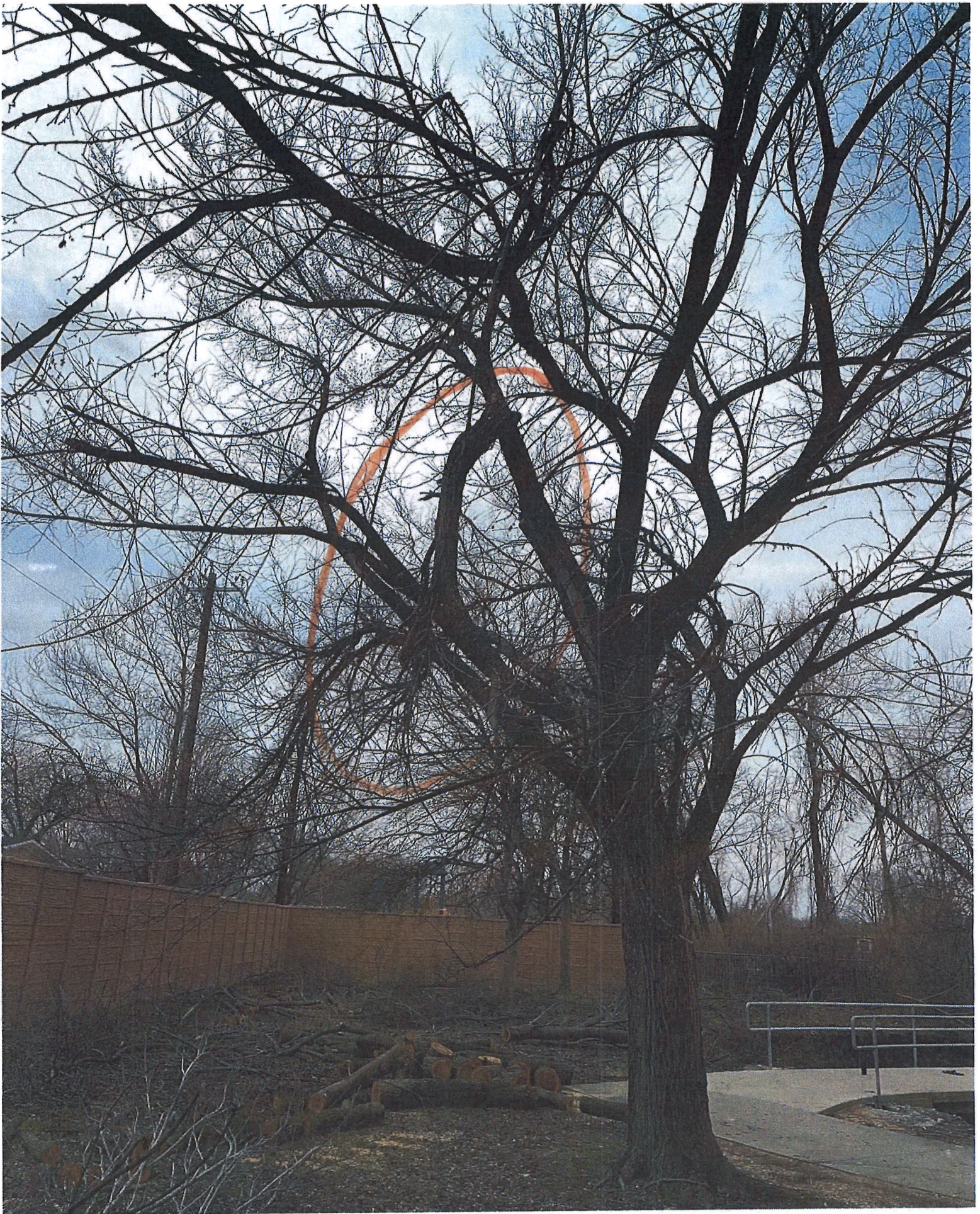
\$5000.00 per month - Approval by BOD 10-25-23

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

OFFICE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
2/2/24	Address stamp	Restock	\$22.49
2/9/24	Stamps (2 rolls)	General mail	\$136.00
	Subtotal		<u>\$158.49</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
2/2/24	Drinking fountain part	Replace	\$40.72
2.9/24	HEB Gift card	Fuel	\$50.00
2/14/24	Hazardous tree & large hanging limbs/Meadow Pointe Park	Removal is too high & large for NT crew or TexaScapes	\$2,000.00
	Subtotal		<u>\$2,090.72</u>
	Grand Total for the Month		<u>\$2,249.21</u>
2/4/24	* Emergency SM well repair (President notified and approved)	Broken 4 inch pipe connecting to cistern	\$1,817.35

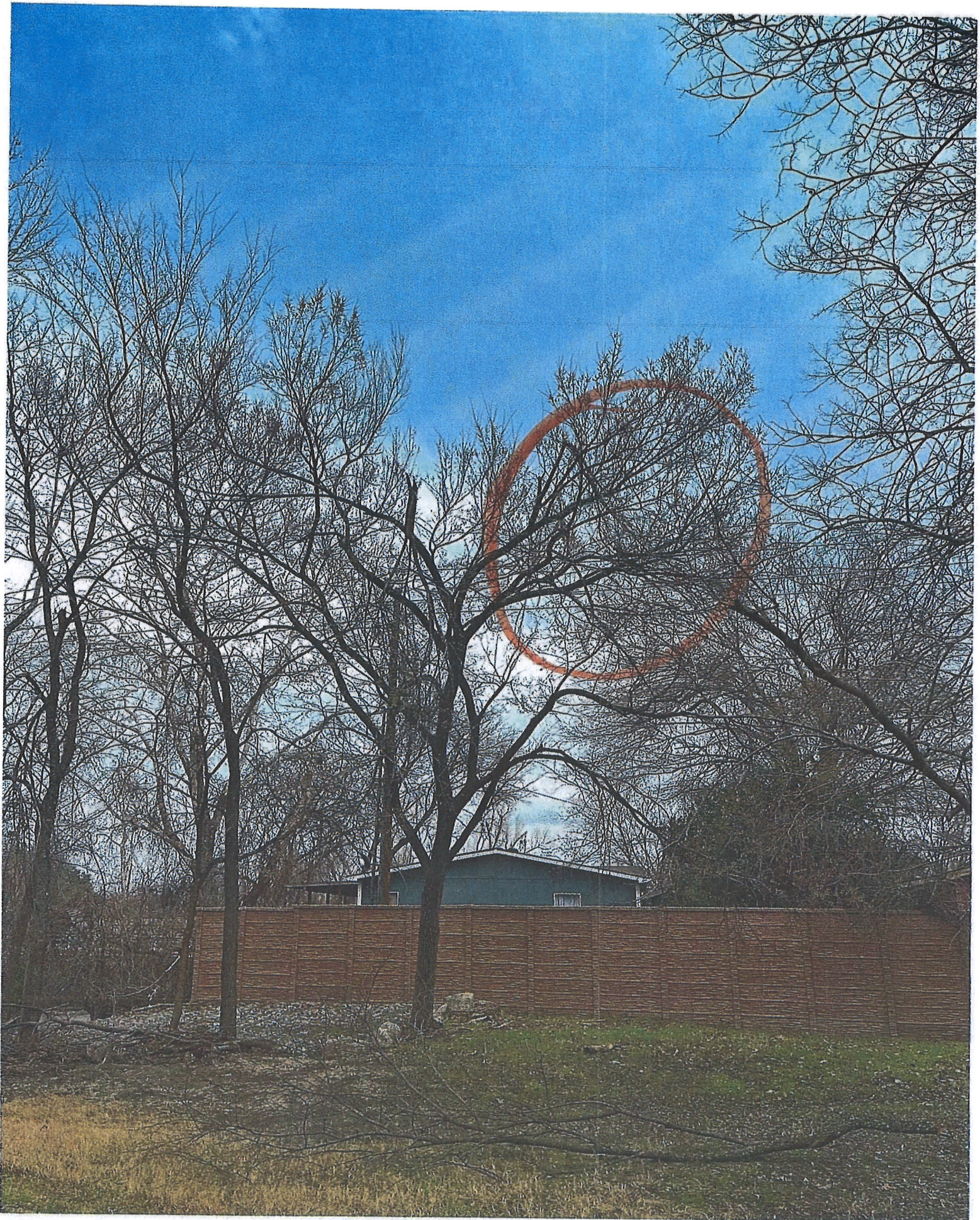




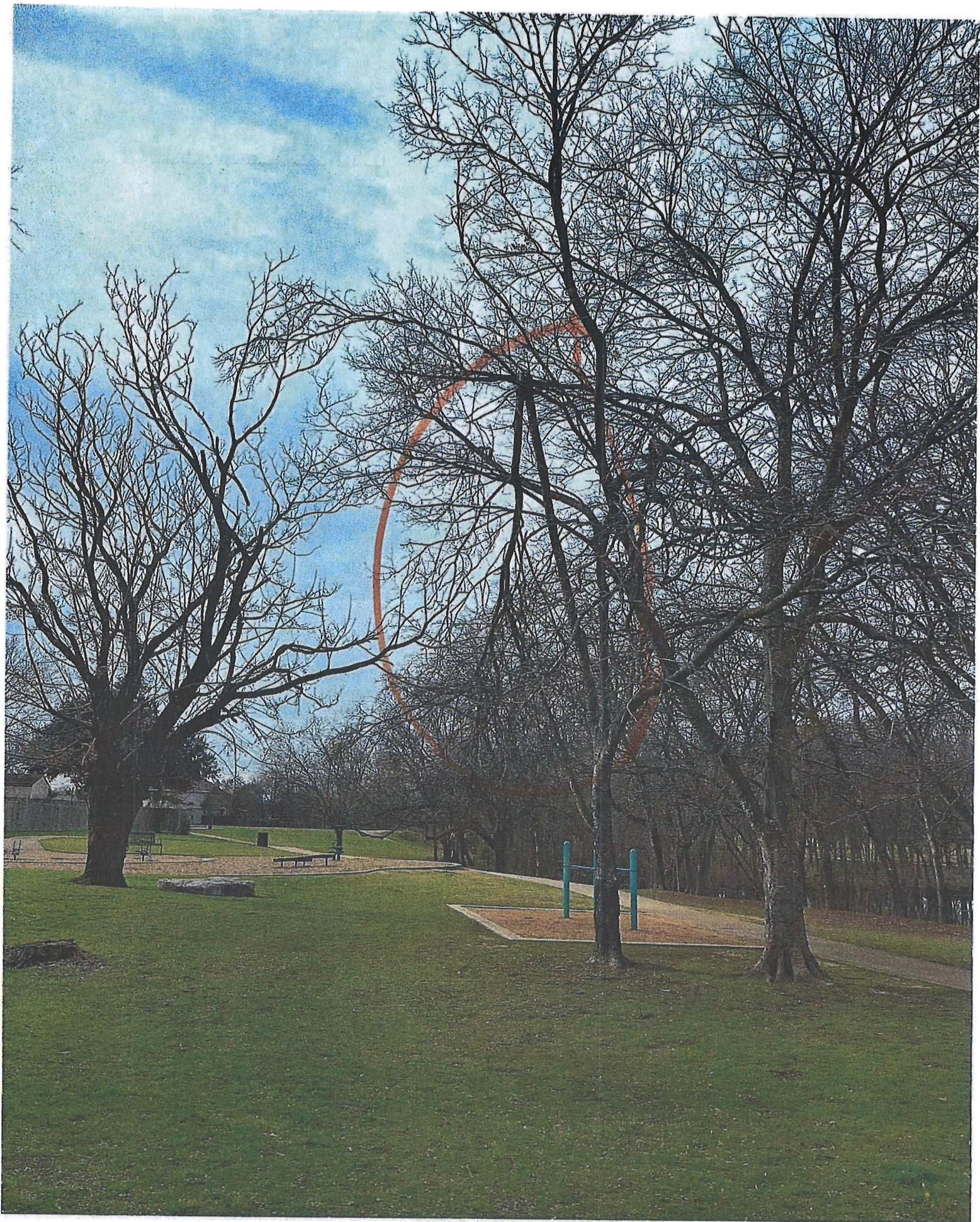














P.O. Box 17126
 Austin, TX 78760
 (800) 375-8375 Toll Free
 (512) 421-1340 Office

texasdisposal.com

**Northtown MUD
 2024 - Quarterly Operations Reports**

First Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	30	3	6	15	16	2
February						
March						
Totals	30	3	6	15	16	2

Second Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April						
May						
June						
Totals	0	0	0	0	0	0

Third Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July						
August						
September						
Totals	0	0	0	0	0	0

Fourth Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October						
November						
December						
Totals	0	0	0	0	0	0

2024 TOTALS	30	3	6	15	16	2
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Northtown- 2024 Operations Report January

Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70544	HOANG	14020	MERSEYSIDE	1/19/2024	96G TRASH CLEANUP	7675356
71479	CANTU	120	SEGOVIA	1/12/2024	96G TRASH CLEANUP	7667572
71479	CANTU	120	SEGOVIA	1/19/2024	96G RECY CLEANUP	7667575
71625	JONES	1209	STAPLE	1/26/2024	96G TRASH CLEANUP	7681511
84111	EACHEVERRIA	14913	CHAMOMILE	1/6/2024	96G TRASH CLEANUP	7657740
118912	COLEMAN	701	WATSON	1/6/2024	96G TRASH CLEANUP	7657857

Bulky Waste

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61992	ELISEEV	14912	LANTERN	1/12/2024	BULKY WASTE SRVC	7665428
69100	TUCKER	1112	ORANGE PEKOE	1/19/2024	BULKY WASTE SRVC	7676267
69100	TUCKER	1112	ORANGE PEKOE	1/19/2024	BULKY WASTE SRVC	7681524
70163	ECHANIQUE	13903	CAMBOURNE	1/6/2024	BULKY WASTE SRVC	7656335
70893	BOWIE	15107	LANTERN	1/12/2024	BULKY WASTE SRVC	7658953
70927	NRTH	14408	LEMONGRASS	1/3/2024	BULKY WASTE SRVC	7635458
71089	VARGAS	529	TUDOR HOUSE	1/26/2024	BULKY WASTE SRVC	7682823
71448	TARLETON	903	ROCKING SPUR	1/6/2024	BULKY WASTE SRVC	7655767
71524	ANDERSON	1201	SLEEPYTIME	1/19/2024	BULKY WASTE SRVC	7677590
71548	HELM	1320	SLEEPYTIME	1/26/2024	BULKY WASTE SRVC	7679586
72047	VALENTINE	13922	CONNER DOWNS	1/6/2024	BULKY WASTE SRVC	7663872
73586	SCHILLER	14809	EARL GREY	1/12/2024	BULKY WASTE SRVC	7664098
74426	GARRISON	15000	SASSAFRAS	1/12/2024	BULKY WASTE SRVC	7669303
75726	GAYNOR PROPE	525	TUDOR HOUSE	1/12/2024	BULKY WASTE SRVC	7668330
76031	FULTON	13622	MERSEYSIDE	1/12/2024	BULKY WASTE SRVC	7664638
76662	LANDRETH	15117	MANDARIN	1/6/2024	BULKY WASTE SRVC	7655383
79606	JOHANSON	15312	HYSON	1/26/2024	BULKY WASTE SRVC	7683330
80967	ROSS	14717	ENGLISH ROSE	1/6/2024	BULKY WASTE SRVC	7663677
80967	ROSS	14717	ENGLISH ROSE	1/9/2024	BULKY WASTE SRVC	7667835
86727	RAMSEY	1313	HONEY BLOSSOM	1/19/2024	BULKY WASTE SRVC	7669642
87678	ALQAYSI	1308	PEPPERMINT	1/12/2024	BULKY WASTE SRVC	7669869
96192	DESANTIAGO	1013	PEPPERMINT	1/6/2024	BULKY WASTE SRVC	7663567
96715	HUFFMAN	1517	TUDOR HOUSE	1/26/2024	BULKY WASTE SRVC	7680203
97584	HENRY	14105	HARRIS RIDGE	1/26/2024	BULKY WASTE SRVC	7679505
104722	FULLWOOD	433	SWEET LEAF	1/19/2024	BULKY WASTE SRVC	7674594
114957	FLORES	801	SWEET LEAF	1/12/2024	BULKY WASTE SRVC	7668511
114957	FLORES	801	SWEET LEAF	1/19/2024	BULKY WASTE SRVC 6CY	7678456
126188	TIMBERLAKE	837	WATSON	1/6/2024	BULKY WASTE SRVC	7659008
151595	OSEGUEDA	1009	OATMEAL	1/6/2024	BULKY WASTE SRVC 6CY	7656969
269458	CARTER	14303	HONEY GEM	1/6/2024	BULKY WASTE SRVC	7663908

Missed Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70300	BROWN	628	TUDOR HOUSE	1/17/2024	96G TRASH MISS	7675011
71732	PIPPINS	817	TUDOR HOUSE	1/17/2024	96G RECY MISS	7675137
76026	ADVERSARIO	624	TUDOR HOUSE	1/17/2024	96G TRASH MISS	7675038

Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70544	HOANG	14020	MERSEYSIDE	1/17/2024	96G RES TRASH CART DLVR	7676428
84894	SCOWDEN PROF	15309	HYSON	1/23/2024	96G RES TRASH CART DLVR	7681531
122007	SANDERS	909	MAHOMET	1/17/2024	96G RES TRASH CART DLVR	7674623
310711	ANITA AKEMI	14611	JACKSON BROWNING	1/6/2024	96G RES TRASH CART DLVR	7657340
310711	ANITA AKEMI	14611	JACKSON BROWNING	1/6/2024	96G RES RECY CART DLVR	7657340
310851	PANCHAL	14505	JACKSON BROWNING	1/6/2024	96G RES TRASH CART DLVR	7664793
310851	PANCHAL	14505	JACKSON BROWNING	1/6/2024	96G RES RECY CART DLVR	7664793
310965	BUDHATHOKI	14511	JEFFERSON CRAIG	1/10/2024	96G RES TRASH CART DLVR	7668704
310965	BUDHATHOKI	14511	JEFFERSON CRAIG	1/10/2024	96G RES RECY CART DLVR	7668704
311207	TALAVERA CARA	14511	JACKSON BROWNING	1/17/2024	96G RES TRASH CART DLVR	7676897
311207	TALAVERA CARA	14511	JACKSON BROWNING	1/17/2024	96G RES RECY CART DLVR	7676897
311374	GHIMIRE	14500	JEFFERSON CRAIG	1/26/2024	96G RES TRASH CART DLVR	7682646
311374	GHIMIRE	14500	JEFFERSON CRAIG	1/26/2024	96G RES RECY CART DLVR	7682646
311425	DOAN	609	LOGAN JAMES	1/26/2024	96G RES TRASH CART DLVR	7684099
311425	DOAN	609	LOGAN JAMES	1/26/2024	96G RES RECY CART DLVR	7684099

Cart Swaps

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61875	AMICK	904	CASTLETON	1/12/2024	SWAP 9T CART FOR SAME	7670486
61875	AMICK	904	CASTLETON	1/12/2024	SWAP 9Y CART FOR SAME	7670486
69871	BAILON	13814	CAMBOURNE	1/12/2024	SWAP 9T CART FOR SAME	7668193
70688	MUELLER	13912	GREINERT	1/26/2024	SWAP 9T CART FOR SAME	7681909
70750	DAVIS	13808	LAMPTING	1/12/2024	SWAP 9T CART FOR SAME	7666986
70763	BROWN	13906	LAMPTING	1/6/2024	SWAP 9T CART FOR SAME	7656638
70763	BROWN	13906	LAMPTING	1/12/2024	SWAP 9T CART FOR SAME	7667627
71135	STONE OAK PRC	906	LOW BRIM	1/12/2024	SWAP 9T CART FOR SAME	7671301
71425	GARRETT	13904	RANDALSTONE	1/19/2024	SWAP 9T CART FOR SAME	7679196
71425	GARRETT	13904	RANDALSTONE	1/19/2024	SWAP 9Y CART FOR SAME	7679200
71549	BURGETT	1324	SLEEPYTIME	1/12/2024	SWAP 9T CART FOR SAME	7667308
72030	DAVIS	13903	CONNER DOWNS	1/19/2024	SWAP 9T CART FOR SAME	7674567
96820	FERNANDEZ	13700	HARRIS RIDGE	1/19/2024	SWAP 9T CART FOR SAME	7674764
112391	HEREDIA	1512	FERN RIDGE	1/19/2024	SWAP 9T CART FOR SAME	7675399
114285	DOLLINS	820	SWEET LEAF	1/26/2024	SWAP 9Y CART FOR SAME	7677081
114970	GARCIA	14521	HARRIS RIDGE	1/12/2024	SWAP 9T CART FOR SAME	7666914

Cart Terms

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70905	ABULEZAM	15205	LANTERN	1/19/2024	CART 9Y TERM	7675584
108104	HERNANDEZ	1504	TEA LEAF	1/12/2024	CART 9Y TERM	7656192

Date	Truck #	Route	Ticket #	Tonnage on Route
1/5/2024	42011	A514	320294	1.69
1/5/2024	41126	A515	320315	5.51
1/5/2024	41139	A514	320319	6.67
1/12/2024	41128	A514	320857	5.83
1/12/2024	41131	A515	320861	6.76
1/12/2024	41128	A514	320897	2.41
1/19/2024	41128	A514	321341	4.14
1/19/2024	41128	A514	321366	3.14
1/19/2024	41084	A514	321367	3.06
1/26/2024	41128	A514	321880	5.6
1/26/2024	41131	A515	321881	7.55
1/26/2024	41128	A514	321905	2.86

Total Recycle Tonnage 41.35

Total Northtown Containers	3302
<u>/Total containers on all routes</u>	<u>3925</u>
% of Northtown containers in routes	84.13%
Total Tonnage	41.35
X % of Northtown containers in routes	84.13%
<u>Estimated recycle tonnage</u>	<u>34.79</u>

CONTRACT ADDENDUM

This Contract Addendum ("*Addendum*") is incorporated into the attached proposal (the "*Proposal*") between TCB Construction, Inc. ("*Contractor*") and Northtown Municipal Utility District (the "*District*"). If there is any conflict between the terms of the attached Proposal and this Addendum, the terms of this Addendum will control.

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

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

3. Verification Under Ch. 2271, Texas Government Code. 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, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "*Comptroller*") described in Subchapter B of Chapter 808 of the Texas Government Code and posted on the Comptroller's internet website at <https://comptroller.texas.gov/purchasing/publications/divestment.php>.

4. Verification Under Ch. 2252, Texas Government Code. If required under Chapter 2252 of the Texas Government Code, as amended, Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the same that exists to make a profit, if any, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Sections 2252.153 or 2270.0201, Texas Government Code, as amended, and posted on the following pages of the Texas Comptroller of Public Account's internet website:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, as amended, and to the extent such Section does not contravene applicable Federal law and excludes Contractor and each parent company, wholly-owned or majority-owned subsidiaries, and other affiliates of the same that exist to make a profit, if any, 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.

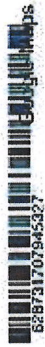
5. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries. If required under Chapter 2274 of the Texas Government Code (as amended, "*Chapter 2274*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of

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, Texas Government Code.

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, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "*Comptroller*") described in Subchapter B of Chapter 809 of the Texas Government Code and posted on the Comptroller's internet website at <https://comptroller.texas.gov/purchasing/publications/divestment.php>. 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).

2/14/24, 3:15 PM

Google Maps



Imagery ©2024 Airbus, CAPCOG, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google 20 ft

WILDFLOWER ~~TRAIL~~
SIDEWALK @ CROSS-PA
CENTER BRIDGE

#2020





P.O. Box 3639
Cedar Park, Texas 78630

DATE: February 21, 2024
TO: Northtown Municipal Utility District
Board of Directors
FROM: Scott J. Foster, P.E.
RE: Northtown MUD – Engineer’s Report for the February 2024 Board Meeting

Report from District Engineer, including:

a) Development Updates;

i) Village at Northtown Section 2 (Condominiums);

Revised plans were submitted to the District which reduced the density of the project from 63 units to 43 units. Due to the reduction in density, a portion of the previously paid parkland fees were refunded at the July 2023 meeting.

The Board approved the award of the contract at the May 2023 meeting. Construction started in July 2023 and is expected to be completed in March 2024. There are no change orders or pay estimates provided for the District’s consideration.

There is a previously dedicated drainage easement (Doc. No. 2015137236) that is no longer required which was approved to be released at the October 2023 Board Meeting.

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

Phase 2 of the project is expected to start construction late-2023. The restrictive covenant review is pending final approval. A variance request to reduce the building setback (Section 10c – 30 feet required) from District parkland was approved at the March 1, 2023 Board Meeting.

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

Construction has started and is expected to last into 2024.

iv) The Lakes Retail Center;

The project started construction in May 2022 and is expected to be completed in the early 2024.

v) Avalon Bay Multifamily;

Construction plans have been submitted and reviewed for the first phase of the project, and construction is expected start in early 2024. The plans are still pending technical approval and the approval of the restrictive covenant submittal. The required easements and restrictive covenant have been recorded.

At the April 2023 Board meeting, it was discussed that a portion of the project was anticipated to have increased parkland fees. Upon further discussion with the developer, it appears that there was an omission in their original plans which should have identified the correct number of units. The approved parkland fees in the for 832 Units (\$300/Unit - \$249,600) was paid on January 12, 2024.

vi) JD's Supermarket Dessau;

Construction plans were submitted and the review placed on hold pending the receipt of updated documents from the applicant. The applicant has not responded to multiple requests for updates and the documents. As a result, this project is now considered dormant until further action by the applicant occurs. As discussed at the October 2023 Board meeting, the property owner may be considering a change of use for the tract.

b) MS4 Compliance Matters;

The TCEQ requires an annual report be filed which summarizes the District's MS4 related activities. The authorized report will be completed and filed with the TCEQ prior to the March 2024 deadline.

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

c) Parks Master Plan;

The contract for the District's Parks Master Plan was executed. Studio 16:19 is in the process of kicking off the project.

d) Surplus Bond Matters;

Jones-Heroy & Associates, Inc. is coordinating the gathering of information to prepare the necessary documents for the TCEQ's approval. Additional assistance will be required by the District's existing consultants and advisors. It is expected that the application could be submitted in Q2 of 2024.

Northtown Municipal Utility District

Accounting Report

February 29, 2024

- Review Cash Activity Report, including Receipts and Expenditures.
 - ☑ Action Items:
 - Approval of director and vendor payments.
 - Approval of fund transfers.
- Review January 31, 2024 Financial Statements.

Cash Activity Reports

Northtown Municipal Utility District
 Cash Activity Report - ABC Bank Operating Account
 January 31, 2024 - February 29, 2024

		General Fund Operating Account
Cash Balance - January 31, 2024		8,041.01
Subsequent Activity		9,111.00
Cash Receipts	KB Homes - Connection Fees	8,736.00
Cash Receipts	Facility Rentals	<u>375.00</u>
	Total Subsequent Activity	<u>9,111.00</u>
Projected Balance as of February 29, 2024		\$ 17,152.01

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
December 31, 2023 - February 29, 2024

		General Fund Manager's Account
Cash Balance - December 31, 2023		\$ 295,904.14
Subsequent Activity		(22,136.18)
Transfers approved at the January 24, 2024 Meeting		892,342.94
Expenditures Approved at the January 24, 2024 Meeting		(856,825.13)
Payroll Expenses	Payroll and Payroll Taxes	(36,267.14)
TCEQ	TCEQ 2023 Regulatory Assessment	(14,660.32)
City of Austin	Utilities - January 2024	(2,422.86)
Optimum Business	Utilities - January 2024	(800.00)
TX Health Benefits Pool	Employee Benefits - February 2024	(2,727.74)
TXU Energy	Street Lights - January 2024	(730.71)
Verizon	Telephone- January 2024	(45.22)
	Total Subsequent Activity	(22,136.18)
Cash Balance - January 31, 2024		\$ 273,767.96
Subsequent Expenditures		(39,103.91)
Payroll Expenses	Payroll and Payroll Taxes	(33,186.20)
Petty Cash	Expense Reimbursement	(487.00)
Ramona Oliver	Expense Reimbursement	(484.19)
AT&T	Telephone - January 2024	(1,116.67)
City of Austin	Utilities - January 2024	(1,829.13)
Charter Communications	Park Internet - January 2024	(140.39)
AT&T Mobility	Telephone - February 2024	(92.85)
City of Austin	Utilities - January 2024	(1,767.48)
	Total Subsequent Activity	(39,103.91)
Expenditures to be Approved at February 29, 2024 Meeting		(568,348.34)
360 Professional Services, Inc.	Engineering Fees - January 2024	(10,939.50)
Alterman, Inc.	Rework 2" drain line	(1,817.35)
Aqua-Tech Laboratories, Inc.	Lab Fees - December 2023	(1,023.75)
Armbrust & Brown, P.L.L.C.	Legal Fees - January 2024	(13,106.68)
Bott & Douthitt, P.L.L.C.	Accounting Services - January 2024	(9,108.87)
City of Austin	W/WW Purchases - January 2024	(183,476.70)
City of Round Rock Environmental Services	Bacteriological Test - 24 PA	(250.00)
Crossroads Utility Services	Operations - January 2024	(83,514.34)
Employee Incentive Plans, Inc.	401(k) Administration Fee	(764.37)
Fatter & Evans Architects, Inc.	NT MUD Office and Pavilion	(9,210.40)
Flock Safety, Inc.	Security Cameras	(43,800.00)
HydroPro Solutions, LLC	Meter Purchases	(78,350.00)
Ramona Oliver	Expense Reimbursement	(351.84)
Texas Disposal Systems, Inc.	Garbage Fees - January 2024	(79,292.85)
TexaScapes	Landscape/Irrigation Maintenance	(50,122.69)
The Carlton Law Firm, PLLC	Austin Wholesale Contract Renewal	(99.00)
Travis County Sheriff's Department	Security Patrol Vehicle	(2,320.00)
Williams Mapping & Consulting	Monthly MS4 Inspections	(800.00)
	Total	(568,348.34)
Subtotal		(333,684.29)
Transfers to be approved		633,348.34
Transfer for expenditures approved 2/29/2024 from Logic Operating		568,348.34
Transfer Funds from Logic Operating		65,000.00
Projected Balance as of February 29, 2024		\$ 299,664.05

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
January 31, 2024 - February 29, 2024

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
Cash Balance - January 31, 2024		\$ 4,872.50
Expenditures to be Approved at February 29, 2024 Meeting		(2,198.01)
1836 Realty Property Management	Customer Refund	(97.27)
Al Majidi, Nagham	Customer Refund	(51.92)
Brand, Travis	Customer Refund	(103.44)
Cabilatazan, Domingo	Customer Refund	(192.64)
Chhay, Celine	Customer Refund	(91.41)
Dedeyan, Daniel	Customer Refund	(104.37)
Guuccison	Customer Refund	(57.48)
Hamza, Aimee	Customer Refund	(127.80)
Jiang, Peter	Customer Refund	(105.38)
Keeton, Andrea	Customer Refund	(2.36)
Marant, Traci	Customer Refund	(58.71)
Markham, Caroline	Customer Refund	(110.84)
Moreno, Petra	Customer Refund	(90.17)
Nguyen, Tuyen	Customer Refund	(96.04)
Rahn, Allan	Customer Refund	(136.43)
Reis, Suelyn	Customer Refund	(362.41)
Robinson, Nicole	Customer Refund	(17.39)
Robles-Delgadillo, Fabiola	Customer Refund	(93.57)
Rodriguez, Bryan	Customer Refund	(32.47)
Slate, Amber	Customer Refund	(91.10)
Tai, Van	Customer Refund	(48.20)
Thomas, Rhonda	Customer Refund	(126.61)
	Total Expenditures	(2,198.01)
Projected Balance as of February 29, 2024		\$ 2,674.49

**Northtown Municipal Utility District
Cash Activity Report - ABC Bank Park Fund Account
January 31, 2024 - February 29, 2024**

	<u>ABC Bank Park Account</u>
Cash Balance - January 31, 2024	\$ 49,950.00
Projected Balance as of February 29, 2024	\$ 49,950.00

Northtown Municipal Utility District Cash/Investment Activity Report January 31, 2024 - February 29, 2024

	Interest Rate	Maturity Date	Balance 1/31/2024	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 2/29/2024	Projected Balance 2/29/2024
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 8,041.01	\$ 9,111.00	\$ -	\$ 17,152.01	\$ -	\$ 17,152.01
ABC Bank - Manager's Account	0.0000%	N/A	273,767.96	-	(607,452.25)	(333,684.29)	633,348.34	299,664.05
ABC Bank - Customer Refunds	0.0000%	N/A	4,872.50	-	(2,198.01)	2,674.49	-	2,674.49
PNC Bank Lockbox	0.0000%	N/A	333,466.34	280,800.90	-	614,267.24	(600,000.00)	14,267.24
Logic Operating - 01	5.4848%	N/A	15,338,746.21	-	-	15,338,746.21	1,375,668.11	16,714,414.32
TexPool Operating	5.2993%	N/A	2,814,875.82	-	-	2,814,875.82	600,000.00	3,414,875.82
TexPool Fiscal Surety Trail Easement	5.2993%	N/A	111,197.13	-	-	111,197.13	-	111,197.13
Total - General Fund			18,884,966.97	289,911.90	(609,650.26)	18,565,228.61	2,009,016.45	20,574,245.06
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	5.4848%	N/A	50,341.43	-	-	50,341.43	-	50,341.43
TexPool Park	5.2993%	N/A	4,883.46	-	-	4,883.46	-	4,883.46
Total - Park Fund			105,174.89	-	-	105,174.89	-	105,174.89
Debt Service Fund -								
Logic - Tax Account			3,140,135.60	-	-	3,140,135.60	(3,109,016.45)	31,119.15
Logic - Debt Service	5.4848%	N/A	2,155,900.71	-	-	2,155,900.71	1,100,000.00	3,255,900.71
TexPool - SR 2020 Cap Int	5.2993%	N/A	171,729.40	-	-	171,729.40	-	171,729.40
Total - Debt Service Fund			5,467,765.71	-	-	5,467,765.71	(2,009,016.45)	3,458,749.26
Capital Project Fund -								
Logic - SR 2011 CPF	5.4848%	N/A	2,670.32	-	-	2,670.32	-	2,670.32
TexPool - SR 2020 CPF	5.2993%	N/A	4,744,163.15	-	-	4,744,163.15	-	4,744,163.15
Total - Capital Project Fund			4,746,833.47	-	-	4,746,833.47	-	4,746,833.47
Total - All Funds			\$ 29,204,741.04	\$ 289,911.90	\$ (609,650.26)	\$ 28,885,002.68	\$ -	\$ 28,885,002.68

(1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$568,348.34
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$65,000.00
(3) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: \$600,000.00
(4) To transfer funds from Logic Tax to Logic General Operating Account: \$2,009,016.45
(5) To transfer funds from Logic Tax to Logic Debt Service Account: \$1,100,000.00

Northtown M.U.D. Collateral Analysis Schedule - ABC Bank 1/31/2024

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
ABC Bank -			
Operating Account (General Fund)	\$ 3,402.93		
Manager's Account (General Fund)	945,715.88		
Customer Deposit Account (General Fund)	25,905.50		
Parks Account (Park Fund)	<u>49,950.00</u>		
Total ABC Bank	<u>1,024,974.31</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral ABC Bank (Market Value)		<u>1,613,461.75</u>	
Total Collateral - ABC Bank			
Total Collateral/Funds ABC Bank	<u>\$ 1,024,974.31</u>	<u>\$ 1,863,461.75</u>	<u>\$ 838,487.44</u>

Pledges By Pledgee And Maturity



Pledged To: NORTHTOWN MUJ

American Bank of Commerce - Lubbock, TX

As Of 1/31/2024

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Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value	
								Original Face	Par		Book Value
FROS: FROST NATL BK - SAN ANT	9128282A7	AFS	US TREASURY N/B 08/15/26	N/B	1.50	Aaa	5,000,000.00 3.00%	150,000.00	150,000.00	148,266.28	140,062.50
FROS: FROST NATL BK - SAN ANT	9128282A7	AFS	US TREASURY N/B 08/15/26	N/B	1.50	Aaa	5,000,000.00 25.00%	1,250,000.00	1,250,000.00	1,235,552.31	1,167,187.50
FROS: FROST NATL BK - SAN ANT	912828U24	AFS	US TREASURY N/B 11/15/26	N/B	2.00	Aaa	5,000,000.00 5.00%	250,000.00	250,000.00	248,339.84	235,547.50
FROS: FROST NATL BK - SAN ANT	912828U24	AFS	US TREASURY N/B 11/15/26	N/B	2.00	Aaa	5,000,000.00 1.50%	75,000.00	75,000.00	74,501.95	70,664.25
4 Securities Pledged To: NORTH - NORTHTOWN MUJ								1,725,000.00	1,725,000.00	1,706,660.39	1,613,461.75

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.

TXDIST1A RECEIVABLE BALANCE 'R' REPORT
 ALL OTHERS

U84 -- NORTHTOWN MUD

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER COLLECTED	PENALTY COLLECTED	TOTAL DISTRIBUTED
1995	.00	.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	.00
1997	306.58	.00	.00	.00	306.58	.00 %	306.58	.00	.00	.00	.00	.00	.00
1998	590.15	.00	.00	.00	590.15	.00 %	590.15	.00	.00	.00	.00	.00	.00
1999	634.04	.00	.00	.00	634.04	.00 %	634.04	.00	.00	.00	.00	.00	.00
2000	697.43	.00	.00	.00	697.43	.00 %	697.43	.00	.00	.00	.00	.00	.00
2001	752.13	.00	.00	.00	752.13	.00 %	752.13	.00	.00	.00	.00	.00	.00
2002	773.70	.00	.00	.00	773.70	.00 %	773.70	.00	.00	.00	.00	.00	.00
2003	959.09	.00	.00	.00	959.09	.00 %	959.09	.00	.00	.00	.00	.00	.00
2004	965.24	.00	.00	.00	965.24	.00 %	965.24	.00	.00	.00	.00	.00	.00
2005	916.16	.00	.00	.00	916.16	.00 %	916.16	.00	.00	.00	.00	.00	.00
2006	895.94	.00	.00	.00	895.94	.00 %	895.94	.00	.00	.00	.00	.00	.00
2007	968.27	.00	.00	.00	968.27	.00 %	968.27	.00	.00	.00	.00	.00	.00
2008	925.73	.00	.00	.00	925.73	.00 %	925.73	.00	.00	.00	.00	.00	.00
2009	937.74	.00	.00	.00	937.74	.00 %	937.74	.00	.00	.00	.00	.00	.00
2010	2281.97	.00	.00	.00	2281.97	.00 %	2281.97	.00	.00	.00	.00	.00	.00
2011	2092.47	.00	.00	.00	2092.47	.00 %	2092.47	.00	.00	.00	.00	.00	.00
2012	2073.36	.00	.00	.00	2073.36	.00 %	2073.36	.00	.00	.00	.00	.00	.00
2013	2009.86	.00	.00	.00	2009.86	.00 %	2009.86	.00	.00	.00	.00	.00	.00
2014	2169.57	.00	.00	.00	2169.57	.00 %	2169.57	.00	.00	.00	.00	.00	.00
2015	2362.07	.00	.00	.00	2362.07	.00 %	2362.07	.00	.00	.00	.00	.00	.00
2016	2683.57	.00	.00	.00	2683.57	.00 %	2683.57	.00	.00	.00	.00	.00	.00
2017	4198.72	.00	227.11	.00	227.11	5.41 %	3971.61	62.55	.00	.00	.00	.00	289.66
2018	4956.82	.00	1210.02	.00	1210.02	24.41 %	3746.80	462.97	.00	.00	.00	.00	1672.99
2019	5907.94	.00	277.49	.00	277.49	4.70 %	5630.45	163.17	.00	.00	.00	.00	440.66
2020	5197.53	18.86	.00	18.86	18.86	.36 %	5197.53	.00	.00	.00	.00	.00	18.86
2021	10054.39	447.22	168.35	447.22	278.87	2.90 %	9886.04	55.56	.00	3.20	.00	.00	226.51
2022	31226.20	7543.31	8831.53	6524.99	2306.54	9.74 %	21376.35	1473.52	.00	.00	.00	.00	3780.06
TOTL	87536.67	8009.39	10714.50	6991.07	3723.43	4.68 %	75803.85	2217.77	.00	3.20	.00	.00	5938.00
2023	7151247.77	5409.11	6839546.34	2600.32	683946.02	95.68 %	308892.64	.00	.00	.00	.00	.00	6836946.02
ENTITY	7238784.44	13418.50	6850260.84	9591.39	6840669.45	94.68 %	384696.49	2217.77	.00	3.20	.00	.00	6842884.02

Northtown M.U.D.
Analysis of Taxes Collected FY 2022-2023
January 2024

TAX YEAR	2023			1997-2022			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.3635	\$ 0.1890	\$ 0.5525			\$ -			
	65.79%	34.21%	100.00%						
COLLECTIONS:									
OCT									
TAX ADJUSTMENTS	0.00	0.00	0.00	(1,461.18)	(902.83)	(2,364.01)	(1,461.18)	(902.83)	(2,364.01)
BASE TAX REV	0.00	0.00	0.00	(1,461.18)	(902.83)	(2,364.01)	(1,461.18)	(902.83)	(2,364.01)
TAXES	0.00	0.00	0.00	2,165.44	1,353.75	3,519.19	2,165.44	1,353.75	3,519.19
PENALTY	0.00	0.00	0.00	230.13	157.46	387.59	230.13	157.46	387.59
NOV									
TAX ADJUSTMENTS	(806.36)	(419.26)	(1,225.62)	(1,053.36)	(650.29)	(1,703.65)	(1,859.72)	(1,069.55)	(2,929.27)
BASE TAX REV	0.00	0.00	0.00	(1,053.36)	(650.29)	(1,703.65)	(1,053.36)	(650.29)	(1,703.65)
TAXES	77,346.75	40,216.05	117,562.80	2,058.86	1,273.58	3,332.44	79,405.61	41,489.63	120,895.24
PENALTY	0.00	0.00	0.00	500.63	316.69	817.32	500.63	316.69	817.32
DEC									
TAX ADJUSTMENTS	(253.74)	(131.93)	(385.67)	(48.60)	(29.66)	(78.26)	(302.34)	(161.59)	(463.93)
BASE TAX REV	0.00	0.00	0.00	(48.60)	(29.66)	(78.26)	(48.60)	(29.66)	(78.26)
TAXES	2,410,876.88	1,253,523.33	3,664,400.21	1,736.61	1,073.86	2,810.47	2,412,613.49	1,254,597.19	3,667,210.68
PENALTY	0.00	0.00	0.00	358.95	227.26	586.21	358.95	227.26	586.21
JAN									
TAX ADJUSTMENTS	(2,498.66)	(1,299.16)	(3,797.82)	(2,386.86)	(1,476.61)	(3,863.47)	(4,885.52)	(2,775.77)	(7,661.29)
BASE TAX REV	(1,710.80)	(889.52)	(2,600.32)	(1,754.53)	(1,090.62)	(2,845.15)	(3,465.33)	(1,980.14)	(5,445.47)
TAXES	2,011,640.80	1,045,942.53	3,057,583.33	593.43	458.97	1,052.40	2,012,234.22	1,046,401.51	3,058,635.73
PENALTY	0.00	0.00	0.00	247.56	175.89	423.45	247.56	175.89	423.45
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	(1,710.80)	(889.52)	(2,600.32)	(4,317.67)	(2,673.40)	(6,991.07)	(6,028.47)	(3,562.92)	(9,591.39)
TAXES	4,499,864.42	2,339,681.92	6,839,546.34	6,554.34	4,160.16	10,714.50	4,506,418.77	2,343,842.07	6,850,260.84
PENALTY	0.00	0.00	0.00	1,337.27	877.30	2,214.57	1,337.27	877.30	2,214.57
TOTAL DISTRIBUTION	4,498,153.63	2,338,792.39	6,836,946.02	3,573.95	2,364.05	5,938.00	4,501,727.57	2,341,156.45	6,842,884.02
BEGINNING									
TAXES RECEIVABLE	4,704,938.58	2,446,309.19	7,151,247.77	48,623.80	38,912.87	87,536.67	4,753,562.38	2,485,222.06	7,238,784.44
TAX ADJUSTMENTS	(3,558.75)	(1,850.36)	(5,409.11)	(4,950.01)	(3,059.38)	(8,009.39)	(8,508.76)	(4,909.74)	(13,418.50)
BASE TAX REV	1,710.80	889.52	2,600.32	4,317.67	2,673.40	6,991.07	6,028.47	3,562.92	9,591.39
LESS: COLLECTIONS	(4,499,864.42)	(2,339,681.92)	(6,839,546.34)	(6,554.34)	(4,160.16)	(10,714.50)	(4,506,418.77)	(2,343,842.07)	(6,850,260.84)
TAX REC @ END OF PERIOD	203,226.20	105,666.44	308,892.64	41,437.12	34,366.73	75,803.85	244,663.32	140,033.17	384,696.49
	65.79%	34.21%	100.00%						

Financial Statements

Northtown M.U.D.

Accountant's Compilation Report

January 31, 2024

The District is responsible for the accompanying financial statements of the governmental activities of Northtown M.U.D., as of and for the four months ended January 31, 2024, 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.

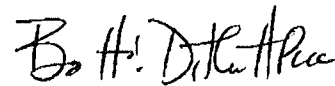
In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows and the components required by GASB 34 were 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.

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 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.

Supplementary Information

The supplementary information contained in the schedules described in the Supplementary Information Index is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement; however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

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



BOTT & DOUTHITT, P.L.L.C.

February 19, 2024
Round Rock, TX

**Northtown Municipal Utility District
Governmental Funds Balance Sheet
January 31, 2024**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Assets					
Cash and Cash Equivalents					
Cash on Deposit	\$ 620,147.81	\$ 49,950.00	\$ -	\$ -	\$ 670,097.81
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	18,264,819.16	55,224.89	5,467,765.71	4,746,833.47	28,534,643.23
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	279,917.31	-	-	-	279,917.31
Accrued Service Revenue	442,895.00	-	-	-	442,895.00
Property Taxes	244,663.30	-	140,033.19	-	384,696.49
Other	80,825.96	-	-	4,421.70	85,247.66
Interfund	1,277,371.83	695,692.00	-	35,952.62	2,009,016.45
Total Assets	\$ 21,211,140.37	\$ 800,866.89	\$ 5,607,798.90	\$ 4,787,207.79	\$ 32,407,013.95
Liabilities					
Accounts Payable	\$ 474,253.47	\$ -	\$ -	\$ -	\$ 474,253.47
Accrued Expenses	36,334.19	-	-	-	36,334.19
Payroll Taxes Payable	32.20	-	-	-	32.20
TCEQ Assessment	1,065.57	-	-	-	1,065.57
Customer Meter Deposits	732,771.45	-	-	-	732,771.45
Builder Deposits	17,800.00	-	-	-	17,800.00
Other Deposits	62,352.87	-	-	-	62,352.87
Unclaimed Property	10,930.25	-	-	-	10,930.25
Fiscal Surety Village Park Improvements	111,197.13	-	-	-	111,197.13
Interfund	-	-	2,009,016.45	-	2,009,016.45
Total Liabilities	1,446,737.13	-	2,009,016.45	-	3,455,753.58
Deferred Inflows of Resources					
Deferred Revenue - Property Taxes	244,663.30	-	140,033.19	-	384,696.49
Total Deferred Inflows of Resources	244,663.30	-	140,033.19	-	384,696.49
Fund Balance					
Fund Balances:					
Restricted for					
Debt Service	-	-	3,458,749.26	-	3,458,749.26
Capital Projects	-	-	-	4,787,207.79	4,787,207.79
Unassigned	19,519,739.94	800,866.89	-	-	20,320,606.83
Total Fund Balances	19,519,739.94	800,866.89	3,458,749.26	4,787,207.79	28,566,563.88
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 21,211,140.37	\$ 800,866.89	\$ 5,607,798.90	\$ 4,787,207.79	\$ 32,407,013.95

See Accountants' Report.

**Northtown Municipal Utility District
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2023 - January 31, 2024**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Revenues:					
Property Taxes, including penalties	\$ 4,501,727.56	\$ -	\$ 2,341,156.46	\$ -	\$ 6,842,884.02
Service Accounts, including penalties	1,519,482.00	-	-	-	1,519,482.00
Park Facility Rental	1,325.00	-	-	-	1,325.00
Other Income	15,645.62	-	-	-	15,645.62
Interest Income	311,483.51	1,015.75	46,159.72	84,804.36	443,463.34
Total Revenues	6,349,663.69	1,015.75	2,387,316.18	84,804.36	8,822,799.98
Expenditures:					
Current-					
WATER					
Bulk Water Purchase	316,791.91	-	-	-	316,791.91
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	82,107.23	-	-	-	82,107.23
Meter Purchases	1,583,037.70	-	-	-	1,583,037.70
Water Tap Inspections	3,050.00	-	-	-	3,050.00
WASTEWATER					
Bulk Wastewater Purchases	374,872.86	-	-	-	374,872.86
Wastewater System Maintenance	8,915.12	-	-	-	8,915.12
Lift Station Maintenance	56,974.38	-	-	-	56,974.38
ADMINISTRATIVE					
Director Fees	3,978.00	-	-	-	3,978.00
Payroll Taxes	10,664.86	-	-	-	10,664.86
Legal Fees - General	36,517.58	-	-	-	36,517.58
Legal Fees - Covenants	13,861.89	-	-	-	13,861.89
Management Services	150,446.13	-	-	-	150,446.13
Accounting Fees	25,773.87	-	-	-	25,773.87
Financial Advisor Fees	1,539.53	-	1,050.47	-	2,590.00
Audit Fees	15,000.00	-	-	-	15,000.00
Engineering Fees - General	6,936.00	-	-	-	6,936.00
Engineering Fees - Special	12,311.40	-	-	-	12,311.40
Professional Fees	2,899.00	-	-	-	2,899.00
Tax Collector/Appraisal Fees	11,106.78	-	5,774.92	-	16,881.70
Credit Card Fees	25,011.33	-	-	-	25,011.33
Bank Service Charges	4,126.01	-	-	-	4,126.01
PARKS					
Park Landscape Maintenance	199,580.00	-	-	-	199,580.00
Park Projects	23,636.00	-	-	-	23,636.00
Landscape Contingency	22,401.70	-	-	-	22,401.70
Park Facility Maintenance	6,086.01	-	-	-	6,086.01
Security	25,900.00	-	-	-	25,900.00
Well Repairs	1,086.00	-	-	-	1,086.00
Irrigation Repairs	2,897.35	-	-	-	2,897.35
Park Utilities	5,297.52	-	-	-	5,297.52
OTHER					
Nightwatchman Lights	6,712.96	-	-	-	6,712.96
Garbage Collection	316,170.24	-	-	-	316,170.24
Office Staff Expenses	128,277.65	-	-	-	128,277.65
Office Expenses	10,442.51	-	-	-	10,442.51
Telephone	4,422.03	-	-	-	4,422.03
Miscellaneous	499.09	-	-	-	499.09
Debt Service -					
Paying Agent Fees	-	-	1,200.00	-	1,200.00
Capital Outlay	63,297.40	-	-	-	63,297.40
Total Expenditures	3,570,286.29	-	8,025.39	-	3,578,311.68
Excess/(Deficiency) of Revenues over Expenditures	2,779,377.40	1,015.75	2,379,290.79	84,804.36	5,244,488.30
Fund Balance, October 1, 2023	16,740,362.54	799,851.14	1,079,458.47	4,702,403.43	23,322,075.58
Fund Balance, January 31, 2024	\$ 19,519,739.94	\$ 800,866.89	\$ 3,458,749.26	\$ 4,787,207.79	\$ 28,566,563.88

See Accountants' Report.

Supplementary Information

Index

General Fund

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

General Fund

**Northtown Municipal Utility District
Budget Comparison Schedule
January 31, 2024**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues:						
OPERATING						
Water Service Fees	\$ 107,641	\$ 115,043	\$ (7,402)	\$ 564,081	\$ 480,011	\$ 84,070
Water Tap Fees	-	4,333	(4,333)	-	13,000	(13,000)
Wastewater Service Fees	94,615	111,503	(16,888)	421,080	446,012	(24,932)
Wastewater Tap Fees	-	4,150	(4,150)	-	16,600	(16,600)
Basic Services	123,312	122,000	1,312	491,568	488,000	3,568
Application Fees	1,582	1,333	249	10,668	5,333	5,335
Service Penalties	6,237	3,333	2,904	32,085	13,332	18,753
Water and W/W Inspections	-	1,875	(1,875)	-	7,500	(7,500)
Total Operating	333,388	363,571	(30,183)	1,519,482	1,469,788	49,694
OTHER OPERATING						
Property Tax	2,008,769	1,687,810	320,959	4,500,390	4,457,966	42,424
Property Tax Penalty	248	-	248	1,337	-	1,337
Total Other Operating	2,009,016	1,687,810	321,206	4,501,728	4,457,966	43,762
NON-OPERATING						
Miscellaneous Revenue	14,939	2,500	12,439	16,971	10,000	6,971
Investment Interest	76,818	70,000	6,818	311,484	280,000	31,484
Total Non-Operating	91,757	72,500	19,257	328,454	290,000	38,454
Total Operating Revenues	2,434,161	2,123,881	310,281	6,349,664	6,217,754	131,909
OTHER						
Park Fees	-	1,875	(1,875)	-	7,500	(7,500)
Park Interest Revenue	256	83	173	1,015	333	682
Total Other	256	1,958	(1,702)	1,015	7,833	(6,818)
Total Revenues	2,434,418	2,125,839	308,579	6,350,679	6,225,588	125,092
Expenditures:						
OFFICE						
Employee Benefits	4,744	7,621	2,877	18,239	30,486	12,247
Mileage Reimbursement	263	300	37	1,020	1,200	180
Office Utilities	2,498	3,750	1,252	8,588	15,000	6,412
Wages	30,146	32,203	2,057	109,018	128,809	19,791
Office Expenses	259	2,083	1,824	1,854	8,333	6,479
Total Office Expenditures	37,911	45,957	8,047	138,720	183,828	45,108

**Northtown Municipal Utility District
Budget Comparison Schedule
January 31, 2024**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WATER						
Bulk Water Purchases (Var)	85,514	128,222	42,708	316,792	534,998	218,206
TCEQ System Fee	-	-	-	7,658	8,000	342
Water System Maintenance	28,469	9,833	(18,636)	82,107	39,333	(42,774)
Water Meters	57,925	57,925	-	1,583,038	1,583,038	-
Total Water	171,908	196,611	24,702	1,992,645	2,167,889	175,244
WASTEWATER						
Bulk W/W Purchases	97,963	128,193	30,230	374,873	512,772	137,899
W/W System Maintenance	1,617	25,000	23,383	8,915	100,000	91,085
Lift Station Maintenance	18,255	13,333	(4,921)	56,974	53,333	(3,641)
Chemicals	-	6,667	6,667	-	26,668	26,668
Total Wastewater	117,834	174,543	56,709	440,762	698,173	257,411
ADMINISTRATIVE						
Director Fees	1,768	1,400	(368)	3,978	5,300	1,322
Payroll Taxes	3,206	3,475	269	10,665	13,900	3,235
Legal Fees-General	1,758	7,667	5,909	36,370	30,668	(5,702)
Legal Fees-Special	-	-	-	148	-	(148)
Legal Fees-Covenants	3,682	3,250	(432)	13,862	13,000	(862)
Management Services	33,343	34,842	1,499	150,446	139,368	(11,078)
Bookkeeping Services	8,524	6,167	(2,357)	25,774	24,667	(1,107)
Financial Advisor Services	-	-	-	1,540	1,500	(40)
Engineering Fees	1,734	1,817	83	6,936	7,268	332
Engineering Fees-Special	4,106	6,667	2,562	12,311	26,668	14,357
Professional Fees	899	4,333	3,434	2,899	17,332	14,433
Insurance	-	-	-	(322)	-	322
Credit Card Fees	5,000	8,750	3,750	25,971	35,001	9,030
Conference/Training	-	-	-	-	-	-
Total Administrative	79,019	96,368	17,349	316,685	343,172	26,487

**Northtown Municipal Utility District
Budget Comparison Schedule
January 31, 2024**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARKS						
Landscape-Parks	49,895	49,895	-	199,580	199,580	-
Landscape-Contingency	-	13,750	13,750	22,402	54,999	32,597
Park Maintenance	(1,358)	12,500	13,858	29,722	50,000	20,278
Well Maintenance	-	6,250	6,250	1,086	25,000	23,914
Park Utilities	1,297	2,000	703	5,298	8,000	2,702
Security	8,520	11,550	3,030	25,900	46,200	20,300
Irrigation Repairs	228	2,917	2,689	2,897	11,666	8,769
Pond Restoration	-	5,000	5,000	-	20,000	20,000
Total Parks	58,582	103,861	45,279	286,885	415,445	128,560
OTHER						
Meeting Expenses	-	12	12	-	48	48
Nightwatchman	1,703	1,667	(36)	6,713	6,668	(45)
Security Equipment	-	417	417	-	1,667	1,667
Miscellaneous	789	1,000	211	3,987	4,000	13
Garbage Collection	79,293	76,682	(2,610)	316,170	306,730	(9,441)
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	-	832	832
Website	-	417	417	-	1,667	1,667
Signage	-	-	-	-	-	-
Telephone	1,162	833	(329)	4,422	3,333	(1,089)
Total Other	82,947	81,236	(1,711)	331,292	324,944	(6,348)
Total Expenditures	548,201	698,577	150,376	3,506,989	4,133,451	626,462
Operating Excess/(Deficiency)	1,885,961	1,425,304	460,657	2,842,675	2,084,303	758,372
CAPITAL OUTLAY						
Settlers Meadow Park/Admin Bldg (50)	10,944	-	(10,944)	19,497	-	(19,497)
Cameras	43,800	-	(43,800)	43,800	-	(43,800)
Total Capital Outlay	54,744	-	(54,744)	63,297	-	(63,297)
Total Expenses & Park CIP	602,945	698,577	95,631	3,570,286	4,133,451	563,165
Total Excess/(Deficiency)	\$ 1,831,473	\$ 1,427,262	\$ 404,210	\$ 2,780,393	\$ 2,092,136	\$ 688,256

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2023-2024

	FY 2024 Budget	Actual Oct-23	Actual Nov-23	Actual Dec-23	Actual Jan-24	Budget Feb-24	Budget Mar-24	Budget Apr-24	Budget May-24	Budget Jun-24	Budget Jul-24	Budget Aug-24	Budget Sep-24	FY-2024 Actual + Budget	Variance
Revenues:															
OPERATING															
Water Service Fees	\$ 1,504,720	\$ 163,857	\$ 170,484	\$ 121,899	\$ 107,641	\$ 109,671	\$ 111,014	\$ 109,671	\$ 132,155	\$ 134,840	\$ 141,553	\$ 142,896	\$ 142,909	\$ 1,568,790	\$ 84,070
Water Tap Fees	45,000	0	0	0	0	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	32,000	(13,000)
Wastewater Service Fees	1,338,040	115,866	109,141	101,458	94,615	111,503	111,503	111,503	111,503	111,503	111,503	111,503	111,507	1,313,108	(24,932)
Wastewater Tap Fees	45,000	0	0	0	0	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	28,400	(16,600)
Basic Services	1,464,000	122,935	122,710	122,611	123,312	122,000	122,000	122,000	122,000	122,000	122,000	122,000	122,000	1,467,568	3,568
Application Fees	16,000	6,325	1,329	1,492	1,582	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	21,335	5,335
Service Penalties	40,000	7,927	9,379	9,142	6,237	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337	56,753	18,753
Water and W/W Inspections	22,500	0	0	0	0	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	15,000	(7,500)
Total Operating	4,475,240	416,310	413,243	356,541	333,388	357,245	358,608	357,245	379,749	382,434	389,147	390,490	390,511	4,524,954	49,694
OTHER OPERATING															
Property Tax	4,613,834	704	79,352	2,412,565	2,008,769	141,243	14,625	-	-	-	-	-	-	4,656,258	42,424
Property Tax Penalty	0	230	501	359	248	-	-	-	-	-	-	-	-	1,337	1,337
Total Other Operating	4,613,834	934	79,853	2,412,924	2,009,016	141,243	14,625	-	-	-	-	-	-	4,657,596	43,762
NON-OPERATING															
Miscellaneous Revenue	30,000	1,437	386	209	14,939	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	36,971	6,971
Investment Interest	840,000	80,038	79,449	75,177	76,818	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	871,484	31,484
Total Non-Operating	870,000	81,476	79,835	75,386	91,757	72,500	72,500	72,500	72,500	72,500	72,500	72,500	72,500	908,454	38,454
Total Operating Revenues	9,959,094	498,720	571,931	2,844,852	2,434,161	571,008	445,733	429,745	452,249	454,934	461,647	462,990	463,011	10,091,003	131,909
OTHER															
Park Fees	22,500	-	-	-	-	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	15,000	(7,500)
Park Interest Revenue	1,000	254	248	257	256	83	83	83	83	83	83	83	83	1,882	482
Total Other	23,500	254	248	257	256	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	16,882	(6,818)
Total Revenues	9,982,594	498,974	572,179	2,845,109	2,434,418	572,967	447,692	431,724	454,208	456,893	463,606	464,949	464,970	10,107,685	125,091
Expenditures:															
Employee Benefits	91,454	4,005	3,989	5,501	4,744	7,621	7,621	7,621	7,621	7,621	7,621	7,621	7,621	79,207	12,247
Mileage Reimb.	3,600	241	261	255	263	300	300	300	300	300	300	300	300	3,420	180
Office Utilities	45,000	2,140	2,059	1,891	2,498	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	38,588	6,412
Wages	386,433	24,385	27,702	26,786	30,146	32,203	32,203	32,203	32,203	32,203	32,203	32,203	32,203	346,442	19,791
Office Expenses	25,000	185	672	738	259	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	18,521	6,479
Total Water	551,487	30,955	34,683	35,171	37,911	45,957	45,957	45,957	45,957	45,957	45,957	45,957	45,957	506,379	45,108

**Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2023-2024**

	FY 2024 Budget	Actual Oct-23	Actual Nov-23	Actual Dec-23	Actual Jan-24	Budget Feb-24	Budget Mar-24	Budget Apr-24	Budget May-24	Budget Jun-24	Budget Jul-24	Budget Aug-24	Budget Sep-24	FY-2024 Actual + Budget	Variance
WATER															
Bulk Water Purchases (Var)	1,677,094	93,089	57,748	80,421	85,514	122,234	123,731	122,234	147,294	150,287	157,769	159,266	159,281	1,458,888	218,206
Bulk Water Purchases (Fixed)	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCEQ System Fee	8,000	-	7,558	100	-	-	-	-	-	-	-	-	-	7,658	342
Water System Maintenance	118,000	5,127	42,111	6,400	28,469	9,833	9,833	9,833	9,833	9,833	9,833	9,833	9,833	160,774	(42,774)
Water Tap Inspection	7,000	1,850	500	700	-	560	560	560	560	560	560	560	560	7,530	(530)
Water Meters	2,050,000	931,102	207,300	386,710	57,925	-	-	-	-	-	-	-	466,962	2,050,000	-
Total Water	3,840,094	1,031,148	315,238	474,331	171,908	132,627	134,124	132,627	157,687	160,680	168,162	169,659	636,637	3,684,850	175,244
WASTEWATER															
Bulk W/W Purchases	1,538,318	97,963	80,984	97,963	97,963	128,193	128,193	128,193	128,193	128,193	128,193	128,193	128,193	1,400,419	137,899
W/W System Maintenance	300,000	250	6,473	575	1,617	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	208,915	91,085
W/W Tap Inspections	15,000	-	-	-	-	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	9,600	5,400
Lift Station Maintenance	200,000	6,736	11,181	20,803	18,255	13,333	13,333	13,333	13,333	13,333	13,333	13,333	53,333	203,641	(3,641)
Chemicals	80,000	-	-	-	-	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,663	53,332	26,668
Total Wastewater	2,133,318	104,948	98,639	119,341	117,834	174,393	174,393	174,393	174,393	174,393	174,393	174,393	214,391	1,875,907	257,411
ADMINISTRATIVE															
Director Fees	20,000	442	1,326	442	1,768	1,250	1,400	1,250	1,700	2,250	2,700	2,000	2,150	18,678	1,322
Payroll Taxes	41,695	2,180	2,593	2,686	3,206	3,475	3,475	3,475	3,475	3,475	3,475	3,475	3,470	38,460	3,235
Legal Fees-General	92,000	8,255	9,202	17,154	1,758	7,667	7,667	7,667	7,667	7,667	7,667	7,667	7,663	97,702	(5,702)
Legal Fees-Special	0	148	-	-	-	-	-	-	-	-	-	-	-	148	-
Legal Fees-Covenants	39,000	2,377	4,175	3,629	3,682	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	39,862	(862)
Management Services	418,106	33,395	34,308	49,400	33,343	34,842	34,842	34,842	34,842	34,842	34,842	34,842	34,844	429,184	(11,078)
Bookkeeping Services	74,000	5,875	5,500	5,875	8,524	6,167	6,167	6,167	6,167	6,167	6,167	6,167	6,167	75,107	(1,107)
Financial Advisor Services	1,500	-	1,540	-	-	-	-	-	-	-	-	-	-	1,540	(40)
Audit Fees	18,000	-	-	-	15,000	-	-	-	-	-	-	-	-	15,000	3,000
Engineering Fees	21,800	1,734	1,734	1,734	1,734	1,817	1,817	1,817	1,817	1,817	1,817	1,817	1,813	21,468	332
Engineering Fees-Special	80,000	3,305	3,172	1,729	4,106	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,663	65,643	14,357
Professional Fees	52,000	800	800	400	899	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,337	37,567	14,433
Tax Assess/Collector Fees	25,000	-	5,987	5,120	-	-	5,000	-	5,000	-	-	-	5,000	26,107	(1,107)
Permits/Members/Dues/Lic.	1,000	-	-	-	-	-	-	500	-	-	-	-	-	500	500
Insurance	31,250	527	(849)	-	-	-	-	-	-	-	-	-	31,250	30,928	322
Credit Card Fees	105,000	9,347	8,387	3,237	5,000	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,746	95,970	9,030
Conference/Training	6,000	-	-	-	-	-	-	-	-	6,000	-	-	-	6,000	-
Total Administrative	1,026,351	68,385	77,875	91,406	79,019	78,218	83,368	78,718	78,668	90,218	79,668	78,968	115,353	999,864	26,487

**Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2023-2024**

	FY 2024 Budget	Actual Oct-23	Actual Nov-23	Actual Dec-23	Actual Jan-24	Budget Feb-24	Budget Mar-24	Budget Apr-24	Budget May-24	Budget Jun-24	Budget Jul-24	Budget Aug-24	Budget Sep-24	FY-2024 Actual + Budget	Variance
PARKS															
Landscape-Parks	598,740	49,895	49,895	49,895	49,895	49,895	49,895	49,895	49,895	49,895	49,895	49,895	49,895	598,740	-
Landscape-Contingency	165,000	-	22,402	-	-	13,750	13,750	13,750	13,750	13,750	13,750	13,750	13,750	132,403	32,597
Park Maintenance	150,000	1,480	27,941	1,459	(1,358)	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	129,722	20,278
Well Maintenance	75,000	-	1,086	-	-	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	51,086	23,914
Park Utilities	24,000	1,448	1,258	1,294	1,297	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	21,298	2,702
Security	138,600	3,780	5,630	7,970	8,520	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	118,300	20,300
Irrigation Repairs	35,000	298	-	2,372	228	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,919	26,231	8,769
Pond Restoration	60,000	-	-	-	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	40,000	20,000
Trail Maintenance	5,000	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-
Fence Repair	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	-	-
Total Parks	1,276,340	56,901	108,212	63,190	58,582	103,861	103,861	103,861	103,861	103,861	103,861	103,861	153,867	1,167,780	128,560
OTHER															
Meeting Expenses	150	-	-	-	-	12	12	12	12	12	14	14	14	102	48
Nightwatchman	20,000	1,652	1,675	1,682	1,703	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	20,045	(45)
Security Equipment	5,000	-	-	-	-	417	417	417	417	417	417	417	417	3,333	1,667
Miscellaneous	12,000	946	812	1,440	789	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,987	13
Garbage Collection	920,183	78,725	79,028	79,125	79,293	76,682	76,682	76,682	76,682	76,682	76,682	76,682	76,676	929,624	(9,441)
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	-	-
Newsletter/Mail Outs	2,500	-	-	-	-	208	208	208	208	208	208	208	212	1,668	832
Website	5,000	-	-	-	-	417	417	417	417	417	417	417	417	3,333	1,667
Signage	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	-	-
Event Supplies	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000	-	-
Telephone	10,000	1,093	1,084	1,084	1,162	833	833	833	833	833	833	833	833	11,089	(1,089)
Total Other	991,833	82,416	82,599	83,330	82,947	81,236	81,236	81,236	81,236	81,236	81,238	81,238	98,232	998,181	(6,348)
Total Expenditures	9,889,423	1,374,774	717,244	866,770	548,201	616,293	622,940	616,793	641,803	656,346	653,280	654,077	1,264,438	9,232,960	626,463
Operating Excess/(Deficiency)	123,171	(876,054)	(146,314)	1,978,082	1,885,961	(45,285)	(177,207)	(187,028)	(189,554)	(201,412)	(191,633)	(191,087)	(801,426)	874,726	751,555
CAPITAL OUTLAY															
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Design & Planning (SM & Wildflower)	130,000	-	-	-	-	-	-	-	-	-	-	-	130,000	130,000	-
Settlers Meadow Park/Admin Bldg	0	4,218	2,601	1,734	10,944	-	-	-	-	-	-	-	-	19,497	(19,497)
Cameras	0	-	-	-	43,800	-	-	-	-	-	-	-	-	43,800	(43,800)
Tree Program	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Trail Conversion	70,000	-	-	-	-	-	-	-	-	-	-	-	70,000	70,000	-
Sidewalk Project	30,000	-	-	-	-	-	-	-	-	-	-	-	30,000	30,000	-
Sound Wall	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Total Capital Outlay	305,000	4,218	2,601	1,734	54,744	-	-	-	-	-	-	-	305,000	368,297	(63,297)
Total Expenses & Park CIP	10,144,423	1,378,992	719,845	868,504	602,945	616,293	622,940	616,793	641,803	656,346	653,280	654,077	1,569,438	9,601,257	563,166
Net Revenues/(Deficit)	(181,829)	(880,018)	(147,667)	1,976,605	1,831,473	(43,327)	(175,249)	(185,070)	(187,576)	(199,454)	(189,675)	(189,129)	(1,104,468)	506,428	688,257

See Accountants' Report.

Northtown M.U.D.
A/P Aging Summary
As of January 31, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
1836 Realty Property Management	97.27	0.00	0.00	0.00	0.00	97.27
360 Professional Services, Inc.	10,939.50	0.00	0.00	0.00	0.00	10,939.50
Al Majidi, Nagham	51.92	0.00	0.00	0.00	0.00	51.92
Alterman, Inc.	1,817.35	0.00	0.00	0.00	0.00	1,817.35
Aqua-Tech Laboratories, Inc.	0.00	1,023.75	0.00	0.00	0.00	1,023.75
Armbrust & Brown, P.L.L.C.	13,106.68	0.00	0.00	0.00	0.00	13,106.68
AT&T	1,116.67	0.00	0.00	0.00	0.00	1,116.67
Bott & Douthitt, P.L.L.C.	9,108.87	0.00	0.00	0.00	0.00	9,108.87
Brand, Travis	103.44	0.00	0.00	0.00	0.00	103.44
Cabilatazan, Domingo	192.64	0.00	0.00	0.00	0.00	192.64
Charter Communications	140.39	0.00	0.00	0.00	0.00	140.39
Chhay, Celine	91.41	0.00	0.00	0.00	0.00	91.41
City of Austin	187,073.31	0.00	0.00	0.00	0.00	187,073.31
City of Round Rock Environmental Services	250.00	0.00	0.00	0.00	0.00	250.00
Crossroads Utility Services	83,514.34	0.00	0.00	0.00	0.00	83,514.34
Dedeyan, Daniel	104.37	0.00	0.00	0.00	0.00	104.37
Employee Incentive Plans, Inc.	764.37	0.00	0.00	0.00	0.00	764.37
Fatter & Evans Architects, Inc.	9,210.40	0.00	0.00	0.00	0.00	9,210.40
Flock Safety, Inc.	43,800.00	0.00	0.00	0.00	0.00	43,800.00
Guuccison	57.48	0.00	0.00	0.00	0.00	57.48
Hamza, Aimee	127.80	0.00	0.00	0.00	0.00	127.80
HydroPro Solutions, LLC	29,255.00	0.00	0.00	0.00	0.00	29,255.00
Jiang, Peter	105.38	0.00	0.00	0.00	0.00	105.38
Keeton, Andrea	2.36	0.00	0.00	0.00	0.00	2.36
Marant, Traci	58.71	0.00	0.00	0.00	0.00	58.71
Markham, Caroline	110.84	0.00	0.00	0.00	0.00	110.84
Moreno, Petra	90.17	0.00	0.00	0.00	0.00	90.17
Nguyen, Tuyen	96.04	0.00	0.00	0.00	0.00	96.04
Optimum Business	(400.00)	0.00	0.00	0.00	0.00	(400.00)
Petty Cash	487.00	0.00	0.00	0.00	0.00	487.00
Rahn, Allan	136.43	0.00	0.00	0.00	0.00	136.43
Ramona Oliver	836.03	0.00	0.00	0.00	0.00	836.03
Reis, Suelyn	362.41	0.00	0.00	0.00	0.00	362.41
Robinson, Nicole	17.39	0.00	0.00	0.00	0.00	17.39
Robles-Delgadillo, Fabiola	93.57	0.00	0.00	0.00	0.00	93.57
Rodriguez, Bryan	32.47	0.00	0.00	0.00	0.00	32.47
Slate, Amber	91.10	0.00	0.00	0.00	0.00	91.10
Tai, Van	48.20	0.00	0.00	0.00	0.00	48.20
Texas Disposal Systems, Inc.	79,292.85	0.00	0.00	0.00	0.00	79,292.85
TexaScapes	0.00	227.69	0.00	0.00	0.00	227.69
The Carlton Law Firm, PLLC	99.00	0.00	0.00	0.00	0.00	99.00
Thomas, Rhonda	126.61	0.00	0.00	0.00	0.00	126.61
Travis County Sheriff's Department	2,320.00	0.00	0.00	0.00	0.00	2,320.00
TX Health Benefits Pool	(2,727.74)	0.00	0.00	0.00	0.00	(2,727.74)
Williams Mapping & Consulting	800.00	0.00	0.00	0.00	0.00	800.00
TOTAL	473,002.03	1,251.44	0.00	0.00	0.00	474,253.47

See Accountants' Report.

**Northtown Municipal Utility District
OTHER DEPOSITS SUMMARY
January 31, 2024**

Description	Amount
VILLAGE AT NORTHTOWN	\$ 7,815.36
RIVERSIDE RESOURCES	1,980.00
PISD REVIEW	749.10
FAUST DRAINAGE ON HOWARD LN.	760.00
LAKES AT TECH RIDGE	1,757.50
HARRIS RIDGE CONDOS	2,287.00
DESSAU RETAIL DEPOSIT	2,875.06
TECH RIDGE APARTMENT PROJECT	3,383.66
VILLAS AT TECH RIDGE	3,408.80
EDENBROOK RIDGE	2,730.50
HEATHERWILDE RETAIL CENTER	750.90
HPI REAL ESTATE PLAN REVIEW	1,300.00
DESSAU FOUNTAIN ESTATES	3,881.00
THE LAKES BLVD - ST. CROIX	1,352.50
PACT VENTURES - LAKES/GAS	1,862.60
KB HOMES - VILLAGES AT NORTHTOWN	3,485.90
VILLAGES AT NORTHTOWN - YENTAI	765.60
DESSAU RETAIL - ACR	2,224.60
VILLAGES - MULTI-FAMILY WB PKWY	(176.78)
VILLAGE AT NT - KIOSK	10,000.00
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	3,617.90
LAKES RETAIL - SPLENDID	1,138.30
JDs SUPERMARKET - DESSAU	4,000.00
Total Other Deposits	<u>\$ 62,352.87</u>

Northtown Municipal Utility District
VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS
January 31, 2024

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)
		Escrow Balance	<u>\$ 7,815.36</u>

**Northtown Municipal Utility District
Riverside Resources Deposit
January 31, 2024**

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>

See Accountants' Report.

**Northtown Municipal Utility District
PISD REVIEW DEPOSIT
January 31, 2024**

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
 FAUST DRAINAGE ON HOWARD LN DEPOSITS
 January 31, 2024**

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>

See Accountants' Report.

**Northtown Municipal Utility District
LAKES AT TECH RIDGE
January 31, 2024**

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
January 31, 2024**

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
January 31, 2024**

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 - HEROY / 3095	DESSAU RETAIL	(100.00)
11/30/09	JONES - HEROY / 3129	DESSAU RETAIL	(480.00)
		TOTAL DEPOSIT	<u>\$ 2,875.06</u>

**Northtown Municipal Utility District
Tech Ridge Multifamily
January 31, 2024**

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	Armbrust & Brown, P.L.L.C. / 101562	4/12 Legal Fees - Tech Ridge Apartments	(205.25)
04/30/12	Armbrust & 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	Armbrust & Brown, P.L.L.C. / 102125	5/12 Legal Fees - Tech Ridge Apartments	(840.00)
05/31/12	Armbrust & 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	Armbrust & Brown, P.L.L.C. / 102709	6/12 Legal Fees - Tech Ridge Apartments	(287.00)
06/30/12	Armbrust & 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	Armbrust & Brown, P.L.L.C. / 103169	7/12 Legal Fees - Tech Ridge Apartments	(1,055.00)
07/31/12	Armbrust & Brown, P.L.L.C. / 103161	7/12 Legal Fees - Tech Ridge Apartments	(300.73)
08/31/12	Armbrust & Brown, P.L.L.C. / 103602	8/12 Legal Fees - Tech Ridge Apartments	(233.54)
08/31/12	Armbrust & 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	Armbrust & Brown, P.L.L.C. / 104097	9/12 Legal Fees - Tech Ridge Apartments	(300.00)
09/30/12	Armbrust & Brown, P.L.L.C. / 104228	9/12 Legal Fees - Tech Ridge Apartments	(562.50)
09/30/12	Armbrust & 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	Armbrust & Brown, P.L.L.C. / 104722	10/12 Legal Fees - Tech Ridge Apartments	(1,564.12)
10/31/12	Armbrust & 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	Armbrust & Brown, P.L.L.C. / 105303	11/12 Legal Fees - Tech Ridge Apartments	(1,924.28)
11/30/12	Armbrust & 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	Armbrust & 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	Armbrust & 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	Armbrust & 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	Armbrust & 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	Armbrust & Brown, P.L.L.C. / 108033	4/13 Legal Fees - Tech Ridge Apartments	(70.00)
05/31/13	Armbrust & Brown, P.L.L.C. / 108696	5/13 Legal Fees - Tech Ridge Apartments	(122.50)
07/31/13	Armbrust & 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
January 31, 2024**

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
Edenbrook Ridge
January 31, 2024**

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)
TOTAL DEPOSIT			<u>\$ 2,730.50</u>

**Northtown Municipal Utility District
Heatherwilde Retail Center
January 31, 2024**

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
January 31, 2024**

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	<u>(1,200.00)</u>
		TOTAL DEPOSIT	<u>\$ 1,300.00</u>

**Northtown Municipal Utility District
Dessau Fountain Estates
January 31, 2024**

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)
		TOTAL DEPOSIT	<u>\$ 3,881.00</u>

**Northtown Municipal Utility District
The Lakes Blvd - St. Croix
January 31, 2024**

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.
January 31, 2024**

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
KB Homes - Villages at Northtown
January 31, 2024**

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		7,476.03
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)
TOTAL DEPOSIT			<u>\$ 3,485.90</u>

**Northtown Municipal Utility District
Villages at Northtown - Yentai
January 31, 2024**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
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
Dessau Retail - ACR
January 31, 2024**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
10/23/18	Invoice #1255		2,500.00
10/31/18	360 Professional Services - 1963	Dessau Retail - ACR	(489.60)
02/28/19	360 Professional Services - 2056	Dessau Retail - ACR	(840.10)
02/28/23	360 Professional Services - 3450	Dessau Retail - ACR	(550.80)
03/31/23	360 Professional Services - 3484	Dessau Retail - ACR	(275.40)
04/30/23	360 Professional Services - 3514	Dessau Retail - ACR	(275.40)
07/31/23	360 Professional Services - 3593	Dessau Retail - ACR	(1,377.00)
07/31/23	Invoice #1337		3,808.30
10/31/23	360 Professional Services - 3685	Dessau Retail - ACR	(275.40)
TOTAL DEPOSIT			<u>\$ 2,224.60</u>

**Northtown Municipal Utility District
Villages - Multi-Family WB Pkwy.
January 31, 2024**

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
Village at Northtown - Kiosk
January 31, 2024**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
12/12/19	Deposit		10,000.00
		TOTAL DEPOSIT	<u>\$ 10,000.00</u>

**Northtown Municipal Utility District
Heatherwilde Multi-Family
January 31, 2024**

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
January 31, 2024**

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)
		TOTAL DEPOSIT	<u>\$ 3,617.90</u>

**Northtown Municipal Utility District
Lakes Retail - Splendid
January 31, 2024**

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)
		TOTAL DEPOSIT	<u>\$ 1,138.30</u>

**Northtown Municipal Utility District
JDs Supermarket - Dessau
January 31, 2024**

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

**Northtown M.U.D.
Write Off Summary
1/31/2024**

	Write Offs	Collections
FYE 9/2010	13,834.45	473.84
FYE 9/2011	13,463.25	81.44
FYE 9/2012	11,700.83	336.33
FYE 9/2013	13,647.71	412.86
FYE 9/2014	12,852.94	961.95
FYE 9/2015	16,873.05	1,676.53
FYE 9/2016	9,253.23	913.40
FYE 9/2017	9,161.23	38.91
FYE 9/2018	11,977.36	993.96
10/31/2018	1,519.24	-
11/30/2018	1,126.33	66.18
12/31/2018	1,485.30	28.93
1/31/2019	739.81	101.42
2/28/2019	462.99	92.54
3/31/2019	1,233.07	-
4/30/2019	91.48	-
5/31/2019	-	138.08
6/30/2019	-	-
7/31/2019	61.20	-
8/31/2019	353.47	65.37
9/30/2019	970.21	214.04
10/31/2019	276.53	-
11/30/2019	684.32	-
12/31/2019	1,400.21	104.02
1/31/2020	165.18	-
2/29/2020	79.55	78.53
3/31/2020	493.52	-
4/30/2020	347.84	-
5/31/2020	118.38	330.15
6/30/2020	567.92	434.94
7/31/2020	-	-
8/31/2020	1,534.99	-
9/30/2020	837.99	-
10/31/2020	1,681.38	262.72
11/30/2020	1,810.70	74.56
12/31/2020	577.34	-
1/31/2021	1,945.60	21.00
2/28/2021	898.79	266.15
3/31/2021	-	217.22
4/30/2021	-	358.51
5/31/2021	5,502.46	89.85
6/30/2021	1,130.42	-
7/31/2021	5,413.65	23.06
8/31/2021	2,420.24	167.91
9/30/2021	226.38	23.06
10/31/2021	1,620.83	23.06
11/30/2021	3,140.46	23.06
12/31/2021	80.62	23.06
1/31/2022	-	-
2/28/2022	597.86	96.47
3/31/2022	-	23.06
4/30/2022	156.90	-
5/31/2022	1,070.12	-
6/30/2022	732.92	78.09
7/31/2022	327.98	54.33
8/31/2022	1,773.74	-
9/30/2022	613.52	-
10/31/2022	-	-
11/30/2022	-	-
12/31/2022	294.65	-
1/31/2023	374.77	-
2/28/2023	319.31	-
3/31/2023	1,124.35	-
4/30/2023	492.35	-
5/31/2023	866.35	-
6/30/2023	307.72	-
7/31/2023	227.76	-
8/31/2023	-	-
9/30/2023	2,507.29	-
10/31/2023	129.42	-
11/30/2023	-	-
12/31/2023	4,229.29	-
1/31/2024	1,161.29	-
Total	<u>\$ 171,070.04</u>	<u>\$ 9,368.59</u>

See Accountants' Report.

Northtown M.U.D.
ChargePoint Revenue Summary
1/31/2024

<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
Total	\$ 1,243.13	\$ 124.16	\$ 1,118.97

See Accountants' Report.

**Northtown Municipal Utility District
Credit Card Transaction History
December 31, 2023**

Month	No. of Sales	Total Credit Card Sales	Credit Card Fees
October-19	2172	255,679.20	8,167.17
November-19	1805	198,054.42	6,342.12
December-19	1918	227,725.38	7,304.88
January-20	2130	230,098.83	7,490.36
February-20	1879	191,546.96	6,395.79
March-20	1956	199,342.81	6,630.32
April-20	1863	162,509.88	5,439.62
May-20	1946	216,305.15	7,151.51
June-20	1949	234,373.42	7,761.40
July-20	1781	177,844.17	5,862.33
August-20	1548	173,618.74	5,225.96
September-20	1614	217,261.56	6,552.02
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

See Accountants' Report.

Northtown M.U.D.
Payroll Summary - Directors
 October 2023 through February 2024

	Amaro, Felix T	Campbell, Robin	Capers, Christopher B.	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	1,768.00	884.00	1,326.00	3,978.00
Total Gross Pay	1,768.00	884.00	1,326.00	3,978.00
Adjusted Gross Pay	1,768.00	884.00	1,326.00	3,978.00
Taxes Withheld				
Federal Withholding	0.00	0.00	(80.00)	(80.00)
Medicare Employee	(25.64)	(12.82)	(19.23)	(57.69)
Social Security Employee	(109.62)	(54.81)	(82.20)	(246.63)
Total Taxes Withheld	(135.26)	(67.63)	(181.43)	(384.32)
Net Pay	1,632.74	816.37	1,144.57	3,593.68
Employer Taxes and Contributions				
Medicare Company	25.64	12.82	19.23	57.69
Social Security Company	109.62	54.81	82.20	246.63
Total Employer Taxes and Contributions	135.26	67.63	101.43	304.32

See Accountants' Report.

Northtown M.U.D.
Payroll Summary - Security
January 2024

	Gomez, Adrian	Gromada, Brandon A	Ribsam, John J	Serna, Jr., Antonio	Williams, Christophe C	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjustments							
Gross Pay	0.00	0.00	0.00	0.00	0.00	700.00	700.00
Security Coordinator	0.00	0.00	0.00	0.00	0.00	390.00	390.00
Security Holiday	1,200.00	900.00	300.00	800.00	300.00	2,000.00	5,500.00
Security Hourly							
Total Gross Pay	1,200.00	900.00	300.00	800.00	300.00	3,090.00	6,590.00
Adjusted Gross Pay	1,200.00	900.00	300.00	800.00	300.00	3,090.00	6,590.00
Taxes Withheld							
Federal Withholding	(22.00)	(17.00)	(5.00)	(30.00)	0.00	(181.00)	(255.00)
Medicare Employee	(17.40)	(13.05)	(4.35)	(11.60)	(4.35)	(44.81)	(95.56)
Social Security Employee	(74.40)	(55.80)	(18.60)	(49.60)	(18.60)	(191.58)	(408.58)
Total Taxes Withheld	(113.80)	(85.85)	(27.95)	(91.20)	(22.95)	(417.39)	(759.14)
Net Pay	1,086.20	814.15	272.05	708.80	277.05	2,672.61	5,830.86
Employer Taxes and Contributions							
Medicare Company	17.40	13.05	4.35	11.60	4.35	44.81	95.56
Social Security Company	74.40	55.80	18.60	49.60	18.60	191.58	408.58
TX - Unemployment	1.20	0.90	0.30	0.80	0.30	3.09	6.59
Total Employer Taxes and Contributions	93.00	69.75	23.25	62.00	23.25	239.48	510.73

See Accountants' Report.

WEBSITE DEVELOPMENT AND MAINTENANCE AGREEMENT

This Website Development and Maintenance Agreement (this "Agreement") is entered into between Northtown Municipal Utility District (the "District"), a political subdivision of the State of Texas with offices at 100 Congress Avenue, Suite 1300, Austin, Texas 78701, and Sommers Marketing and Public Relations LLC ("Website Developer" or "Contractor"), a Texas limited liability company with offices at 5900 Southwest Parkway, Suite 5-520, Austin, Texas 78735.

RECITALS

The District desires to engage Website Developer to design a fully operational website for the District (the "Project") and, upon acceptance of the Project by the District, to maintain the website, all as provided in this Agreement. Website Developer desires to accept the engagement upon the terms and for the compensation specified in this Agreement.

Therefore, for and in consideration of the premises, and the mutual agreements of the parties hereinafter set forth, the District and the Website Developer agree as follows:

I. WEBSITE DESIGN AND PROGRAMMING.

A. Services to be Provided.

1. Website Developer will provide the following services with respect to the Project:
 - a. Develop a site map to assess navigation and placement of key content on various pages in order to optimize user experience.
 - b. Assess existing website content in coordination with District representatives to identify content to be transferred to new website.
 - c. Establish hosting platform for new website while in the development phase.
 - d. Design and develop fully responsive WordPress website.
 - e. Take new website live upon approval of District representatives.
 - f. Provide backend access to new website to District representatives.
 - g. Train District representatives to make edits to new website.
2. In order to ensure compliance with the Americans with Disabilities Act, Website Developer will, at a minimum:
 - a. Provide equivalent alternatives to auditory and visual content, such as using alt tags, long descriptions, or captions for all images or graphics, and provide captions for any videos.
 - b. Provide clear navigation mechanisms.
 - c. Provide context and orientation information for all content and each link or navigation mechanism.
3. Website Developer will post the following required documents (the "Required Content") on the District's website, as required by State law:
 - a. A copy of each Board meeting agenda.
 - b. A copy of the minutes of each Board meeting.

- c. The District's mailing address, phone number, and email address, as specified by the District.
 - d. The name of each Board member.
 - e. Copies of the District's adopted budgets for the two prior years, which must indicate the District's overall and allocated tax rates adopted in each year.
 - f. A copy of the District's proposed and adopted budgets for the current year, which must include the District's overall and allocated tax rates that are proposed and adopted in the current year.
 - g. A copy of the District's most recent annual audit.
 - h. Copies of any conflict of interest disclosure forms submitted under Chapter 176, Texas Government Code.
 - i. A copy of the District's current year's Consumer Confidence Report;
 - j. The metered amount of electricity, water, and natural gas consumed for which the District has the responsibility for payment and the aggregate costs for those utility services.
 - k. A copy of the landowner's bill of rights statement set forth in Texas Government Code § 402.031.
 - l. A copy of the form statement regarding District director elections contained in **Exhibit "A"** and required under Chapter 2051 of the Texas Government Code, which must be posted continuously at least one year before each directors election and updated, as appropriate, for each election.
 - m. A copy of any order calling a District election, together with notice of the election, which must be posted during the 21 days before any bond election and during the 72 hours before the start of early voting for any other election.
 - n. A copy of the contents of any bond election proposition, together with any sample ballot prepared for the bond election, which must be posted during the 21 days before the bond election.
 - o. A copy of the voter information document for any bond election, as required by Texas Election Code §§ 4.003 and 1251.052, which must be posted during the 21 days before the bond election.
- 4. Upon the District's approval of the Project, Website Developer will promptly upload all files necessary to operate the new website and will test all links and forms within the new website.
 - 5. Website developer will provide a backup of all files to the District for safe storage and future use.

B. Compensation for Website Design Services. The District agrees to compensate Website Developer the sum of \$3,500 for the website design services described above. Any additional design services must be approved by the District in writing before they are provided and, for any approved additional design services, Website Developer will be compensated at the rate of \$50 per hour.

II. WEBSITE HOSTING AND MAINTENANCE.

A. Hosting Service. The District will contract directly for web hosting services and will allow Website Developer access to the hosting service for purposes of performing Website Developer's maintenance responsibilities under this Agreement.

B. Regular Maintenance. Website Developer will update and maintain the District's website on a regular basis, including posting emergency notices, agendas, minutes of Board meetings, and other District documents and information as requested, and updating the Required Content. The District agrees to compensate Website Developer in the amount of \$200 per month for this Service, commencing on the Effective Date.

C. Quarterly Maintenance. Website Developer will update the site theme, the version of WordPress, and all plug ins on the site to ensure the security and functionality of the site once per quarter of each calendar year. The District agrees to compensate Website Developer in the amount of \$150 per quarter for this service.

III. COPYRIGHT TO WEBPAGE.

The District will hold the copyright to all design work produced by Website Developer under this Agreement, including the design, graphics, and text contained in the finished assembled website. Rights to photos, graphics, source codes, work-up files, and computer software programs are specifically transferred to the District. Website Developer agrees to furnish the District with working files as necessary for the District to continue development of its site and expressly grants the District the right to make changes and modifications to said site and graphics, without the need to request Website Developer's permission to do so, and without obligation to Website Developer.

IV. TERM AND TERMINATION.

A. Term. The term of this Agreement will begin on the Effective Date and end September 30, 2025 (the "Term").

B. Termination Without Cause. Anything in this Agreement to the contrary notwithstanding, this Agreement may be terminated by the District at any time prior to the expiration of the Term, without cause, by delivery of at least 30 days' written notice to Website Developer or may be terminated by Website Developer by delivery of 90 days' written notice to the District. The foregoing notwithstanding, in the event of Website Developer's gross negligence or fraud in the performance of Website Developer's duties, the District may terminate this Agreement by delivery of written notice to Website Developer and any such termination will be effective immediately upon delivery of such notice. In the event of termination, the District will compensate Website Developer pursuant to this Agreement for services rendered up to the date of termination (prorated for less than a full month, if necessary) and will pay any unpaid expenses due to Website Developer under this Agreement.

C. Return of District Property. Upon termination of this Agreement, for any reason, Website Developer agrees to immediately deliver all District records and all other property of the District in Website Developer's possession or under its control to the District's designated representative. Electronic records relating to the District, including those relating to the website are District property, and Website Developer will provide such records to the District or its representative in an electronic format reasonably acceptable to the District that will allow such electronic records to be accessed and duplicated by computer, at no cost to the District.

V. MISCELLANEOUS.

A. Assignment. Neither the District nor Website Developer may assign this Agreement without the prior written consent of the other party.

B. Notices. All notices to be given under this Agreement must be in writing and may be personally delivered or dispatched by United States certified mail, postage prepaid, return receipt requested, to the addresses shown at the beginning of this Agreement. Either party may change its address by giving written notice to the other party of the change. Any time limitation provided in this Agreement will commence on the date that the party actually receives such written notice, and the date of postmark of any return receipt indicating the date of delivery of notice to the addressee will be conclusive evidence of such receipt.

C. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior agreements and understandings, written or oral, between Website Developer and the District. No alteration, amendment, change, deletion or addition to this Agreement will be binding upon the District or Website Developer unless it is in writing and signed by both Website Developer and the District.

D. Applicable Law, Place of Performance. This Agreement will be construed under and in accordance with the laws of the State of Texas. All of the obligations contained in this Agreement are performable in Travis County, Texas.

E. Status as Independent Contractor; Personnel. Website Developer is retained as and will provide services in the capacity of an independent contractor. Website Developer will be responsible for hiring and compensating any personnel it deems necessary to carry out its duties under this Agreement, and to be responsible for collecting and remitting all applicable FICA and income tax withholding based upon any sums paid to Website Developer.

F. Subcontracting. Except in emergency situations, Website Developer may not subcontract any services performed under this Agreement without the prior, written approval of the District. Any subcontractors retained by Website Developer with the District's approval must possess the experience, qualifications, and skills to perform the tasks assigned to them; be licensed or certified if required for the task to be performed or if licensing or certification is the standard practice in the industry; and be paid directly by Website Developer. Website Developer will be responsible for the quality and timeliness of all services subcontracted by Website Developer. No surcharges, supervisory fees, or inspection fees may be assessed by Website Developer as a result of subcontracted services.

G. Severability. If any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, it is the intention of the parties that the remainder of this Agreement not be affected and, in lieu of each provision of this Agreement that is illegal, invalid, or unenforceable, there be added a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible, and is legal, valid, and enforceable.

H. Counterparts. This Agreement 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.

EXECUTED to be effective as of date of execution by both parties (the "Effective Date").

**NORTHTOWN MUNICIPAL UTILITY
DISTRICT:**

Brenda Richter, President
Board of Directors

Date: _____

**SOMMERS MARKETING AND PUBLIC
RELATIONS LLC:**



Al M. Sommers IV, President

Date: 2-12-2024

EXHIBIT "A"

FORM STATEMENT REGARDING DISTRICT DIRECTOR ELECTIONS

“The District is governed by a Board of five members that serve staggered four-year terms. In accordance with Texas Water Code § 49.103, director elections are held on the November uniform election date, or the first Tuesday after the first Monday in November, in even-numbered years. The District’s next director election will be held on November 5, 2024 at the polling places for each election precinct within the District established by Travis County, Texas. A person that desires to be a candidate in the District’s next director election must be qualified to serve as a director and must timely submit an application for a place on the ballot to the District. To be qualified to serve as a director, a person must be at least 18 years old, a resident citizen of the State of Texas, and either own land subject to taxation in the District or be a qualified voter within the District. The first day and time that a candidate may file an application for a place on the ballot is 8:00 a.m. on the day that is 108 days before the election and the last day that a candidate may file an application for a place on the ballot is 5:00 p.m. on the day that is 78 days before the date of the election. The deadline for a declared write-in candidate to file an application is 74 days before the date of the election. For the November 5, 2024 director election, the first day and time that a candidate may file an application will be 8:00 a.m. on Monday, July 22, 2024, the deadline for filing the application for a place on the ballot will be 5:00 p.m. on Monday, August 19, 2024, and the deadline for a declared write-in candidate to file an application will be 5:00 p.m. on Friday, August 23, 2024. Applications may be obtained from the District at c/o Armbrust & Brown, PLLC, 100 Congress Ave., Suite 1300, Austin, Texas 78701, Attn: Carter Dean, (512) 435-2300, or an application may be downloaded and printed from the Texas Secretary of State’s website at <https://www.sos.state.tx.us/elections/forms/index.shtml>. Completed applications may be filed in person or by mail at the following address: c/o Armbrust & Brown, PLLC, 100 Congress Ave., Suite 1300, Austin, Texas 78701.”

CONTRACT ADDENDUM

This Contract Addendum ("Addendum") is incorporated into the attached Website Development and Maintenance Agreement (the "Contract") between Sommers Marketing and Public Relations LLC ("Contractor") and Northtown Municipal Utility District (the "District"). If there is any conflict between the terms of the attached Contract and this Addendum, the terms of this Addendum will control.

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

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

3. **Verification Under Chapter 2271, Texas Government Code.** 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, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described in Subchapter B of Chapter 808 of the Texas Government Code and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. 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.

4. **Verification Under Subchapter F, Chapter 2252, Texas Government Code.** 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 Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, 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.

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, 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.

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, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the “*Comptroller*”) described in Subchapter B of Chapter 809 of the Texas Government Code and posted on the Comptroller’s internet website at

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

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).

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.
 Sommers Marketing & Public Relations LLC
 Austin, TX United States

Certificate Number:
 2024-1121881

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 Filed:
 02/08/2024

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.
 20240124-13
 Website development

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Sommers, Al	Austin, TX United States	X	
	Sommers, Renee	Austin, 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 _____, _____, _____, _____, _____.
(street) (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)

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:
 2024-1121881

Date Filed:
 02/08/2024

Date Acknowledged:
 02/13/2024

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

Sommers Marketing & Public Relations LLC
 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.

20240124-13
 Website development

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			Controlling	Intermediary
	Sommers, Al	Austin, TX United States	X	
	Sommers, Renee	Austin, 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 _____, _____, _____, _____, _____.
(street) (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 Municipal Utility District Committee List

Budget, Finance & Rates

Directors – Robin Campbell, Felix Amaro

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

Communications

Directors – Robin Campbell, Lee Hill

Communications
Signage/Sign
Website

Utilities & Services

Directors – Brenda Richter, Lee Hill

Crossroads Contract renewal
Solid Waste
Drought Contingency
Infrastructure

Facilities

Directors – Brenda Richter, Lee Hill

New Facility Construction
Median & ROW Maintenance
Office Lease
Park
Vehicle Lifecycle
UPS - (All technology)

Legal\Security

Directors – Felix Amaro, Chris Capers

Restrictive Covenant
Security and Public Safety
Wholesale Rate Challenge

Development

Directors – Brenda Richter, Chris Capers

Village @ Northtown
Village @ Northtown multi-family
Multifamily Project