



**Disclaimer:**

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# ARMBRUST & BROWN, PLLC

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## MEMORANDUM

TO: Brenda Richter  
Christopher Capers  
R. Lee Hill

Robin Campbell  
Felix Amaro, Jr.

FROM: Deborah Pederson, Legal Assistant

DATE: March 21, 2024

RE: Northtown Municipal Utility District  
March 26, 2024 Board Meeting

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Attached please find the agenda and meeting materials for a meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Tuesday, March 26, 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**

March 26, 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 Tuesday, March 26, 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**

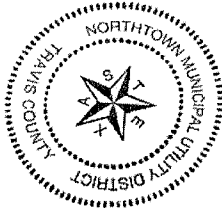
1. Resident communications and Board member announcements;

**DISCUSSION/ACTION ITEMS**

2. Minutes of February 29, 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;
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;
7. Facilities Committee report and related action items, including:
  - (a) District office building;
  - (b) 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 applications and 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. Request from Travis County to use District office as election polling location and related action items;
  11. Request to Travis County and/or other applicable governmental entity for reduction of speed limit on portion of Wells Branch Parkway near intersection of John Henry Faulk and related action items;
  12. District website, including hosting, redesign, maintenance, and related action items;
  13. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;
  14. Attorney's report and related action items; and
  15. 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

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

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

February 29, 2024

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on February 29, 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 Campbell and 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”); Deputy Serna of the Travis County Sheriff’s Office (“TCSO”); Trevor Stokes, a representative of Travis County Emergency Services District No. 2 (“ESD No. 2”); and Colette Downey, a resident of the District.

Director Richter called the meeting to order at 5:46 p.m. and stated that the Board would first receive resident communications and Board member announcements. Mr. Stokes introduced himself to the Board and stated that he was available to discuss matters regarding ESD No. 2 if a pertinent issue ever arose.

Director Richter next stated that the Board would consider the minutes of the January 24, 2024 Board meeting. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the minutes.

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 “B”** with the Board. He reported that there were 3,121 active connections as of January, that the water accountability for the prior reporting period was -6.02%, and that the January water samples were satisfactory. He next presented the write-offs included in his report for Board consideration. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the write-offs. Mr. Hendrix then reported that 98% of the new electronic meters for residences had been installed, and that Crossroads would soon send a notice to the District’s residents regarding logging into the online portal for their new electronic meters. Director Hill asked what percentage of meter boxes had needed to be replaced. Mr. Hendrix responded that very few needed replacement. Mr. Hendrix concluded his report by advising that he would try to find a buyer of the surplus electronic meters purchased by the District.

Director Richter next recognized Deputy Serna to present the security report attached as **Exhibit “C”**. Deputy Serna referred the Board to the security report in the packet and stated that he had no items for Board consideration. Director Hill stated that there had recently been a fatal accident at the intersection of John Henry Faulk and Wells Branch Parkway. He asked that Mr. Dean include an item on the next agenda to consider formally requesting Travis County to reduce the 55 MPH speed limit on Wells Branch Parkway to 50 MPH in order to help prevent future accidents.

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 “D”** and reviewed it with the Board. He then presented the “plant of the month”: giant leopard plant. He explained that the plant was tropical and fared best in shade. He next recommended that the soccer field be reopened, and that the District’s landscaping looked good due to the recent rains. He noted that the bastard cabbage plant had been reappearing in the District, and asked the Board and Ms. Oliver to please notify him if they saw any, so that it could be eradicated. Mr. Fadal concluded his report by presenting proposal number 10338 attached as **Exhibit “E”**. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the proposal.

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 “F”**. 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. She then stated that there had been a tree dangerously hanging over one of the District’s trails, which she had trimmed due to the emergency nature of the situation. She added that the invoice for the work was reflected in her expense report. She next stated that pavilion reservations were increasing due to the warmer weather. She concluded her report by presenting the proposal from TCB Construction Inc. attached as **Exhibit “G”** to install approximately 245 feet of concrete sidewalk in Wildflower Park at the center bridge. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the proposal.

Director Richter next stated that the Board would receive a report from the Facilities Committee. Mr. Dean stated that the office and pavilion construction project was finally complete, that all amount due for the project had been paid, and that all closing documentation had been received. Therefore, Mr. Dean recommended acceptance of the project. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to accept the project.

Director Richter stated that the Board would not receive a verbal engineering report due to Mr. Foster’s absence, but that the written report attached as **Exhibit “H”** was included in the meeting packet for Board review.

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 “I”** 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. He then reviewed the District’s upcoming bond payments. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the transfers, payment of bills and invoices, and bond payments.

Director Richter next stated that discussion regarding Travis County’s request to use the District’s office as an election polling location would be tabled for consideration at a subsequent Board meeting.

Director Richer next stated that the Board would consider matters regarding the District's website. Mr. Dean reviewed the Website Development and Maintenance Agreement with the Board. Director Richter asked that the agreement be revised to replace the term "District representative" with "District Manager", for purposes of clarity. Mr. Dean responded that he would do so. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the Website Development and Maintenance Agreement, as revised, attached as **Exhibit "J"**.

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 it was time to begin negotiations with the City of Austin, since the District's current agreement with the City expires at the beginning of 2026, and the new agreement would likely take ample time to negotiate. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to direct John Carlton, the District's special counsel retained to negotiate the agreement, to send a letter to the City requesting that negotiations begin.

Director Richter recognized Mr. Dean for the purpose of receiving the attorney's report. Mr. Dean first stated that some of the District's restrictive covenant enforcement letters to residents sent through USPS had been returned as undeliverable, which was becoming a recurrent problem. He recommended that the Board consider authorizing his office to coordinate with Ms. Oliver to use a courier service or an alternative shipping service, where appropriate, in order to ensure that notices were delivered. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to authorize Ms. Oliver and Mr. Dean's office to use a courier service or alternative shipping service, as needed, in order to deliver restrictive covenant enforcement notices that were otherwise undeliverable. Mr. Dean then reviewed the Property License Agreement with Flock Safety Group attached as **Exhibit "K"** with the Board. He stated that the agreement was necessary to permit Flock to access District property for purposes of installing and maintaining Flock license plate reading cameras, which the District had previously approved. Mr. Dean noted that he had received a handful of comments to his draft of the agreement earlier that day from Flock's legal counsel, which he needed to review. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to authorize execution of the Property License Agreement with Flock Safety Group upon final approval by Director Capers and Director Amaro.

Director Richter then stated that the Board would consider future agenda items and its meeting schedule. The Board agreed to hold its next meeting as regularly scheduled.

There being no further business to come before the Board, upon motion by Director Capers and second by Director Hill, the meeting was adjourned at 6:27 p.m.



Date: March 26, 2024

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Christopher Capers, Secretary  
Board of Directors



## Crime Stats

Date	Crime	Location	Notes
2/4/24	Tampering Mail	LADY ELIZABETHS LN / PEPPERMINT TRL	Forced entry mailbox
2/4/24	Tampering Mail	Antique Heritiage	<b>Forced entry mailbox</b>
2/5/24	Tampering Mail	Tudor House / Coronation Way	Forced entry mailbox
2/9/24	Tamperign Mail	15XXX Mandarin Crossing	Forced entry mailbox
2/9/24	Burg Residence	11XX Grey Castle Dr	Forced Entry Door
2/17/24	Tampering Mail	Grey Castle / BattenBurg	Forced entry mailbox
2/17/24	Tampering Mail	Sally Lunn / Sassafras	Forced entry mailbox
2/17/24	BOV	Sebastrian BND / Harris Ridge	Broke Window
2/20/24	Att Auto Theft	9XX TWISTED FENCE DR	Broken Window Kia
2/26/24	Burg Residence	147XX EARL GREY LN	Forced Entry Window



## **UTILITY MANAGER'S REPORT**

### **Northtown Municipal Utility District Board of Directors Meeting**



**March 26, 2024**



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

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Operations Report

- Operations/Billing report including water accountability: **-10.5%**
- **Occupied Connections: 3125**
- **Total Connections: 3235**
  - All Samples were satisfactory
- Review and approve delinquent accounts and write-offs: **-3-\$487.32( 3 renters)**

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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. – **Complete**
  2. New meter install will begin Monday, December 4<sup>th</sup> – **IN PROCESS**
    - a. HydroPro has completed about 99 % of the full change out in the district.
    - b. Commercial meter install has been scheduled to start after the current project is complete

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

**GENERAL INFORMATION**

Occupied Single Family Connections	<u>3125</u>	x 3 =	<u>9375</u>
Vacant Single Family Connections	<u>25</u>		
Multi Family Connections	<u>6</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>9</u>		
Builder Connections	<u>14</u>		
Builder New Taps	<u>9</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>3235</u>		 <u>11865</u> Estimated Population

**BACTERIOLOGICAL ANALYSES**

<u>5</u>	Water sample(s) taken on	<u>02/14/24</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>02/21/24</u>	All bacterial samples were satisfactory.

**WATER ACCOUNTING**

Pumped through master meter(s) from	<u>12/30/23</u>	to	<u>01/26/24</u>	<u>21,287,000</u>	Gallons
Total Gallons Received/Billing Period from	<u>01/23/24</u>	to	<u>02/20/24</u>	<u>22,345,000</u>	Gallons
Total Gallons Billed from	<u>01/23/24</u>	to	<u>02/20/24</u>	<u>19,980,000</u>	Gallons
Flushing	<u>01/23/24</u>	to	<u>02/20/24</u>	<u>14,750</u>	Gallons
Billing Adjustments from	<u>01/23/24</u>	to	<u>02/20/24</u>	<u>0</u>	Gallons
Gallons gain/loss				<u>(2,350,250)</u>	Gallons
Percentage gain/loss				<u>-10.52%</u>	

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CUSTOMER BILLING REPORT  
 NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 January 23, 2024 Through February 20, 2024

Current Billing

Basic Service	138,552.01	
Water	93,571.05	
Sewer	90,860.58	
TCEQ	924.82	
Deposit	12,300.00	
Misc	<u>10,668.00</u>	
 Total Current Billing		 \$346,876.46

Aged Receivables

Thirty (30) Days	37,088.40	
Sixty (60) Days	163.86	
Ninety (90) Days	22,874.80	
One Hundred Twenty (120) Days	<u>3,281.24</u>	
Billed Arrears	63,408.30	
Credit Bal Fwd	<u>-6,036.05</u>	
 Total Aged Receivables		 \$57,372.25

Accounts Receivables

Penalty	4,200.00	
Basic Service	118,945.02	
Water	116,596.87	
Sewer	93,095.14	
TCEQ	1,041.96	
Deposit	\$7,650.00	
Miscellaneous	<u>10,606.91</u>	
	352,135.90	
 Total Accounts Receivables		 \$352,135.90

Deposit Liability

Balance As Of	01/23/24	\$732,771.45
Collections		11,850.00
Deposits Applied		<u>-9,200.00</u>
 Balance As Of	 02/20/24	 \$735,421.45

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Billing Report**

**February 2024**

<b>Connections</b>	<b>January</b>	<b>February</b>
Active	3211	3209
Inactive	23	33
<b>Total</b>	<b>3234</b>	<b>3242</b>

New Connects	10	9
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**Billing Recap**

	<b>January</b>	<b>February</b>
<b>Current Billing</b>	<b>\$343,344.06</b>	<b>\$346,876.49</b>
Water	\$116,066.48	\$93,571.05
Sewer	\$94,656.55	\$90,860.58
State Assessment	\$1,076.63	\$924.82
Basic Service	\$123,312.40	\$138,552.01
Miscellaneous	\$1,732.00	\$10,668.00
Deposit	\$6,500.00	\$12,300.00
<b>Current Payments</b>	<b>\$444,430.99</b>	<b>\$346,876.46</b>
<b>Arrears</b>	<b>January</b>	<b>February</b>
30 Day	\$3,677.02	\$37,734.98
60 Day	\$35,000.17	\$333.60
90 Day	\$5,201.47	\$4,137.71
120 Day	\$49,413.33	\$50,319.03
<b>Gross Arrears</b>	<b>\$93,291.99</b>	<b>\$92,525.32</b>

<b>Month</b>	<b>Jan</b>		<b>Feb</b>
Total Customers	3234	#	3262
Letters	442		402
Disconnects	34		29

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**  
**Water Report**  
February-24

**Total Water Flows**

<b>Month</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
January	21,876	9,926	22,272	24,544	21,970	19,561	23,642
February	18,713	8,785	18,548	15,091	18,007	17,215	21,287
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	
<b>TOTAL</b>	<b>247,582</b>	<b>244,534</b>	<b>323,044</b>	<b>285,336</b>	<b>319,751</b>	<b>306,229</b>	<b>44,929</b>

**Bacteriological Analyses**

Samples: satisfactory taken on 2/21/24, 2/28/24

**Chlorine Residual**

	<b>February</b>
Average	2.2
Maximum (4.0)	2.5
Minimum (0.5)	1.8

**Total Wastewater Billed**

<b>Month</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
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	13,187
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	
<b>TOTAL</b>	<b>187,607</b>	<b>177,047</b>	<b>208,597</b>	<b>204,944</b>	<b>203,366</b>	<b>186,827</b>	<b>26,926</b>

NORTHTOWN M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	MASTER METER	CONSUMPTION TOTALS	FLUSHING TOTALS	BILLING ADJUSTMENTS	GALLONS UNACCOUNTED	NTWN CONNECTS	PERCENT GAIN/LOSS
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%
12/30/23	01/26/24	22,345.0	19,980.0	14.8	-	-2350.3	3231	-10.52%
TOTALS		99,663.0	92,921.0	97.8	-	(6,644.2)		---
AVERAGE		24,915.8	23,230.3	24.5	-	(1,661.1)		-6.67%



**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	16,397,015		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
<b>Total</b>	<b>173,451,830</b>		<b>166,000</b>		<b>1,094,000</b>		<b>87,000</b>		<b>15,108,000</b>		<b>49,303,200</b>		<b>22,855,000</b>		<b>35,255,000</b>		<b>4,252,000</b>		<b>301,572,030</b>				

October 2022	13,059,028		28,000		101,000		-		1,000		6,900,000		3,249,000		4,083,000		352,000		27,773,028	3,181	4.1	568	25
November 2022	11,794,011		10,000		144,000		-		0		10,714,000		2,168,000		2,972,000		438,000		28,240,011	3,184	3.7	487	21
December 2022	15,860,048		7,000		46,000		-		459,000		5,730,000		2,143,000		1,314,000		174,000		25,733,048	3,184	5.0	-	-
January 2023	13,565,077		23,000		137,000		-		529,000		3,407,000		1,106,000		338,000		226,000		19,331,077	3,181	4.3	474	-
February 2023	10,995,038		666,000		105,000		-		3,000		4,851,033		1,146,000		4,260,000		196,000		22,222,071	3,183	3.5	398	-
March 2023	13,412,066		186,000		119,000		-		2,000		3,433,000		339,000		262,000		319,000		18,072,066	3,185	4.2	330	-
April 2023	13,811,057		58,000		84,000		-		1,000		2,546,000		1,720,000		314,000		230,000		18,764,057	3,189	4.3	399	30
May 2023	17,418,082		43,000		135,000		-		2,000		4,280,000		1,968,000		428,000		256,000		24,530,082	3,173	5.5	358	30
June 2023	11,790,050		40,000		97,000		-		1,000		2,855,000		1,776,000		280,000		237,000		17,076,050	3,219	3.7	392	27
July 2023	19,243,000		268,000		76,000		-		5,000		5,265,000		3,542,000		365,000		867,000		29,631,000	3,222	6.0	347	26
August 2023	17,998,000		275,000		15,000		104,000		308,000		4,203,000		2,774,000		369,000		1,335,000		27,381,000	3,233	5.6	371	20
September 2023	24,011,000		443,000		85,000		119,000		0		3,460,000		3,811,000		254,000		1,991,000		34,174,000	3,234	7.4	371	22
<b>Total</b>	<b>182,956,457</b>		<b>2,047,000</b>		<b>1,144,000</b>		<b>223,000</b>		<b>1,311,000</b>		<b>57,644,033</b>		<b>25,742,000</b>		<b>15,239,000</b>		<b>6,621,000</b>		<b>292,927,490</b>				

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	26,000	-	89,000	1	5,526,000	6	4,278,000	31	217,000	9	755,000	13	30,060,000	3,232	5.8	484	40
December 2023	14,611,000	3202	472,000	14	89,000	2	-	-	0	1	4,152,000	6	2,068,000	31	217,000	9	292,000	13	21,901,000	3,234	4.5	472	-
January 2024	13,854,000	3113	197,000	18	56,000	2	16,000	-	0	1	4,457,000	6	1,625,000	31	286,000	9	315,000	13	20,806,000	3,234	4.3	442	34
February 2024	13,701,000	3125	747,000	14	102,000	2	-	-	0	1	3,747,000	6	1,162,000	31	350,000	9	171,000	13	19,980,000	3,179	4.3	402	29
<b>Total</b>	<b>79,774,000</b>		<b>2,029,000</b>		<b>495,000</b>		<b>76,000</b>		<b>342,000</b>		<b>21,944,000</b>		<b>13,167,000</b>		<b>1,513,000</b>		<b>2,422,000</b>		<b>121,765,173</b>				

**Active Residential 3125**  
**Vacant 25**  
**Builder 14**  
**School 2**  
**Non-Profit 0**  
**Fire Hydrant 1**  
**Multi-Family 6**  
**Irrigation 31**  
**Commercial 9**  
**District 13**  
**Builder Taps 9**  
**3243**

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

Account No.	Address	Name	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
350369205	13904 Harris Ridge Unit B	Nonalyn Pinca	rental	12/1/2023	\$120.43	\$150.00
351626000	14513 Spearmint Tea Tr.	Mark Rose	rental	1/10/2024	\$47.21	\$100.00
352282002	14208 Naruna Way	Melva Phelps	rental	12/15/2023	\$319.68	\$150.00

TOTAL:      \$487.32

\$487.32

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

	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
<b>OCTOBER</b>				
WRITE-OFF	\$ 1,681.38	\$ 1,620.83	\$ 684.38	\$ 129.42
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>NOVEMBER</b>				
WRITE-OFF	\$ 1,810.70	\$ 3,140.46	\$ 633.24	\$ 5,418.93
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>DECEMBER</b>				
WRITE-OFF	\$ 577.34	\$ 80.62	\$ 294.65	\$ 120.43
COLLECTED	\$ -	\$ -		
<b>JANUARY</b>				
WRITE-OFF	\$ 1,945.60	\$ -	\$ 374.77	\$ 1,161.29
COLLECTED	\$ -	\$ -	\$ -	
<b>FEBRUARY</b>				
WRITE-OFF	\$ 898.79	\$ 597.86	\$ 319.31	\$ 487.32
COLLECTED	\$ -	\$ -	\$ -	
<b>MARCH</b>				
WRITE-OFF	\$ -	\$ -	\$ 1,124.35	
COLLECTED	\$ -	\$ -	\$ -	
<b>APRIL</b>				
WRITE-OFF	\$ -	\$ 156.90	\$ 492.35	
COLLECTED	\$ -	\$ -	\$ -	
<b>MAY</b>				
WRITE-OFF	\$ 5,502.46	\$ 1,070.12	\$ 866.35	
COLLECTED	\$ -		\$ -	
<b>JUNE</b>				
WRITE-OFF	\$ 1,130.42	\$ 732.92	\$ 307.72	
COLLECTED	\$ -	\$ -	\$ -	
<b>JULY</b>				
WRITE-OFF	\$ 5,413.65	\$ 294.08	\$ 227.76	
COLLECTED	\$ -	\$ -	\$ -	
<b>AUGUST</b>				
WRITE-OFF	\$ 2,420.24	\$ 1,739.84	\$ 1,233.60	
COLLECTED	\$ -	\$ -	\$ -	
<b>SEPTEMBER</b>				
WRITE-OFF	\$ 226.38	\$ 613.52	\$ 2,507.29	
COLLECTED	\$ -	\$ -	\$ -	
<b>TOTAL COLLECTIONS:</b>	\$ 21,606.96	\$ 10,047.15	\$ 9,065.77	\$ 7,317.39
<b>TOTAL COLLECTED:</b>	\$ -	\$ -	\$ -	\$ -

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WASTEWATER REPAIR LOG > \$500  
FEBRUARY 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
01/26/24	NTWN LS2 - TUDOR HOUSE	FACILITY WORK COMPLETED - PUMP 1 BREAKER WAS TRIPPED, CYCLED BREAKER, WATCHED BOTH PUMPS CYCLE IN AUTO. EVERYTHING LOOKS GOOD NOW. UNSURE WHAT TRIPPED THE PUMP.	\$525.00
02/27/24	NTWN LS1 - HARRIS RIDGE	2.12 FACILITY WORK COMPLETED. OPERATOR REPORTED CHEMICAL FEED PUMP NOT WORKING. FOUND PUMP TO BE BAD. ORDERED A REPLACEMENT. REPLACEMENT WAS INTALLED BY OPERATOR. CHEMICAL FEED PUMP.	\$4,351.71

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

DATE	ADDRESS	PROBLEM	COST
02/02/24	NTWN LS2 - TUDOR HOUSE	GENERATOR WAS NOT EXERCISING. CONTACTED FLEET MAINTENANCE FOR REPAIR. THEY REPLACED THE BATTERY AND HOUR METER. GENERATOR IS NOT WORKING.	\$1,031.99
02/13/24	NTWN LS2 - TUDOR HOUSE	BREAKER TRIPPED-RESET BREAKER. TROUBLE SHOOT MOTOR STARTER, SWAPPED CONTACTORS.	\$653.50
02/02/24	NTWN LS1 - HARRIS RIDGE	WASTEWATER CLEANED WET WELL.	\$1,742.15
02/02/24	NTWN LS2 - TUDOR HOUSE	WASTEWATER CLEANED WET WELL.	\$1,442.13
02/02/24	NTWN LS3 - DESSAU	WASTEWATER TRANSPORT CLEANED WET WELL	\$1,442.13
02/16/24	NTWN LS2 - TUDOR HOUSE	PUMPED OUT METER VAULT - READ METER. WE CAME OUT TO PUMP DOWN A VAULT. WILL BE BACK TO FINISH PUMPING IT DOWN. *PUMPED DOWN VAULT COMPLETELY.	\$1,187.00
<b>TOTAL FOR 2024</b>			<b>\$23,673.33</b>

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

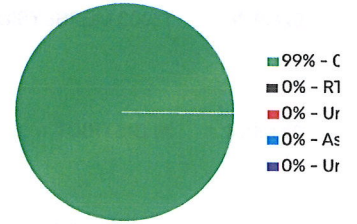
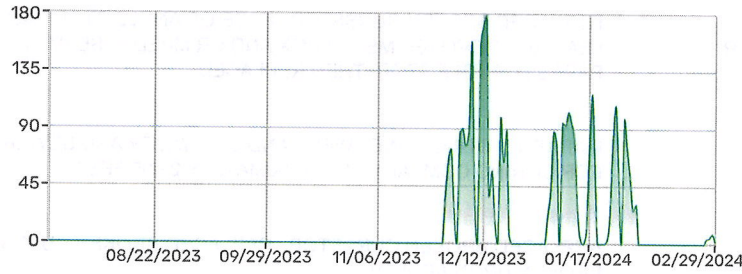
DATE	ADDRESS	PROBLEM	COST
01/17/24	886 W. HOWARD LN.	REPLACED CHECK VALVE. ISOLATED LINE ON ARRIVAL UPSTREAM AND DOWNSTREAM OF BACK FLOW. REMOVED OLD BACK FLOW AND HAD TO EXCAVATE OUTSIDE OF VAULT TO TRIM PIPE TO MAKE NEW BACK FLOW FIX. REPLACED 18" GLAND PACK WITH MEGA LUG RESTRAINT OUTSIDE OF VAULT. 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
*****			
02/09/24	13903 MERSEYSIDE DR	REPLACED BROKEN CURBSTOP. FACE OF ANGLE STOP VALVE (TOP) WAS LEAKING. REMOVED METER BOX AND CRIMPED 1" SERVICE. WAITED ON PARTS (1' ANGLE STOP) THEN REPLACED.	\$918.68
02/08/24	IN DISTRICT	MARKED DISTRICT LINE. WENT AND DID WATER AND SEWER LOCATES FOR BORING COMPANY. APPROXIMATELY 2,000 FEET.	\$628.81
02/08/24	1233 TUDOR HOUSE RD	REPLACED BROKEN CURBSTOP. REPLACED BROKEN CURBSTOP. WAS BROKEN UPON ARRIVAL.	\$907.25
02/09/24	IN DISTRICT	FILLED DEPRESSION. WE CAME OUT FILLING AROUND THE METER BOX ON DARJEELING. WE PUT DOWN 1 YARD OF TOP SOIL.	\$1,613.20
02/21/24	IN DISTRICT	RESET/RESEALED MANHOLE RING. REPAIRED CONCRETE AROUND MANHOLES AROUND THE HARRIS BRANCH CREEK. WILL RETURN WITH BOLTS FOR MANHOLE.	\$2,127.61
<b>TOTAL FOR 2024</b>			<b>\$23,560.46</b>

## Project Northtown

### Options

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

### Production



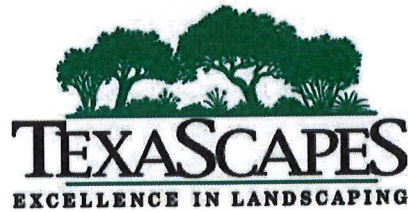
Sub-Contractor Name	Max Monthly Daily Change	Min Monthly Daily Change	Max Weekly Daily Change	Min Weekly Daily Change	Overall Project Avg Change Daily	Total Changes Avg Change Daily
Tamaka Group	19	0	0	0	3214	10
All	19	0	0	0	3214	10

### Zone Summary

Zone	Total in zone	Complete	Incomplete	Unable	RTU	Completion Rate
No Zone	3225	3214	10	1	0	100%

### Sub-Contractor Details

Sub-Contractor	MeterChange	RTU	Unable
Tamaka Group	3213	0	1



**MONTHLY REPORT**

**Northtown M.U.D.**

**Report Period: 02/01/2024 - 02/29/2024**

**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:



2/6 – 2/7

2/13 – 2/15

2/20 – 2/21

2/27 – 2/28

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

Crews performed the standard maintenance tasks such as mowing & string-trimming of the District’s irrigated turf areas, as well as fertilized the District’s color beds too. Crews also spot-treated fire ant mounds where needed and cut back perennial plants where needed throughout the District. Finally, crews picked up any deadfall tree limbs they observed within the District’s boundaries.

**Greenbelt & Drainage Maintenance**

Greenbelt & Drainage maintenance occurred during the week(s) of:

02/09/2024

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

Crews completed the standard maintenance tasks such as mowing & string-trimming of the District’s channels & greenbelts, as well as removed approximately 26-cu. ft. of trash/litter from within these same areas located within the District. In addition, crews also performed the bi-annual services of the District’s sand beds as well.



**Trail System Maintenance**

2/6 – 2/7

2/13 – 2/15

2/20 – 2/21

2/27 – 2/28

**Task/Observation/Area** Additional services/observations pertaining to the trail system

Crews performed 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 as a way of achieving a smoother, neater overall appearance to the District’s trails.



**Irrigation System Maintenance**

2/6 – 2/7

2/13 – 2/15

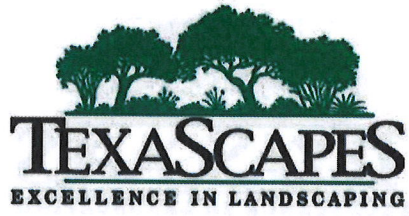
2/20 – 2/21

2/27 – 2/28

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

Our 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.





<b>Status of Proposal Work</b>	
Proposal # 10338 - Drainage Solution at District Office Water Tank	- Approved 02/29/2024

<b>Notes / Miscellaneous</b>

# NORTHTOWN MUD

## MAINTENANCE MONTHLY REPORT February 18, 2024 – March 16, 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 10 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.
- Opened soccer fields.
- Repaired 50 Acre Park drinking fountain.
- Pressure washed 50 Acre Park pavilion and bathrooms.
- Diagnosed & fixed streaming problem with WildFlower security cameras.
- Took Ford F150 for oil change and tire rotation service.
- Cleaned small graffiti off of Settlers Meadow Park gate.

- Updated and submitted annual TML Exposure Form. *(closed item)*
- Filled out and submitted customer billing and contact information form for Studio 16:19.
- Performed staff training regarding wet pond and retention pond maintenance and care.
- 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)*
- Monitoring District wide Water Meter replacement project. *(open item)*
- Working with STR & consultants regarding warranty items. *(closed 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)*

## Northtown MUD

NEW VIOLATIONS SENT A COURTESY CARD						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	15005 Antique Finish	3/1/2024	N			Derelict vehicle on jacks & flat tire parked in view
	809 Burnsall Gates	3/11/2024	N			1. Lawn overgrown 2. Various debris in view
	900 Burnsall Gates	3/11/2024	N			Lawn is overgrown and in need of maintenance
	13719 Cambourne	3/17/2024	N			Lawn is overgrown and in need of maintenance
	13800 Cambourne	3/6/2024	N			Bulky; Various debris must be stored out of view
	13909 Cambourne	3/11/2024	N			Lawn is overgrown and in need of maintenance
	901 Coronation	3/6/2024	N			Trailer parked in view of street and residents
	1400 Darjeeling	3/17/2024	N			Trailer parked in view of street and residents
	907 Flatters	3/11/2024	N			1. Lawn overgrown 2. Fence/gate in disrepair
	1000 Friendship Quilt	3/6/2024	N			Various debris must be stored out of view
	13908 Greinert	2/26/2024	N			1. Lawn overgrown 2. Trash cans in view
	1005 Grey Castle	2/26/2024	N			Lawn is overgrown and in need of maintenance
	1009 Grey Castle	2/26/2024	N			Lawn is overgrown and in need of maintenance
	1105 Grey Castle	2/26/2024	N			Various debris must be stored out of view
gray Honda Odessey	13700 Lampting	3/17/2024	N			Derelict wrecked vehicle with no plates in view
	13705 Lampting	3/17/2024	N			1. Bulky debris in view 2. Trash cans in view
	13804 Lampting	3/11/2024	N			Lawn is overgrown and in need of maintenance
	14804 Lantern	3/1/2024	N			Derelict vehicle w/exp reg. parked in view
	15107 Lantern	3/6/2024	N			Boat parked in view of street
across the street	15209 Lantern	3/1/2024	N			1. Dump truck not permitted 2. Trailer in view of street
black Honda LP# CRC 8	13902 Lothian	3/1/2024	N			1. Derelict vehicle w/flat tire 2. House disrepair 3. Debris in view 4. Lawn overgrown
	812 Mahomet	3/11/2024	N			Lawn is overgrown and in need of maintenance
	1917 Maricella	3/17/2024	N			Bulky; Various debris must be stored out of view
	905 Melted Candle	3/6/2024	N			Various debris must be stored out of view
gray Sebring	909 Melted Candle	3/6/2024	N			Derelict vehicle flat tire parked in view
white Mercedes	917 Melted Candle	3/6/2024	N			Derelict vehicle w/exp reg. parked in view
	14032 Merseyside	3/17/2024	N			Bulky; Various debris must be stored out of view
	801 Oatmeal	2/26/2024	N			Fence/gate is in a state of disrepair
	817 Oatmeal	2/26/2024	N			Fence/gate is in a state of disrepair
gray Mercedes LP# TNL 1416	1104 Olympic	3/6/2024	N			Derelict vehicle flat tire & wrecked parked in view
	1208 Olympic	3/6/2024	N			Bulky; Various debris must be stored out of view
silver	1210 Olympic	3/1/2024	N			Trailer parked in view of street and residents
	1120 Orange Pekoe	3/17/2024	N			Bulky; Various debris must be stored out of view

## Northtown MUD

	921 Peppermint	3/6/2024	N			Bulky; Various debris must be stored out of view
	15108 Plowshare	3/6/2024	N			Lawn is overgrown and in need of maintenance
tires	904 Polished Stone	3/1/2024	N			Various debris must be stored out of view
	13906 Randalstone	3/17/2024	N			Lawn is overgrown and in need of maintenance
	15016 Saddlegirth	3/6/2024	N			Bulky; Various debris must be stored out of view
	1205 Staple Cv	3/6/2024	N			1. Dumpster in view 2. Debris in view
white Mercedes	1213 Staple Cv	3/1/2024	N			1. Lawn overgrown 2. Derelict vehicle w/exp reg in view
	1001 Strickling	3/11/2024	N			1. Lawn overgrown 2. Fence/gate in disrepair
	1120 Strickling	3/11/2024	N			Bulky; Various debris must be stored out of view
monitor	804 Tapestry	2/18/2024	N			Trailer parked in view of street and residents
	905 Twisted Fence	3/11/2024	N			1. Garage door disrepair 2. Fence/gate in disrepair
monitor	14900 Valerian Tea	1/14/2024	N			Trailer parked in view of street and residents
	14908 Valerian Tea	3/11/2024	N			Bulky; Various debris must be stored out of view
<b>CONTINUING VIOLATIONS SENT A LETTER</b>						
<b>NOTE</b>	<b>ADDRESS</b>	<b>DATE NOTIFIED</b>	<b>PHOTO</b>	<b>15 DAY CHECK</b>	<b>ATTORNEY</b>	<b>VIOLATION</b>
	1004 Antique Heritage	2/7/2024	Y			1. Lawn overgrown 2. Bulky debris in view
	14912 Earl Grey	2/13/2024	Y			Lawn is overgrown and in need of maintenance
	804 Flatters	2/18/2024	Y			1. Trailer parked in view 2. Various debris in view
	808 Flatters	2/18/2024	Y			1. Bulky debris in view 2. Trash cans in view
	1309 Ginger Spice	2/7/2024	Y			Fence/gate is in a state of disrepair
	13723 Greinert	2/7/2024	Y			1. Bulky; Various debris in view 2. Trash can in view
	13803 Greinert	2/18/2024	Y			1. Lawn overgrown 2. Bulky debris in view
	13709 Lampting	3/11/2024	Y	Repeat CV		1. Lawn overgrown 2. Bulky debris in view
	13901 Lampting	2/7/2024	Y			1. Lawn overgrown 2. Various debris in view
	14004 Lampting	2/7/2024	Y			1. Debris in view 2. Trash cans in view
	14025 Maricella	1/24/2024	Y	Repeat CV		Bulky; Various debris must be stored out of view
black Ram LP#HCD 1098	14101 Maricella	2/1/2024	Y			Derelict vehicle w/exp reg. & on jack parked in view
	13804 Randalstone	2/13/2024	Y			Lawn is overgrown and in need of maintenance
	1400 Sleepytime	2/13/2024	Y			1. Bulky; Various debris in view 2. Trash can in view
	912 Smoothing Iron	2/7/2024	Y			Various debris must be stored out of view
	932 Smoothing	2/18/2024	Y			1. Bulky; Various debris in view 2. Trash can in view
	1212 Staple Cv	2/1/2024	Y			1. Lawn overgrown 2. Various debris in view
	812 Tapestry	2/18/2024	Y			2. Bulky debris in view 3. Trash cans in view
	912 Twisted Fence	2/7/2024	Y			1. Lawn overgrown 2. Trash cans in view

## Northtown MUD

CONTINUING VIOLATIONS SENT TO LEGAL						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	1001 Antique Heritage	2/1/2024	Y	Same	3/14/2024	Lawn is overgrown and in need of maintenance
tan Pontiac LP# DNC 6365	13913 Cambourne	2/1/2024	Y	Same	3/14/2024	Derelict vehicle w/flat tires & exp registration in view
	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2, Debris in view
	13916 Maricella	1/24/2024	Y	Same	3/14/2024	Bulky; Various debris must be stored out of view
yellow Nissan LP# NJG 3955	14045 Maricella	2/1/2024	Y	Same	3/14/2024	1. Derelict vehicle w/flat tires & exp registration parked in view 2. Various debris in view
	920 Melted Candle	2/13/2024	Y	Cease & Desist	2/13/2024	Building tiny home in side/front yard
	13626 Merseyside	1/3/2024	Y	Same	2/16/2024	1. Lawn in need of maintenance 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
green Ford Ranger	909 Rocking Spur	3/1/2024	Y	Repeat CV	3/1/2024	Derelict vehicle on jacks parked in view
	609 Tudor House	8/19/2023	Y	Same	9/28/2023	1. Lawn overgrown 2. Trach cans in view
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	13700 Cambourne	1/14/2024	Y			Fence/gate is in a state of disrepair
	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
	13901 Cambourne	1/17/2024	Y			Lawn is overgrown and in need of maintenance
not enforceable	13913 Cambourne	2/1/2024	Y			2. House shutters in disrepair
	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
	1321 Coronation	2/7/2024	N			Various debris must be stored out of view
	909 Friendship Quilt	12/22/2023	Y	Same	1/29/2024	Lawn is overgrown and in need of maintenance
	13720 Greinert	2/18/2024	N			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
	14700 Hyson Crossing	11/1/2023	Y	Same	12/28/2023	1. Lawn overgrown
white Toyota Sequoia #LP BR7 X551	1537 Lady Grey	2/7/2024	N			Derelict vehicle w/exp reg. & flat tire parked in view
	13709 Lampting	1/24/2024	Y			3. Dumpster in view
	14026 Lampting	2/1/2024	N			Rear fence/gate is in a state of disrepair
	14800 Lantern	1/8/2024	Y	Same	2/16/2024	Bulky; Various debris must be stored out of view
	15201 Lantern	2/1/2024	N			Lawn is overgrown and in need of maintenance

## Northtown MUD

not hers gray/Tennessee	15208 Lantern	2/26/2024	N			Trailer parked in view of street and residents
	14000 Maricella	2/1/2024	N			Bulky; Various debris must be stored out of view
	13622 Merseyside	1/3/2024	Y	Same	2/16/2024	1. Fence/gate disrepair 2. Debris in view 3. Trash cans in view
	13629 Merseyside	1/8/2024	Y	Same	2/16/2024	2. Debris in view 3. Trash cans in view
	13905 Randalstone	2/13/2024	N			1. Lawn overgrown 2. Various debris in view
	812 Tapestry	2/18/2024	N			1. Lawn overgrown
	617 Tudor House	2/13/2024	N			Lawn is overgrown and in need of maintenance
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

## WildFlower

<b>VIOLATIONS SENT A COURTESY REMINDER</b>						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13809 Golden Flax	3/14/2024	N			Lawn overgrown and in need of maintenance
	13817 Golden Flax	3/7/2024	N			Mow back area by parking pad
	13908 Golden Flax	3/7/2024	N			Mow back area by parking pad
	13913 Golden Flax	3//18/24	N			Front various debris in view
	115 Mist Flower	3/1/2024	N			Rear various debris in view
	129 Segovia	3//18/24	N			1. Lawn overgrown 2. Mow back area
	141 Segovia	3/14/2024	N			Lawn overgrown and in need of maintenance
	144 Segovia	3/1/2024	N			Lawn overgrown and in need of maintenance
	152 Segovia	3/14/2024	N			Front trailer parked in view
	185 Segovia	3//18/24	N			Lawn overgrown and in need of maintenance
	201 Segovia	3/7/2024	N			Trailer parked in view
	217 Segovia	3//18/24	N			1. Lawn overgrown 2. Mow back area
	13723 Spring Heath	3/1/2024	N			Rear various debris in view
monitor	13735 Spring Heath	3/7/2024	N			Rear fence/gate is in a state of disrepair
	13803 Spring Heath	3/14/2024	N			Lawn overgrown and in need of maintenance
	13816 Spring Heath	3/14/2024	N			Front trailer parked in view
	111 Star Flower	3//18/24	N			Front bulky debris in view
	112 Wild Senna	3/7/2024	N			Mow back area by parking pad
	205 Wild Senna West	3/14/2024	N			Lawn overgrown and in need of maintenance
	213 Wild Senna West	3/1/2024	N			1. Lawn overgrown 2. Rear bulky debris
	307 Wild Senna West	3/1/2024	N			Mow back area by parking pad
<b>VIOLATIONS SENT A LETTER</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	133 Blue Flax	2/23/2024	Y			Lawn overgrown and in need of maintenance
	14034 Golden Flax	2/23/2024	Y			Lawn overgrown and in need of maintenance
	137 Segovia	2/17/2024	Y			Lawn overgrown and in need of maintenance
	13812 Spring Heath	3/6/2024	Y	Repeat CV		Mow back area by parking pad
	13832 Spring Heath	2/17/2024	Y			1. Mow back area
	104 Wild Senna	3/6/2024	Y	Repeat CV		Lawn overgrown and in need of maintenance
	133 Wild Senna	2/17/2024	Y			1. Lawn overgrown 2. Mow back area 3. Front debris
	228 Wild Senna	2/23/2024	Y			Lawn overgrown and in need of maintenance

## WildFlower

<b>CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	101 Blue Flax	1/29/2024	Y	Same	3/6/2024	Front debris in view of street
	114 Blue Flax	2/11/2023	Y	Same	3/31/2023	Rear fence/gate is in a state of disrepair
	13900 Golden Flax	1/22/2024	Y	Same	3/12/2024	1. Lawn overgrown
	13901 Golden Flax	8/22/2023	Y	Same	10/12/2023	Rear fence/gate is in a state of disrepair
	14013 Golden Flax	2/2/2024	Y	Same	3/12/2024	Front fence/gate is in a state of disrepair
	118 Mist Flower	2/5/2024	Y	Same	3/18/2024	1. Front debris in view 2. Rear bulky debris in view
	105 Segovia	6/8/2020	Y	Same	12/2/2022	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	13804 Spring Heath	1/9/2024	Y	Same	2/14/2024	1. Mow back area 2. Rear fence/gate 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.
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	126 Blue Flax	10/14/2023	Y	Same	12/6/2023	1. Rear fence/gate disrepair 4. Mow back area
	137 Blue Flax	2/11/2024	N			Lawn overgrown and in need of maintenance
	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
	13813 Golden Flax	2/17/2024	N			Lawn overgrown and in need of maintenance
	13917 Golden Flax	2/23/2024	N			Rear various 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	12/21/2023	Y	Same	1/31/2024	Lawn overgrown and in need of maintenance
	109 Segovia	2/5/2024	N			Rear various debris in view
	117 Segovia	1/15/2024	Y			Lawn overgrown and in need of maintenance
	133 Segovia	2/17/2024	N			Lawn overgrown and in need of maintenance
	152 Segovia	1/15/2024	Y			2. Mow back area
	165 Segovia	1/29/2024	Y			2. Lawn overgrown
	181 Segovia	2/11/2024	N			Lawn overgrown and in need of maintenance
	205 Segovia	1/29/2024	N			Front trailer parked in view



## WildFlower

	209 Segovia	2/23/2024	N			1. Lawn overgrown 2. Mow back area
	13807 Spring Heath	1/29/2024	N			Rear bulky debris in view
	13812 Spring Heath	1/22/2024	Y			2. Various 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			2. Various debris in view
	122 Star Flower	12/21/2023	Y	Same	2/1/2024	Front fence/gate is in a state of disrepair
	126 Star Flower	2/5/2024	N			Rear bulky debris in view
	137 Wild Senna	2/23/2024	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

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

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Suit Filed</b>	<b>Status</b>
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 <b>*Monitoring*</b>
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
216 Wild Senna Drive	Fence in disrepair	11/27/2023	1/3/2024	3/15/2024			Deadline for compliance is as of 3/30/2024
920 Melted Candle Cove	Multiple tenants; tiny home construction		2/14/2024 (cease & desist)				Deadline for compliance is as of 2/29/2024

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

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Suit Filed</b>	<b>Status</b>
13804 Spring Heath Road	Lawn in need of maintenance, fence in disrepair	1/25/2024	2/15/2024	3/7/2024			Deadline for compliance is as of 3/22/2024
13626 Merseyside Drive	Lawn in need of maintenance, trash cans in view	1/29/2024	2/20/2024	3/15/2024			Deadline for compliance is as of 3/30/2024
909 Rocking Spur Cove	Derelict vehicle	1/23/2023	3/2/2023	4/6/2023	5/5/2023		REPEAT VIOLATION LETTER SENT 3/1/2024; Deadline of compliance is as of 3/15/2024
101 Blue Flax Lane	Debris in view	2/14/2024	3/7/2024				Deadline for compliance is as of 3/22/2024
13900 Golden Flax Trail	Lawn in need of maintenance	2/12/2024	3/13/2024				Deadline for compliance is as of 3/28/2024
14013 Golden Flax Trail	Fence in disrepair	2/21/2024	3/13/2024				Deadline for compliance is as of 3/28/2024
1001 Antique Heritage Drive	Lawn in need of maintenance	2/23/2024	3/15/2024				Deadline for compliance is as of 3/30/2024

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

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Suit Filed</b>	<b>Status</b>
13913 Cambourne Drive	Derelict/unregistered vehicle	2/23/2024	3/15/2024				Deadline for compliance is as of 3/30/2024
13916 Maricella Lane	Debris in view	2/16/2024	3/15/2024				Deadline for compliance is as of 3/30/2024
14045 Maricella Lane	Derelict/unregistered vehicle, debris in view	2/23/2024	3/15/2024				Deadline for compliance is as of 3/30/2024

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

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Suit Filed</b>	<b>Status</b>
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

<b>OFFICE PURCHASES</b>			
DATE	ITEM	PURPOSE	AMOUNT
2/2/24	Address stamp	Restock	\$22.49
2/7/24	Sam's Club	Annual renewal fee	\$50.00
2/9/24	Stamps (2 rolls)	General mail	\$136.00
	Subtotal		<u>\$208.49</u>
<b>PARKS &amp; MAINTENANCE PURCHASES</b>			
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
2/23/24	Diesel fuel	ATV's	\$97.00
2/27/24	Hand soap (2), chainsaw chains (4), gloves (2), painters tape (3), paint (1 gal), trash bags (6), deck broom, metal park trash cans (2)	Restock	\$409.22
2/27/24	Toilet paper (135 ct), paper towels (15ct), batteries (48 ct)	Restock	\$126.32
	Subtotal		<u>\$2,723.26</u>
	<b>Grand Total for the Month</b>		<b><u>\$2,931.75</u></b>
2/4/24	* Emergency SM well repair (President notified and approved)	Broken 4 inch pipe connecting to cistern	\$1,817.35

# 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

<b>OFFICE PURCHASES</b>			
DATE	ITEM	PURPOSE	AMOUNT
	Subtotal		<u>\$0.00</u>
<b>PARKS &amp; MAINTENANCE PURCHASES</b>			
DATE	ITEM	PURPOSE	AMOUNT
3/7/24	Mutt mitts (9600 ct), gloves (30), pruners, stencil	Restock	\$511.96
3/12/24	F150 Oil change, rotate tires	Service	\$74.78
3/14/24	Diesel fuel	ATV's	\$80.00
	Subtotal		<u>\$666.74</u>
<b>Grand Total for the Month</b>			<b><u>\$666.74</u></b>







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

texasdisposal.com

**Northtown MUD  
 2024 - Quarterly Operations Reports**

<b>First Quarter 2024</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
January	30	3	6	15	16	2
February	30	4	0	16	16	5
March						
<b>Totals</b>	<b>60</b>	<b>7</b>	<b>6</b>	<b>31</b>	<b>32</b>	<b>7</b>

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

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

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

<b>2024</b>						
<b>TOTALS</b>	<b>60</b>	<b>7</b>	<b>6</b>	<b>31</b>	<b>32</b>	<b>7</b>

**Northtown- 2024 Operations Report  
February**

**Courtesy Pick-ups**

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
n/a						

**Bulky Waste**

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61826	RAGAN	13911	CAMBOURNE	2/16/2024	BULKY WASTE SRVC	7725207
61910	GOLSTON	13803	CAMBOURNE	2/9/2024	BULKY WASTE SRVC	7712204
70191	RAMIREZ	14025	GOLDEN FLAX	2/16/2024	BULKY WASTE SRVC	7716130
70191	RAMIREZ	14025	GOLDEN FLAX	2/23/2024	BULKY WASTE SRVC	7716135
70193	TIJERINA	14034	GOLDEN FLAX	2/9/2024	BULKY WASTE SRVC	7716837
70922	LIEBERMAN	14333	LEMONGRASS	2/23/2024	BULKY WASTE SRVC	7725420
71093	RALSTON	13705	LOTHIAN	2/16/2024	BULKY WASTE SRVC 3CY	7718348
71111	HENRY	13809	LOTHIAN	2/16/2024	BULKY WASTE SRVC	7722248
71118	OKORIE	13816	LOTHIAN	2/9/2024	BULKY WASTE SRVC	7706121
71246	MARTINEZ	14034	MARICELLA	2/9/2024	BULKY WASTE SRVC	7706232
71259	PORTER	917	MELTED CANDLE	2/16/2024	BULKY WASTE SRVC	7721054
71298	GILLIS	13920	MERSEYSIDE	2/9/2024	BULKY WASTE SRVC	7716096
71359	VILLARREAL	1100	OLYMPIC	2/23/2024	BULKY WASTE SRVC	7725545
71391	FOWLER	15204	PLOWSHARE	2/2/2024	BULKY WASTE SRVC	7704514
71442	HUMPHREY	13920	RANDALSTONE	2/16/2024	BULKY WASTE SRVC	7719665
71548	HELM	1320	SLEEPYTIME	2/2/2024	BULKY WASTE SRVC	7704518
71673	MCMILLAN	14329	TEACUP	2/2/2024	BULKY WASTE SRVC	7690897
71922	MCLAURIN	15317	HYSON	2/9/2024	BULKY WASTE SRVC	7705029
72010	SAN MIGUEL	14024	CEYLON TEA	2/9/2024	BULKY WASTE SRVC	7713234
72110	SIGREST	13807	GREINERT	2/2/2024	BULKY WASTE SRVC	7687069
73252	HUNTER	908	SALLY LUNN	2/2/2024	BULKY WASTE SRVC	7704299
73762	FAULK	14808	EARL GREY	2/23/2024	BULKY WASTE SRVC	7730236
87914	BONAVIDA	1317	OOLONG	2/9/2024	BULKY WASTE SRVC	7705837
92032	PINA	1500	LADY GREY	2/9/2024	BULKY WASTE SRVC	7714718
96715	HUFFMAN	1517	TUDOR HOUSE	2/2/2024	BULKY WASTE SRVC	7690877
99755	SATTERWHITE	1105	PEPPERMINT	2/2/2024	BULKY WASTE SRVC	7686266
117838	CLARKE	14104	NARUNA	2/6/2024	BULKY WASTE SRVC	7687614
123538	ROLLIE	14605	NARUNA	2/23/2024	BULKY WASTE SRVC	7712835
123538	ROLLIE	14605	NARUNA	2/27/2024	BULKY WASTE SRVC	7736103
197021	GONZALES	1616	WHITTARD OF CHELSE	2/2/2024	BULKY WASTE SRVC	7691446

**Missed Pick-ups**

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
71671	CROOKS	14325	TEACUP	2/2/2024	96G TRASH MISS	7689286
89732	HEALY, BRITTAN	15309	LADY ELIZABETH	2/2/2024	96G TRASH MISS	7691765
92032	PINA	1500	LADY GREY	2/20/2024	96G TRASH MISS	7728535

139717	CHESNEY	820	BETHEL	2/6/2024	96G TRASH MISS	7713460

**Cart Deliveries**

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
312246	ESPINOZA	14022	MARICELLA	2/16/2024	96G RES TRASH CART DLVR	7725241
61761	DRISDALE	811	BURNSALL GATES	2/12/2024	96G RES RECY CART DLVR	7718121
71623	ANDERSON	1204	STAPLE	2/8/2024	96G RES TRASH CART DLVR	7713919
84005	GEORGE	14805	HYSON	2/28/2024	96G RES TRASH CART DLVR	7735834
136325	ADHIKARI	813	BETHEL	2/21/2024	96G RES TRASH CART DLVR	7730047
139399	DO	824	BETHEL	2/21/2024	96G RES TRASH CART DLVR	7730255
311622	SORIA	14501	JACKSON BROWNING	2/1/2024	96G RES TRASH CART DLVR	7690438
311622	SORIA	14501	JACKSON BROWNING	2/1/2024	96G RES RECY CART DLVR	7690438
312000	GOLDBERG	610	SHANNON ELISE	2/8/2024	96G RES TRASH CART DLVR	7716359
312000	GOLDBERG	610	SHANNON ELISE	2/8/2024	96G RES RECY CART DLVR	7716359
312279	MANBECK	14607	JACKSON BROWNING	2/16/2024	96G RES TRASH CART DLVR	7725803
312279	MANBECK	14607	JACKSON BROWNING	2/16/2024	96G RES RECY CART DLVR	7725803
312459	YADAV	605	LOGAN JAMES	2/23/2024	96G RES TRASH CART DLVR	7732040
312459	YADAV	605	LOGAN JAMES	2/23/2024	96G RES RECY CART DLVR	7732040
312472	POKALA	509	LOGAN JAMES	2/23/2024	96G RES TRASH CART DLVR	7732209
312472	POKALA	509	LOGAN JAMES	2/23/2024	96G RES RECY CART DLVR	7732209

**Cart Swaps**

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61761	DRISDALE	811	BURNSALL GATES	2/6/2024	SWAP 9Y CART FOR SAME	7712680
70620	YERITSYAN	904	FLATTERS	2/9/2024	SWAP 9T CART FOR SAME	7712188
70901	VU	15127	LANTERN	2/9/2024	SWAP 9T CART FOR SAME	7714518
70901	VU	15127	LANTERN	2/9/2024	SWAP 9Y CART FOR SAME	7714518
71070	WILIAMSON	13800	LETTI	2/2/2024	SWAP 9T CART FOR SAME	7689687
71477	DOQUE	116	SEGOVIA	2/16/2024	SWAP 9T CART FOR SAME	7720683
71781	SHEARFIELD	114	WILD SENNA	2/16/2024	SWAP 9T CART FOR SAME	7719849
72050	HYDE	13925	CONNER DOWNS	2/2/2024	SWAP 9Y CART FOR SAME	7681477
77479	MONTGOMERY	15212	MANDARIN	2/16/2024	SWAP 9T CART FOR SAME	7719696
84274	MENDOZA	1200	SWEET LEAF	2/9/2024	SWAP 9Y CART FOR SAME	7687455
88055	TRINH	1512	WHITTARD OF CHELSE	2/2/2024	SWAP 9T CART FOR SAME	7689720
116302	BRYANT	825	MAHOMET	2/23/2024	SWAP 9T CART FOR SAME	7727543
120536	BLANKENSHIP	708	JANE AUSTEN	2/2/2024	SWAP 9T CART FOR SAME	7706265
128908	JIMENEZ	1412	JASMINE TEA	2/23/2024	SWAP 9T CART FOR SAME	7725926
130913	ABRAHAM	913	WATSON	2/23/2024	SWAP 9T CART FOR SAME	7727549
197014	LUNA	1105	GREY CASTLE	2/23/2024	SWAP 9T CART FOR SAME	7728373

**Cart Terms**

CUST #	CUST NAME	ADDRESS	DATE	ACTION	W/O#
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61238	COPELAND	14417	ALDERMINSTER	2/9/2024	CART 9Y TERM	7714318
61761	DRISDALE	811	BURNSALL GATES	2/8/2024	CART 9Y TERM	7715396
71754	PETAIA	916	TWISTED FENCE	2/23/2024	CART 9T TERM	7727742
72063	WALLACE	14012	CONNER DOWNS	2/16/2024	CART 9T TERM	7723584
89181	EASLEY	1336	CORONATION	2/23/2024	CART 9T TERM	7727749





**Estimated Recycle Weights**

Date	Truck #	Route	Ticket #	Tonnage on Route
2/2/2024	41116	A514	322383	0.75
2/2/2024	41128	A514	322401	8.09
2/2/2024	41115	A514	322404	9.37
2/9/2024	41128	A514	322915	6.66
2/9/2024	41131	A515	322925	2.33
2/9/2024	41128	A514	322931	1.14
2/16/2024	41108	A514	323439	3.27
2/16/2024	41132	A514	323440	8.11
2/16/2024	42014	A514	323447	0.71
2/23/2024	41128	A514	324034	5.28
2/23/2024	41131	A515	324042	6.6
2/23/2024	41128	A514	324056	1.95

**Total Recycle Tonnage 36.05**

Total Northtown Containers	3306
/Total containers on all routes	<u>3936</u>
% of Northtown containers in routes	83.99%
 Total Tonnage	 36.05
X % of Northtown containers in routes	83.99%
<b>Estimated recycle tonnage</b>	<b><u>30.28</u></b>



P.O. Box 3639  
Cedar Park, Texas 78630

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**DATE:** March 18, 2024  
**TO:** Northtown Municipal Utility District  
Board of Directors  
**FROM:** Scott J. Foster, P.E.  
**RE:** Northtown MUD – Engineer’s Report for the March 2024 Board Meeting

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**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 utility construction contract at the May 2023 meeting. Construction started in July 2023 and was substantially completed in March 2024. The project is pending receipt of close out documents and final pay estimates which are required prior to project acceptance.

Attached for approval in accordance with the reimbursement agreement is Pay Estimate No. 3 (\$421,391.85), Pay Estimate No. 4 (\$348,490.99), and Pay Estimate No. 5 (\$2,401.17). There are no change orders provided for the District’s consideration.

***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 mid-2024.

***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 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 mid-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 completing their initial research.

*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/Q3 of 2024.

# APPLICATION AND CERTIFICATE FOR PAYMENT/ DNT Construction

TO (OWNER) 1062 KB Home Lone Star, Inc. 10800 Pecan Park Blvd., Suite 200 Austin, TX 78750	PROJECT: 10-2618 Village at Northtown Condominlums Utilities	APPLICATION NO: Three (3) PERIOD TO: 9/1/23 - 9/30/23	Distribution \$ 468,213.17 \$ 46,821.32 \$ 421,391.85
CONTRACTOR: DNT Construction P O Box 6210 Round Rock, Texas 78683	ENGINEER: Walker Partners, LLC 804 Las Cimas Pkwy., Ste. 150 Austin, TX 78746	DNT CONSTRUCTION INVOICE NO. 2618-3U CONTRACT DATE:	

CHANGE ORDER SUMMARY			
Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$0.00	\$0.00
Approved this Month			
Number	Date Approved		
1			
2			
3			
4			
TOTALS		\$0.00	\$0.00
Net change by Change Orders		\$0.00	

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

CONTRACTOR: DNT CONSTRUCTION, LLC

By: Kristyne Watley Date: 9/14/23  
Kristyne Watley, Contract Administrator

KB Home Lone Star, Inc.

By: \_\_\_\_\_ Date: \_\_\_\_\_

Walker Group Engineering

By: \_\_\_\_\_ Date: \_\_\_\_\_

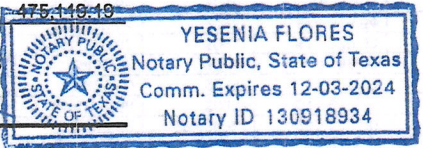
Application is made for Payment, as shown below, in connection with the Contract.  
Continuation Sheet Attached

1 ORIGINAL CONTRACT SUM	\$ 1,231,526.98
2 Net change by Change Orders	\$ -
3 CONTRACT SUM TO DATE	\$ 1,231,526.98
4 TOTAL COMPLETED & STORED TO DATE (Column G on J703)	\$ 840,453.10
5 Retainage:	
a. 10 % of Cpt Wk \$ 84,045.31 (Column D + E on J703)	\$ 84,045.31
b. 10 % of Stored Mt \$ - (Column F on J703)	\$ -
Total Retainage (Line 5a + 5b or (Total in Column 1 of J703)	\$ 84,045.31
6 TOTAL EARNED LESS RETAINAGE (Line 4 less 5 Total)	\$ 756,407.79
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates)	\$ 335,015.94
8 CURRENT PAYMENT DUE	\$ 421,391.85
9 BALANCE TO FINISH, PLUS RETAINAGE: (Line 3 less Line 6)	\$ 475,149.19

State of TEXAS County of: TRAVIS  
Subscribed and sworn to before me this 14 day of September, 2023  
Notary Public: Yesenia Flores  
My Commission expires: 12/03/2024

Northtown MUD

By: \_\_\_\_\_ Date: \_\_\_\_\_



## ENGINEER CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED  
(Attach explanation if amount certified differs from the amount applied for.)  
ENGINEER

By: \_\_\_\_\_ Date: \_\_\_\_\_

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

**DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT**

CONTRACT: Village at Northtown Condominiums

CONTRACTOR: **DNT CONSTRUCTION**  
P O Box 6210  
Round Rock, Texas 78683

PROGRESS PAYMENT NO: **Three (3)**  
PROGRESS PAYMENT PERIOD: **9/1/23 - 9/30/23**

Wastewater Improvements					CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE	
1	4' Dia. Wastewater Manhole	10	EA	\$ 4,730.62	\$47,306.20	0.00	10.00	10.00	\$47,306.20	\$0.00	\$47,306.20	100%
2	Pipe, 8" Dia. PVC (SDR-26) – WW Line Type	1110	LF	\$ 60.73	\$67,410.30	111.00	999.00	1110.00	\$67,410.30	\$6,741.03	\$60,669.27	100%
3	Pipe, 16" Steel Encasement	10	LF	\$ 153.97	\$1,539.70	0.00	10.00	10.00	\$1,539.70	\$0.00	\$1,539.70	100%
4	Double Wastewater Service – (Long)	6	EA	\$ 3,529.57	\$21,177.42	0.00	6.00	6.00	\$21,177.42	\$0.00	\$21,177.42	100%
5	Double Wastewater Service – (Short)	13	EA	\$ 3,060.33	\$39,784.29	0.00	13.00	13.00	\$39,784.29	\$0.00	\$39,784.29	100%
6	Single Wastewater Service – (Long)	3	EA	\$ 3,011.80	\$9,035.40	0.00	3.00	3.00	\$9,035.40	\$0.00	\$9,035.40	100%
7	Single Wastewater Service – (Short)	2	EA	\$ 1,411.80	\$2,823.60	0.00	2.00	2.00	\$2,823.60	\$0.00	\$2,823.60	100%
8	Adjust Wastewater Manhole Rim to Finished Grade & Recoat	2	EA	\$ 217.60	\$435.20	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
9	Trench Excavation Safety	1110	LF	\$ 2.03	\$2,253.30	0.00	1110.00	1110.00	\$2,253.30	\$0.00	\$2,253.30	100%
10	Construction Staking	1.00	LS	\$ 4,769.00	\$4,769.00	1.00	0.00	1.00	\$4,769.00	\$4,769.00	\$0.00	100%
					<b>\$196,534.41</b>				<b>\$196,099.21</b>	<b>\$11,510.03</b>	<b>\$184,589.18</b>	<b>100%</b>

Water Improvements					CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE	
1	Pipe, 8" Dia. PVC (C-900) – Water Line Type	1363	LF	\$ 72.72	\$99,117.36	136.00	900.00	1036.00	\$75,337.92	\$9,889.92	\$65,448.00	76%
2	8" Gate Valve	4	EA	\$ 2,979.25	\$11,917.00	0.00	4.00	4.00	\$11,917.00	\$0.00	\$11,917.00	100%
3	8"x6" Reducer	2	EA	\$ 610.95	\$1,221.90	0.00	2.00	2.00	\$1,221.90	\$0.00	\$1,221.90	100%
4	12"x8" Reducer	1	EA	\$ 489.27	\$489.27	0.00	1.00	1.00	\$489.27	\$0.00	\$489.27	100%
5	Fire Hydrant Assembly	5	EA	\$ 7,635.40	\$38,177.00	0.00	2.00	2.00	\$15,270.80	\$0.00	\$15,270.80	40%
6	Double Water Service – (Long)	7	EA	\$ 3,504.22	\$24,529.54	0.00	7.00	7.00	\$24,529.54	\$0.00	\$24,529.54	100%
7	Double Water Service – (Short)	9	EA	\$ 2,928.84	\$26,359.56	0.00	9.00	9.00	\$26,359.56	\$0.00	\$26,359.56	100%
8	Single Water Service – (Long)	5	EA	\$ 2,946.46	\$14,732.30	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
9	Single Water Service – (Short)	6	EA	\$ 2,521.96	\$15,131.76	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
10	Remove Existing Air Release Valve & 12" Plug	1	EA	\$ 301.56	\$301.56	0.00	1.00	1.00	\$301.56	\$0.00	\$301.56	100%
11	Remove Existing 8" Plug	1	EA	\$ 603.14	\$603.14	0.00	1.00	1.00	\$603.14	\$0.00	\$603.14	100%
12	Connect to Existing 12" Water Line	1	EA	\$ 3,882.25	\$3,882.25	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
13	Connect to Existing 8" Water Line	1	EA	\$ 1,797.57	\$1,797.57	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
14	Restrained Joint Pipe – PVC – (C-900)	525	LF	\$ 59.70	\$31,342.50	0.00	525.00	525.00	\$31,342.50	\$0.00	\$31,342.50	100%
15	Trench Excavation Safety	1363	LF	\$ 1.15	\$1,567.45	0.00	1036.00	1036.00	\$1,191.40	\$0.00	\$1,191.40	76%
16	Construction Staking	1	LS	\$ 352.57	\$352.57	0.00	1.00	1.00	\$352.57	\$0.00	\$352.57	100%
					<b>\$271,522.73</b>				<b>\$188,917.16</b>	<b>\$9,889.92</b>	<b>\$179,027.24</b>	<b>70%</b>

Drainage Improvements					CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE	
1	Pipe, 16" Dia. RCP Type III (All Depths)	392.00	LF	\$ 68.22	\$26,742.24	39.00	0.00	39.00	\$2,660.58	\$2,660.58	\$0.00	10%
2	Pipe, 30" Dia. RCP Type III (All Depths)	189	LF	\$ 119.80	\$22,642.20	18.00	0.00	18.00	\$2,156.40	\$2,156.40	\$0.00	10%
3	Pipe, 36" Dia. RCP Type III (All Depths)	485	LF	\$ 152.85	\$74,132.25	48.00	0.00	48.00	\$7,336.80	\$7,336.80	\$0.00	10%
4	Pipe, 42" Dia. RCP Type III (All Depths)	189	LF	\$ 206.55	\$39,037.95	18.00	0.00	18.00	\$3,717.90	\$3,717.90	\$0.00	10%
5	Pipe, 48" Dia. RCP Type III (All Depths)	200	LF	\$ 225.72	\$45,144.00	20.00	0.00	20.00	\$4,514.40	\$4,514.40	\$0.00	10%
6	Pipe, 60" Dia. RCP Type III (All Depths)	8	LF	\$ 393.67	\$3,149.36	0.08	0.00	0.08	\$31.49	\$31.49	\$0.00	1%
7	Pre-Cast Junction Box, (4'x4')	1	EA	\$ 4,091.03	\$4,091.03	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
8	Pre-Cast Junction Box, (5'x5')	1	EA	\$ 5,071.26	\$5,071.26	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
9	Junction Box, (6'x6') with 4'x4' Grate Inlet on Top	1	EA	\$ 8,870.53	\$8,870.53	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
10	Junction Box, (5'x5') with 3'x32' Grate Inlet on Top	2	EA	\$ 6,543.77	\$13,087.54	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
11	Standard Pre-Cast Manhole, 4' Dia. With (FISH) Storm Sewer L	3	EA	\$ 4,301.92	\$12,905.76	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
12	Standard Pre-Cast Manhole, 5' Dia. With (FISH) Storm Sewer L	1	EA	\$ 6,215.90	\$6,215.90	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
13	10' Curb Inlet	4	EA	\$ 6,999.09	\$27,996.36	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
14	4'x4' Grate Inlet	1	EA	\$ 4,446.23	\$4,446.23	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
15	5'x5' Area Inlet	1	EA	\$ 5,736.67	\$5,736.67	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
16	4'x4' Area Inlet	2	EA	\$ 3,493.49	\$6,986.98	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
17	3'x3' Area Inlet	1	EA	\$ 3,040.71	\$3,040.71	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
18	Remove Existing Plug	1	EA	\$ 603.14	\$603.14	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
19	Connect to Existing 60" Storm Drain Line	1	EA	\$ 1,179.80	\$1,179.80	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
20	Adjust Existing Storm Drain Manhole Rim to finished Grade	2	EA	\$ 217.60	\$435.20	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
21	Headwall with Mortared Rack Armor	1	EA	\$ 2,038.46	\$2,038.46	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
22	Trench Excavation Safety	1,463	LF	\$ 1.15	\$1,682.45	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
23	Construction Staking	1	LS	\$ 14.72	\$14.72	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%

DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

CONTRACT: Village at Northtown Condominiums

PROGRESS PAYMENT NO: Three (3)  
 PROGRESS PAYMENT PERIOD: 9/1/23 - 9/30/23

CONTRACTOR: DNT CONSTRUCTION  
 P O Box 6210  
 Round Rock, Texas 78683

\$315,250.74                      \$20,417.57    \$20,417.57                      \$0.00                      6%

Grading					CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE								
1	Excavation	881	CY	\$ 233.07	\$205,334.67	881.00	0.00	881.00	\$205,334.67	\$205,334.67	\$0.00	100%
2	Embankment	23,194	CY	\$ 4.02	\$93,239.88	14500.00	6000.00	20500.00	\$82,410.00	\$58,290.00	\$24,120.00	88%
					<b>\$298,574.55</b>				<b>\$287,744.67</b>	<b>\$263,624.67</b>	<b>\$24,120.00</b>	<b>96%</b>

Erosion Control					CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE								
1	Area Inlet Protection (New Inlet)	8	EA	\$ 98.03	\$784.24	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
2	Curb Inlet Protection (New Inlet)	4	EA	\$ 98.03	\$392.12	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
3	Stabilized Construction Entrance	1	EA	\$ 1,153.30	\$1,153.30	1.00	0.00	1.00	\$1,153.30	\$1,153.30	\$0.00	100%
4	Silt Fence	4,018	LF	\$ 10.57	\$42,470.26	4018.00	0.00	4018.00	\$42,470.26	\$42,470.26	\$0.00	100%
5	Mulch Sock	40	LF	\$ 7.78	\$311.20	40.00	0.00	40.00	\$311.20	\$311.20	\$0.00	100%
6	Temporary Rock Berm	46	LF	\$ 25.95	\$1,193.70	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
7	Trench Safety Plan Implementation	1	LS	\$ 1,729.95	\$1,729.95	1.00	0.00	1.00	\$1,729.95	\$1,729.95	\$0.00	100%
8	Stormwater Pollution Prevention Plan (SWPP)	1	LS	\$ 3,459.91	\$3,459.91	1.00	0.00	1.00	\$3,459.91	\$3,459.91	\$0.00	100%
					<b>\$51,494.68</b>				<b>\$49,124.62</b>	<b>\$49,124.62</b>	<b>\$0.00</b>	<b>95%</b>

Wastewater Improvements (Non-Reimbursable)					CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE								
1	Removal/Decommission of 4' Dia. Manhole	2	EA	\$ 1,739.51	\$3,477.02	0.00	2.00	2.00	\$3,477.02	\$0.00	\$3,477.02	100%
2	Removal/Decommission of 8' Dia. PVC (SDR-26)	228	LF	\$ 31.51	\$7,184.28	0.00	228.00	228.00	\$7,184.28	\$0.00	\$7,184.28	100%
3	Pipe, 8" Dia. PVC (SDR-26) – WW Line Type	205	LF	\$ 69.68	\$14,284.40	0.00	205.00	205.00	\$14,284.40	\$0.00	\$14,284.40	100%
4	4' Dia. Wastewater Manhole (New Construction)	4	EA	\$ 6,342.74	\$25,370.96	0.00	4.00	4.00	\$25,370.96	\$0.00	\$25,370.96	100%
5	Connect to Existing 8" Wastewater Line	1	EA	\$ 1,453.61	\$1,453.61	0.00	1.00	1.00	\$1,453.61	\$0.00	\$1,453.61	100%
6	Trench Excavation Safety	205	LF	\$ 1.15	\$235.75	0.00	205.00	205.00	\$235.75	\$0.00	\$235.75	100%
7	Temporary By-Pass Pumping	1	LS	\$ 28,470.73	\$28,470.73	0.00	1.00	1.00	\$28,470.73	\$0.00	\$28,470.73	100%
					<b>\$80,476.75</b>				<b>\$80,476.75</b>	<b>\$0.00</b>	<b>\$80,476.75</b>	<b>100%</b>

General Conditions					CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE								
1	Payment and Performance Bonds	1	LS	\$ 17,673.12	\$17,673.12	1.00	0.00	1.00	\$17,673.12	\$17,673.12	\$0.00	100%
					<b>\$17,673.12</b>				<b>\$17,673.12</b>	<b>\$17,673.12</b>	<b>\$0.00</b>	<b>100%</b>

TOTAL CONTRACT

**\$1,231,526.98                      \$840,453.10    \$372,239.93                      \$468,213.17                      68%**

TOTAL COMPLETED TO DATE	\$ 840,453.10
TOTAL COMPLETED/ STORED TO DATE	\$ 840,453.10
RETAINAGE HELD	\$ 84,045.31
TOTAL CPLT LESS RETAINAGE	\$ 756,407.79
LESS PREVIOUS BILLINGS	\$ 335,015.94
CURRENT PAYMENT DUE	\$ 421,391.85

ORIGINAL CONTRACT AMOUNT	\$ 1,231,526.98
CONTRACT CHANGES	\$ -
TOTAL CONTRACT W/ CHANGES	\$ 1,231,526.98
WORK COMPLETED TO DATE	\$ 840,453.10
BALANCE TO COMPLETE	\$ 391,073.88

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Village at Northtown Condominiums

Job No. 10-2618

On receipt by the signer of this document of a check from KB Homes Lone Star Inc. (maker of check) in the sum of \$421,391.85 payable to DNT Construction, LLC (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of KB Homes Lone Star Inc. (owner) located at Pflugerville, Texas (location) to the following extent: Village at Northtown Condominiums (job description).

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

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

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

Date 9/14/2023

DNT Construction, LLC (Company name)

By  (Signature)

Dean Tomme, President (Title)

SUBSCRIBED AND SWORN TO BEFORE ME on this 14 September 2023 to certify which witness my hand and official seal of office.



  
Notary Public, State of Texas

Kristyne Watley  
Printed Name of Notary  
My Commission Expires: March 18, 2024

# APPLICATION AND CERTIFICATE FOR PAYMENT/ DNT Construction

TO (OWNER) 1062 KB Home Lone Star, Inc. 10800 Pecan Park Blvd., Suite 200 Austin, TX 78750	PROJECT: 10-2618 Village at Northtown Condominiums Utilities	APPLICATION NO. Four (4) PERIOD TO: 10/1/23 - 10/31/23	Distribution \$ 387,212.21 \$ 38,721.22 \$ 348,490.99
CONTRACTOR: DNT Construction P O Box 6210 Round Rock, Texas 78683	ENGINEER: Walker Partners, LLC 804 Las Cimas Pkwy., Ste. 150 Austin, TX 78746	DNT CONSTRUCTION INVOICE NO. 2618-4U CONTRACT DATE:	

CHANGE ORDER SUMMARY		
Change orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	\$0.00	\$0.00
Approved this Month		
Number	Date Approved	
1		
2		
3		
4		
TOTALS	\$0.00	\$0.00
Net change by Change Orders		\$0.00

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

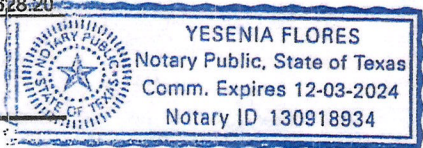
Application is made for Payment, as shown below, in connection with the Contract.  
Continuation Sheet Attached

1 ORIGINAL CONTRACT SUM	\$ 1,231,526.98
2 Net change by Change Orders	\$ -
3 CONTRACT SUM TO DATE	\$ 1,231,526.98
4 TOTAL COMPLETED & STORED TO DATE (Column G on J703)	\$ 1,227,665.31
5 Retainage:	
a. 10 % of Cpt Wk	\$ 122,766.53
(Column D + E on J703)	
b. 10 % of Stored Mt	\$ -
(Column F on J703)	
Total Retainage (Line 5a + 5b or (Total in Column 1 of J703)	\$ 122,766.53
6 TOTAL EARNED LESS RETAINAGE	\$ 1,104,898.78
(Line 4 less 5 Total)	
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates)	\$ 756,407.79
8 CURRENT PAYMENT DUE	\$ 348,490.99
9 BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$ 126,628.20

**CONTRACTOR: DNT CONSTRUCTION, LLC**

By: Kristyne Walley Date: 10/16/23  
Kristyne Walley, Contract Administrator

State of: TEXAS County of: TRAVIS  
Subscribed and sworn to before me this 16 day of October, 2023  
Notary Public: Yessenia Flores  
My Commission expires: 12/03/2024  
Yessenia Flores  
Northtown MUD



KB Home Lone Star, Inc.

By: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

Walker Group Engineering

By: \_\_\_\_\_ Date: \_\_\_\_\_

**ENGINEER CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED  
(Attach explanation if amount certified differs from the amount applied for.)  
ENGINEER  
By: \_\_\_\_\_ Date: \_\_\_\_\_

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

**DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT**

CONTRACT: Village at Northtown Condominiums

CONTRACTOR: DNT CONSTRUCTION  
P O Box 6210  
Round Rock, Texas 78683

PROGRESS PAYMENT NO: **Four (4)**  
PROGRESS PAYMENT PERIOD: **10/1/23 - 10/31/23**

Wastewater Improvements					CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE	
1	4' Dia. Wastewater Manhole	10	EA	\$ 4,730.62	\$47,306.20	10.00	0.00	10.00	\$47,306.20	\$47,306.20	\$0.00	100%
2	Pipe, 8" Dia. PVC (SDR-26) – WW Line Type	1110	LF	\$ 60.73	\$67,410.30	1110.00	0.00	1110.00	\$67,410.30	\$67,410.30	\$0.00	100%
3	Pipe, 16" Steel Encasement	10	LF	\$ 153.97	\$1,539.70	10.00	0.00	10.00	\$1,539.70	\$1,539.70	\$0.00	100%
4	Double Wastewater Service – (Long)	6	EA	\$ 3,529.57	\$21,177.42	6.00	0.00	6.00	\$21,177.42	\$21,177.42	\$0.00	100%
5	Double Wastewater Service – (Short)	13	EA	\$ 3,060.33	\$39,784.29	13.00	0.00	13.00	\$39,784.29	\$39,784.29	\$0.00	100%
6	Single Wastewater Service – (Long)	3	EA	\$ 3,011.80	\$9,035.40	3.00	0.00	3.00	\$9,035.40	\$9,035.40	\$0.00	100%
7	Single Wastewater Service – (Short)	2	EA	\$ 1,411.80	\$2,823.60	2.00	0.00	2.00	\$2,823.60	\$2,823.60	\$0.00	100%
8	Adjust Wastewater Manhole Rim to Finished Grade & Recoat	2	EA	\$ 217.60	\$435.20	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
9	Trench Excavation Safety	1110	LF	\$ 2.03	\$2,253.30	1110.00	0.00	1110.00	\$2,253.30	\$2,253.30	\$0.00	100%
10	Construction Staking	1.00	LS	\$ 4,769.00	\$4,769.00	1.00	0.00	1.00	\$4,769.00	\$4,769.00	\$0.00	100%
					<b>\$196,534.41</b>				<b>\$196,099.21</b>	<b>\$196,099.21</b>	<b>\$0.00</b>	<b>100%</b>

Water Improvements					CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE	
1	Pipe, 8" Dia. PVC (C-900) – Water Line Type	1363	LF	\$ 72.72	\$99,117.36	1036.00	327.00	1363.00	\$99,117.36	\$75,337.92	\$23,779.44	100%
2	8" Gate Valve	4	EA	\$ 2,979.25	\$11,917.00	4.00	0.00	4.00	\$11,917.00	\$11,917.00	\$0.00	100%
3	8"x6" Reducer	2	EA	\$ 610.95	\$1,221.90	2.00	0.00	2.00	\$1,221.90	\$1,221.90	\$0.00	100%
4	12"x8" Reducer	1	EA	\$ 489.27	\$489.27	1.00	0.00	1.00	\$489.27	\$489.27	\$0.00	100%
5	Fire Hydrant Assembly	5	EA	\$ 7,635.40	\$38,177.00	2.00	3.00	5.00	\$38,177.00	\$15,270.80	\$22,906.20	100%
6	Double Water Service – (Long)	7	EA	\$ 3,504.22	\$24,529.54	7.00	0.00	7.00	\$24,529.54	\$24,529.54	\$0.00	100%
7	Double Water Service – (Short)	9	EA	\$ 2,928.84	\$26,359.56	9.00	0.00	9.00	\$26,359.56	\$26,359.56	\$0.00	100%
8	Single Water Service – (Long)	5	EA	\$ 2,946.46	\$14,732.30	0.00	5.00	5.00	\$14,732.30	\$0.00	\$14,732.30	100%
9	Single Water Service – (Short)	6	EA	\$ 2,521.96	\$15,131.76	0.00	6.00	6.00	\$15,131.76	\$0.00	\$15,131.76	100%
10	Remove Existing Air Release Valve & 12" Plug	1	EA	\$ 301.56	\$301.56	1.00	0.00	1.00	\$301.56	\$301.56	\$0.00	100%
11	Remove Existing 8" Plug	1	EA	\$ 603.14	\$603.14	1.00	0.00	1.00	\$603.14	\$603.14	\$0.00	100%
12	Connect to Existing 12" Water Line	1	EA	\$ 3,882.25	\$3,882.25	0.00	1.00	1.00	\$3,882.25	\$0.00	\$3,882.25	100%
13	Connect to Existing 8" Water Line	1	EA	\$ 1,797.57	\$1,797.57	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
14	Restrained Joint Pipe – PVC – (C-900)	525	LF	\$ 59.70	\$31,342.50	525.00	0.00	525.00	\$31,342.50	\$31,342.50	\$0.00	100%
15	Trench Excavation Safety	1363	LF	\$ 1.15	\$1,567.45	1036.00	327.00	1363.00	\$1,567.45	\$1,191.40	\$376.05	100%
16	Construction Staking	1	LS	\$ 352.57	\$352.57	1.00	0.00	1.00	\$352.57	\$352.57	\$0.00	100%
					<b>\$271,522.73</b>				<b>\$269,725.16</b>	<b>\$188,917.16</b>	<b>\$80,808.00</b>	<b>99%</b>

Drainage Improvements					CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE	
1	Pipe, 18" Dia. RCP Type III (All Depths)	392.00	LF	\$ 68.22	\$26,742.24	39.00	353.00	392.00	\$26,742.24	\$2,660.58	\$24,081.66	100%
2	Pipe, 30" Dia. RCP Type III (All Depths)	189	LF	\$ 119.80	\$22,642.20	18.00	171.00	189.00	\$22,642.20	\$2,156.40	\$20,485.80	100%
3	Pipe, 36" Dia. RCP Type III (All Depths)	485	LF	\$ 152.85	\$74,132.25	48.00	437.00	485.00	\$74,132.25	\$7,336.80	\$66,795.45	100%
4	Pipe, 42" Dia. RCP Type III (All Depths)	189	LF	\$ 206.55	\$39,037.95	18.00	171.00	189.00	\$39,037.95	\$3,717.90	\$35,320.05	100%
5	Pipe, 48" Dia. RCP Type III (All Depths)	200	LF	\$ 225.72	\$45,144.00	20.00	180.00	200.00	\$45,144.00	\$4,514.40	\$40,629.60	100%
6	Pipe, 60" Dia. RCP Type III (All Depths)	8	LF	\$ 393.67	\$3,149.36	0.08	7.92	8.00	\$3,149.36	\$31.49	\$3,117.87	100%
7	Pre-Cast Junction Box, (4'x4')	1	EA	\$ 4,091.03	\$4,091.03	0.00	1.00	1.00	\$4,091.03	\$0.00	\$4,091.03	100%
8	Pre-Cast Junction Box, (5'x5')	1	EA	\$ 5,071.26	\$5,071.26	0.00	1.00	1.00	\$5,071.26	\$0.00	\$5,071.26	100%
9	Junction Box, (8'x8') with 4'x4' Grate Inlet on Top	1	EA	\$ 8,870.53	\$8,870.53	0.00	1.00	1.00	\$8,870.53	\$0.00	\$8,870.53	100%
10	Junction Box, (5'x5') with 3'x32' Grate Inlet on Top	2	EA	\$ 6,543.77	\$13,087.54	0.00	2.00	2.00	\$13,087.54	\$0.00	\$13,087.54	100%
11	Standard Pre-Cast Manhole, 4' Dia. With (FISH) Storm Sewer L	3	EA	\$ 4,301.92	\$12,905.76	0.00	3.00	3.00	\$12,905.76	\$0.00	\$12,905.76	100%
12	Standard Pre-Cast Manhole, 5' Dia. With (FISH) Storm Sewer L	1	EA	\$ 6,215.90	\$6,215.90	0.00	1.00	1.00	\$6,215.90	\$0.00	\$6,215.90	100%
13	10' Curb Inlet	4	EA	\$ 6,999.09	\$27,996.36	0.00	4.00	4.00	\$27,996.36	\$0.00	\$27,996.36	100%
14	4'x4' Grate Inlet	1	EA	\$ 4,446.23	\$4,446.23	0.00	1.00	1.00	\$4,446.23	\$0.00	\$4,446.23	100%
15	5'x5' Area Inlet	1	EA	\$ 5,736.67	\$5,736.67	0.00	1.00	1.00	\$5,736.67	\$0.00	\$5,736.67	100%
16	4'x4' Area Inlet	2	EA	\$ 3,493.49	\$6,986.98	0.00	2.00	2.00	\$6,986.98	\$0.00	\$6,986.98	100%
17	3'x3' Area Inlet	1	EA	\$ 3,040.71	\$3,040.71	0.00	1.00	1.00	\$3,040.71	\$0.00	\$3,040.71	100%
18	Remove Existing Plug	1	EA	\$ 603.14	\$603.14	0.00	1.00	1.00	\$603.14	\$0.00	\$603.14	100%
19	Connect to Existing 60" Storm Drain Line	1	EA	\$ 1,179.80	\$1,179.80	0.00	1.00	1.00	\$1,179.80	\$0.00	\$1,179.80	100%
20	Adjust Existing Storm Drain Manhole Rim to finished Grade	2	EA	\$ 217.60	\$435.20	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
21	Headwall with Mortared Rock Armor	1	EA	\$ 2,038.46	\$2,038.46	0.00	1.00	1.00	\$2,038.46	\$0.00	\$2,038.46	100%
22	Trench Excavation Safety	1,463	LF	\$ 1.15	\$1,682.45	0.00	1,463.00	1,463.00	\$1,682.45	\$0.00	\$1,682.45	100%
23	Construction Staking	1	LS	\$ 14.72	\$14.72	0.00	1.00	1.00	\$14.72	\$0.00	\$14.72	100%

**DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT**

CONTRACT: Village at Northtown Condominiums

PROGRESS PAYMENT NO: **Four (4)**  
 PROGRESS PAYMENT PERIOD: **10/1/23 - 10/31/23**

CONTRACTOR: **DNT CONSTRUCTION**  
 P O Box 6210  
 Round Rock, Texas 78683

	<b>\$315,250.74</b>	<b>\$314,815.54</b>	<b>\$20,417.57</b>	<b>\$294,397.97</b>	<b>100%</b>
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Grading					CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE								
1	Excavation	881	CY	\$ 233.07	\$205,334.67	881.00	0.00	881.00	\$205,334.67	\$205,334.67	\$0.00	100%
2	Embankment	23,194	CY	\$ 4.02	\$93,239.88	20500.00	2694.00	23194.00	\$93,239.88	\$82,410.00	\$10,829.88	100%
					<b>\$298,574.55</b>				<b>\$298,574.55</b>	<b>\$287,744.67</b>	<b>\$10,829.88</b>	<b>100%</b>

Erosion Control					CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE								
1	Area Inlet Protection (New Inlet)	8	EA	\$ 98.03	\$784.24	0.00	8.00	8.00	\$784.24	\$0.00	\$784.24	100%
2	Curb Inlet Protection (New Inlet)	4	EA	\$ 98.03	\$392.12	0.00	4.00	4.00	\$392.12	\$0.00	\$392.12	100%
3	Stabilized Construction Entrance	1	EA	\$ 1,153.30	\$1,153.30	1.00	0.00	1.00	\$1,153.30	\$1,153.30	\$0.00	100%
4	Silt Fence	4,018	LF	\$ 10.57	\$42,470.26	4018.00	0.00	4018.00	\$42,470.26	\$42,470.26	\$0.00	100%
5	Mulch Sock	40	LF	\$ 7.78	\$311.20	40.00	0.00	40.00	\$311.20	\$311.20	\$0.00	100%
6	Temporary Rock Berm	46	LF	\$ 25.95	\$1,193.70	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
7	Trench Safety Plan Implementation	1	LS	\$ 1,729.95	\$1,729.95	1.00	0.00	1.00	\$1,729.95	\$1,729.95	\$0.00	100%
8	Stormwater Pollution Prevention Plan (SWPP)	1	LS	\$ 3,459.91	\$3,459.91	1.00	0.00	1.00	\$3,459.91	\$3,459.91	\$0.00	100%
					<b>\$51,494.68</b>				<b>\$50,300.98</b>	<b>\$49,124.62</b>	<b>\$1,176.36</b>	<b>98%</b>

Wastewater Improvements (Non-Reimbursable)					CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE								
1	Removal/Decommission of 4' Dia. Manhole	2	EA	\$ 1,738.51	\$3,477.02	2.00	0.00	2.00	\$3,477.02	\$3,477.02	\$0.00	100%
2	Removal/Decommission of 8' Dia. PVC (SDR-26)	228	LF	\$ 31.51	\$7,184.28	228.00	0.00	228.00	\$7,184.28	\$7,184.28	\$0.00	100%
3	Pipe, 8" Dia. PVC (SDR-26) - WW Line Type	205	LF	\$ 69.68	\$14,284.40	205.00	0.00	205.00	\$14,284.40	\$14,284.40	\$0.00	100%
4	4' Dia. Wastewater Manhole (New Construction)	4	EA	\$ 6,342.74	\$25,370.96	4.00	0.00	4.00	\$25,370.96	\$25,370.96	\$0.00	100%
5	Connect to Existing 8" Wastewater Line	1	EA	\$ 1,453.61	\$1,453.61	1.00	0.00	1.00	\$1,453.61	\$1,453.61	\$0.00	100%
6	Trench Excavation Safety	205	LF	\$ 1.15	\$235.75	205.00	0.00	205.00	\$235.75	\$235.75	\$0.00	100%
7	Temporary By-Pass Pumping	1	LS	\$ 28,470.73	\$28,470.73	1.00	0.00	1.00	\$28,470.73	\$28,470.73	\$0.00	100%
					<b>\$80,476.75</b>				<b>\$80,476.75</b>	<b>\$80,476.75</b>	<b>\$0.00</b>	<b>100%</b>

General Conditions					CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE								
1	Payment and Performance Bonds	1	LS	\$ 17,673.12	\$17,673.12	1.00	0.00	1.00	\$17,673.12	\$17,673.12	\$0.00	100%
					<b>\$17,673.12</b>				<b>\$17,673.12</b>	<b>\$17,673.12</b>	<b>\$0.00</b>	<b>100%</b>

<b>TOTAL CONTRACT</b>	<b>\$1,231,526.98</b>	<b>\$1,227,665.31</b>	<b>\$840,453.10</b>	<b>\$387,212.21</b>	<b>100%</b>
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TOTAL COMPLETED TO DATE	\$ 1,227,665.31
TOTAL COMPLETED/ STORED TO DATE	\$ 1,227,665.31
RETAINAGE HELD	\$ 122,766.53
TOTAL CPLT LESS RETAINAGE	\$ 1,104,898.78
LESS PREVIOUS BILLINGS	\$ 756,407.79
CURRENT PAYMENT DUE	\$ 348,490.99

ORIGINAL CONTRACT AMOUNT	\$ 1,231,526.98	
CONTRACT CHANGES	\$ -	
TOTAL CONTRACT W/ CHANGES	\$ 1,231,526.98	\$ -
WORK COMPLETED TO DATE	\$ 1,227,665.31	
BALANCE TO COMPLETE	\$ 386.67	



CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Village at Northtown Condominiums

Job No. 10-2618

On receipt by the signer of this document of a check from KB Homes Lone Star Inc. (maker of check) in the sum of \$348,490.99 payable to DNT Construction, LLC (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of KB Homes Lone Star Inc. (owner) located at Pflugerville, Texas (location) to the following extent: Village at Northtown Condominiums (job description).

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

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

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

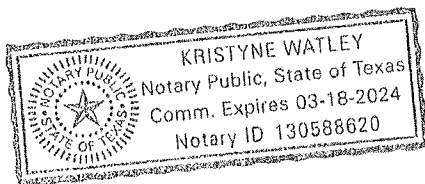
Date 10/16/2023

DNT Construction, LLC (Company name)

By Laurie Weisensel (Signature)

Laurie Weisensel, CFO (Title)

SUBSCRIBED AND SWORN TO BEFORE ME on this 16 October 2023 to certify which witness my hand and official seal of office.



Kristyne Watley  
Notary Public State of Texas

Kristyne Watley  
Printed Name of Notary  
My Commission Expires: March 18, 2024

KB HOME  
WIRE REQUEST FORM

Division/Company No: Austin / 868

Date Requested: 1.22.2024 Date Required: 1.29.2024

Amount Required \$ 2401.17

Explanation: Joint Account for Mud Reimbursables Villages of Northtown II Utilities

Payee: DNT Construction

Vendor Number\*: 10012748

Bank Name & A/C #: Bank of America 1453052202

Bank ABA #: 1453042661

Special Instructions: CODING: Vlg at Northtown II LP 03 868330


Reason payee cannot be paid by ACH or check: VNT 2 Joint Account

Reason for same day wire: \_\_\_\_\_

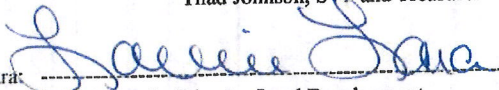
\*Required for all non-repetitive wires. Please contact corporate A/P processor at NAPA in advance to obtain vendor number as we will not initiate wires unless the payee has been set up in the system.

\*Please attach relevant back-up documents with this request. The wire will not be sent without relevant back-up confirming the dollar amount requested.

Requested by: Sharie Binger  
(requestor cannot be the approver)

Approved by:   
(Spencer Koch, Senior Director Finance)

Treasury Approval: Thad Johnson, SVP and Treasurer

Laurie Lara:   
Sr. Director Land Development

# APPLICATION AND CERTIFICATE FOR PAYMENT/ DNT Construction

TO (OWNER: 1062 KB Home Lone Star, Inc. 10800 Pecan Park Blvd., Suite 200 Austin, TX 78750	PROJECT: 10-2618 Village at Northtown Condominiums Utilities	APPLICATION NO: Five (5)	Distribution \$ 2,667.97 \$ 266.80 \$ 2,401.17
CONTRACTOR: DNT Construction P O Box 6210 Round Rock, Texas 78683	ENGINEER: Walker Partners, LLC 804 Las Cimas Pkwy., Ste. 150 Austin, TX 78746	PERIOD TO: 1/1/24 - 1/31/24	DNT CONSTRUCTION INVOICE NO. 2618-SU
CONTRACT DATE:			Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet Attached

## CHANGE ORDER SUMMARY

Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$0.00	\$0.00
Approved this Month			
Number	Date Approved		
1			
2			
3			
4			
TOTALS		\$0.00	\$0.00
Net change by Change Orders		\$0.00	

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

CONTRACTOR: DNT CONSTRUCTION, LLC

By: Kristyne Walley Date: 1/18/24  
Kristyne Walley Contract Administrator

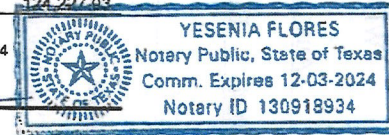
KB Home Lone Star, Inc.  
By: Saeed Java Date: 1/23/24

Walker Group Engineering

By: \_\_\_\_\_ Date: \_\_\_\_\_

1 ORIGINAL CONTRACT SUM	\$ 1,231,526.98
2 Net change by Change Orders	\$
3 CONTRACT SUM TO DATE	\$ 1,231,526.98
4 TOTAL COMPLETED & STORED TO DATE (Column G on J703)	\$ 1,230,333.28
5 Retainage:	
a. 10 % of Cpt Wk \$ 123,033.33 (Column D + E on J703)	
b. 10 % of Stored Mt \$ - (Column F on J703)	
Total Retainage (Line 5a + 5b or (Total in Column 1 of J703)	\$ 123,033.33
6 TOTAL EARNED LESS RETAINAGE (Line 4 less 5 Total)	\$ 1,107,299.95
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates)	\$ 1,104,898.78
8 CURRENT PAYMENT DUE	\$ 2,401.17
9 BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 8)	\$ 124,227.03

State of TEXAS County of: TRAVIS  
Subscribed and sworn to before me this 18 day of January, 2024  
Notary Public: Yesenia Flores  
My Commission expires: 12/03/2024  
Northtown MUD



By: \_\_\_\_\_ Date: \_\_\_\_\_

## ENGINEER CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED  
(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER  
By: [Signature] Date: 1/18/24

DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

CONTRACT: Village at Northtown Condominiums

CONTRACTOR: DNT CONSTRUCTION  
P O Box 6210  
Round Rock, Texas 78683

PROGRESS PAYMENT NO: Five (5)  
PROGRESS PAYMENT PERIOD: 1/1/24 - 1/31/24

Wastewater Improvements					CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE								
1	4' Dia. Wastewater Manhole	10	EA	\$ 4,730.82	\$47,306.20	10.00	0.00	10.00	\$47,306.20	\$47,306.20	\$0.00	100%
2	Pipe, 8" Dia. PVC (SDR-26) - WW Line Type	1110	LF	\$ 60.73	\$67,410.30	1110.00	0.00	1110.00	\$67,410.30	\$67,410.30	\$0.00	100%
3	Pipe, 16" Steel Encasement	10	LF	\$ 153.97	\$1,539.70	10.00	0.00	10.00	\$1,539.70	\$1,539.70	\$0.00	100%
4	Double Wastewater Service - (Long)	6	EA	\$ 3,529.57	\$21,177.42	6.00	0.00	6.00	\$21,177.42	\$21,177.42	\$0.00	100%
5	Double Wastewater Service - (Short)	13	EA	\$ 3,060.33	\$39,784.29	13.00	0.00	13.00	\$39,784.29	\$39,784.29	\$0.00	100%
6	Single Wastewater Service - (Long)	3	EA	\$ 3,011.80	\$9,035.40	3.00	0.00	3.00	\$9,035.40	\$9,035.40	\$0.00	100%
7	Single Wastewater Service - (Short)	2	EA	\$ 1,411.80	\$2,823.60	2.00	0.00	2.00	\$2,823.60	\$2,823.60	\$0.00	100%
8	Adjust Wastewater Manhole Rim to Finished Grade & Recoat	2	EA	\$ 217.80	\$435.20	0.00	2.00	2.00	\$435.20	\$0.00	\$435.20	100%
9	Trench Excavation Safety	1110	LF	\$ 2.03	\$2,253.30	1110.00	0.00	1110.00	\$2,253.30	\$2,253.30	\$0.00	100%
10	Construction Staking	1.00	LS	\$ 4,769.00	\$4,769.00	1.00	0.00	1.00	\$4,769.00	\$4,769.00	\$0.00	100%
					\$196,534.41				\$196,534.41	\$196,099.21	\$435.20	100%

Water Improvements					CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE								
1	Pipe, 8" Dia. PVC (C-900) - Water Line Type	1363	LF	\$ 72.72	\$99,117.36	1363.00	0.00	1363.00	\$99,117.36	\$99,117.36	\$0.00	100%
2	8" Gate Valve	4	EA	\$ 2,979.25	\$11,917.00	4.00	0.00	4.00	\$11,917.00	\$11,917.00	\$0.00	100%
3	8"x6" Reducer	2	EA	\$ 610.95	\$1,221.90	2.00	0.00	2.00	\$1,221.90	\$1,221.90	\$0.00	100%
4	12"x8" Reducer	1	EA	\$ 489.27	\$489.27	1.00	0.00	1.00	\$489.27	\$489.27	\$0.00	100%
5	Fire Hydrant Assembly	5	EA	\$ 7,635.40	\$38,177.00	5.00	0.00	5.00	\$38,177.00	\$38,177.00	\$0.00	100%
6	Double Water Service - (Long)	7	EA	\$ 3,504.22	\$24,529.54	7.00	0.00	7.00	\$24,529.54	\$24,529.54	\$0.00	100%
7	Double Water Service - (Short)	9	EA	\$ 2,928.84	\$26,359.56	9.00	0.00	9.00	\$26,359.56	\$26,359.56	\$0.00	100%
8	Single Water Service - (Long)	5	EA	\$ 2,946.46	\$14,732.30	5.00	0.00	5.00	\$14,732.30	\$14,732.30	\$0.00	100%
9	Single Water Service - (Short)	6	EA	\$ 2,521.96	\$15,131.76	6.00	0.00	6.00	\$15,131.76	\$15,131.76	\$0.00	100%
10	Remove Existing Air Release Valve & 12" Plug	1	EA	\$ 301.56	\$301.56	1.00	0.00	1.00	\$301.56	\$301.56	\$0.00	100%
11	Remove Existing 8" Plug	1	EA	\$ 603.14	\$603.14	1.00	0.00	1.00	\$603.14	\$603.14	\$0.00	100%
12	Connect to Existing 12" Water Line	1	EA	\$ 3,882.25	\$3,882.25	1.00	0.00	1.00	\$3,882.25	\$3,882.25	\$0.00	100%
13	Connect to Existing 8" Water Line	1	EA	\$ 1,797.57	\$1,797.57	0.00	1.00	1.00	\$1,797.57	\$0.00	\$1,797.57	100%
14	Restrained Joint Pipe - PVC - (C-900)	525	LF	\$ 59.70	\$31,342.50	525.00	0.00	525.00	\$31,342.50	\$31,342.50	\$0.00	100%
15	Trench Excavation Safety	1363	LF	\$ 1.15	\$1,567.45	1363.00	0.00	1363.00	\$1,567.45	\$1,567.45	\$0.00	100%
16	Construction Staking	1	LS	\$ 352.57	\$352.57	1.00	0.00	1.00	\$352.57	\$352.57	\$0.00	100%
					\$271,522.73				\$271,522.73	\$269,726.16	\$1,797.57	100%

Drainage Improvements					CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE								
1	Pipe, 18" Dia. RCP Type III (All Depths)	392.00	LF	\$ 68.22	\$26,742.24	392.00	0.00	392.00	\$26,742.24	\$26,742.24	\$0.00	100%
2	Pipe, 30" Dia. RCP Type III (All Depths)	189	LF	\$ 118.80	\$22,642.20	189.00	0.00	189.00	\$22,642.20	\$22,642.20	\$0.00	100%
3	Pipe, 36" Dia. RCP Type III (All Depths)	485	LF	\$ 152.85	\$74,132.25	485.00	0.00	485.00	\$74,132.25	\$74,132.25	\$0.00	100%
4	Pipe, 42" Dia. RCP Type III (All Depths)	189	LF	\$ 206.55	\$39,037.95	189.00	0.00	189.00	\$39,037.95	\$39,037.95	\$0.00	100%
5	Pipe, 48" Dia. RCP Type III (All Depths)	200	LF	\$ 225.72	\$45,144.00	200.00	0.00	200.00	\$45,144.00	\$45,144.00	\$0.00	100%
6	Pipe, 60" Dia. RCP Type III (All Depths)	8	LF	\$ 393.67	\$3,149.36	8.00	0.00	8.00	\$3,149.36	\$3,149.36	\$0.00	100%
7	Pre-Cast Junction Box, (4'x4')	1	EA	\$ 4,091.03	\$4,091.03	1.00	0.00	1.00	\$4,091.03	\$4,091.03	\$0.00	100%
8	Pre-Cast Junction Box, (5'x5')	1	EA	\$ 5,071.26	\$5,071.26	1.00	0.00	1.00	\$5,071.26	\$5,071.26	\$0.00	100%
9	Junction Box, (6'x6') with 4'x4' Grate Inlet on Top	1	EA	\$ 8,870.53	\$8,870.53	1.00	0.00	1.00	\$8,870.53	\$8,870.53	\$0.00	100%
10	Junction Box, (5'x5') with 3'x3' Grate Inlet on Top	2	EA	\$ 6,543.77	\$13,087.54	2.00	0.00	2.00	\$13,087.54	\$13,087.54	\$0.00	100%
11	Standard Pre-Cast Manhole, 4' Dia. With (FISH) Storm Sewer L	3	EA	\$ 4,301.92	\$12,905.76	3.00	0.00	3.00	\$12,905.76	\$12,905.76	\$0.00	100%
12	Standard Pre-Cast Manhole, 5' Dia. With (FISH) Storm Sewer L	1	EA	\$ 6,215.90	\$6,215.90	1.00	0.00	1.00	\$6,215.90	\$6,215.90	\$0.00	100%
13	10' Curb Inlet	4	EA	\$ 6,999.09	\$27,996.36	4.00	0.00	4.00	\$27,996.36	\$27,996.36	\$0.00	100%
14	4'x4' Grate Inlet	1	EA	\$ 4,446.23	\$4,446.23	1.00	0.00	1.00	\$4,446.23	\$4,446.23	\$0.00	100%
15	5'x5' Area Inlet	1	EA	\$ 5,736.67	\$5,736.67	1.00	0.00	1.00	\$5,736.67	\$5,736.67	\$0.00	100%
16	4'x4' Area Inlet	2	EA	\$ 3,493.49	\$6,986.98	2.00	0.00	2.00	\$6,986.98	\$6,986.98	\$0.00	100%
17	3'x3' Area Inlet	1	EA	\$ 3,040.71	\$3,040.71	1.00	0.00	1.00	\$3,040.71	\$3,040.71	\$0.00	100%
18	Remove Existing Plug	1	EA	\$ 603.14	\$603.14	1.00	0.00	1.00	\$603.14	\$603.14	\$0.00	100%
19	Connect to Existing 60" Storm Drain Line	1	EA	\$ 1,179.80	\$1,179.80	1.00	0.00	1.00	\$1,179.80	\$1,179.80	\$0.00	100%
20	Adjust Existing Storm Drain Manhole Rim to finished Grade	2	EA	\$ 217.80	\$435.20	0.00	2.00	2.00	\$435.20	\$0.00	\$435.20	100%
21	Headwall with Mortared Rock Armor	1	EA	\$ 2,038.46	\$2,038.46	1.00	0.00	1.00	\$2,038.46	\$2,038.46	\$0.00	100%
22	Trench Excavation Safety	1,463	LF	\$ 1.15	\$1,682.45	1463.00	0.00	1463.00	\$1,682.45	\$1,682.45	\$0.00	100%
23	Construction Staking	1	LS	\$ 14.72	\$14.72	1.00	0.00	1.00	\$14.72	\$14.72	\$0.00	100%



CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Village at Northtown Condominiums

Job No. 10-2618

On receipt by the signer of this document of a check from KB Homes Lone Star Inc. (maker of check) in the sum of \$2,401.17 payable to DNT Construction, LLC (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of KB Homes Lone Star Inc. (owner) located at Pflugerville, Texas (location) to the following extent: Village at Northtown Condominiums (job description).

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

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

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

Date 1/18/2024

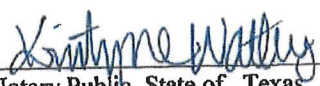
DNT Construction, LLC (Company name)

By  (Signature)

Dean Tomme, President (Title)

SUBSCRIBED AND SWORN TO BEFORE ME on this 18 January 2024 to certify which witness my hand and official seal of office.



  
Notary Public, State of Texas

Kristyne Watley  
Printed Name of Notary  
My Commission Expires: March 18, 2024

# **Northtown Municipal Utility District**

## **Accounting Report**

**March 26, 2024**

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- Review Cash Activity Report, including Receipts and Expenditures.
  - ☑ Action Items:
    - Approval of director and vendor payments.
    - Approval of fund transfers.
- Review February 29, 2024 Financial Statements.





## Cash Activity Reports

**Northtown Municipal Utility District  
Cash Activity Report - ABC Bank Operating Account  
February 29, 2024 - March 26, 2024**

		General Fund Operating Account
<b>Cash Balance - February 29, 2024</b>		<b>17,277.01</b>
<b>Subsequent Activity</b>		<b>1,300.00</b>
Cash Receipts	DNT Construction - Penalty	1,000.00
Cash Receipts	Facility Rentals	300.00
<b>Total Subsequent Activity</b>		<u><b>1,300.00</b></u>
<b>Projected Balance as of March 26, 2024</b>		<b>\$ 18,577.01</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Manager's Account**  
**January 31, 2024 - March 26, 2024**

		<b>General Fund Manager's Account</b>
<b>Cash Balance - January 31, 2024</b>		<b>\$ 273,767.96</b>
<b>Subsequent Activity</b>		<b>(159,649.62)</b>
Transfers approved at the February 29, 2024 Meeting	633,348.34	
Expenditures Approved at the February 29, 2024 Meeting	(745,525.59)	
Payroll Expenses	(47,472.37)	
Payroll and Payroll Taxes	(159,649.62)	
<b>Total Subsequent Activity</b>		<b>(159,649.62)</b>
<b>Cash Balance - February 29, 2024</b>		<b>\$ 114,118.34</b>
<b>Subsequent Expenditures</b>		<b>(38,532.83)</b>
Payroll Expenses	(22,412.84)	
Optimum Business	(400.00)	
Ramona Oliver	(1,354.48)	
AT&T	(1,038.56)	
Cattron North America, Inc.	(625.00)	
Charter Communications	(140.39)	
City of Austin	(2,878.42)	
Petty Cash	(483.00)	
Roy Lee Hill	(100.00)	
Travis Central Appraisal District	(9,100.14)	
Payroll and Payroll Taxes	(38,532.83)	
Park Utilities - March 2024	(400.00)	
Expense Reimbursement	(1,354.48)	
Telephone - February 2024	(1,038.56)	
50 Ac Park Well Auto Dialer	(625.00)	
Park Internet - February 2024	(140.39)	
Utilities - February 2024	(2,878.42)	
Expense Reimbursement	(483.00)	
Pavilion Deposit Refund	(100.00)	
Appraisal Fees - 2nd Quarter FY 2023 - 2024	(9,100.14)	
<b>Total Subsequent Activity</b>		<b>(38,532.83)</b>
<b>Expenditures to be Approved at March 26, 2024 Meeting</b>		<b>(432,802.30)</b>
360 Professional Services, Inc.	(6,375.00)	
Armbrust & Brown, P.L.L.C.	(14,574.04)	
Bott & Douthitt, P.L.L.C.	(5,875.00)	
Brenntag Southwest	(6,313.20)	
City of Austin	(178,880.95)	
City of Round Rock Environmental Services	(250.00)	
Crossroads Utility Services	(58,450.86)	
DSHS Central Lab MC2004	(853.00)	
HydroPro Solutions, LLC	(25,624.71)	
Ramona Oliver	(351.14)	
Texas Disposal Systems, Inc.	(79,389.05)	
TexasScapes	(50,848.91)	
Travis County Sheriff's Department	(2,200.00)	
Tunnel Vision Pipeline Cleaning & Video	(2,016.44)	
Williams Mapping & Consulting	(800.00)	
Engineering Fees - February 2024	(6,375.00)	
Legal Fees - February 2024	(14,574.04)	
Accounting Services - February 2024	(5,875.00)	
Chemicals	(6,313.20)	
W/WW Purchases - February 2024	(178,880.95)	
Bacteriological Test - 24 PA	(250.00)	
Operations - February 2024	(58,450.86)	
Lab Fees 2/2024	(853.00)	
Meter Purchases/Installation	(25,624.71)	
Expense Reimbursement	(351.14)	
Garbage Fees - February 2024	(79,389.05)	
Landscape/Irrigation Maintenance	(50,848.91)	
Security Patrol Vehicle	(2,200.00)	
CCTV Tudory House/Ceylone Tea Cir	(2,016.44)	
Monthly MS4 Inspections	(800.00)	
<b>Total Subsequent Activity</b>		<b>(432,802.30)</b>
<b>Subtotal</b>		<b>(357,216.79)</b>
<b>Transfers to be approved</b>		<b>656,802.30</b>
Transfer for expenditures approved 3/26/2024 from Logic Operating	432,802.30	
Transfer Funds from Logic Operating	224,000.00	
<b>Projected Balance as of March 26, 2024</b>		<b>\$ 299,585.51</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Customer Refund Account**  
**February 29, 2024 - March 26, 2024**

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
<b>Cash Balance - February 29, 2024</b>		<b>\$ 2,956.29</b>
<b>Expenditures to be Approved at March 26, 2024 Meeting</b>		<b>(4,959.20)</b>
Baltierrez, Daniela	Customer Refund	(63.65)
Bell, Kendrick	Customer Refund	(1,056.88)
Bitner, William	Customer Refund	(98.20)
Burleson, Jackie	Customer Refund	(18.42)
Cisneros, Monica	Customer Refund	(52.57)
Das, Sri	Customer Refund	(109.30)
Gamez, Ronald	Customer Refund	(116.70)
Gammage, Lavanua	Customer Refund	(104.28)
Garcia, Anna	Customer Refund	(231.92)
Gonzales, Jose	Customer Refund	(124.10)
Herrera Bolanos, Jason	Customer Refund	(43.29)
Jerrard, Melissa	Customer Refund	(596.98)
KB Homes	Customer Refund	(27.10)
Komatineni, Rohit	Customer Refund	(55.19)
Kula, Jonathan	Customer Refund	(38.13)
Martin, Christopher	Customer Refund	(58.86)
Merit Properties	Customer Refund	(111.77)
Padilla, Laurie	Customer Refund	(102.51)
Pham, Hong	Customer Refund	(65.56)
Pure Operating, LLC	Customer Refund	(73.53)
Pyatalo Jayarama, Reddy	Customer Refund	(105.98)
Rahman, Jennifer	Customer Refund	(125.33)
Reyes, Felipe	Customer Refund	(119.17)
Singh, Ashish	Customer Refund	(92.01)
Sterling, Money	Customer Refund	(557.35)
Syed, Abeer	Customer Refund	(87.40)
Tarantino, Andrew	Customer Refund	(109.30)
Tran, Giao	Customer Refund	(95.11)
Venkataram, Vandana	Customer Refund	(103.13)
Whitmore, Devonte	Customer Refund	(91.60)
Wood, Johnathan	Customer Refund	(253.14)
Zarazua, Sandy	Customer Refund	(70.74)
<b>Total Expenditures</b>		<b>(4,959.20)</b>
<b>Subtotal</b>		<b>(2,002.91)</b>
<b>Transfers to be approved - from TexPool Operating Account</b>		<b>5,000.00</b>
<b>Projected Balance as of March 26, 2024</b>		<b>\$ 2,997.09</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Park Fund Account**  
**February 29, 2024 - March 26, 2024**

	<u>ABC Bank</u> <u>Park</u> <u>Account</u>
<b>Cash Balance - February 29, 2024</b>	<b>\$ 49,950.00</b>
<b>Projected Balance as of March 26, 2024</b>	<b>\$ 49,950.00</b>

**Northtown Municipal Utility District  
Cash/Investment Activity Report  
February 29, 2024 - March 26, 2024**

	Interest Rate	Maturity Date	Balance 2/29/2024	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 3/26/2024	Projected Balance 3/26/2024
<b>General Fund -</b>								
ABC Bank - Operating Account	0.0000%	N/A	\$ 17,277.01	\$ 1,300.00	\$ -	\$ 18,577.01	\$ -	\$ 18,577.01
ABC Bank - Manager's Account	0.0000%	N/A	114,118.34	-	(471,335.13)	(357,216.79)	656,802.30 (1)(2)	299,585.51
ABC Bank - Customer Refunds	0.0000%	N/A	2,956.29	-	(4,959.20)	(2,002.91)	5,000.00 (3)	2,997.09
PNC Bank Lockbox	0.0000%	N/A	52,705.03	-	-	52,705.03	(50,000.00) (4)	2,705.03
Logic Operating - 01	5.4727%	N/A	16,781,420.82	-	-	16,781,420.82	(515,514.81) (1)(2)(5)	16,265,906.01
TexPool Operating	5.3138%	N/A	3,426,785.20	-	-	3,426,785.20	45,000.00 (3)(4)	3,471,785.20
TexPool Fiscal Surety Trail Easement	5.3138%	N/A	111,667.54	-	-	111,667.54	-	111,667.54
<b>Total - General Fund</b>			<b>20,506,930.23</b>	<b>1,300.00</b>	<b>(476,294.33)</b>	<b>20,031,935.90</b>	<b>141,287.49</b>	<b>20,173,223.39</b>
<b>Park Fund -</b>								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	5.4727%	N/A	50,560.64	-	-	50,560.64	-	50,560.64
TexPool Park	5.3138%	N/A	4,904.05	-	-	4,904.05	-	4,904.05
<b>Total - Park Fund</b>			<b>105,414.69</b>	<b>-</b>	<b>-</b>	<b>105,414.69</b>	<b>-</b>	<b>105,414.69</b>
<b>Debt Service Fund -</b>								
Logic - Tax Account	5.4727%	N/A	255,707.94	-	-	255,707.94	(241,287.49) (5)(6)	14,420.45
Logic - Debt Service	5.4727%	N/A	2,968,308.55	-	-	2,968,308.55	100,000.00 (6)	3,068,308.55
TexPool - SR 2020 Cap Int	5.3138%	N/A	172,455.98	-	-	172,455.98	-	172,455.98
<b>Total - Debt Service Fund</b>			<b>3,396,472.47</b>	<b>-</b>	<b>-</b>	<b>3,396,472.47</b>	<b>(141,287.49)</b>	<b>3,255,184.98</b>
<b>Capital Project Fund -</b>								
Logic - SR 2011 CPF	5.4727%	N/A	2,681.93	-	-	2,681.93	-	2,681.93
TexPool - SR 2020 CPF	5.3138%	N/A	4,764,235.11	-	-	4,764,235.11	-	4,764,235.11
<b>Total - Capital Project Fund</b>			<b>4,766,917.04</b>	<b>-</b>	<b>-</b>	<b>4,766,917.04</b>	<b>-</b>	<b>4,766,917.04</b>
<b>Total - All Funds</b>			<b>\$ 28,775,734.43</b>	<b>\$ 1,300.00</b>	<b>\$ (476,294.33)</b>	<b>\$ 28,300,740.10</b>	<b>\$ -</b>	<b>\$ 28,300,740.10</b>

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 432,802.30
- (2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 224,000.00
- (3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Acct: 5,000.00
- (4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: 50,000.00
- (5) To transfer funds from Logic Tax to Logic General Operating Account: 141,287.49
- (6) To transfer funds from Logic Tax to Logic Debt Service Account: 100,000.00

**Northtown M.U.D.  
Collateral Analysis Schedule - ABC Bank  
2/29/2024**

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under) Collateralized</u>
<b>ABC Bank -</b>			
Operating Account (General Fund)	\$ 17,277.01		
Manager's Account (General Fund)	858,405.62		
Customer Deposit Account (General Fund)	23,410.62		
Parks Account (Park Fund)	49,950.00		
<b>Total ABC Bank</b>	<b>949,043.25</b>		
FDIC Coverage		250,000.00	
Pledged Collateral ABC Bank (Market Value)		1,607,722.25	
<b>Total Collateral - ABC Bank</b>			
<b>Total Collateral/Funds ABC Bank</b>	<b>\$ 949,043.25</b>	<b>\$ 1,857,722.25</b>	<b>\$ 908,679.00</b>

**Pledges By Pledgee And Maturity**



**Pledged To: NORTHTOWN MUD**

American Bank of Commerce - Lubbock, TX

As Of 2/29/2024

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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	
9128282A7 FROS: FROST NATL BK - SAI/ ANT	AFS		US TREASURY 11/B 08/15/26		1.50	Aaa	5,000,000.00 3.00%	150,000.00	150,000.00	148,319.08	139,594.50
9128282A7 FROS: FROST NATL BK - SAI/ ANT	AFS		US TREASURY 11/B 08/15/26		1.50	Aaa	5,000,000.00 25.00%	1,250,000.00	1,250,000.00	1,235,992.34	1,163,287.50
912828U24 FROS: FROST NATL BK - SAI/ ANT	AFS		US TREASURY 11/B 11/15/26		2.00	Aaa	5,000,000.00 5.00%	250,000.00	250,000.00	248,385.85	234,492.50
912828U24 FROS: FROST NATL BK - SAI/ ANT	AFS		US TREASURY 11/B 11/15/26		2.00	Aaa	5,000,000.00 1.50%	75,000.00	75,000.00	74,515.76	70,347.75
<b>4 Securities Pledged To: NORTH - NORTHTOWN MUD</b>								<b>1,725,000.00</b>	<b>1,725,000.00</b>	<b>1,707,213.02</b>	<b>1,607,722.25</b>

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.  
2/23/2024 5:57 PM - RBM / WOLF

U84	-----											
	BEGINNING	TAX	BASE TAX	NET BASE TAX	PERCENT	ENDING	P & I	P & I	LRP	OTHER	PENALTY	TOTAL
YEAR	TAX BALANCE	ADJ	COLLECTED	REVERSALS	COLLECTED	COLLECTED	TAX BALANCE	COLLECTED	REVERSALS	COLLECTED	COLLECTED	DISTRIBUTED
1995	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1996	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1997	306.58	.00	.00	.00	.00	.00 %	306.58	.00	.00	.00	.00	.00
1998	590.15	.00	.00	.00	.00	.00 %	590.15	.00	.00	.00	.00	.00
1999	634.04	.00	.00	.00	.00	.00 %	634.04	.00	.00	.00	.00	.00
2000	697.43	.00	.00	.00	.00	.00 %	697.43	.00	.00	.00	.00	.00
2001	752.13	.00	.00	.00	.00	.00 %	752.13	.00	.00	.00	.00	.00
2002	773.70	.00	.00	.00	.00	.00 %	773.70	.00	.00	.00	.00	.00
2003	959.09	.00	.00	.00	.00	.00 %	959.09	.00	.00	.00	.00	.00
2004	965.24	.00	.00	.00	.00	.00 %	965.24	.00	.00	.00	.00	.00
2005	916.16	.00	.00	.00	.00	.00 %	916.16	.00	.00	.00	.00	.00
2006	895.94	.00	.00	.00	.00	.00 %	895.94	.00	.00	.00	.00	.00
2007	968.27	.00	.00	.00	.00	.00 %	968.27	.00	.00	.00	.00	.00
2008	925.73	.00	.00	.00	.00	.00 %	925.73	.00	.00	.00	.00	.00
2009	937.74	.00	.00	.00	.00	.00 %	937.74	.00	.00	.00	.00	.00
2010	2281.97	.00	.00	.00	.00	.00 %	2281.97	.00	.00	.00	.00	.00
2011	2092.47	.00	.00	.00	.00	.00 %	2092.47	.00	.00	.00	.00	.00
2012	2073.36	.00	.00	.00	.00	.00 %	2073.36	.00	.00	.00	.00	.00
2013	2009.86	.00	.00	.00	.00	.00 %	2009.86	.00	.00	.00	.00	.00
2014	2169.57	.00	.00	.00	.00	.00 %	2169.57	.00	.00	.00	.00	.00
2015	2362.07	.00	.00	.00	.00	.00 %	2362.07	.00	.00	.00	.00	.00
2016	2683.57	.00	.00	.00	.00	.00 %	2683.57	.00	.00	.00	.00	.00
2017	4198.72	.00	227.11	.00	227.11	5.41 %	3971.61	62.55	.00	.00	.00	289.66
2018	4956.82	.00	1210.02	.00	1210.02	24.41 %	3746.80	462.97	.00	.00	.00	1672.99
2019	5907.94	.00	1229.65	.00	1229.65	20.81 %	4678.29	743.99	.00	.00	.00	1973.64
2020	5197.53	18.86-	1229.65	18.86	1210.79	23.38 %	3967.88	602.53	.00	.00	.00	1813.32
2021	10054.39	650.56-	1747.89	650.56	1097.33	11.67 %	8306.50	632.44	.00	3.20-	.00	1726.57
2022	31226.20	9728.64-	14166.73	8710.32	5456.41	25.38 %	16041.15	2791.58	.00	.00	.00	8247.99
TOTL	87536.67	10398.06-	19811.05	9379.74	10431.31	13.52 %	66707.30	5296.06	.00	3.20-	.00	15724.17
2023	7151247.77	6816.18-	7039143.72	4007.39	7035136.33	98.47 %	109295.26	2881.90	.00	.00	.00	7038018.23
ENTITY	-----											
TOTL	7238784.44	17214.24-	7058954.77	13387.13	7045567.64	97.56 %	176002.56	8177.96	.00	3.20-	.00	7053742.40



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

TAX YEAR	2023			1997-2022			TOTAL		
	General	Debt Service	Total	General	Debt Service	Total	General	Debt Service	Total
	Fund	Fund		Fund	Fund		Fund	Fund	
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	(925.74)	(481.33)	(1,407.07)	(1,472.73)	(915.94)	(2,388.67)	(2,398.46)	(1,397.28)	(3,795.74)
BASE TAX REV	(925.74)	(481.33)	(1,407.07)	(1,472.73)	(915.94)	(2,388.67)	(2,398.46)	(1,397.28)	(3,795.74)
TAXES	131,318.82	68,278.56	199,597.38	5,509.12	3,587.43	9,096.55	136,827.94	71,865.99	208,693.93
PENALTY	1,896.06	985.84	2,881.90	1,848.97	1,229.32	3,078.29	3,745.02	2,215.17	5,960.19
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	(2,636.54)	(1,370.85)	(4,007.39)	(5,790.40)	(3,589.34)	(9,379.74)	(8,426.93)	(4,960.20)	(13,387.13)
TAXES	4,631,183.24	2,407,960.48	7,039,143.72	12,063.46	7,747.59	19,811.05	4,643,246.71	2,415,708.06	7,058,954.77
PENALTY	1,896.06	985.84	2,881.90	3,186.24	2,106.62	5,292.86	5,082.30	3,092.46	8,174.76
TOTAL DISTRIBUTION	4,630,442.76	2,407,575.47	7,038,018.23	9,459.31	6,264.86	15,724.17	4,639,902.07	2,413,840.33	7,053,742.40
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	(4,484.49)	(2,331.69)	(6,816.18)	(6,422.73)	(3,975.33)	(10,398.06)	(10,907.22)	(6,307.02)	(17,214.24)
BASE TAX REV	2,636.54	1,370.85	4,007.39	5,790.40	3,589.34	9,379.74	8,426.93	4,960.20	13,387.13
LESS: COLLECTIONS	(4,631,183.24)	(2,407,960.48)	(7,039,143.72)	(12,063.46)	(7,747.59)	(19,811.05)	(4,643,246.71)	(2,415,708.06)	(7,058,954.77)
TAX	71,907.38	37,387.88	109,295.26	35,928.00	30,779.30	66,707.30	107,835.38	68,167.18	176,002.56
REC @ END OF PERIOD	65.79%	34.21%	100.00%						

# Financial Statements

**Northtown M.U.D.**

**Accountant's Compilation Report**

**February 29, 2024**

The District is responsible for the accompanying financial statements of the governmental activities of Northtown M.U.D., as of and for the five months ended February 29, 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.

March 20, 2024  
Round Rock, TX

**Northtown Municipal Utility District  
Governmental Funds Balance Sheet  
February 29, 2024**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
<b>Assets</b>					
Cash and Cash Equivalents					
Cash on Deposit	\$ 187,056.67	\$ 49,950.00	\$ -	\$ -	\$ 237,006.67
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	20,319,873.56	55,464.69	3,396,472.47	4,766,917.04	28,538,727.76
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	300,134.71	-	-	-	300,134.71
Accrued Service Revenue	442,895.00	-	-	-	442,895.00
Property Taxes	107,835.36	-	68,167.20	-	176,002.56
Other	72,010.60	-	-	4,421.70	76,432.30
Interfund	141,287.49	695,692.00	-	35,952.62	872,932.11
<b>Total Assets</b>	<b>\$ 21,571,593.39</b>	<b>\$ 801,106.69</b>	<b>\$ 3,464,639.67</b>	<b>\$ 4,807,291.36</b>	<b>\$ 30,644,631.11</b>
<b>Liabilities</b>					
Accounts Payable	\$ 388,718.58	\$ -	\$ -	\$ -	\$ 388,718.58
Accrued Expenses	24,252.45	-	-	-	24,252.45
Payroll Taxes Payable	241.48	-	-	-	241.48
TCEQ Assessment	1,980.54	-	-	-	1,980.54
Customer Meter Deposits	735,421.45	-	-	-	735,421.45
Builder Deposits	17,800.00	-	-	-	17,800.00
Overcollected Property Taxes	-	-	-	-	-
Other Deposits	62,072.37	-	-	-	62,072.37
Capital Recovery Fees Payable	7,200.00	-	-	-	7,200.00
Unclaimed Property	10,930.25	-	-	-	10,930.25
Fiscal Surety Village Park Improvements	111,667.54	-	-	-	111,667.54
Interfund	731,644.62	-	141,287.49	-	872,932.11
<b>Total Liabilities</b>	<b>2,091,929.28</b>	<b>-</b>	<b>141,287.49</b>	<b>-</b>	<b>2,233,216.77</b>
<b>Deferred Inflows of Resources</b>					
Deferred Revenue - Property Taxes	107,835.36	-	68,167.20	-	176,002.56
<b>Total Deferred Inflows of Resources</b>	<b>107,835.36</b>	<b>-</b>	<b>68,167.20</b>	<b>-</b>	<b>176,002.56</b>
<b>Fund Balance</b>					
Fund Balances:					
Restricted for					
Debt Service	-	-	3,255,184.98	-	3,255,184.98
Capital Projects	-	-	-	4,807,291.36	4,807,291.36
Unassigned	19,371,828.75	801,106.69	-	-	20,172,935.44
<b>Total Fund Balances</b>	<b>19,371,828.75</b>	<b>801,106.69</b>	<b>3,255,184.98</b>	<b>4,807,291.36</b>	<b>28,235,411.78</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 21,571,593.39</b>	<b>\$ 801,106.69</b>	<b>\$ 3,464,639.67</b>	<b>\$ 4,807,291.36</b>	<b>\$ 30,644,631.11</b>

See Accountants' Report.

**Northtown Municipal Utility District  
Statement of Revenues,  
Expenditures & Changes in Fund Balance-Governmental Funds  
October 1, 2023 - February 29, 2024**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
<b>Revenues:</b>					
Property Taxes, including penalties	\$ 4,639,902.06	\$ -	\$ 2,413,840.34	\$ -	\$ 7,053,742.40
Service Accounts, including penalties	1,846,399.03	-	-	-	1,846,399.03
Park Facility Rental	1,825.00	-	-	-	1,825.00
Other Income	16,249.11	-	-	-	16,249.11
Interest Income	390,399.39	1,255.55	70,037.05	104,887.93	566,579.92
<b>Total Revenues</b>	<b>6,894,774.59</b>	<b>1,255.55</b>	<b>2,483,877.39</b>	<b>104,887.93</b>	<b>9,484,795.46</b>
<b>Expenditures:</b>					
Current-					
WATER					
Bulk Water Purchase	397,710.10	-	-	-	397,710.10
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	92,598.17	-	-	-	92,598.17
Meter Purchases	1,809,813.06	-	-	-	1,809,813.06
Water Tap Inspections	3,050.00	-	-	-	3,050.00
Lead & Copper Sampling	16,055.00	-	-	-	16,055.00
WASTEWATER					
Bulk Wastewater Purchases	472,835.62	-	-	-	472,835.62
Wastewater System Maintenance	13,414.17	-	-	-	13,414.17
Lift Station Maintenance	73,660.12	-	-	-	73,660.12
ADMINISTRATIVE					
Director Fees	5,083.00	-	-	-	5,083.00
Payroll Taxes	13,426.73	-	-	-	13,426.73
Legal Fees - General	43,065.53	-	-	-	43,065.53
Legal Fees - Covenants	21,887.98	-	-	-	21,887.98
Management Services	167,773.29	-	-	-	167,773.29
Accounting Fees	31,648.87	-	-	-	31,648.87
Financial Advisor Fees	1,539.53	-	1,050.47	-	2,590.00
Audit Fees	18,500.00	-	-	-	18,500.00
Engineering Fees - General	8,670.00	-	-	-	8,670.00
Engineering Fees - Special	16,059.90	-	-	-	16,059.90
Professional Fees	3,699.00	-	-	-	3,699.00
Tax Collector/Appraisal Fees	17,093.93	-	8,887.91	-	25,981.84
Credit Card Fees	24,975.73	-	-	-	24,975.73
Bank Service Charges	4,926.08	-	-	-	4,926.08
PARKS					
Park Landscape Maintenance	249,475.00	-	-	-	249,475.00
Park Projects	23,636.00	-	-	-	23,636.00
Landscape Contingency	22,401.70	-	-	-	22,401.70
Park Facility Maintenance	8,146.23	-	-	-	8,146.23
Security	34,100.00	-	-	-	34,100.00
Well Repairs	1,086.00	-	-	-	1,086.00
Irrigation Repairs	3,851.26	-	-	-	3,851.26
Park Utilities	6,586.27	-	-	-	6,586.27
OTHER					
Nightwatchman Lights	8,403.75	-	-	-	8,403.75
Garbage Collection	395,559.29	-	-	-	395,559.29
Office Staff Expenses	160,504.22	-	-	-	160,504.22
Office Expenses	14,272.14	-	-	-	14,272.14
Telephone	5,412.28	-	-	-	5,412.28
Miscellaneous	820.78	-	-	-	820.78
Debt Service -					
Bond Interest Expense	-	-	297,012.50	-	297,012.50
Paying Agent Fees	-	-	1,200.00	-	1,200.00
Capital Outlay	63,909.40	-	-	-	63,909.40
<b>Total Expenditures</b>	<b>4,263,308.38</b>	<b>-</b>	<b>308,150.88</b>	<b>-</b>	<b>4,571,459.26</b>
<b>Excess/(Deficiency) of Revenues over Expenditures</b>	<b>2,631,466.21</b>	<b>1,255.55</b>	<b>2,175,726.51</b>	<b>104,887.93</b>	<b>4,913,336.20</b>
<b>Fund Balance, October 1, 2023</b>	<b>16,740,362.54</b>	<b>799,851.14</b>	<b>1,079,458.47</b>	<b>4,702,403.43</b>	<b>23,322,075.58</b>
<b>Fund Balance, February 29, 2024</b>	<b>\$ 19,371,828.75</b>	<b>\$ 801,106.69</b>	<b>\$ 3,255,184.98</b>	<b>\$ 4,807,291.36</b>	<b>\$ 28,235,411.78</b>

## Supplementary Information

### Index

#### General Fund

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

## **General Fund**

**Northtown Municipal Utility District  
Budget Comparison Schedule  
February 29, 2024**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Revenues:</b>						
<b>OPERATING</b>						
Water Service Fees	\$ 87,975	\$ 109,671	\$ (21,696)	\$ 652,056	\$ 589,682	\$ 62,374
Water Tap Fees	600	4,000	(3,400)	600	17,000	(16,400)
Wastewater Service Fees	90,725	111,503	(20,778)	511,805	557,515	(45,710)
Wastewater Tap Fees	600	3,550	(2,950)	600	20,150	(19,550)
Basic Services	138,478	122,000	16,478	630,046	610,000	20,046
Application Fees	1,868	1,333	535	12,536	6,667	5,869
Service Penalties	6,372	3,333	3,039	38,456	16,665	21,791
Water and W/W Inspections	300	1,875	(1,575)	300	9,375	(9,075)
<b>Total Operating</b>	<b>326,917</b>	<b>357,265</b>	<b>(30,348)</b>	<b>1,846,399</b>	<b>1,827,054</b>	<b>19,345</b>
<b>OTHER OPERATING</b>						
Property Tax	134,429	141,243	(6,814)	4,634,820	4,599,209	35,611
Property Tax Penalty	3,745	-	3,745	5,082	-	5,082
<b>Total Other Operating</b>	<b>138,175</b>	<b>141,243</b>	<b>(3,068)</b>	<b>4,639,902</b>	<b>4,599,209</b>	<b>40,693</b>
<b>NON-OPERATING</b>						
Miscellaneous Revenue	782	2,500	(1,718)	17,752	12,500	5,252
Investment Interest	78,916	70,000	8,916	390,399	350,000	40,399
<b>Total Non-Operating</b>	<b>79,698</b>	<b>72,500</b>	<b>7,198</b>	<b>408,152</b>	<b>362,500</b>	<b>45,652</b>
<b>Total Operating Revenues</b>	<b>544,789</b>	<b>571,008</b>	<b>(26,219)</b>	<b>6,894,453</b>	<b>6,788,763</b>	<b>105,690</b>
<b>OTHER</b>						
Park Fees	-	1,875	(1,875)	-	9,375	(9,375)
Park Interest Revenue	240	83	156	1,255	417	839
<b>Total Other</b>	<b>240</b>	<b>1,958</b>	<b>(1,719)</b>	<b>1,255</b>	<b>9,792</b>	<b>(8,536)</b>
<b>Total Revenues</b>	<b>545,029</b>	<b>572,967</b>	<b>(27,938)</b>	<b>6,895,708</b>	<b>6,798,554</b>	<b>97,154</b>
<b>Expenditures:</b>						
<b>OFFICE</b>						
Employee Benefits	4,037	7,621	3,584	22,276	38,107	15,831
Mileage Reimbursement	265	300	35	1,286	1,500	214
Office Utilities	2,577	3,750	1,173	11,166	18,750	7,584
Wages	27,924	32,203	4,279	136,942	161,012	24,070
Office Expenses	1,252	2,083	831	3,106	10,417	7,310
<b>Total Office Expenditures</b>	<b>36,056</b>	<b>45,957</b>	<b>9,901</b>	<b>174,776</b>	<b>229,786</b>	<b>55,009</b>



**Northtown Municipal Utility District  
Budget Comparison Schedule  
February 29, 2024**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>WATER</b>						
Bulk Water Purchases (Var)	80,918	122,234	41,316	397,710	657,232	259,522
TCEQ System Fee	-	-	-	7,658	8,000	342
Water System Maintenance	10,491	9,833	(658)	92,598	49,167	(43,432)
Water Meters	226,775	226,775	-	1,809,813	1,809,813	-
<b>Total Water</b>	<b>318,184</b>	<b>359,403</b>	<b>41,218</b>	<b>2,310,830</b>	<b>2,527,291</b>	<b>216,462</b>
<b>WASTEWATER</b>						
Bulk W/W Purchases	97,963	128,193	30,230	472,836	640,965	168,129
W/W System Maintenance	4,499	25,000	20,501	13,414	125,000	111,586
Lift Station Maintenance	16,686	13,333	(3,352)	73,660	66,667	(6,993)
Chemicals	-	6,667	6,667	-	33,335	33,335
<b>Total Wastewater</b>	<b>119,148</b>	<b>174,393</b>	<b>55,246</b>	<b>559,910</b>	<b>872,567</b>	<b>312,657</b>
<b>ADMINISTRATIVE</b>						
Director Fees	1,105	1,250	145	5,083	6,550	1,467
Payroll Taxes	2,762	3,475	713	13,427	17,375	3,948
Legal Fees-General	6,548	7,667	1,119	42,918	38,335	(4,583)
Legal Fees-Special	-	-	-	148	-	(148)
Legal Fees-Covenants	8,026	3,250	(4,776)	21,888	16,250	(5,638)
Management Services	33,382	34,842	1,460	183,828	174,210	(9,618)
Bookkeeping Services	5,875	6,167	292	31,649	30,833	(816)
Financial Advisor Services	-	-	-	1,540	1,500	(40)
Engineering Fees	1,734	1,817	83	8,670	9,085	415
Engineering Fees-Special	3,749	6,667	2,919	16,060	33,335	17,275
Professional Fees	800	4,333	3,533	3,699	21,665	17,966
Insurance	-	-	-	(322)	-	322
Credit Card Fees	2,500	8,750	6,250	24,976	43,752	18,776
Conference/Training	-	-	-	-	-	-
<b>Total Administrative</b>	<b>75,968</b>	<b>78,218</b>	<b>2,250</b>	<b>389,157</b>	<b>421,390</b>	<b>32,233</b>

**Northtown Municipal Utility District  
Budget Comparison Schedule  
February 29, 2024**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>PARKS</b>						
Landscape-Parks	49,895	49,895	-	249,475	249,475	-
Landscape-Contingency	-	13,750	13,750	22,402	68,748	46,347
Park Maintenance	2,060	12,500	10,440	31,782	62,500	30,718
Well Maintenance	-	6,250	6,250	1,086	31,250	30,164
Park Utilities	1,289	2,000	711	6,586	10,000	3,414
Security	8,200	11,550	3,350	34,100	57,750	23,650
Irrigation Repairs	954	2,917	1,963	3,851	14,583	10,731
Pond Restoration	-	5,000	5,000	-	25,000	25,000
<b>Total Parks</b>	<b>62,398</b>	<b>103,861</b>	<b>41,463</b>	<b>349,282</b>	<b>519,306</b>	<b>170,023</b>
<b>OTHER</b>						
Meeting Expenses	-	12	12	-	60	60
Nightwatchman	1,691	1,667	(24)	8,404	8,335	(69)
Security Equipment	-	417	417	-	2,083	2,083
Miscellaneous	800	1,000	200	5,747	5,000	(747)
Garbage Collection	79,389	76,682	(2,707)	395,559	383,412	(12,147)
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	-	1,040	1,040
Website	-	417	417	-	2,083	2,083
Signage	-	-	-	-	-	-
Telephone	990	833	(157)	5,412	4,167	(1,246)
<b>Total Other</b>	<b>82,870</b>	<b>81,236</b>	<b>(1,634)</b>	<b>415,122</b>	<b>406,180</b>	<b>(8,942)</b>
<b>Total Expenditures</b>	<b>694,624</b>	<b>843,069</b>	<b>148,445</b>	<b>4,199,077</b>	<b>4,976,520</b>	<b>777,443</b>
<b>Operating Excess/(Deficiency)</b>	<b>(149,835)</b>	<b>(272,060)</b>	<b>122,225</b>	<b>2,695,376</b>	<b>1,812,243</b>	<b>883,133</b>
<b>CAPITAL OUTLAY</b>						
Settlers Meadow Park/Admin Bldg (50	612	-	(612)	20,109	-	(20,109)
Cameras	-	-	-	43,800	-	(43,800)
<b>Total Capital Outlay</b>	<b>612</b>	<b>-</b>	<b>(612)</b>	<b>63,909</b>	<b>-</b>	<b>(63,909)</b>
<b>Total Expenses &amp; Park CIP</b>	<b>695,236</b>	<b>843,069</b>	<b>147,833</b>	<b>4,262,987</b>	<b>4,976,520</b>	<b>713,533</b>
<b>Total Excess/(Deficiency)</b>	<b>\$ (150,207)</b>	<b>\$ (270,102)</b>	<b>\$ 119,895</b>	<b>\$ 2,632,721</b>	<b>\$ 1,822,034</b>	<b>\$ 810,687</b>

**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	Actual 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
<b>Revenues:</b>															
<b>OPERATING</b>															
Water Service Fees	\$ 1,504,720	\$ 163,857	\$ 170,684	\$ 121,899	\$ 107,641	\$ 87,975	\$ 111,014	\$ 109,671	\$ 132,155	\$ 134,840	\$ 141,553	\$ 142,896	\$ 142,909	\$ 1,567,094	\$ 62,374
Water Tap Fees	45,000	0	0	0	0	600	4,000	4,000	4,000	4,000	4,000	4,000	4,000	28,600	(16,400)
Wastewater Service Fees	1,338,040	115,866	109,141	101,458	94,615	90,725	111,503	111,503	111,503	111,503	111,503	111,503	111,507	1,292,330	(45,710)
Wastewater Tap Fees	45,000	0	0	0	0	600	3,550	3,550	3,550	3,550	3,550	3,550	3,550	25,450	(19,550)
Basic Services	1,464,000	122,935	122,710	122,611	123,312	138,478	122,000	122,000	122,000	122,000	122,000	122,000	122,000	1,484,046	20,046
Application Fees	16,000	6,325	1,329	1,432	1,582	1,868	1,333	1,333	1,333	1,333	1,333	1,333	1,333	21,869	5,869
Service Penalties	40,000	7,327	9,379	9,142	6,237	6,372	3,333	3,333	3,333	3,333	3,333	3,333	3,337	61,791	21,791
Water and W/W Inspections	22,500	0	0	0	0	300	1,875	1,875	1,875	1,875	1,875	1,875	1,875	13,425	(9,075)
<b>Total Operating</b>	<b>4,475,260</b>	<b>416,310</b>	<b>413,243</b>	<b>356,541</b>	<b>333,388</b>	<b>326,917</b>	<b>358,608</b>	<b>357,265</b>	<b>379,749</b>	<b>382,434</b>	<b>389,147</b>	<b>390,490</b>	<b>390,511</b>	<b>4,494,605</b>	<b>19,345</b>
<b>OTHER OPERATING</b>															
Property Tax	4,613,834	704	78,352	2,412,565	2,008,769	134,429	14,625	-	-	-	-	-	-	4,649,445	35,611
Property Tax Penalty	0	230	501	359	248	3,745	-	-	-	-	-	-	-	5,082	5,082
<b>Total Other Operating</b>	<b>4,613,834</b>	<b>934</b>	<b>78,853</b>	<b>2,412,924</b>	<b>2,009,016</b>	<b>138,175</b>	<b>14,625</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,654,527</b>	<b>40,693</b>
<b>NON-OPERATING</b>															
Miscellaneous Revenue	30,000	1,437	386	209	14,939	782	2,500	2,500	2,500	2,500	2,500	2,500	2,500	35,252	5,252
Investment Interest	840,000	80,038	79,449	75,177	76,818	78,916	70,000	70,000	70,000	70,000	70,000	70,000	70,000	880,399	40,399
<b>Total Non-Operating</b>	<b>870,000</b>	<b>81,476</b>	<b>79,835</b>	<b>75,386</b>	<b>91,757</b>	<b>79,698</b>	<b>72,500</b>	<b>72,500</b>	<b>72,500</b>	<b>72,500</b>	<b>72,500</b>	<b>72,500</b>	<b>72,500</b>	<b>915,652</b>	<b>45,652</b>
<b>Total Operating Revenues</b>	<b>9,959,094</b>	<b>498,720</b>	<b>571,931</b>	<b>2,844,852</b>	<b>2,434,161</b>	<b>544,789</b>	<b>445,733</b>	<b>429,765</b>	<b>452,249</b>	<b>454,934</b>	<b>461,647</b>	<b>462,990</b>	<b>463,011</b>	<b>10,064,784</b>	<b>105,690</b>
<b>OTHER</b>															
Park Fees	22,500	-	-	-	-	-	1,875	1,875	1,875	1,875	1,875	1,875	1,875	13,125	(9,375)
Park Interest Revenue	1,000	254	248	257	256	240	83	83	83	83	83	83	83	1,839	839
<b>Total Other</b>	<b>23,500</b>	<b>254</b>	<b>248</b>	<b>257</b>	<b>256</b>	<b>240</b>	<b>1,958</b>	<b>1,958</b>	<b>1,958</b>	<b>1,958</b>	<b>1,958</b>	<b>1,958</b>	<b>1,958</b>	<b>14,964</b>	<b>(8,536)</b>
<b>Total Revenues</b>	<b>9,982,594</b>	<b>498,974</b>	<b>572,179</b>	<b>2,845,109</b>	<b>2,434,418</b>	<b>545,029</b>	<b>447,692</b>	<b>431,724</b>	<b>454,208</b>	<b>456,893</b>	<b>463,606</b>	<b>464,949</b>	<b>464,970</b>	<b>10,079,748</b>	<b>97,154</b>
<b>Expenditures:</b>															
Employee Benefits	91,454	4,005	3,989	5,501	4,744	4,037	7,621	7,621	7,621	7,621	7,621	7,621	7,621	75,623	15,831
Mileage Reimb.	3,600	241	261	255	263	265	300	300	300	300	300	300	300	3,386	214
Office Utilities	45,000	2,140	2,059	1,891	2,498	2,577	3,750	3,750	3,750	3,750	3,750	3,750	3,750	37,416	7,584
Wages	386,433	24,385	27,702	26,786	30,146	27,924	32,203	32,203	32,203	32,203	32,203	32,203	32,203	362,363	24,070
Office Expenses	25,000	185	672	738	259	1,252	2,083	2,083	2,083	2,083	2,083	2,083	2,083	17,690	7,310
<b>Total Water</b>	<b>551,487</b>	<b>30,955</b>	<b>34,683</b>	<b>35,171</b>	<b>37,911</b>	<b>36,056</b>	<b>45,957</b>	<b>45,957</b>	<b>45,957</b>	<b>45,957</b>	<b>45,957</b>	<b>45,957</b>	<b>45,957</b>	<b>496,478</b>	<b>55,009</b>

**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	Actual 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
<b>WATER</b>															
Bulk Water Purchases (Var)	1,677,094	93,089	57,768	80,421	85,514	80,918	123,731	122,234	147,294	150,287	157,769	159,266	159,281	1,417,572	259,522
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	10,491	9,833	9,833	9,833	9,833	9,833	9,833	9,833	161,431	(43,431)
Water Tap Inspection	7,000	1,850	500	700	-	-	560	560	560	560	560	560	560	6,970	30
Water Meters	2,050,000	931,102	207,300	386,710	57,925	226,775	-	-	-	-	-	-	240,187	2,050,000	-
<b>Total Water</b>	<b>3,860,094</b>	<b>1,031,168</b>	<b>315,238</b>	<b>474,331</b>	<b>171,908</b>	<b>318,184</b>	<b>134,124</b>	<b>132,627</b>	<b>157,687</b>	<b>160,680</b>	<b>168,162</b>	<b>169,659</b>	<b>409,861</b>	<b>3,643,632</b>	<b>216,462</b>
<b>WASTEWATER</b>															
Bulk W/W Purchases	1,538,318	97,963	80,984	97,963	97,963	97,963	128,193	128,193	128,193	128,193	128,193	128,193	128,195	1,370,189	168,129
W/W System Maintenance	300,000	250	6,473	575	1,617	4,499	25,000	25,000	25,000	25,000	25,000	25,000	25,000	188,414	111,586
W/W Tap Inspections	15,000	-	-	-	-	-	1,200	1,200	1,200	1,200	1,200	1,200	1,200	8,400	6,600
Lift Station Maintenance	200,000	6,736	11,181	20,803	18,255	16,686	13,333	13,333	13,333	13,333	13,333	13,333	53,333	206,993	(6,993)
Chemicals	80,000	-	-	-	-	-	6,667	6,667	6,667	6,667	6,667	6,667	6,663	46,665	33,335
<b>Total Wastewater</b>	<b>2,133,318</b>	<b>104,948</b>	<b>98,639</b>	<b>119,341</b>	<b>117,834</b>	<b>119,148</b>	<b>174,393</b>	<b>174,393</b>	<b>174,393</b>	<b>174,393</b>	<b>174,393</b>	<b>174,393</b>	<b>214,391</b>	<b>1,820,661</b>	<b>312,657</b>
<b>ADMINISTRATIVE</b>															
Director Fees	20,000	442	1,326	442	1,768	1,105	1,400	1,250	1,700	2,250	2,700	2,000	2,150	18,533	1,467
Payroll Taxes	41,695	2,180	2,593	2,486	3,206	2,762	3,475	3,475	3,475	3,475	3,475	3,475	3,470	37,747	3,948
Legal Fees-General	92,000	8,255	9,202	17,154	1,758	6,548	7,667	7,667	7,667	7,667	7,667	7,667	7,663	96,583	(4,583)
Legal Fees-Special	0	148	-	-	-	-	-	-	-	-	-	-	-	148	(148)
Legal Fees-Covenants	39,000	2,377	4,175	3,629	3,682	8,026	3,250	3,250	3,250	3,250	3,250	3,250	3,250	44,638	(5,638)
Management Services	418,106	33,395	34,308	49,400	33,343	33,382	34,842	34,842	34,842	34,842	34,842	34,842	34,844	427,724	(9,618)
Bookkeeping Services	74,000	5,875	5,500	5,875	8,524	5,875	6,167	6,167	6,167	6,167	6,167	6,167	6,167	74,815	(815)
Financial Advisor Services	1,500	-	1,540	-	-	-	-	-	-	-	-	-	-	1,540	(40)
Audit Fees	18,000	-	-	-	15,000	3,500	-	-	-	-	-	-	-	18,500	(500)
Engineering Fees	21,800	1,734	1,734	1,734	1,734	1,734	1,817	1,817	1,817	1,817	1,817	1,817	1,813	21,385	415
Engineering Fees-Special	80,000	3,305	3,172	1,729	4,106	3,749	6,667	6,667	6,667	6,667	6,667	6,667	6,663	62,725	17,275
Professional Fees	52,000	800	800	400	899	800	4,333	4,333	4,333	4,333	4,333	4,333	4,333	34,034	17,966
Tax Assess/Collector Fees	25,000	-	5,987	5,120	-	5,987	5,000	-	-	5,000	-	-	5,000	32,094	(7,094)
Permits/MemberDues/Lic.	1,000	-	-	-	-	-	-	500	-	-	-	-	-	500	-
Insurance	31,250	527	(849)	-	-	-	-	-	-	-	-	-	31,250	30,928	322
Credit Card Fees	105,000	9,347	7,427	3,237	2,464	2,500	8,750	8,750	8,750	8,750	8,750	8,750	8,746	86,224	18,776
Conference/Training	6,000	-	-	-	-	-	-	-	-	6,000	-	-	-	6,000	-
<b>Total Administrative</b>	<b>1,026,351</b>	<b>68,385</b>	<b>76,915</b>	<b>91,406</b>	<b>76,483</b>	<b>75,968</b>	<b>83,368</b>	<b>78,718</b>	<b>78,668</b>	<b>90,218</b>	<b>79,668</b>	<b>78,968</b>	<b>115,353</b>	<b>994,118</b>	<b>32,233</b>

**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	Actual 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
<b>PARKS</b>															
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	13,754	118,653	46,347
Park Maintenance	150,000	1,480	27,941	1,659	(1,368)	2,060	12,500	12,500	12,500	12,500	12,500	12,500	12,500	119,282	30,718
Well Maintenance	75,000	-	1,086	-	-	-	6,250	6,250	6,250	6,250	6,250	6,250	6,250	44,836	30,164
Park Utilities	24,000	1,448	1,258	1,294	1,297	1,289	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,586	3,414
Security	138,600	3,780	5,630	7,970	8,520	8,200	11,550	11,550	11,550	11,550	11,550	11,550	11,550	114,950	23,650
Irrigation Repairs	35,000	298	-	2,372	228	954	2,917	2,917	2,917	2,917	2,917	2,917	2,917	24,269	10,731
Pond Restoration	60,000	-	-	-	-	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	35,000	25,000
Trail Maintenance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	-
Fence Repair	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
<b>Total Parks</b>	<b>1,296,340</b>	<b>56,901</b>	<b>108,212</b>	<b>63,190</b>	<b>58,582</b>	<b>62,398</b>	<b>103,861</b>	<b>103,861</b>	<b>103,861</b>	<b>103,861</b>	<b>103,861</b>	<b>103,861</b>	<b>153,867</b>	<b>1,126,317</b>	<b>170,023</b>
<b>OTHER</b>															
Meeting Expenses	150	-	-	-	-	-	12	12	12	12	14	14	14	90	60
Nightwatchman	20,000	1,652	1,675	1,682	1,703	1,691	1,667	1,667	1,667	1,667	1,667	1,667	1,663	20,069	(69)
Security Equipment	5,000	-	-	-	-	-	417	417	417	417	417	417	417	2,917	2,083
Miscellaneous	12,000	946	1,772	1,440	789	800	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,747	(747)
Garbage Collection	920,183	78,725	79,028	79,125	79,293	79,389	76,682	76,682	76,682	76,682	76,682	76,682	76,676	932,330	(12,147)
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	-	-	208	208	208	208	208	208	212	1,460	1,040
Website	5,000	-	-	-	-	-	417	417	417	417	417	417	417	2,917	2,083
Signage	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-
Event Supplies	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	-
Telephone	10,000	1,093	1,084	1,084	1,162	990	833	833	833	833	833	833	833	11,246	(1,246)
<b>Total Other</b>	<b>991,833</b>	<b>82,416</b>	<b>83,559</b>	<b>83,330</b>	<b>82,947</b>	<b>82,870</b>	<b>81,236</b>	<b>81,236</b>	<b>81,236</b>	<b>81,236</b>	<b>81,238</b>	<b>81,238</b>	<b>98,232</b>	<b>1,000,775</b>	<b>(8,942)</b>
<b>Total Expenditures</b>	<b>9,859,423</b>	<b>1,374,774</b>	<b>717,244</b>	<b>866,770</b>	<b>545,665</b>	<b>694,624</b>	<b>622,940</b>	<b>616,793</b>	<b>641,803</b>	<b>656,346</b>	<b>653,280</b>	<b>654,077</b>	<b>1,037,662</b>	<b>9,081,980</b>	<b>777,443</b>
<b>Operating Excess/(Deficiency)</b>	<b>123,171</b>	<b>(876,054)</b>	<b>(145,314)</b>	<b>1,978,082</b>	<b>1,888,496</b>	<b>(149,835)</b>	<b>(177,207)</b>	<b>(187,028)</b>	<b>(189,554)</b>	<b>(201,412)</b>	<b>(191,633)</b>	<b>(191,087)</b>	<b>(574,651)</b>	<b>997,768</b>	<b>874,597</b>
<b>CAPITAL OUTLAY</b>															
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	130,000	130,000	-
Design & Planning (SM & Wildflowe	130,000	-	-	-	-	-	-	-	-	-	-	-	-	20,109	(20,109)
Settlers Meadow Park/Admin Bldg	0	4,218	2,601	1,734	10,944	612	-	-	-	-	-	-	-	43,800	(43,800)
Cameras	0	-	-	-	43,800	-	-	-	-	-	-	-	-	50,000	50,000
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	-
<b>Total Capital Outlay</b>	<b>305,000</b>	<b>4,218</b>	<b>2,601</b>	<b>1,734</b>	<b>54,744</b>	<b>612</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>305,000</b>	<b>368,909</b>	<b>(63,909)</b>
<b>Total Expenses &amp; Park CIP</b>	<b>10,164,423</b>	<b>1,378,992</b>	<b>719,845</b>	<b>868,504</b>	<b>600,410</b>	<b>695,236</b>	<b>622,940</b>	<b>616,793</b>	<b>641,803</b>	<b>656,346</b>	<b>653,280</b>	<b>654,077</b>	<b>1,342,662</b>	<b>9,450,889</b>	<b>713,534</b>
<b>Net Revenues/(Deficit)</b>	<b>(181,829)</b>	<b>(880,018)</b>	<b>(147,667)</b>	<b>1,976,605</b>	<b>1,834,008</b>	<b>(150,207)</b>	<b>(175,249)</b>	<b>(185,070)</b>	<b>(187,596)</b>	<b>(199,454)</b>	<b>(189,675)</b>	<b>(189,129)</b>	<b>(877,692)</b>	<b>628,859</b>	<b>810,688</b>

Northtown M.U.D.  
A/P Aging Summary  
As of February 29, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	6,375.00	0.00	0.00	0.00	0.00	6,375.00
Armbrust & Brown, P.L.L.C.	14,574.04	0.00	0.00	0.00	0.00	14,574.04
AT&T	1,038.56	0.00	0.00	0.00	0.00	1,038.56
Baltierrez, Daniela	63.65	0.00	0.00	0.00	0.00	63.65
Bell, Kendrick	1,056.88	0.00	0.00	0.00	0.00	1,056.88
Bitner, William	98.20	0.00	0.00	0.00	0.00	98.20
Bott & Douthitt, P.L.L.C.	5,875.00	0.00	0.00	0.00	0.00	5,875.00
Burleson, Jackie	18.42	0.00	0.00	0.00	0.00	18.42
Cattron North America, Inc.	625.00	0.00	0.00	0.00	0.00	625.00
Charter Communications	140.39	0.00	0.00	0.00	0.00	140.39
Cisneros, Monica	52.57	0.00	0.00	0.00	0.00	52.57
City of Austin	181,759.37	0.00	0.00	0.00	0.00	181,759.37
City of Round Rock Environmental Services	250.00	0.00	0.00	0.00	0.00	250.00
Crossroads Utility Services	58,450.86	0.00	0.00	0.00	0.00	58,450.86
Das, Sri	109.30	0.00	0.00	0.00	0.00	109.30
DSHS Central Lab MC2004	853.00	0.00	0.00	0.00	0.00	853.00
Gamez, Ronald	116.70	0.00	0.00	0.00	0.00	116.70
Gammage, Lavanua	104.28	0.00	0.00	0.00	0.00	104.28
Garcia, Anna	231.92	0.00	0.00	0.00	0.00	231.92
Gonzales, Jose	124.10	0.00	0.00	0.00	0.00	124.10
Herrera Bolanos, Jason	43.29	0.00	0.00	0.00	0.00	43.29
HydroPro Solutions, LLC	17,170.00	0.00	0.00	0.00	0.00	17,170.00
Jerrard, Melissa	596.98	0.00	0.00	0.00	0.00	596.98
KB Homes	27.10	0.00	0.00	0.00	0.00	27.10
Komatineni, Rohit	55.19	0.00	0.00	0.00	0.00	55.19
Kula, Jonathan	38.13	0.00	0.00	0.00	0.00	38.13
Martin, Christopher	58.86	0.00	0.00	0.00	0.00	58.86
Merit Properties	111.77	0.00	0.00	0.00	0.00	111.77
Padilla, Laurie	102.51	0.00	0.00	0.00	0.00	102.51
Petty Cash	483.00	0.00	0.00	0.00	0.00	483.00
Pham, Hong	65.56	0.00	0.00	0.00	0.00	65.56
Pure Operating, LLC	73.53	0.00	0.00	0.00	0.00	73.53
Pyatalo Jayarama, Reddy	105.98	0.00	0.00	0.00	0.00	105.98
Rahman, Jennifer	125.33	0.00	0.00	0.00	0.00	125.33
Ramona Oliver	1,705.62	0.00	0.00	0.00	0.00	1,705.62
Reyes, Felipe	119.17	0.00	0.00	0.00	0.00	119.17
Singh, Ashish	92.01	0.00	0.00	0.00	0.00	92.01
Sterling, Money	557.35	0.00	0.00	0.00	0.00	557.35
Syed, Abeer	87.40	0.00	0.00	0.00	0.00	87.40
Tarantino, Andrew	109.30	0.00	0.00	0.00	0.00	109.30
Texas Disposal Systems, Inc.	79,389.05	0.00	0.00	0.00	0.00	79,389.05
TexaScapes	953.91	0.00	0.00	0.00	0.00	953.91
Tran, Giao	95.11	0.00	0.00	0.00	0.00	95.11
Travis Central Appraisal District	9,100.14	0.00	0.00	0.00	0.00	9,100.14
Travis County Sheriff's Department	2,200.00	0.00	0.00	0.00	0.00	2,200.00
Tunnel Vision Pipeline Cleaning & Video	0.00	2,016.44	0.00	0.00	0.00	2,016.44
Venkataram, Vandana	103.13	0.00	0.00	0.00	0.00	103.13
Whitmore, Devonte	91.60	0.00	0.00	0.00	0.00	91.60
Williams Mapping & Consulting	800.00	0.00	0.00	0.00	0.00	800.00
Wood, Johnathan	253.14	0.00	0.00	0.00	0.00	253.14
Zarazua, Sandy	70.74	0.00	0.00	0.00	0.00	70.74
<b>TOTAL</b>	<b>386,702.14</b>	<b>2,016.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>388,718.58</b>

See Accountants' Report.

**Northtown Municipal Utility District**  
**OTHER DEPOSITS SUMMARY**  
**February 29, 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	3,205.40
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>\$ 62,072.37</u>

**Northtown Municipal Utility District**  
**VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS**  
**February 29, 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  
February 29, 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  
February 29, 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  
 February 29, 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  
February 29, 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  
February 29, 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  
 February 29, 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  
February 29, 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	\$ 3,383.66

**Northtown Municipal Utility District  
Villas at Tech Ridge  
February 29, 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  
February 29, 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)
<b>TOTAL DEPOSIT</b>			<b>\$ 2,730.50</b>

**Northtown Municipal Utility District  
Heatherwilde Retail Center  
February 29, 2024**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
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  
February 29, 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  
February 29, 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  
February 29, 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.  
February 29, 2024**

<u>DATE</u>	<u>VENDOR / INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
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  
February 29, 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		7,426.03
09/30/19	360 Professional Services - 2262	KB Homes - Villages at NT	(499.80)
11/30/19	Armbrust & Brown, PLLC-159481	KB Homes - Villages at NT	(683.00)
01/31/20	Armbrust & Brown, PLLC-161286	KB Homes - Villages at NT	(94.00)
10/14/21	Invoice #1312		3,776.80
10/31/21	360 Professional Services - 2921	KB Homes - Villages at NT	(780.30)
10/31/21	Armbrust & Brown, PLLC-177440	KB Homes - Villages at NT	(725.00)
11/30/21	360 Professional Services - 2945	KB Homes - Villages at NT	(780.30)
11/30/21	Armbrust & Brown, PLLC-178433	KB Homes - Villages at NT	(1,600.00)
12/31/21	360 Professional Services - 2970	KB Homes - Villages at NT	(260.10)
02/28/22	360 Professional Services - 3041	KB Homes - Villages at NT	(540.60)
03/31/22	360 Professional Services - 3080	KB Homes - Villages at NT	(1,946.04)
03/31/22	Armbrust & Brown, PLLC-181180	KB Homes - Villages at NT	(655.50)
04/30/22	360 Professional Services - 3117	KB Homes - Villages at NT	(540.60)
04/30/22	Armbrust & Brown, PLLC-182320	KB Homes - Villages at NT	(969.00)
05/31/22	360 Professional Services - 3152	KB Homes - Villages at NT	(810.90)
06/30/22	Armbrust & Brown, PLLC-183767	KB Homes - Villages at NT	(598.50)
06/30/22	360 Professional Services - 3175	KB Homes - Villages at NT	(1,892.10)
07/26/22	Invoice #1324		12,098.94
07/31/22	Armbrust & Brown, PLLC-184513	KB Homes - Villages at NT	(1,072.50)
07/31/22	360 Professional Services - 3208	KB Homes - Villages at NT	(1,351.50)
08/31/22	360 Professional Services - 3240	KB Homes - Villages at NT	(1,621.80)
09/30/22	360 Professional Services - 3279	KB Homes - Villages at NT	(1,081.20)
09/30/22	Armbrust & Brown, PLLC-186359	KB Homes - Villages at NT	(784.50)
10/31/22	360 Professional Services - 3318	KB Homes - Villages at NT	(810.90)
10/31/22	Invoice #1326		6,722.40
11/30/22	360 Professional Services - 3354	KB Homes - Villages at NT	(887.40)
11/30/22	Armbrust & Brown, PLLC-187877	KB Homes - Villages at NT	(650.00)
12/31/22	360 Professional Services - 3403	KB Homes - Villages at NT	(270.30)
01/31/23	Armbrust & Brown, PLLC-189777	KB Homes - Villages at NT	(275.40)
01/31/23	360 Professional Services - 3420	KB Homes - Villages at NT	(924.00)
02/28/23	360 Professional Services - 3452	KB Homes - Villages at NT	(826.20)
03/31/23	360 Professional Services - 3485	KB Homes - Villages at NT	(826.20)
03/31/23	Armbrust & Brown, PLLC-191487	KB Homes - Villages at NT	(528.00)
04/30/23	360 Professional Services - 3515	KB Homes - Villages at NT	(275.40)
04/30/23	Armbrust & Brown, PLLC-192395	KB Homes - Villages at NT	(132.00)
05/31/23	360 Professional Services - 3542	KB Homes - Villages at NT	(2,203.20)
05/31/23	Armbrust & Brown, PLLC-193130	KB Homes - Villages at NT	(1,287.00)
06/30/23	360 Professional Services - 3567	KB Homes - Villages at NT	(275.40)
07/31/23	360 Professional Services - 3594	KB Homes - Villages at NT	(1,927.80)
07/31/23	Invoice #1336		11,288.30
08/31/23	360 Professional Services - 3624	KB Homes - Villages at NT	(550.80)
09/30/23	360 Professional Services - 3657	KB Homes - Villages at NT	(275.40)
10/31/23	360 Professional Services - 3687	KB Homes - Villages at NT	(275.40)
10/31/23	Armbrust & Brown, PLLC-197522	KB Homes - Villages at NT	(132.00)
01/31/24	360 Professional Services - 3772	KB Homes - Villages at NT	(280.50)
02/29/24	360 Professional Services - 3799	KB Homes - Villages at NT	(280.50)
TOTAL DEPOSIT			<u>\$ 3,205.40</u>

**Northtown Municipal Utility District  
Villages at Northtown - Yentai  
February 29, 2024**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
05/29/18	Cash Receipts		1,500.00
05/31/18	360 Professional Services	Villages at NT - Yentai	(489.60)
06/30/18	360 Professional Services	Villages at NT - Yentai	(244.80)
TOTAL DEPOSIT			<u>\$ 765.60</u>



**Northtown Municipal Utility District  
Dessau Retail - ACR  
February 29, 2024**

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

**Northtown Municipal Utility District  
Villages - Multi-Family WB Pkwy.  
February 29, 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  
February 29, 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  
February 29, 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  
February 29, 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  
February 29, 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  
February 29, 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  
2/29/2024**

	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	-
2/29/2024	487.32	-
<b>Total</b>	<b>\$ 171,557.36</b>	<b>\$ 9,368.59</b>



**Northtown M.U.D.**  
**ChargePoint Revenue Summary**  
**2/29/2024**

<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
Feb-24	270.86	27.08	243.78
<b>Total</b>	<b>\$ 1,513.99</b>	<b>\$ 151.24</b>	<b>\$ 1,362.75</b>

See Accountants' Report.

**Northtown Municipal Utility District  
Credit Card Transaction History  
January 31, 2024**

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
January-24	2258	214,911.32	2,464.40

Northtown M.U.D.  
**Payroll Summary - Directors**  
 October 1, 2023 through March 26, 2024

	Amaro, Felix T	Campbell, Robin	Capers, Christopher B.	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	2,431.00	1,105.00	1,547.00	5,083.00
Total Gross Pay	2,431.00	1,105.00	1,547.00	5,083.00
Adjusted Gross Pay	2,431.00	1,105.00	1,547.00	5,083.00
Taxes Withheld				
Federal Withholding	0.00	0.00	(100.00)	(100.00)
Medicare Employee	(35.25)	(16.02)	(22.43)	(73.70)
Social Security Employee	(150.72)	(68.52)	(95.91)	(315.15)
Total Taxes Withheld	(185.97)	(84.54)	(218.34)	(488.85)
Additions to Net Pay				
Reimburse Lost Check	0.00	0.00	277.05	277.05
Total Additions to Net Pay	0.00	0.00	277.05	277.05
Net Pay	<u>2,245.03</u>	<u>1,020.46</u>	<u>1,605.71</u>	<u>4,871.20</u>
Employer Taxes and Contributions				
Medicare Company	35.25	16.02	22.43	73.70
Social Security Company	150.72	68.52	95.91	315.15
Total Employer Taxes and Contributions	<u>185.97</u>	<u>84.54</u>	<u>118.34</u>	<u>388.85</u>

See Accountants' Report.

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

	Gomez, Adrian	Gromada, Brandon A	Reilly, Neil	Ribsam, John J	Serna, Jr., Antonio	Williams, Christoph...	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjust...								
Gross Pay								
Security Coordinator	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	1,750.00
Security Holiday	0.00	0.00	0.00	0.00	0.00	0.00	390.00	390.00
Security Hourly	6,300.00	3,600.00	300.00	1,500.00	1,700.00	2,700.00	5,900.00	22,000.00
Total Gross Pay	6,300.00	3,600.00	300.00	1,500.00	1,700.00	2,700.00	8,040.00	24,140.00
Adjusted Gross Pay	6,300.00	3,600.00	300.00	1,500.00	1,700.00	2,700.00	8,040.00	24,140.00
Taxes Withheld								
Federal Withholding	(195.00)	(160.00)	0.00	(56.00)	(73.00)	0.00	(233.00)	(717.00)
Medicare Employee	(91.35)	(52.20)	(4.35)	(21.75)	(24.65)	(39.15)	(116.58)	(350.03)
Social Security Employee	(390.60)	(223.20)	(18.60)	(93.00)	(105.40)	(167.40)	(498.48)	(1,496.68)
Total Taxes Withheld	(676.95)	(435.40)	(22.95)	(170.75)	(203.05)	(206.55)	(848.06)	(2,563.71)
Net Pay	5,623.05	3,164.60	277.05	1,329.25	1,496.95	2,493.45	7,191.94	21,576.29
Employer Taxes and Contributions								
Medicare Company	91.35	52.20	4.35	21.75	24.65	39.15	116.58	350.03
Social Security Company	390.60	223.20	18.60	93.00	105.40	167.40	498.48	1,496.68
TX - Unemployment	6.30	3.60	0.30	1.50	1.70	2.58	4.14	20.12
Total Employer Taxes and Contribut...	488.25	279.00	23.25	116.25	131.75	209.13	619.20	1,866.83

See Accountants' Report.

# 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