



Disclaimer:

This meeting packet is provided for informational purposes only.

The documents and reports contained herein are subject to revision, correction, supplementation, and board approval and may not represent final official products.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
(512) 435-2300

TELECOPIER (512) 435-2360

DEBORAH PEDERSON
(512) 435-2352
dpederson@abaustin.com

MEMORANDUM

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

FROM: Deborah Pederson, Legal Assistant

DATE: April 18, 2023

RE: Northtown Municipal Utility District
April 25, 2023 Board Meeting

Attached please find the agenda and meeting materials for a meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Tuesday, April 25, 2023, at 5:45 p.m. at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, 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
Jim Nias *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**

Robert Anderson *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**

April 25, 2023

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, April 25, 2023**. This meeting will be held at the District office located at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, Pflugerville, Texas. Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

PUBLIC INPUT

1. Resident communications and Board member announcements;

CONSENT ITEMS

(These items may be considered and acted upon collectively. Any of these items may be pulled for discussion upon the request of any member of the Board.)

2. Minutes of March 28, 2022 Board meeting;
3. Revised District Registration Form;
4. Resolution Establishing Offices and Meeting Places of the Board of Directors of Northtown Municipal Utility District and Establishing Locations for the Posting of Notice of Meetings of the Board;

DISCUSSION/ACTION ITEMS

5. 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;
6. 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;
 - (c) TCEQ compliance update, including status letter;
7. Landscape maintenance report and related action items, including any proposals for landscape maintenance;

8. District manager's report and related action items, including:
 - (a) Legal/Security Committee report, including covenant violations and enforcement actions;
 - (b) Monthly expenditure report;
 - (c) Reservation ledger;
 - (d) Solid waste services, including monthly report;
 - (e) Purchase requests and/or proposals;
 - (f) Renewal of Texas Municipal League employee benefits coverage, including Renewal Notice and Benefit Verification Form;
 - (g) Parking restrictions at new office parking lot and related signage;

9. Facilities Committee report and related action items, including:
 - (a) Status of construction of office and pavilions;
 - (b) Purchases of appliances, electronics, furniture, and other office items;
 - (c) Approval of pay applications and/or change orders from STR Constructors for construction of office and pavilions;
 - (d) Repairs, maintenance, and monthly expenditures for parks and recreational facilities;

10. Utilities and Services Committee report and related action items, including Kennedy Jenks report and recommendation regarding District's water availability and pressure;

11. District engineer's report and related action items, including:
 - (a) Development update, including:
 - (i) Village at Northtown, Section 2 (Condominiums);
 - (ii) Village at Northtown Multifamily (North Wells Branch/The Parker), including easements, construction agreements, and variances to restrictive covenant;
 - (iii) Village at Northtown Multifamily (Edenbrook), including easements and restrictive covenants;
 - (iv) The Lakes Retail Center;
 - (v) Avalon Bay Multifamily;
 - (vi) JD's Supermarket – Dessau;
 - (b) MS4 compliance matters, including:
 - (i) Permitting update;
 - (ii) Storm Water Pollution Prevention Plan ("SWPPP") compliance updates;
 - (c) Senate Bill 3 / Emergency Preparedness Plan, including:
 - (i) Status of application requesting waiver of emergency preparedness plan;
 - (ii) Any proposals related to Senate Bill 3 compliance;

12. 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;

13. District website, including hosting, maintenance, and related action items;

- 14. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin;
- 15. Attorney's report and related action items, including:
 - (a) TCAD 2023 Notice of Appraised Values;
 - (b) Villages at Northtown Multifamily (The Parker) easements and related agreements, including:
 - (i) Declaration of Maintenance Covenants for Stormwater Structural Controls;
 - (ii) License and Consent to Encroachment Agreement;
 - (iii) First Amendment to Temporary Construction and Access Easement Agreement;
 - (iv) Sidewalk and Trail Easement;
 - (v) Wastewater Line Easement;
 - (vi) Exclusive Water Lines Vault Easement;
- 16. Future agenda items and meeting schedule.

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



Attorney for the District

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

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

March 28, 2023

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on March 28, 2023 at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, 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; Robert Anderson of Crossroads Utility Services LLC (“*Crossroads*”); Carter Dean of Armbrust & Brown, PLLC (“*A&B*”); Scott Foster of 360 Professional Services, Inc. (“*360 PSI*”); Deputy Yarborough of the Travis County Sheriff’s Office (“*TCSO*”); and Colette Downey and David Overton, residents of the District.

Director Richter called the meeting to order at 5:48 p.m. and stated that the Board would first receive resident communications and Board member announcements. Mr. Overton addressed the Board and stated that his deposit with the District was higher than the standard deposit amount since he had been required to make additional deposits years ago, as a consequence of delinquent payments. He stated that he had not missed a payment in many years and, therefore, would like the portion of his deposit in excess of the standard deposit amount refunded to him. The Directors agreed that they recalled Board discussion and possibly an amendment of the District’s Rate Order occurring a few years ago. Mr. Anderson stated that he would review the District’s Rate Order to determine whether such a refund was permitted.

Director Richter then stated that the Board would consider approval of the minutes of the March 1, 2023 Board meeting. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the minutes.

Director Richter next recognized Deputy Yarborough to present the security report attached as **Exhibit “B”**. Deputy Yarborough reviewed the report and noted that that two automobile burglaries had occurred, but that each of the vehicles had been left unlocked.

Director Richter next stated that the Board would receive the operations manager’s report and recognized Mr. Anderson. Mr. Anderson reviewed the operations manager’s report

attached as **Exhibit "C"** with the Board. He reported that there were 3,189 total connections as of February, that the water loss for the prior reporting period was 3.50%, and that the February water samples were satisfactory. He next presented the write-offs included in his report for Board consideration, noting that one of them had been resolved. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the remaining write-off.

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," Bastard Cabbage. He explained that the plant had grown rampantly throughout the District recently and that Mr. Fadal's crews were pulling it out where discovered. He then presented a second "plant of the month," Mexican Heather. He stated that it is a perennial, grows to about three feet tall, and thrives in partial sun and shade. Director Richter asked Mr. Fadal to identify and plant more plants, both flowering and non-flowering, that thrived in the shade. Mr. Fadal stated that this may be a challenge, but would see what he could do. Mr. Fadal then referred the Board to the Landscape Maintenance Agreement attached as **Exhibit "E"**, which he noted included a new map and the District's new landscape areas associated with the office and pavilion construction project. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the Landscape Maintenance Agreement.

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 ("*TDS*") with the Board and stated that the collection date change had been going well. She added that a 30-foot roll-off dumpster had been placed in the park for District use disposing of limbs, but that residents ended up filling it up with their own trash and debris. She then stated that TDS was going to coordinate with the District to create a District-specific video for its website regarding the procedure for bulky pickup, noting that this was at no cost to the District. Ms. Oliver next requested authorization to purchase a "Northtown MUD" sign for the lobby in the new office, which she advised would look like the sign hanging in the current meeting room, but bigger. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to authorize purchase of such a sign for an amount not to exceed \$2,400. Ms. Oliver concluded her report by stating that she had coordinated with Mr. Anderson to have a flyer regarding disposal of tree limbs in the District's water bills, and that the website had been updated to place information regarding disposal of tree limbs more prominently on the main page.

Director Richter next stated that the Board would receive a report from the Facilities Committee. Ms. Oliver stated that she planned on moving to the new office the first week of May and that she thought the first Board meeting to be held at the office could be in May. She stated that she had identified a recommended mover that cost \$200 per hour, plus a \$99 travel fee. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to authorize Ms. Oliver to hire a mover for an amount not to exceed \$3,000. Mr. Foster stated that, while the office and pavilion project was not substantially complete, he believed it would be prior to the next regular Board meeting, so he recommended authorizing the Facilities Committee to accept the office as substantially complete, upon his recommendation. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to authorize the Facilities Committee to accept the office and pavilion project as substantially complete after April 20th, on the condition that the vent in the kitchen be painted. Ms. Oliver then stated that a

representative from TMLIRP was coming to meeting with Mr. Foster and herself regarding adding the District's new facilities to its property insurance schedule. Ms. Oliver then referred the Board to the proposal from Allied Universal Technology Services attached as **Exhibit "G"** for services related to the new office's alarm system. Ms. Richter asked Ms. Oliver to coordinate with the vendor as necessary to become familiar with the technology. Director Hill recommended that the Board select the proposal option for a three-year term with annual billing. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to select the option for a three-year term with annual billing, and authorize execution of the proposal following review by Mr. Dean.

Director Richter stated that the Board would next receive the engineering report. Mr. Foster reviewed his report attached as **Exhibit "H"** with the Board and covered the status of various development projects in the District. Mr. Foster next stated that he had submitted the District's annual MS4 report to TCEQ. He then reviewed the memorandum regarding violations of the District's erosion control rules attached as **Exhibit "I"**, noting that KB Homes, which had multiple violations, had experienced staff turnover, which may have contributed to the unresolved violations. He added that most of the violations were minor in nature, and that the inspection program continued to be beneficial. Mr. Foster then advised that Kennedy Jenks had completed their report regarding District water pressure and availability, which he had shared with the Utilities and Services Committee for review. He provided a brief overview of the report and recommended its approval. Director Hill requested tabling the item until the April Board meeting to allow time for the Utilities and Services Committee to review the report in full and make a recommendation to the Board. Mr. Dean stated that he would include an appropriate item on the April agenda. Board discussion then ensued regarding when to receive a report from the District's consultants regarding the proposed schedule for bond issues. The Board generally agreed to receive such a report in June, instead of as originally planned in April.

Director Richter then recognized Mr. Douthitt for purposes of receiving the bookkeeper's report. Mr. Douthitt presented the updated cash activity report attached as **Exhibit "J"** and reviewed it with the Board. Mr. Douthitt next reviewed the checks being presented for approval and recommended approval of the transfers listed on page one of his report. He then noted that the high interest rates on the District's investment may result in arbitrage. Director Richter asked if this was a problem. Mr. Douthitt responded that it was not, and that the District would simply remit the arbitrage amounts to the federal government. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the transfers and the payment of bills and invoices.

Director Richter then stated that the Board would consider matters related to the District's website. Mr. Hill stated that Ms. Oliver and he would revisit website matters with Director Campbell to chart a course for the future of the District website's hosting and maintenance.

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 Randy Wilburn, the District's special counsel for purposes of wholesale services contract negotiations, had informed him that the City had become more open to negotiating recently, but that the process was still occurring slowly. Director Capers then reviewed the rates proposed by the City to one of the districts engaged in negotiations.

Director Richter recognized Mr. Dean for the purpose of receiving the attorney's report. Mr. Dean asked Mr. Douthitt to cover the Census Bureau Survey of Local Government Finances issue with the Board. Mr. Douthitt explained that the US Census Bureau sent the District an

annual survey regarding its finances, but that the survey was time-consuming to complete, and not legally required to complete. He added that it would provide no direct benefit to the District to complete. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to opt-out of the survey.

There being no further business to come before the Board, the meeting was adjourned at 6:50 p.m.



Date: April 25, 2023

Christopher Capers, Secretary
Board of Directors

DISTRICT REGISTRATION FORM*



When completed, mail to:
UTILITIES AND DISTRICTS SECTION, MC-152
TCEQ
PO BOX 13087
AUSTIN TX 78711-3087 or fax to: 512/239-6190

Legal Name of District or Authority: Northtown Municipal Utility District
 District's Mailing Address: c/o Armbrust & Brown, PLLC, 100 Congress Ave., Suite 1300
 City: Austin Zip: 78701
 District's Telephone Number: (512) 435-2300

A. BOARD MEMBERS:

TITLE	FULL NAME OF DIRECTOR (First, Middle, Last)	FULL MAILING ADDRESS (According to U.S. Post Office Standards)	TELEPHONE NUMBERS			TERM OF OFFICE		
			Business	Fax	Home	Elected (E) Appointed (A) Elected by Precinct (P)	Term Begins (mm/dd/yyyy)	Term Ends (mm/dd/yyyy)
President	Brenda Richter	100 Congress Avenue, Suite 1300, Austin, Texas 78701	(512) 435-2300			E	11/08/2022	11/03/2026
Vice-President	Robin Campbell	100 Congress Avenue, Suite 1300, Austin, Texas 78701	(512) 435-2300			E	11/17/2020	11/12/2024
Secretary	Christopher Capers	100 Congress Avenue, Suite 1300, Austin, Texas 78701	(512) 435-2300			E	11/08/2022	11/03/2026
Asst. Secretary	R. Lee Hill	100 Congress Avenue, Suite 1300, Austin, Texas 78701	(512) 435-2300			E	11/08/2022	11/03/2026
Treasurer	Felix T. Amaro, Jr.	100 Congress Avenue, Suite 1300, Austin, Texas 78701	(512) 435-2300			E	11/17/2020	11/12/2024

B. CONSULTANTS AND REPRESENTATIVES (as applicable):

POSITION	FULL NAME OF INDIVIDUAL	NAME OF FIRM OR ORGANIZATION	FULL MAILING ADDRESS (According to U.S. Post Office Standards)	TELEPHONE NUMBERS (include Area Code)	
				Business	Fax
District Manager	Mona Oliver	Northtown Municipal Utility District	1421-700 E. Wells Branch Parkway, Suite 106, Pflugerville, TX 78660	(512) 246-5948 716-0759	(512) 246-1900
Operator	Robert Anderson	Crossroads Utility Services LLC	2601 Forest Creek Drive, Round Rock, TX 78665-1232	(512) 246-5948 246-1400	(512) 246-1900
Attorney	Sue Brooks Littlefield Carter Dean	Armbrust & Brown, PLLC	100 Congress Avenue, Suite 1300, Austin, TX 78701	(512) 435-2300	(512) 435-2360
Engineer	Scott Foster	360 Professional Services, Inc.	P.O. Box 3639, Cedar Park, TX 78630-3639	(512) 354-4682	(512) 351-3331
Bookkeeper	Allen Douthitt	Bott & Douthitt, P.L.L.C.	P.O. Box 2445, Round Rock, TX 78680	(512) 733-0700	(512) 733-0704
Financial Advisor	Cheryl Allen	Public Finance Group, LLC	7004 Bee Cave Road 500 W. 2nd Street, Building 3, Suite 315 Ste. 1900, Austin, TX 78746 78703	(512) 382-5420 922-5501	(512) 382-5490
Tax Collector	Bruce Elfant	Travis County Tax Assessor	5501 Airport Blvd., Austin, TX 78751	(512) 854-9473	(512) 854-9056
Agent for Notice	Sue Brooks Littlefield Carter Dean	Armbrust & Brown, PLLC	100 Congress Avenue, Suite 1300, Austin, TX 78701	(512) 435-2300	(512) 435-2360

* All information provided herein is subject to the Public Information Act and will be made available on our website (www.tceq.state.tx.us).

DISTRICT REGISTRATION FORM (continued)

A. BOARD MEMBERS: (continued)

TITLE	FULL NAME OF DIRECTOR (First, Middle, Last)	FULL MAILING ADDRESS (According to U.S. Post Office Standards)	TELEPHONE NUMBERS			TERM OF OFFICE		
			Business	Fax	Home	Elected (E) Appointed (A) Elected by Precinct (P)	Term Begins (mm/dd/yyyy)	Term Ends (mm/dd/yyyy)

CERTIFICATION: I certify that the information contained herein is correct and complete to the best of my knowledge.

/s/ D. Pederson

Signature/Title

D. Pederson, Legal Asst. to District Attorney
Printed Name and Title

(512) 435-2300
(Area Code) Telephone

12/1/2022
Date Signed

If you have questions on how to fill out this form or about the Water Districts program, please contact us at 512/239-4691. Individuals are entitled to request and review their personal information that the Agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

C. ADDITIONAL STATUTORY REQUIREMENTS (Texas Water Code):

1. Requirements generally applicable to most districts and authorities:
 - a. §49.055(d). File copies of directors' sworn statements, bonds, and oaths with the District's records. File copies of directors' sworn statements and oaths with the Secretary of State within 10 days after its execution.
 - b. §36.054(e) and §49.054(f). File the directors' names, mailing addresses and terms of office with the TCEQ within 30 days after any election or appointment.
 - c. Annual Audit and Financial Reports:
 - (1) §49.194(a). File audit with the TCEQ within 135 days of the District's fiscal year end, or §49.197(d). File financial dormancy affidavit with the TCEQ by January 31, or §49.198(c). File annual financial report with the TCEQ within 45 days of fiscal year end.
 - (2) §49.194(c). File audit, financial dormancy affidavit, or financial report with the District's records.
 - (3) §49.194(d). Annually, submit the District's filing affidavit to the TCEQ with the District's audit, financial dormancy affidavit, or financial report.
 - (4) §49.158. Notify the TCEQ of the District's adoption of a fiscal year within 30 days of initial financial activity or after a change in the District's fiscal year.
 - d. §49.199(a). Adopt a code of ethics and other specified policies and procedures.

2. Requirements applicable to Certain Districts and Authorities, as specified in the Statutes:
 - a. §49.453. File with the TCEQ the name, address and telephone number of the District's *Agent for Notice* (the person responsible for issuing forms to comply with the Notice to Purchaser requirements of §49.452).
 - b. §49.455. File information form and map, or any amendments, with each county clerk and the TCEQ.
 - c. §49.451. Post district name signs at two principal entrances to the District within 30 days of the District's creation.
 - d. §49.062. Publish and file with the TCEQ a resolution establishing a meeting place outside the District.
 - e. §49.307(b), §49.301(f) & §49.302. File orders excluding and annexing land with the TCEQ and in the deed records of each county(ies) in which the District is situated.

Texas Statutes can be viewed at: <http://www.capitol.state.tx.us/>

**RESOLUTION ESTABLISHING OFFICES AND MEETING PLACES OF THE BOARD
OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY DISTRICT AND
ESTABLISHING LOCATIONS FOR THE POSTING OF NOTICE OF
MEETINGS OF THE BOARD**

THE STATE OF TEXAS §
 §
COUNTIES OF TRAVIS §

WHEREAS, under §49.062 of the *Texas Water Code*, the Board of Directors (the "Board") of Northtown Municipal Utility District (the "District") is authorized to establish offices and meeting places both inside and outside the boundaries of the District; and

WHEREAS, the Board wishes to designate meeting places within the boundaries of the District, and also wishes to designate offices and meeting places outside the boundaries of the District; and

WHEREAS, the Board also wishes to establish the locations at which notice of meetings of the Board will be posted;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

Section 1. Meeting places of the Board of Directors, within the boundaries of the District, are established at:

- (a) 700 East Wells Branch Parkway, Pflugerville, Texas;
- (b) 14401 Harris Ridge Blvd. (Stoney Creek Park), Pflugerville, Texas;
- (c) Barron Elementary School, 14850 Harris Ridge Blvd., Pflugerville, Texas;
and
- (d) Wieland Elementary School, 900 Tudor House Road, Pflugerville, Texas.

Section 2. District offices and meeting places outside the boundaries of the District are established at:

- ~~(a) Wells Branch Tech Center, Building One, Suite 106, 1421 Wells Branch Parkway, Pflugerville, Texas 78660;~~
- (a) ~~(b)~~the offices of Armbrust & Brown, PLLC, as follows: 100 Congress Avenue, Suite 1300, Austin, Texas;
- (b) ~~(e)~~100 Congress Avenue, Suite 875, Austin, Texas;
- (c) ~~(d)~~the offices of Crossroads Utility Services LLC, 2601 Forest Creek Drive, Round Rock, Texas 78665;
- (d) ~~(e)~~the offices of Bott & Douthitt, PLLC, 810 Hester's Crossing, Suite 122, Round Rock, Texas; and
- (e) ~~(f)~~Springhill Restaurant, 2505 W. Pecan, Pflugerville, Texas.

These offices and meeting places are established for the purposes of filing and maintaining the books and records of the District, conducting the business of the District and holding meetings of the Board. The meeting place and District office at Wells Branch Tech Center, Building One, Suite 106, 1421 Wells Branch Parkway, Pflugerville, Texas is also established as an office for the purpose of opening bids for construction contracts and filing and maintaining engineering and construction records.

Section 3. Notices of meetings of the Board of the District will be posted at the following locations:

- ~~(i) the District office at the Wells Branch Tech Center, Building One, Suite 106, 1421 Wells Branch Parkway, Pflugerville, Texas 78660; and~~
- (a) outside the boundaries of the District at ~~:(ii)~~ the offices of Armbrust & Brown, PLLC, as follows: 100 Congress Avenue, Suite 1300, Austin, Texas.
- (b) within the boundaries ~~of at:~~
 - (i) 700 East Wells Branch Parkway, Pflugerville, Texas 78660; and
 - ~~(b)(ii)~~ the District at the bulletin board located at 14401 Harris Ridge Blvd. (Park pavilion), Pflugerville, Texas 78660.²

Notice of meetings of the Board will also be provided to the Travis County Clerk for posting in accordance with Section 551.054 of the Texas Government Code.

Section 4. The Board declares its offices and meeting places, both within and outside the boundaries of the District, to be open to the public and invites all residents, taxpayers and other interested persons to attend any meeting of the Board.

Section 5. The attorney for the District is directed to file a copy of this Resolution in the principal office of the District.

Section 6. If this Resolution changes the meeting places located outside the boundaries of the District, the attorney for the District is directed to file this Resolution with the Texas Commission on Environmental Quality and publish notice of the District's meeting places located outside the boundaries of the District in a newspaper of general circulation within the District.

Section 7. All previous resolutions relating to District offices and meeting places and posting locations are superseded by this Resolution.

PASSED AND APPROVED this ~~17th~~ 25th day of ~~November~~ April, ~~2021~~ 2023.

**NORTHTOWN MUNICIPAL UTILITY
DISTRICT**

By: _____
Brenda Richter, President
Board of Directors

(SEAL)

ATTEST:

Chris Capers, Secretary
Board of Directors



UTILITY MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



April 25, 2023

**Northtown Municipal Utility District
Operations Report
For the Month of March 2023**

GENERAL INFORMATION

Occupied Single Family Connections	<u>3095</u>	x 3 =	<u>9285</u>
Vacant Single Family Connections	<u>16</u>		
Vacant Irrigation Connections	<u>1</u>		
Vacant Fire Hydrant	<u>5</u>		
Multi Family Connections	<u>6</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>2</u>		
Builder Connections	<u>14</u>		
Builder New Taps	<u>0</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>1</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>30</u>		
TOTAL CONNECTIONS	<u>3185</u>		<u>11775</u> Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>03/21/23</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>03/28/23</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>03/01/23</u>	to	<u>03/31/23</u>	<u>20,550,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>01/31/23</u>	to	<u>02/28/23</u>	<u>18,815,000</u> Gallons
Total Gallons Billed				
from	<u>01/31/23</u>	to	<u>02/28/23</u>	<u>18,053,000</u> Gallons
Flushing	<u>01/31/23</u>	to	<u>02/28/23</u>	<u>27,400</u> Gallons
Billing Adjustments				
from	<u>01/31/23</u>	to	<u>02/28/23</u>	<u>0</u> Gallons
Gallons gain/loss				<u>(734,600)</u> Gallons
Percentage gain/loss				<u>-3.90%</u>

CUSTOMER BILLING REPORT
 NORTH TOWN MUNICIPAL UTILITY DISTRICT
 February 11, 2022 Through March 10, 2023

Current Billing

Basic Service	131,497.78	
Water	96,430.20	
Sewer	105,415.09	
TCEQ	1,023.09	
Deposit	7,387.23	
Misc	<u>53,820.00</u>	
 Total Current Billing		 \$395,573.39

Aged Receivables

Thirty (30) Days	40,075.81	
Sixty (60) Days	12,401.89	
Ninety (90) Days	2,245.52	
One Hundred Twenty (120) Days	<u>4,403.25</u>	
Billed Arrears	59,126.47	
Credit Bal Fwd	<u>-15,186.50</u>	
 Total Aged Receivables		 \$43,939.97

Accounts Receivables

Penalty	5,746.47	
Basic Service	121,512.94	
Water	134,516.04	
Sewer	115,939.47	
TCEQ	1,181.00	
Deposit	-\$6,037.23	
Miscellaneous	<u>54,054.23</u>	
	426,912.92	
 Total Accounts Receivables		 \$426,912.92

Deposit Liability

Balance As Of	02/11/23	\$695,860.47
Collections		5,887.23
Deposits Applied		<u>-7,387.23</u>
 Balance As Of	 03/10/23	 \$694,360.47

NORTHTOWN MUNICIPAL UTILITY DISTRICT

Billing Report

March 20023

Connections	February	March
Active	3167	3163
Inactive	16	16
Total	3183	3179

New Connects	0	0
--------------	---	---

Billing Recap

	February	March
Current Billing	\$410,252.06	\$395,573.39
Water	\$121,431.80	\$96,430.20
Sewer	\$118,462.74	\$105,415.09
State Assessment	\$1,213.46	\$1,023.09
Basic Service	\$121,705.69	\$131,497.78
Miscellaneous	\$38,288.37	\$53,820.00
Deposit	\$9,150.00	\$7,387.23
Current Payments	\$472,035.56	\$426,912.92
Arrears	February	March
30 Day	\$55,801.15	\$40,075.81
60 Day	\$16,724.33	\$12,401.89
90 Day	\$2,211.72	\$2,245.52
120 Day	\$4,015.22	\$4,403.25
Gross Arrears	\$78,752.42	\$59,126.47

Month	February	March
Total Customers	3183	3179
Letters	398	330
Disconnects	0	0

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
March-23

Total Water Flows

Month	2018	2019	2020	2021	2022	2023
January	21,876	9,926	22,272	24,544	21,970	19,561
February	18,713	8,785	18,548	15,091	18,007	17,215
March	22,278	21,734	21,764	22,854	22,763	20,550
April	23,185	12,957	22,182	23,806	25,955	
May	27,596	22,203	24,751	23,113	27,691	
June	26,292	22,308	27,650	24,121	31,151	
July	27,286	25,733	30,449	24,990	33,802	
August	27,286	19,975	37,691	25,512	32,368	
September	21,624	27,539	31,636	29,383	34,355	
October	12,482	26,984	31,147	25,791	29,539	
November	11,181	23,276	32,200	22,580	21,941	
December	7,783	23,114	22,754	23,551	20,209	
TOTAL	247,582	244,534	323,044	285,336	319,751	57,326

Bacteriological Analyses

Samples: satisfactory taken on 03/21/23, 03/28/23

Chlorine Residual

	March
Average	2.2
Maximum (4.0)	2.5
Minimum (0.5)	1.8

Total Wastewater Billed

Month	2018	2019	2020	2021	2022	2023
January	15,158	13,169	14,553	16,930	15,630	15,525
February	15,759	15,529	15,095	16,110	16,402	17,193
March	14,826	14,513	14,047	15,732	17,357	15,299
April	15,060	14,881	16,608	16,685	18,421	
May	15,883	15,597	16,834	17,978	17,141	
June	16,651	15,290	17,042	16,190	16,956	
July	15,933	14,310	17,187	18,157	16,565	
August	16,304	14,947	18,367	16,734	17,836	
September	16,386	14,979	18,735	17,557	17,071	
October	14,907	14,626	22,891	18,225	16,991	
November	15,737	15,138	15,472	17,006	16,201	
December	15,003	14,068	21,766	17,640	16,796	
TOTAL	187,607	177,047	208,597	204,944	203,366	48,017

NORTHTOWN M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	MASTER METER	CONSUMPTION TOTALS	FLUSHING TOTALS	BILLING ADJUSTMENTS	GALLONS UNACCOUNTED	PERCENT GAIN/LOSS
09/30/19	10/28/19	28,465.4	27,596.0	51.0	(46.0)	-864.4	-3.04%
10/29/19	11/25/19	28,100.9	27,140.0	51.0	(46.0)	-955.9	-3.40%
11/26/19	12/27/19	21,268.9	20,087.0	51.0	(13.0)	-1143.9	-5.38%
12/28/19	01/30/20	21,503.9	20,226.0	48.0	(40.0)	-1269.9	-5.91%
01/31/20	02/28/20	17,649.7	16,888.0	48.0	(59.0)	-772.7	-4.38%
02/29/20	03/30/20	19,505.0	19,176.0	73.5	(1,070.0)	-1325.5	-6.80%
03/31/20	04/29/20	21,932.0	20,676.0	61.5	(83.0)	-1277.5	-5.82%
04/30/20	05/29/20	23,209.0	22,141.0	61.5	(92.0)	-1098.5	-4.73%
05/30/20	06/29/20	26,508.0	24,962.0	48.0	(89.0)	-1587.0	-5.99%
06/30/20	07/29/20	30,654.0	30,354.7	39.7	-	-259.6	-0.85%
07/30/20	08/28/20	31,232.0	29,041.0	48.0	-	-2143.0	-6.86%
08/29/20	09/29/20	25,944.0	24,413.0	43.5	-	-1487.5	-5.73%

TOTALS		295,972.8	282,700.7	624.7	(1,538.0)	(14,185.4)	---
AVERAGE		24,664.4	23,558.4	52.1	(128.2)	(1,182.1)	-4.79%

09/30/20	10/28/20	29,284.0	22,488.0	40.5	-	-1278.5	-4.37%
10/29/20	11/25/20	29,696.0	21,112.0	42.0	-	-8542.0	-28.76%
11/26/20	12/29/20	26,656.0	22,031.0	72.0	(4.0)	-4557.0	-17.10%
12/30/21	01/28/21	20,569.0	18,924.0	34.5	-	-1610.5	-7.83%
01/28/21	02/26/21	23,055.0	41,919.0	63.0	(20,156.0)	-1229.0	-5.33%
02/27/21	03/25/21	19,933.0	18,211.0	28.5	-	-1693.5	-8.50%
03/26/21	04/26/21	24,803.2	23,061.0	42.0	-	-1700.2	-6.85%
04/27/21	05/26/21	21,782.4	19,985.0	58.5	-	-1738.9	-7.98%
05/27/21	06/26/21	24,260.7	23,850.0	75.0	-	-335.7	-1.38%
06/27/21	07/26/21	23,480.0	21,612.0	49.5	-	-1818.5	-7.74%
07/27/21	08/25/21	27,510.0	25,274.0	48.0	-	-2188.0	-7.95%

TOTALS		271,029.3	258,467.0	553.5	(20,160.0)	(26,691.8)	---
AVERAGE		24,639.0	23,497.0	50.3	(1,832.7)	(2,426.5)	-9.85%

08/26/21	09/28/21	29,505.0	28,867.0	66.0	-	-572.0	-1.94%
09/29/21	10/28/21	23,503.0	23,324.0	40.5	-	-138.5	-0.59%
10/29/21	11/28/21	22,879.0	22,623.0	46.8	-	-209.2	-0.91%
11/29/21	12/27/22	20,004.0	17,975.0	30.0	-	-1999.0	-9.99%
12/28/21	01/26/22	20,131.0	18,885.0	60.3	-	-1185.7	-5.89%
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%

TOTALS		115,181.0	95,526.0	372.5	-	(467.5)	---
AVERAGE		24,091.5	23,881.5	93.1	#DIV/0!	(116.9)	-0.49%

**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 2018	14,565,000	-	112,000	10,000	194,000	1,717,000	1,985,000	399,000	-	18,982,000	2,966	4.9	438	22
November 2018	15,210,000	-	126,000	-	9,000	1,805,000	2,003,000	355,000	-	19,508,000	2,966	5.1	511	28
December 2018	13,679,000	-	89,000	5,000	116,000	1,751,000	1,067,000	470,000	-	17,176,000	2,966	4.6	461	25
January 2019	12,647,000	-	111,000	1,000	57,000	1,060,000	776,000	292,000	-	14,944,000	2,966	4.3	499	19
February 2019	15,160,000	-	85,000	-	20,000	1,983,000	2,338,000	317,000	-	19,903,000	2,966	5.1	480	24
March 2019	13,068,000	-	120,000	8,000	242,000	1,662,000	835,000	277,000	-	16,212,000	2,966	4.4	419	31
April 2019	13,747,000	-	97,000	23,000	381,000	1,535,000	973,000	279,000	-	17,035,000	2,966	4.6	367	22
May 2019	15,178,000	-	121,000	16,000	829,000	2,312,000	1,635,000	604,000	-	20,695,000	2,966	5.1	428	15
June 2019	14,370,000	-	132,000	21,000	469,000	2,523,000	1,584,000	779,000	23,000	19,901,000	2,966	4.8	491	24
July 2019	14,451,000	-	24,000	29,000	871,000	2,412,000	1,487,000	764,000	134,000	20,172,000	2,966	4.9	448	29
August 2019	16,176,000	-	22,000	41,000	245,000	2,606,000	1,461,000	1,541,000	94,000	24,186,000	2,966	6.1	427	22
September 2019	19,733,000	-	123,000	29,000	162,000	2,461,000	3,484,000	1,497,000	60,000	27,569,000	2,966	6.7	408	19
Total	179,983,000	-	1,162,000	183,000	3,595,000	23,847,000	19,628,000	7,574,000	311,000	236,283,000				
October 2019	18,436,000	219,000	127,000	27,000	802,000	3,061,000	3,602,000	1,196,000	-	27,470,000	2,966	6.2	513	34
November 2019	17,534,000	1,415,000	134,000	28,000	371,000	2,420,000	2,178,000	516,000	-	24,596,000	2,966	5.9	462	21
December 2019	21,513,000	189,000	103,000	27,000	153,000	3,008,000	2,905,000	294,000	-	28,192,000	2,966	7.3	523	24
January 2020	14,945,000	122,000	104,000	23,000	179,000	2,751,000	1,325,000	629,000	-	20,078,000	2,966	5.0	434	50
February 2020	15,135,000	133,000	100,000	12,000	33,000	2,512,000	1,873,000	415,000	-	20,213,000	2,966	5.1	100	9
March 2020	13,561,000	79,000	93,000	19,000	40,000	1,755,000	993,000	348,000	-	16,888,000	2,966	4.6	-	0
April 2020	14,773,000	102,000	89,000	11,000	33,000	2,038,000	1,722,000	399,000	-	19,167,000	2,972	5.0	-	0
May 2020	16,275,000	151,000	8,000	22,000	0	2,127,000	1,795,000	286,000	-	20,664,000	2,974	5.5	-	0
June 2020	16,981,000	271,000	18,000	13,000	0	2,321,000	2,198,000	338,000	-	22,140,000	2,981	5.7	-	0
July 2020	18,867,000	333,000	13,000	33,000	0	2,621,000	2,651,000	419,000	-	24,937,000	2,981	6.3	-	0
August 2020	23,782,000	787,000	74,000	52,000	0	2,568,000	2,293,000	798,000	-	30,354,000	3,027	7.9	-	0
September 2020	19,958,000	964,000	43,000	16,000	0	5,384,000	1,680,000	996,000	-	29,041,000	3,040	6.6	-	0
Total	211,760,000	4,765,000	906,000	283,000	1,611,000	32,566,000	25,215,000	6,634,000	-	283,740,000				
October 2020	18,976,000	155,000	44,000	21,000	39,000	3,748,000	1,204,000	27,000	199,000	24,413,000	3,041	6.2	527	0
November 2020	15,283,000	128,000	48,000	16,000	32,000	4,591,000	1,353,000	861,000	176,000	22,488,000	3,043	5.0	500	0
December 2020	16,535,000	208,000	18,000	26,000	30,000	2,129,000	1,445,000	721,000	-	21,112,000	3,049	5.4	523	0
January 2021	13,551,000	96,000	49,000	21,000	0	5,000,000	1,004,000	1,309,000	1,001,000	22,031,000	3,053	4.4	445	0
February 2021	10,350,000	35,000	54,000	27,000	0	4,414,000	648,000	3,093,000	303,000	18,924,000	3,059	3.4	312	0
March 2021	14,007,000	14,000	44,000	26,000	0	4,594,000	505,000	2,480,000	93,000	21,763,000	3,071	4.6	357	0
April 2021	14,196,000	17,000	40,000	17,000	0	1,293,000	1,067,000	1,486,000	95,000	18,211,000	3,071	4.6	416	0
May 2021	16,955,000	36,000	97,000	23,000	0	1,886,000	1,742,000	2,198,000	124,000	23,061,000	3,064	5.5	-	0
June 2021	14,883,000	50,000	112,000	12,000	700,000	2,273,000	1,282,000	545,000	128,000	19,985,000	3,072	4.8	402	60
July 2021	13,468,000	9,000	56,000	34,000	0	5,210,000	1,079,000	3,793,000	201,000	23,850,000	3,076	4.4	399	32
August 2021	16,283,000	9,000	25,000	31,000	83,000	2,141,000	1,479,000	1,384,000	177,000	21,612,000	3,167	5.1	384	36
September 2021	18,447,000	25,000	100,000	37,000	62,000	2,597,000	2,370,000	1,338,000	298,000	25,274,000	3,167	5.8	329	37
Total	182,934,000	782,000	687,000	291,000	946,000	39,876,000	15,178,000	19,235,000	2,795,000	262,724,000				
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	16,885,000	3,168	3.3	418	26
March 2022	11,130,000	18,000	104,000	1,000	0	4,839,000	224,000	3,438,000	105,000	19,859,000	3,168	3.5	368	31
April 2022	12,743,000	6,000	95,000	1,000	74,000	1,903,000	811,000	2,050,000	127,000	17,810,000	3,168	4.0	368	31
May 2022	12,025,000	6,000	149,000	-	401,000	4,918,000	2,307,000	3,508,000	198,000	23,512,000	3,169	3.8	400	27
June 2022	12,189,000	8,000	100,000	1,000	14,601,000	5,559,000	2,228,000	3,407,000	210,000	38,303,000	3,169	3.8	446	40
July 2022	13,953,000	10,000	44,000	-	0	5,755,000	2,064,000	3,091,000	262,000	25,179,000	3,168	4.4	494	48
August 2022	18,397,015	12,000	31,000	-	0	7,068,000	3,160,000	4,553,000	371,000	33,592,015	3,172	5.8	498	19
September 2022	16,623,015	13,000	80,000	-	6,000	6,011,000	3,015,000	3,990,000	1,905,000	31,643,015	3,179	5.2	463	36
Total	173,451,830	166,000	1,094,000	87,000	15,108,000	49,303,200	22,855,000	35,255,000	4,252,000	301,572,030				
October 2022	13,059,028	28,000	101,000	-	1,000	6,900,000	3,249,000	4,083,000	352,000	27,773,028	3,181	4.1	568	25
November 2022	11,794,011	10,000	144,000	-	0	10,714,000	2,168,000	2,972,000	438,000	28,240,011	3,184	3.7	487	21
December 2022	15,860,048	7,000	46,000	-	459,000	5,730,000	2,143,000	1,314,000	174,000	25,733,048	3,184	5.0	-	-
January 2023	13,565,077	23,000	137,000	-	529,000	3,407,000	1,106,000	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	-
Total	78,685,268	920,000	652,000	-	994,000	35,035,033	10,151,000	13,229,000	1,705,000	141,371,301				
Active	3095	14	2	0	1	6	30	2	13	0	3185			
Vacant	16				5		1							

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
MARCH 2023**

DATE	ADDRESS	PROBLEM	COST
01/02/19	IN DISTRICT	SPECIAL MAILING	\$2,370.25
02/01/19	13805 CAMBOURNE DR	EXCAVATED TO REPAIR BROKEN HYDRANT INSTALL REPAIR KIT	\$1,156.06
04/15/19	IN DISTRICT	BACKFLOW TESTING	\$1,732.50
05/17/19	IN DISTRICT	REPAIRED BROKEN LINE AT PARK ON HARRIS RIDGE	\$2,286.57
08/19/19	1513 JASMINE TEA LN	ASPHALT AFTER REPAIR.	\$1,947.21
09/05/19	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT	\$2,912.58
10/28/19	14317 1/2 SILVER LACES LANE	INSTALLED METER	\$761.56
10/3/19	13709 GREINERT DR	EXCAVATED DOWN 3' CRIMPED LINE. INSTALLED UBRANCH. FLUSHED, BACKFILL & CLEANED SITE	\$1,068.42
12/18/19	IN DISTRICT	ASSISTED CONTRACTOR W/FINDING HIGH WATER PRESSURE IN AREA.	\$971.79
TOTAL FOR 2019			\$22,132.80
02/17/20	13809 CAMBOURNE DR	REPLACED BROKEN CURB STOP. ANGLE STOP WAS LEAKING.	\$1,020.89
04/29/20	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT	\$4,220.11
05/11/20	IN DISTRICT	WORK ON WATER DISTRIBUTION. COMPLETED DIGGING AT METER BOXES	\$1,576.25
05/15/20	IN DISTRICT	REMOVE DIRT AND SURVEY METER BOXES	\$531.08
05/15/20	IN DISTRICT	WORK ON WATER AND SURVEY REMOVE DIRT FROM BOXES	\$633.08
06/17/20	1100 TUDOR HOUSE RD	EXCAVATION WORK COMPLETED.	\$2,599.36
06/10/20	1106 OLYMPIC DR	REPLACED CONCRETE AFTER TAP REPAIR.	\$1,459.93
TOTAL FOR 2020			\$12,040.70
04/16/21	IN DISTRICT	REPAIRED METER	\$640.43
04/19/21	13806 CAMBOURNE DR	LANDSCAPE AFTER WATER MAIN REPAIR.	\$861.16
04/19/21	15217 VALERIAN TEA DR	REPLACED BROKEN CURBSTOP. HOMEOWNER REPORTED LEAK.	\$1,003.79
05/05/21	1709 DARJEELING DR	HOUSELINE LEAK WORK COMPLETE.	\$829.15
06/10/21	14212 TEA ROOM CV	REPLACED BROKEN CURB STOP. CRIMPED & REPAIRED ANGLE STOP.	\$2,104.65
07/12/21	812 TWISTED FENCE DR	ASPHALT AFTER REPAIR.	\$1,375.38
08/05/21	1408 VANILLA BEAN	COMPLETE WORK ON FIRE HYDRANT. DUG DOWN EXPOSED BROKEN EXTENSION, REPLACED AND PUT NEW HYDRANT AS WELL. FINISHED WITH BACKFILL GRAVEL AND LOAM.	\$4,815.05
8/17/21	IN DISTRICT	SERVICED FIRE HYDRANTS. EXCAVATED TWO FIRE HYDRANT LOCATIONS. REPAIRED THE BARREL AND BACKFILLED.	\$2,030.04
09/30/21	IN DISTRICT	INSPECTIONS.	\$1,219.51
09/29/21	701 WATSON WAY	FOUND LEAKING BLOW OFF VALVE. CLOSED OFF VALVE TO ISOLATE LEAK. PUMPED OUT GROUND WATER AND CHIPPED AWAY CONCRETE. MADE REPAIR.	\$2,916.66
07/20/21	910 CRIEFF CROSS	DISTRICT LINES CLEARED. TELEVISED LINE AND LOCATED BREAK. CUT OUT SIDE WALK AND DUG DOWN 5FT TO EXPOSE BREAK	\$7,870.38
08/12/21	1212 OLYMPIC DR	EXCAVATED DOWN 3FT TO CLEAN OUT CAP STUCK IN STACK. USED HYDRO VAC TO GET DEBRIS OUT.	\$5,917.84
12/03/21	IN DISTRICT	ASPHALT AFTER REPAIR	\$1,091.78
12/03/21	13714 LETTI LN	CONCRETE WORK COMPLETED. EXCAVATED MATERIAL OUT TO PREP FOR CONCRETE.	\$3,295.97
12/17/21	IN DISTRICT	WATER SYSTEM WORK COMPLETED	\$719.81
12/17/21	IN DISTRICT	PURCHASED NEW F/H METER WITH BACKFLOW - INSTALLED METER	\$1,743.56
TOTAL FOR 2021			\$38,435.16
01/25/22	13722 LAMPTING DR	HOUSELINE LEAK. REPLACED THE SHUT OFF VALVE DUE TO METER CHANGE OUT. FIXED LEAK AND FLUSHED SYSTEM AND BAKFILLED HOLES.	\$555.82
01/13/22	IN DISTRICT	SUBCONTRACT WORK COMPLETED AT FACILITY. PRESSURE LOGGER INSTALLED.	\$1,367.67
01/25/22	808 TWISTED FENCE DR	USED HYDRO VAC TO FIND BLOWN OFF ANGLE STOP. CRIMPED LINE AND MADE REPAIR. BACKFILLED HOLE AND CLEANED SITE.	\$1,409.99
01/26/22	IN DISTRICT	PULLED F/H METER FOR INSPECTION AND REPAIR AT FMS	\$572.06
02/07/22	1213 STAPLE CV	EXCAVATED & REPAIRED WATER MAIN. EXCAVATED TO EXPOSER BROKEN SERVICE LINE. REPAIRED LINE AND BACKFILLED AND CLEANED SITE	\$791.26
02/28/22	IN DISTRICT	WATER SYSTEM WORK COMPLETE. CUSTOMER REPORTED HIGH PRESSURE. FOUND THAT THE PRV WAS OPEN TO SYSTEM WITHOUT SETTING PRV. ADJUSTED AND CHECKED PRESSURE.	\$513.00
03/08/22	IN DISTRICT	WATER SYSTEM WORK COMPLETE. MAINTENECE ON STANDBY FROM FREEZE.	\$711.55
04/27/22	IN DISTRICT	SUBCONTRACT WORK COMPLETED AT FACILITY. BACKFLOW PREVENTER TESTING	\$1,504.43
06/07/22	IN DISTRICT	WATER SYSTEM WORK COMPLETE. EXPOSED OLD SERVICE LINE LEAK REPAIR NEXT TO JD MARKET TO VERIFY IF NEW LEAK HAD CREATED DEPRESSION IN ROAD. GROUND WAS SATURATED 4FT BELOW SURFACE AND HOLE FILLED WITHH 2FT OF WATER ONCE EXPOSED. NO LEAK FOUND AND NO TRACE OF CHLORINE. BACKFILLED HOLE WITH GRAVEL AND FLOWFILL.	\$6,948.29
06/23/22	IN DISTRICT	COMPLETE WORK ON FH. BOLTS FOUND BROKEN ON THE BOTTOM OF HYDRANT. INSTALLED A NEW TRAFFIC REPAIR KIT 14412 HARRIS RIDGE BLVD.	\$615.46
06/23/22	IN DISTRICT	MARKED DISTRICT LINE. LOCATES REQUESTED BY CONTRACTOR. TALKED AREA MAPS AND EMAILED ON 5/18. LOCATED IN FIELD ON 5/19.	\$581.21

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
MARCH 2023**

DATE	ADDRESS	PROBLEM	COST
06/23/22	IN DISTRICT	REFER TO MAINT. CHECKED PRV IF IT WAS BROKEN. SETTINGS WERE ALMOST DBL.PRESSURE BUT NORMAL. COA PRV UPSTREAM OF HARRIS RIDGE FAILED. COA CONTACTED. ISOLATED MM UNTIL REPAIRED 5/20.	\$2,280.07
06/23/22	13808 LETTI LN	HOUSELINE LEAK. SERVICE LINE WAS LEAKING UNDER CUSTOMERS DRIVEWAY. CUT OUT PATCH AREA TO EXCAVATE AND EXPOSE LINE. FOUND BLOWN OFF FITTING. TURNED WATER OFF AND MADE OUR REPAIR. BACKFILLED WITH GRAEL AND ROAD BASE AND CLEANED SITE. WILL RETURN FOR CONCRETE.	\$3,702.34
07/11/22	13921 JOHN HENRY FAULK-IRR	INSTALLED METER. PICKED UP METERSAND INSTALLED 1" METER. THE 2" POLY LINE NEEDED TO BE ADJUSTED TO BETTER LOCATION.DUE TO IT BEING TOO CLOSE TO THE 1". MOVED THE LINE AND INSTALLED 2" COMPLETE WORK ON FH. HYDRANT LOOKS LIKE IT WAS FULLY INSTALLED MISSING WILL NEED TO DIG AND REPLACE. LOCATION: 14401 THE LAKES	\$2,948.90
06/30/22	IN DISTRICT	COMPLETE WORK ON FH.HYDRANT WAS HIT BY CAR. REPORTED BY SURVEYING COMPANY. REINSTALLED HYDRANT WITH NEW TRAFFIC REPAIR KIT.	\$3,346.74
06/30/22	IN DISTRICT	LANDSCAPED AFTER TAPLINE REPAIR. PREPPED FOR CONCRETE PATCH GOT RID OF SPOILS,CLEANED UP SITE WASHED DOWN CUSTOMERS DR.WAY. POURES NEW CONCRETE INTO PATCH AND FINISHED IT ONCE IT DRIED.	\$731.47
06/30/22	ARJEELING DR	REPLACED BROKEN CURBSTOP ANGLE STOP WAS LEAKING FROM THE NUT UNDER THE CURBSTOP. DUG UP METER BOX AND CRIMPED COPPED LINE 1". REPLACED CURVSTOP AND UNCRIMPED LIN. FLUSHED LINE AND BACHFILLED.	\$1,095.13
06/30/22	1513 DARJEELING DR	REPLACED BROKEN DISCHARGE. ANGLE STOP WAS LEAKING FROM THE NUT UNDER CURB STOP. DUG UP METER VOX AND CRIMPE COPPE. FLUED R LINE CHANFED ANGLE STOP THEN UNCRIMPED LINE AND BACKFILLED FLUSHED LINE.	\$505.58
06/30/22	1521 DARJEELING DR	COMPLETE WORK ON FH. TOOK HYDRANT APART, FOUND TOP BOLTS SHEARED OFF. NEED TO DIG UP AND REPLACE. MARKED LOCATION. PULLED HYDRANT METER AND DROPPED OFF TO HAVE BACKFLOW DEVICE INSTALLED	\$5542.23
08/08/22	14000 The Lakes Blvd 8X2	EXCAVATED & REPAIRED SHORT TAP LEAK. DUG DOWN 3FT TO EXPOSE 1" CORP AND MAIN LINE. ISOLATED LEAK FROM CORP AND CUT OUT BAD POLY. USED COUPLING AND NEW POLY FOR REPAIR, FLUSHED SERVICE AND PRESSURE TESTED REPAIR. BACKFILLED WITH GRAVEL AND BASE	\$1,219.32
08/26/22	IN DISTRICT	CHECKED FOR CLOSED VALVES. ASSISTED OPERATOR IN CHECKING PRESSURES ON CLA-VALS IN VAULT. CHECKED DISTRICT PRV PRESSURE AND RESIDUALS PRESSURE WHEN F/H IS OPEN.	\$3,383.93
08/17/22	13800 GREINERT DR	SUB-CONTRACT WORK COMPLETED. ANNUAL METER CAIBRATION.	\$1,292.27
10/06/22	14401 HARRIS RIDGE BLVD-2	MET CONTRACTOR AT FACILITY-LOCATNG LINES.	\$1,255.00
10/05/22	IN DISTRICT	WATER SYSTEM WORK COMPLETE. OPERATTOR REPORTED 8"BACKFLOW PREVENTOR LEAKIN. FOUND THAT RELIEF VALVE HAD LEAK IN GASKET NOT ALLOWING TO SEAL. REPLACED RELIEF VALVE GASKET, TIGHTENED VALVE PACKING GLANDS.	\$2,058.35
10/26/22	IN DISTRICT	MAINT NEEDED FOR REPAIR. LEAK WAS CAUSED BY CONSTRUCTION COMPANY HITTING A PVC BELONGING TO THE CONDOS ON HARRIS RIDGE	\$1,164.47
10/31/22	IN DISTRICT	RELOCATE HYDRANT METER	\$552.00
11/10/22	F/H N HARRIS RIDGE BLVD	RELOCATE HYDRANT METER	\$669.50
11/18/22	IN DISTRICT	SUB-CONTRACT WORK COMPLETED-MET AND DISCUSSED WHAT ALL NEEDED TO BE INSULATED AT FACILITIES IN NORTHTOWN. 2 BACKFLOW AND 1 ABOVE GROUND 6" RP2 @ THE PARK.	\$4,008.85
12/16/22	IN DISTRICT	HOUSELINE LEAK. CONTRACTOR HIT A IRRIGATION LINE 2" PVC. WE TRIED TO TURN OFF THE METER BUT DID REPAIR HOT WITH NEW HYMAX AND SOME NEW PIPE. 14500 HARRIS RIDGE CONDOS	\$2,552.37
12/15/22	14720 BRUNO CIRCLE	REPAIRED METER LEAK W/WASHERS. NUT ON THE ANGLE STOP WAS LEAKING. WE ADJUSTED THE ANGLE STOP TO STOP LEAK.	\$705.00
12/28/22	F/H JOHN HENRY FAULK	REPAIRED METER-PULLED HYDRANT AND DROPPED METER AT FMS.	\$1,274.50
TOTAL FOR 2022			\$56,367.34
01/11/23	14401 HARRIS RIDGE BLVD-2	HOUSELINE LEAK. WATER WAS SHOOTING OUT OF A PIPE SO WE CLOSED 2 VALVES TO ISOLATE WATER.	\$614.00
01/11/23	IN DISTRICT	DUMP TRUCK WORK COMPLETED. SPOLS HAUSLED OFF FOR 2021-2022	\$3,824.57
01/04/23	13921 CONNER DOWNS DR	REPLACED BROKEN CURBSTOP-DIG UP METER BOX TO MAKE ROOM FOR REPAIR. CRIMPED THE SERVICE LINE TO MAKE REPAIR AND BACKFIL WE NEED MORE TOF SOIL.	\$1,018.26
01/24/23	13800 GREINERT DR	ASPHALT AFTER REPAIR - PATCH NEEDED T BE PREPPED. THEN POUED AND SPREAD ASPHALT BEFORE COMPACTINGWITH ROLLER. CLEANED UP SITE.	\$1,339.93
02/24/23	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT. TOOK HYDRANT APART AND REPLACED THE MAIN VALVE GASKET AND FITTINGS ON THE BOTTOM OF HYDRANT. PUT BACK TOGETHER AND REINSTALLED.	\$1,693.79
03/01/23	IN DISTRICT	PUMPED OUT METER VAULT-READ METER AT 502 HOWARD AND LAKES MM	\$605.00
03/01/23	IN DISTRICT	PUMPED OUT METER VAULT-READ METER AT HOWARD AND LAKES MM	\$644.00
TOTAL FOR 2023			\$9,739.55

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
MARCH 2023**

DATE	ADDRESS	PROBLEM	COST
04/23/18	1001 PEPPERMINT TRAIL	CONCRETE WORK COMPLETED	\$1,049.27
08/30/18	NTWN LS1 HARRIS RIDGE	SANITARY SYWSTEM WORK COMPLETE	\$969.36
10/12/18	IN DISTRICT	SANITARY SYWSTEM WORK COMPLETE	\$36,270.25
10/12/18	IN DISTRICT	FM TIE INS AT COA MH DETERIORATED. WORK COMMENCED WITH EXPOSING LINE. ONCE EXPOSED FOUND LEAK TEMPORARY MH WAS INSTALLED, TWO ADDITIONAL MHS INSTALLED.	\$78,639.26
11/30/18	13612 #A HARRIS RIDGE BLV	GRINDER PUMP PROBLEM. CONTACTED WWTS TO PUMP & CLEAN WET WELL.	\$908.60
11/16/18	NTWN LS2-TUDOR HOUSE	HAUL OFF SPOILS TO OFFICE	\$1,263.95
12/07/18	IN DISTRICT	HAULED OFF DEBRIS AFTER REPAIR	\$992.10
01/14/19	14720 LIPTON LN	BLOCKAGE IN DISTRIC LINE	\$776.13
02/14/19	13805 CEYLON TEA DR	SANITARY SYSTEM WORK COMPLETE	\$937.55
04/12/19	1213 SWEET LEAF LN	LINE CLEARING	\$1,503.30
04/10/19	IN DISTRICT	SANITARY SYSTEM WORK COMPLETE	\$1,105.00
05/06/19	IN DISTRICT	INSPECTED FOR INFLOW & INFILTRATION.	\$2,148.94
07/03/19	IN DISTRICT	RAISED MANHOLE SURVEY IN CREEK	\$3,165.91
07/30/19	IN DISTRICT	COORDINATION OF FM REPAIR AT DESSAU.	\$27,835.49
07/26/19	IN DISTRICT	TRAFFIC CONTROL FOR LANE. SHUT DOWNS NEEDED FOR WATER TRANSPORT	\$6,363.89
04/13/20	1106 OLYMPIC DRIVE	HAND MIXED 40 BAGS OF CONCRETE. PUT ORANGE FENCE AND SIGNS BACK UP. POURED CONCRETE.	\$2,231.81
04/15/20	IN DISTRICT	PERFORMED MANHOLE SURVEY	\$2,231.81
04/29/20	125 SEGOVIA WAY	BLOCKAGE IN DISTRICT LINE - FIXED.	\$2,231.81
05/27/20	14313 TEA CUP LN	EXCAVATED & REPAIRED SANITARY LINE.	\$2,231.81
06/04/20	14313 TEA CUP LN	CONCRETE WORK COMPLETED.	\$1,335.34
09/02/20	13702 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE.	\$5,929.54
01/15/21	13805 CEYLON TEA CIR	EXCAVATED & REPAIRED SANITARY LINE.	\$4,606.89
01/14/21	13801 CEYLON TEA CIR	EXCAVATED & REPAIRED SANITARY LINE.	\$3,607.51
02/05/21	13805 CEYLON TEA CIR	CONCRETE WORK COMPLETED	\$2,403.78
03/22/21	125 BLUE FLAX LN	EXCAVATED & REPAIRED SANITARY LINE.	\$2,669.66
03/31/21	13611 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE.	\$2,201.82
03/31/21	13611 CAMBOURNE DR	RAKED OUT DIRT AND PUT DOWN GRASS.	\$523.58
04/12/21	13806 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE.	\$3,357.11
05/20/21	13927 CONNER DOWNS DR	TELEVISED SEWER LINE.	\$959.39
05/13/21	13801 GREINERT DR	SANITARY SYSTEM WORK COMPLETE.	\$527.07
09/30/21	IN DISTRICT	EXCAVATED & REPAIRED SANITARY LINE. CONTRACTOR HIT DISTRICT LINE WHEN INSTALLING NEW DISTRICT LINE. WE MADE CUSTOMER PROBLEM - DISTRICT LINES CLEAR. SEWER DISTRICT SIDE IS BACKED UP. USED JETTER TO PUSH ROOT BLOCKAGE OUT.	\$7,511.18
01/25/22	15200 LANTERN DR	TELEVISED LINE. NEW FORCE MAIN - SANITARY SYSTEM WORK COMPLETE. INSTALLED 2" WET TAP FOR CONTRACTOR. SHUT OFF LIFT STATIONS AND ASSISTED CONTRACTOR WITH 5 TIE INS AND TRAFFIC CONTROL. OPENS ALL ARV'S AND PRESSURE TESTED THE REPAIR.	\$13,943.13
01/25/22	IN DISTRICT	EXCAVATED AND REPAIRED SANITARY LINE. DUG DOWN AND EXPOSED BROKEN SEWER PIPE. CUT OUT BROKEN PIPE AND REPLACED WITH NEW PARTS. BACKFILLED AND CLEANED SITE.	\$13,238.39
01/25/22	15200 LANTERN DR	CUSTOMER PROBLEM - DISTRIC LINES CLEAR. NO BACK UPS ON DISTRICT SIDE. JETTED FROM 6" CLEAN OUT TO MAIN. STILL FOUND MET WITH CONTRACTOR WALKTHROUGH PERFORMED WITH PITTS AND DISTRICT ENGINEERS OF NEW UTILITIES.	\$2,905.66
01/25/22	13918 MERSEYSIDE DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. FOUND BOTH SERVICES BACKED UP ON ARRIVAL. TRIED TO JET OUT BOTH LINES. THEN USED AUGER TO CUT ROOTS FOUND IN LINE.	\$519.16
02/28/22	IN DISTRICT	EXCAVATED & REPAIRED SANITARY LINE. EXCAVATED 14 FT DEEP ON A 6 IN MAIN THAT WAS CRACKED AT THE WYE. CLEARED OUT ROOTS. BACKFILLED AND CLEANED SITE.	\$549.91
03/10/22	13802 CAMBOURNE DR	VECTOR TRUCK WORK-COMLETE. USED VECTOR TO CLEAN LINES BETWEEN MANHOLES. 700 EAST WELLS BRANCH. NEW DISTRICT BLDG.	\$951.93
03/30/22	13802 CAMBOURNE DR	VECTOR TRUCK WORK-COMLETE. USED VECTOR TO CLEAN LINES BETWEEN MANHOLES. 700 EAST WELLS BRANCH. NEW DISTRICT BLDG.	\$10,654.18
05/25/22	IN DISTRICT	VECTOR TRUCK WORK-COMLETE. USED VECTOR TO CLEAN LINES BETWEEN MANHOLES. 700 EAST WELLS BRANCH. NEW DISTRICT BLDG.	\$793.46

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
MARCH 2023**

DATE	ADDRESS	PROBLEM	COST
05/25/22	IN DISTRICT	SANITARY SYSTEM WORK COMPLETE. SURVEYED MANHOLES; CHECKED CONDITION OF MANHOLES, CREEKS AND STORM PONDS. NO SIGNS OF I7I. REPLACED MISSING BOLTS AS NEEDED.	\$2,160.93
06/23/22	IN DISTRICT	CENTRAL MAINT WORK COMPLETED. RELOCATED UNUSED FORCE MAIN. MATERIAL AT THE OFFICE WITH HEAVY MACHINE. 40FT STICKS OF 16" PIPING.	\$2,926.91
10/05/22	13805 MERSEYSIDE DR	EXCAVATED & REPAIRED SANITARY LINE. WE EXPOSED SEWER LINE 5FT DOWN. HAVING TO CUT THE SIDEWALK OUT. MADE AND MADE OUR REPAIR TO THE LINE.	\$6,209.37
10/26/22	13805 MERSEYSIDE DR	CONCRETE WORK COMPLETED. REPLACED A CONCRETE PATCH FROM A PREVIOUS SEWER DIG. 5FT X 4 FT.	\$576.61
12/16/22	15013 HYSON CROSSING	VECTOR TRUCK WORK - COMPLETE. CLEANED OUT DISTRICT LINE. LINE WAS CLEARED.	\$1,305.28
12/15/22	15013 HYSON CROSSING	SEWER COMPLETELY BACKED UP. USED VECTOR TO JET THE LINE ONCE CLEARED WE TELEVISED THE LINE TO INSPECT. LINE WAS CLEAR.	\$1,095.37
12/15/22	14120 CEYLON TEA CIR	EXVAVATED & REPAIRED SANITARY LINE. DUG DOWN 6FT TO REACH WYE WITH FULL OF ROOTS MADE ENOUGH ROOM AND CUT OUT BAD PIPE AND REPAIRED BACKFILLED WITH GRAVEL AND CLEANED SITE.	\$3,153.82
01/11/23	14120 CEYLON TEA CIR	CUTOMER PROBEM-DISTRICT LINES CLEAR. TELEVISED LINE AND FOUND ROOTS, MARKED LOCATIONS OF INFILTRATION, WILL RETURN.	\$585.99
TOTAL FOR 2023			\$585.99
TOTAL FOR 2022			\$60,984.11
TOTAL FOR 2021			\$28,367.99
TOTAL FOR 2020			\$16,192.12
TOTAL FOR 2019			\$43,836.21
TOTAL FOR 2018			\$135,182.33

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
GENERAL MANAGER'S REPORT
WRITE-OFF LIST
Mar-23**

NAME:	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Gregg MacDonald Hansen	Renter	3/11/2023	\$ 258.39	\$ 300.00
Ann Marie Duron	Renter	3/7/2023	\$ 184.83	\$ 150.00
Gregg MacDonald Hansen	Renter	3/1/2023	\$ 206.10	\$ 300.00
Babatunde Tiamyu	Renter	3/10/2023	\$ 98.32	\$ 150.00
Nataisia Thompson	Owner	3/1/2023	\$ 93.67	\$ 450.00
Piedad Gomez	Renter	2/17/2023	\$ 166.56	\$ 200.00
Gumaro Gaona	Renter	3/9/2023	\$ 116.48	\$ 150.00
			\$ 1,124.35	

Approved by the Board of Directors at the meeting held on April 25, 2023.

_____ Date _____

_____ Date _____

_____ Date _____

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

	2019/20	2020/21	2021/22	2022/23
OCTOBER				
WRITE-OFF	\$ 276.53	\$ 1,681.38	\$ 1,620.83	\$ 684.38
COLLECTED	\$ -	\$ -	\$ -	\$ -
NOVEMBER				
WRITE-OFF	\$ 684.32	\$ 1,810.70	\$ 3,140.46	\$ 633.24
COLLECTED	\$ -	\$ -	\$ -	\$ -
DECEMBER				
WRITE-OFF	\$ 1,400.21	\$ 577.34	\$ 80.62	\$ 294.65
COLLECTED	\$ -	\$ -	\$ -	\$ -
JANUARY				
WRITE-OFF	\$ 165.18	\$ 1,945.60	\$ -	\$ 374.77
COLLECTED	\$ -	\$ -	\$ -	\$ -
FEBRUARY				
WRITE-OFF	\$ 79.55	\$ 898.79	\$ 597.86	\$ 319.31
COLLECTED	\$ -	\$ -	\$ -	\$ -
MARCH				
WRITE-OFF	\$ 493.52	\$ -	\$ -	\$ 1,124.35
COLLECTED	\$ -	\$ -	\$ -	\$ -
APRIL				
WRITE-OFF	\$ 347.84	\$ -	\$ 156.90	
COLLECTED	\$ -	\$ -	\$ -	
MAY				
WRITE-OFF	\$ 118.38	\$ 5,502.46	\$ 1,070.12	
COLLECTED	\$ -	\$ -		
JUNE				
WRITE-OFF	\$ -	\$ 1,130.42	\$ 732.92	
COLLECTED	\$ -	\$ -	\$ -	\$ -
JULY				
WRITE-OFF	\$ 1,534.99	\$ 5,413.65	\$ 294.08	
COLLECTED	\$ -	\$ -	\$ -	\$ -
AUGUST				
WRITE-OFF	\$ 1,534.99	\$ 2,420.24	\$ 1,739.84	
COLLECTED	\$ -	\$ -	\$ -	\$ -
SEPTEMBER				
WRITE-OFF	\$ 837.99	\$ 226.38	\$ 613.52	
COLLECTED	\$ -	\$ -	\$ -	
TOTAL COLLECTIONS:	\$ 7,473.50	\$ 21,606.96	\$ 10,047.15	\$ 3,430.70
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*



PWS_2270264_CO_20230330_RTCL LIA
RN102687621
CN601178726

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 30, 2023

BRENDA RICHTER, PRESIDENT
NORTHTOWN MUD
100 CONGRESS AVE STE 1300
AUSTIN, TX 78701-2744

SUBJECT: **Revised Total Coliform Rule - Level 1 Assessment
Corrective Action Report and Plan - No Sanitary Defects Identified**
NORTHTOWN MUD - PWS ID NO. 2270264
TRAVIS County, TX

**This letter contains important information about compliance requirements
for your public water system.**

Attention: Public Water System Owner/Manager/Operator

The Texas Commission on Environmental Quality (TCEQ) has reviewed the Level 1 Assessment and associated documents triggered on December 15, 2022 and required to be submitted to TCEQ by January 20, 2023. The TCEQ has reviewed the assessment against the requirements of 30 Texas Administrative Code (TAC) §290.109(c)(3) and determined it to be complete.

NORTHTOWN MUD, public water system (PWS) ID NO. 2270264, **should review the attached Corrective Action Report and Plan (CARP) and work to resolve the additional corrective action(s) and/or best management practice(s) before the next Comprehensive Compliance Investigation (CCI). The Level 1 Assessment did not identify any sanitary defects at your PWS.** At this time your PWS is not required to submit any additional information about this assessment. Please refer to the attached CARP for additional details.

The TCEQ records have the above contact information as the primary contact for this PWS. If this information is incorrect, please fill-out a Core Data Form and send to TCEQ within 10 days of receipt of this letter. The form and instructions are available at https://www.tceq.texas.gov/permitting/central_registry/guidance.html. Completed forms can be emailed or mailed to the TCEQ Drinking Water Inventory and Protection Team at:

TCEQ Drinking Water Inventory and Protection Team
Attn: Inventory MC-155
PO Box 13087
Austin, TX 78711-3087

PWSInven@tceq.texas.gov

BRENDA RICHTER, PRESIDENT
NORTHTOWN MUD - PWS ID NO. TX2270264
Page 2
March 30, 2023

Public water systems in Texas can receive free, on-site help with financial, managerial, and technical topics. The TCEQ's Financial, Managerial, and Technical (FMT) Assistance Program uses qualified contractors to assist public water systems with TCEQ rules, avoiding rule compliance violations, achieving adequate disinfection, and submitting operating reports. Additional or follow up on-site FMT assistance may be requested any time and at no cost to the system. Please email FMT@tceq.texas.gov or call (512) 239-4691 and ask to speak to an FMT coordinator for more information, including a list of available assistance topics, or to request FMT assistance.

To view the PWS's information and coliform monitoring data, visit Texas Drinking Water Watch at <https://www.tceq.texas.gov/goto/dww>. If you have any questions or need further information please contact a member of the RTCR program at (512) 239-4691 or TCRData@tceq.texas.gov.

Please note that the PWS must include the required information related to the Level 1 Assessment in the Consumer Confidence Report in accordance with 30 TAC §290.272(g).

Sincerely,



Michele Risko, Manager
Drinking Water Standards Section
Water Supply Division
Texas Commission on Environmental Quality

MR/av

Enclosure: Corrective Action Report and Plan

cc: TCEQ Region 11
JAMES WILLS, 2601 FOREST CREEK DR, ROUND ROCK TX 78665-1232

Revised Total Coliform Rule Level 1 Assessment Corrective Action Report and Plan

Regulated Entity Name: Northtown MUD	PWS ID: 2270264	Assessment Trigger Date: December 15, 2022
---	--------------------	---

Additional Corrective Actions (no submittal required)
--

No.	<i>During the system's next CCI, the TCEQ Regional Investigator may review all documentation demonstrating compliance with the corrective actions identified in this table. If the investigator deems the information to be insufficient, an alleged violation may be issued for each insufficient corrective action.</i>
------------	---

1	<p>Revised Total Coliform Rule Sample Siting Plan (SSP)</p> <p>During the assessment, it was determined that the system needs to update their SSP as required by 30 TAC §290.109(d)(6). The system noted two of the listed routine sample sites have been replaced, but did not remove the sites from the SSP. The system should update the SSP, removing the replaced routine sites, and identifying more than one upstream and downstream repeat site per routine site. In addition, the system did not provide an SSP map for review with the Level 1 Assessment.</p> <p>The system should update the SSP and SSP map to include all criteria listed below. The TCEQ SSP template and SSP map requirements can be found at https://www.tceq.texas.gov/drinkingwater/revised-total-coliform-rule in section Planning and Scheduling Coliform Monitoring – Sample Siting Plan.</p> <table style="width: 100%;"> <tr> <td style="width: 50%;"> <p>The SSP must include the following.</p> <ul style="list-style-type: none"> • The location of all routine and repeat microbial sites • Sample collection schedule • All ground water sources • Additional SOPs, if applicable </td> <td style="width: 50%;"> <p>The SSP Map must include the following</p> <ul style="list-style-type: none"> • Service area boundaries • Pressure plane boundaries • Distribution system valves and mains • The location of all routine microbial sites • Water main sizes • Entry point source locations • Water storage facilities </td> </tr> </table>	<p>The SSP must include the following.</p> <ul style="list-style-type: none"> • The location of all routine and repeat microbial sites • Sample collection schedule • All ground water sources • Additional SOPs, if applicable 	<p>The SSP Map must include the following</p> <ul style="list-style-type: none"> • Service area boundaries • Pressure plane boundaries • Distribution system valves and mains • The location of all routine microbial sites • Water main sizes • Entry point source locations • Water storage facilities
<p>The SSP must include the following.</p> <ul style="list-style-type: none"> • The location of all routine and repeat microbial sites • Sample collection schedule • All ground water sources • Additional SOPs, if applicable 	<p>The SSP Map must include the following</p> <ul style="list-style-type: none"> • Service area boundaries • Pressure plane boundaries • Distribution system valves and mains • The location of all routine microbial sites • Water main sizes • Entry point source locations • Water storage facilities 		

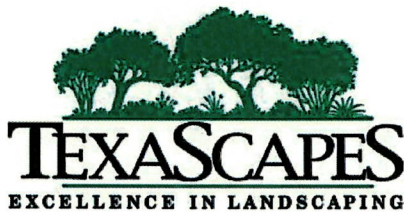
2	<p>Distribution Compliance Monitoring</p> <p>During the assessment, it was determined that the system's disinfectant residuals are not monitored in the distribution system at least once per day as required by 30 TAC §290.110(c)(4)(B). The system did not monitor on the following 2022 dates: November 29 and 30; December 6, 7, 15, and 27 through 31.</p> <p>Public water systems that serve at least 250 connections or at least 750 people daily and use only groundwater or purchased water sources must monitor the disinfectant residual at representative locations in the distribution system at least once per day. Please note that systems are required to maintain disinfectant residual monitoring results for at least three years, as per 30 TAC §290.46(f)(3)(B)(iii). These are separate records from results of microbiological analyses which are required to be maintained for five years, as per 30 TAC §290.46(f)(3)(D)(i).</p>
----------	--

Best Management Practices (no submittal required)	
No.	Description of recommended best management practices.
1	<p>Microbial Sample Collection Standard Operating Procedure (SOP)</p> <p>During the assessment, it was determined that the system is not following the correct sample procedures. The system noted the sample tap was not disinfected before sample collection and the system's operators had been retrained on proper sampling procedures. During the assessment review, it was noted the SOP is missing information regarding acceptable disinfectant residual levels and inclement weather protocols.</p> <p>The system should use the TCEQ's Microbial Sample Collection Example SOP to revise the written SOP and at a minimum include:</p> <ul style="list-style-type: none"> • Acceptable disinfectant residual levels • Adequate flushing times • Attachment removal • Inclement weather protocols • Proper disinfection of the sample tap • Guidance on filling out the Microbial Reporting Form <p>The TCEQ Microbial Sample Collection Example SOP can be found at https://www.tceq.texas.gov/downloads/drinking-water/microbial/microbial-sample-collection-example-sop.pdf.</p>
2	<p>Microbial Sample Sites</p> <p>During the assessment, the system noted the sample tap has an attachment that was not removed before sample collection. The system should select sample sites that can be thoroughly disinfected and do not have attachments that can harbor bacteria. The system should evaluate its microbial sample locations to ensure they meet the criteria below.</p> <ul style="list-style-type: none"> • Clean, well-maintained taps and sample lines. • Samples should not be collected from plumbing inside of a home: for example, kitchen sink, bathroom faucet, etc. If it is necessary to select sample sites inside a building, the system should select those least likely to be contaminated: for example, a sink outside of a bathroom or kitchen. • Sample tap can be disinfected with a flame or bleach solution. • Free from any attachments such as a water hose, water softener, aerator, etc. • Free from any point of use devices installed upstream of sample tap. • Sample taps should be free from excessive vegetation, and if possible, at least 18 inches above the surface of the ground so it is unlikely to be submerged. • Located in an area that is free from septic irrigation facilities, free from livestock, and free from animals that could defecate or urinate on or in the immediate area. • Located in areas that do not harbor vermin. • Used frequently enough that stagnant water in the premise's plumbing will not impact sample results. • Sample taps should not be located at or near dead end mains if possible. <p>If a sample site is changed the system will need to update the Sample Siting Plan. If the system needs assistance selecting microbial sample locations, they should contact the RTCR program at (512) 239-4691 or TCRData@tceq.texas.gov.</p>

3

Quality of Purchase Water

Water systems should ensure they build a working relationship with the entity they purchase their water from. If the purchase water system has a concern about the water quality, those concerns should be communicated to the water provider. Both systems should work together to ensure the best water quality possible to their customers.



MONTHLY REPORT

Northtown M.U.D.

Report Period: 03/01/2023 - 03/31/2023

<p>Parks & Entrance Grounds Maintenance</p>		
--	--	--

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:

3/7 – 3/8	3/14 – 3/15	3/21 – 3/22	3/28 – 3/29	
-----------	-------------	-------------	-------------	--

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

After completing the standard maintenance tasks such as mowing & string-trimming of the District’s irrigated turf areas, crews also finished the seasonal cutbacks of perennial plants where needed. In addition, crews spot-treated fire ant mounds where observed throughout the District’s property and also picked up an excessive amount of dropped leaves a& fallen tree limbs as well. Finally, crews performed our annual *Ladybug Release* within the District’s properties.

Greenbelt & Drainage Maintenance	Greenbelt & Drainage maintenance occurred during the week(s) of:	03/09/2023
---	--	------------

<p>Task/Observation/Area: Additional services/observations pertaining to the greenbelts & drainage</p>	
<p>After completing the standard maintenance tasks such as mowing & string-trimming of the District’s channels and greenbelts, crews also collected/removed approximately 10-cu. ft. of trash/litter from within these same channels and greenbelts located within the District.</p>	

Trail System Maintenance	3/7 – 3/8	3/14 – 3/15	3/21 – 3/22	3/28 – 3/29	
---------------------------------	-----------	-------------	-------------	-------------	--

<p>Task/Observation/Area Additional services/observations pertaining to the trail system</p>	
<p>Crews completed the standard maintenance tasks such as mowing & string-trimming of the District’s entire trail system, as well as performing 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.</p>	

Irrigation System Maintenance	3/7 – 3/8	3/14 – 3/15	3/21 – 3/22	3/28 – 3/29	
--------------------------------------	-----------	-------------	-------------	-------------	--

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

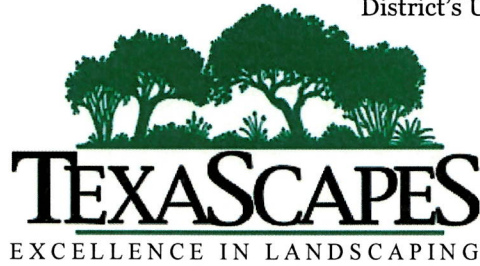
A Licensed Irrigator performed a comprehensive irrigation system analysis and he made any subsequent repairs totaling less than the pre-approved \$300 maximum while he was still on the District’s property.



Status of Proposal Work

Proposal # 10013 – NT MS4 #14 Gaston Sheldon Pond – Wet Pond Maintenance 2022	- Pending/In-progress
Proposal # 10132 - Landscape/Irr: New Office Entry Planters	- Approved 3/5/23

Notes / Miscellaneous



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

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

PROPOSAL FOR LANDSCAPE SERVICES

17-Apr-23

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

PROPOSAL ID: 10187
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: PARK SPORTS FIELDS ANNUAL REPAIRS & TOPDRESSING

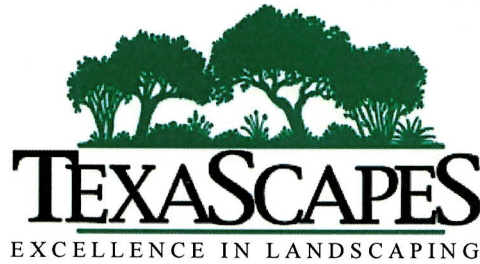
It is time to schedule the annual summer seasonal work on the two District Soccer Fields. This proposal includes the supervision, equipment, labor and materials as listed below and needed to perform the following sports field renovation services: (1) Locate and flag all irrigation heads and valves on or immediately adjacent to each sport field. (2) Hand cultivate the smaller highly compacted areas and add topsoil to any depressions. (3) Topdress using an organic compost topdressing mix that is applied with professional topdressing equipment. (4) Overseed bare and thin areas with coated bermudagrass seed. (5) Apply a slow release balanced fertilizer. (6) special fire ant control application (7) Coordinate with Mona Oliver to close the fields to use for 4 to 6 weeks, while we irrigate as needed, monitor, and preform mowing practices to promote germination of the new seed and healthy regrowth of the existing turfgrass. (8) If the Board desires to have this work scheduled for this summer, please return an executed copy of this proposal to our office.

DESCRIPTION	QTY	UM
LABOR, LANDSCAPE CREW EQUIPPED	1	LT
ATHLETIC FIELD SOIL MIX	2	
1/4" SCREENED ORGANIC COMPOST	36	YDS.
TEXASCAPES TRUF NITROGEN 21-0-0-22S	22	50# BAG
COATED BERMUDAGRASS SEED	200	LBS
TOP CHOICE FIRE ANT PRODUCT BROADCAST APPLIED	6	50

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



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



SUBTOTAL	\$12,093.80
SALES TAX	\$0.00
TOTAL	\$12,093.80

CONTRACT ADDENDUM

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

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

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

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

4. Verification Under Subchapter F, Chapter 2252, Texas Government Code. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

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

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.





5. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2274 of the Texas Government Code (as amended, "*Chapter 2274*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the contract. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

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

Respectfully Submitted,

District:

Northtown Municipal Utility District

Richard Fadal, President

By: _____
Brenda Richter, President

This proposal expires on: 17-May-23

Date: April 25, 2023



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

**OFFICE USE ONLY
CERTIFICATION OF FILING**

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

Certificate Number:
2023-1008052

Date Filed:
04/17/2023

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

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
04252023-7
Park Sports Fields Annual Repairs & Topdressing - Proposal 10187

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

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Richard Fadal, and my date of birth is 10/21/1952.

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

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

Executed in Williamson County, State of Texas, on the 17th day of April, 20 23.
(month) (year)

Richard Fadal

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

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

Certificate Number:
 2023-1008052

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

Date Filed:
 04/17/2023

Date Acknowledged:
 04/17/2023

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
 04252023-7
 Park Sports Fields Annual Repairs & Topdressing - Proposal 10187

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

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

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

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

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

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

 Signature of authorized agent of contracting business entity
 (Declarant)

NORTHTOWN MUD

MAINTENANCE MONTHLY REPORT

March 19, 2023 – April 14, 2023

- 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 CTWM.
 - Removed 11 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.
 - Working on cutting down dangerous trees and limbs due to ice storm. Processing and taking to roll off dumpster at the WildFlower parking lot. *(closed item)*
-
- Scheduled 60 day inspection walk-through with Stream Realty for April 27th. *(open item)*
 - Scheduled HVAC system inspection and report for May 1st, as required per office lease agreement. *(open item)*
 - Scheduled office moving company for May 10th. *(open item)*
 - Working with district architect regarding A.D.A. inspections for all new pavilions, trails and district office. *(open item)*
 - Ordered and paid for new logo sign delivery and installation for new office lobby. *(open item)*
 - Working with district engineer to review & update values for TML Property Schedule. Also added new property and assets that will be transferred to the District soon. *(open item)*
 - Working with TML representative for upcoming Employee Healthcare Renewal. *(open item)*
 - Purchased mini split for WildFlower pavilion due to contractor markup.
STR- \$10,000.00 vs NT- \$950.00 NT MUD staff will install. *(open item)*
 - Gave tree disposal flyer to Crossroads to insert in the water bill per committee. *(closed item)*
 - Alterman identified additional issue with well #1. Waiting on quote. *(open item)*
 - Working with TCSO Coordinator regarding a parking concern in The Lakes due to resident complaints.
 - Attend new facility construction meetings on site every 1st & 3rd Tuesday of the month.
 - 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. *(on going)*
 - Take supplies to restocking staging area in pavilion for workers, to maintain social distancing & limit exposure.
 - Working with New Facility Construction subcommittee and various consultants regarding future office, pavilions and equipment projects. *(in progress)*

Northtown MUD

NEW VIOLATIONS SENT A COURTESY CARD						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
monitor	14920 Antique Finish	2/26/2023	N			Semi is not permitted in district
	13721 Cambourne	3/29/2023	N			Lawn is overgrown and in need of maintenance
monitor - black Mazda LP# RTG 1979	14804 Earl Grey	3/20/2023	N			Derelict vehicle w/on jacks parked in view
monitor	1312 Ginger Spice	2/26/2023	N			Trailer parked in view of street and residents
black crossover	14912 Lantern	4/5/2023	N			Derelict vehicle w/no registration parked in view
	15127 Lantern	4/11/2023	N			Bulky; Various debris must be stored out of view
	15201 Lantern	4/11/2023	N			Bulky; Various debris must be stored out of view
	15205 Lantern	4/11/2023	N			Bulky; Various debris must be stored out of view
	15208 Lantern	4/11/2023	N			Bulky; Various debris must be stored out of view
	901 Melted Candle	3/29/2023	N			Lawn is overgrown and in need of maintenance
	920 Melted Candle	3/29/2023	N			Bulky; Various debris must be stored out of view
	921 Melted Candle	3/29/2023	N			Bulky; Various debris must be stored out of view
	13620 Merseyside	4/5/2023	N			Bulky; Various debris must be stored out of view
white Chevy Tahoe	13800 Merseyside	4/5/2023	N			Derelict vehicle w/flat tire parked in view
	13908 Merseyside	4/5/2023	N			Lawn is overgrown and in need of maintenance
	14008 Merseyside	3/29/2023	N			Garage door needs repair
	14014 Merseyside	3/29/2023	N			Bulky; Various debris must be stored out of view
	1308 Peppermint	4/5/2023	N			Lawn is overgrown and in need of maintenance
	1320 Peppermint	4/5/2023	N			Bulky; Various debris must be stored out of view
	15108 Plowshare	3/29/2023	N			Lawn is overgrown and in need of maintenance
	15225 Rosehip	4/11/2023	N			Camper/trailer parked in view
monitor	812 Tapestry	3/20/2023	N			Trailer parked in view of street and residents
	804 Twisted Fence	4/11/2023	N			Bulky; Various debris must be stored out of view
	824 Twisted Fence	3/3/2023	N	Ext 4/20/23		Camper/trailer parked in view
CONTINUING VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13900 Ceylon Tea	3/20/2023	Y			Lawn is overgrown and in need of maintenance
	14513 Dreamtime	2/7/2023	Y			Fence/gate is in a state of disrepair
red	1000 Friendship Quilt	2/16/2023	Y	Ext. 4/15/23		Trailer parked in view of street and residents
red Hyundai Elantra no LP#	15008 Plowshare	3/3/2023	Y			1. Derelict vehicle w/flat tires & unregistered in view

Northtown MUD

	15208 Rosehip	3/10/2023	Y			Bulky; Various debris must be stored out of view
	804 Tapestry	2/26/2023	Y			Trailer parked in view of street and residents
white Buick No LP	1204 Tea Leaf	3/20/2023	Y			1. Derelict vehicle w/unregistered in view
CONTINUING VIOLATIONS SENT TO LEGAL						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	811 Burnsall Gates	1/23/2021	Y	Same	4/20/2021	Bulky; Various debris must be stored out of view
	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2, Debris in view
	14717 Hyson Crossing	2/14/2023	Y	Same	3/20/2023	1. Bulky debris in view 2. Fence/gate is in disrepair
	13725 Lampting	2/16/2023	Y	Same	4/7/2023	Bulky; Various debris must be stored out of view
black Honda Accord	13902 Lothian	11/19/2020	Y	Same	1/22/2021	1. Derelict vehicle w/flat tires parked in view 2, Lawn
	13916 Maricella	12/13/2022	Y	Same	1/7/2023	Bulky; Various debris must be stored out of view
	14025 Maricella	1/27/2020	Y	Repeat CV	6/12/2020	Various debris must be stored out of view
	13726 Merseyside	7/29/2021	Y	Same	11/2/2021	Various debris must be stored out of view
monitor	1324 Peppermint	11/12/2022	Y	Same	12/27/2022	1. Trailer parked in view
white Ford truck no LP	909 Rocking Spur	12/30/2022	Y	Same	3/1/2023	Derelict vehicle on jacks parked in view
	15015 Saddlegirth	1/16/2023	Y	Same	3/14/2023	1. Bulky debris in view 2. Trash can in view
monitor	1209 Tudor House	1/9/2023	Y	Same	4/7/2023	Trailer parked in view of street and residents
monitor	1209 Tudor House	10/8/2019	Y	Same	11/19/2019	Derelict vehicle w/ exp registration & no plates parked in
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	908 Battenburg	3/10/2023	N			Bulky; Various debris must be stored out of view
	13906 Cambourne	3/3/2023	N			Bulky; Various debris must be stored out of view
Rosehip	1201 Coronation Way	2/7/2023	N			Semi is not permitted in district
	1217 Coronation	3/3/2023	N			Various debris in view of street
	1109 Darjeeling	3/10/2023	N			Bulky; Various debris must be stored out of view
	1609 Darjeeling	3/10/2023	N			Bulky; Various debris must be stored out of view
	1616 Darjeeling	3/10/2023	N			Bulky; Various debris must be stored out of view
	803 Dawlish	7/9/2021	Y			A/C unit in view from street
	808 Flatters	2/7/2023	Y			Bulky; Various debris must be stored out of view
	816 Flatters	3/3/2023	N			Bulky; Various debris must be stored out of view
	904 Flatters	3/3/2023	N			Bulky; Various debris must be stored out of view

Northtown MUD

	13800 Greinert	3/8/2023	N			Semi is not permitted in district
	15209 Lantern	3/10/2023	N			Trailer parked in view of street and residents
green Buick temp tag	13622 Merseyside	3/10/2023	N			Derelict vehicle w/on jacks parked in view
monitor	1210 Olympic	12/5/2022	Y			Trailer parked in view of street and residents
monitor	15201 Rosehip	1/30/2023	N			Semi truck parked in view
monitor LP# 824 08iJ	920 Smoothing Iron	1/16/2023	N			Trailer parked in view of street and residents
	1204 Tea Leaf	3/20/2023	Y			2. Debris in view
	932 Twisted Fence	1/16/2023	Y	Same	3/14/2023	Bulky; Various debris must be stored out of view
monitor	15109 Valerian Tea	2/7/2023	N			Trailer parked in view of street and residents

WildFlower

NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	114 Blue Flax	2/11/2023	Y	Same	3/31/2023	Rear fence/gate is in a state of disrepair
	105 Segovia	6/8/2020	Y	Same	8/7/2020	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	113 Segovia	10/29/2021	Y	Same	12/27/2021	1. Lawn overgrown 2. Fence/gate disrepair 3. Debris in view 4. Trash cans in view
	127 Star Flower	9/18/2020	Y	Same	5/13/2021	Garage / shed disrepair
	317 Wild Senna	10/6/2022	Y	Same	12/2/2022	1. Rear bulky debris in view 2, Trash cans in view
	214 Wild Senna West	8/11/2020	Y	Same	10/2/2020	1. Front fence/gate disrepair 2. Lawn maintenance
blue Dodge Nitro LP# NJX 912	214 Wild Senna West	11/18/2019	Y	Same	1/3/2020	1. Derelict vehicle w/flat tire parked in view
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	126 Blue Flax	3/16/2023	N			1. Rear fence/gate disrepair 2. Front fence/gate disrepair
	13901 Golden Flax	2/26/2023	N			Front bulky debris in view
	13812 Golden Flax	2/26/2023	Y			Rear bulky debris in view
black Honda LP# RHS 5807	13901 Golden Flax	11/14/2022	Y	Same	1/13/2023	Derelict vehicle w/flat tire & on jacks parked in view
	13913 Golden Flax	3/16/2023	N			Mow back area by parking pad
says fine	125 Segovia	2/17/2023	Y			1. Rear fence/gate is in disrepair 2. Rear debris in view
	13714 Spring Heath	2/11/2023	Y			Rear various debris in view
	13815 Spring Heath	3/9/2023	N			1. Lawn overgrown 2. Front bulky debris in view
	13832 Spring Heath	3/16/2023	N			Mow back area by parking pad
	107 Star Flower	2/17/2023	Y			Rear fence/gate is in a state of disrepair
	115 Star Flower	2/26/2023	N			Rear various debris in view
	119 Star Flower	2/26/2023	Y			Lawn overgrown and in need of maintenance
	133 Wild Senna	3/16/2023	N			Lawn overgrown and in need of maintenance
	216 Wild Senna	3/9/2023	N			Front bulky debris in view
	227 Wild Senna	3/9/2023	N			Rear bulky debris in view
	300 Wild Senna	3/9/2023	N			Front bulky debris in view

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – APRIL 2023**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	Repeat Violation Letter	Suit Filed	Status
1209 Tudor House	Derelict vehicle – unregistered	10/28/2019	11/22/2019	2/3/2020			Deadline for NOIL compliance is as of 02/18/2020
14025 Maricella Lane	Debris in view	3/6/2020	6/23/2020	1/20/2021			Deadline for NOIL compliance is as of 02/04/2021
13902 Lothian Drive	Derelict vehicle, lawn in need of maintenance	12/14/2020	2/25/2021	3/23/2021	5/20/2021		Deadline for compliance of Special Final Notice is 06/04/2021
811 Burnsall Gates Drive	Debris in view	3/24/2021	5/18/2021	6/22/2021	7/13/2021		Deadline for compliance of Special Notice is 07/28/2021

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – APRIL 2023**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	Repeat Violation Letter	Suit Filed	Contempt Letter	Status
214 Wild Senna	Derelict vehicle – unregistered, flat tire	12/11/2019	1/3/2020	2/5/2020	3/18/2020			Deadline for Special Final Notice is as of 04/02/2020
214 Wild Senna Drive West	Fence in disrepair, lawn in need of maintenance	9/15/2020	10/26/2020					Deadline for compliance is as of 11/10/2020
13726 Merseyside Drive	Debris in view	9/28/2021	11/3/2021	12/1/2021	1/7/2022			Deadline for compliance for Special Final Notice is as of 01/21/2011
113 Segovia Way	Fence in disrepair, lawn in need of maintenance, debris in view	11/17/2021	12/28/2021	1/31/2022	2/23/2022			Deadline for compliance for Special Final Notice is as of 03/09/2022
802 Dawlish Drive	Debris in view; fence/ gate in disrepair	5/26/2022	6/28/2022	7/28/2022 8/30/2022				Deadline for compliance for Special Final Notice is as of 10/11/2022
317 Wild Senna Drive	Debris in view, garbage cans in view	11/9/202	12/7/2022	1/23/2023				Deadline for compliance for Special Final Notice is as of 3/8/2023

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – APRIL 2023**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	Repeat Violation Letter	Suit Filed	Contempt Letter	Status
1209 Tudor House Road	Trailer in view	2/7/2023	4/10/2023					Deadline for compliance is as of 4/25/2023

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – APRIL 2023**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	Repeat Violation Letter	Suit Filed	Contempt Letter	Status
214 Wild Senna	Derelict vehicle – unregistered, flat tire	12/11/2019	1/3/2020	2/5/2020	3/18/2020			Deadline for Special Final Notice is as of 04/02/2020
214 Wild Senna Drive West	Fence in disrepair, lawn in need of maintenance	9/15/2020	10/26/2020					Deadline for compliance is as of 11/10/2020
13726 Merseyside Drive	Debris in view	9/28/2021	11/3/2021	12/1/2021	1/7/2022			Deadline for compliance for Special Final Notice is as of 01/21/2011
113 Segovia Way	Fence in disrepair, lawn in need of maintenance, debris in view	11/17/2021	12/28/2021	1/31/2022	2/23/2022			Deadline for compliance for Special Final Notice is as of 03/09/2022
802 Dawlish Drive	Debris in view; fence/ gate in disrepair	5/26/2022	6/28/2022	7/28/2022 8/30/2022				Deadline for compliance for Special Final Notice is as of 10/11/2022
317 Wild Senna Drive	Debris in view, garbage cans in view	11/9/202	12/7/2022	1/23/2023				Deadline for compliance for Special Final Notice is as of 3/8/2023

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – APRIL 2023**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	Repeat Violation Letter	Suit Filed	Contempt Letter	Status
1324 Peppermint Trail	Trailer in view	4/7/2021	5/24/2021	8/20/2021 1/24/2023	12/28/2022			Deadline for compliance for SECOND Special Final Notice is as of 4/20/2023
13916 Maricella Lane	Debris in view	1/6/2023	2/8/2023	3/21/2023				Deadline for compliance is as of 4/4/2023
909 Rocking Spur Cove	Derelict and unregistered vehicle	1/23/2023	3/2/2023	4/6/2023				Deadline for compliance is as of 4/21/2023
15015 Saddlegirth Lane	Debris in view, garbage cans in view	2/13/2023	3/15/2023	4/10/2023				Deadline for compliance is as of 4/25/2023
14717 Hyson Crossing	Fence in disrepair, lawn in need of maintenance	2/24/2023	3/21/2023	4/10/2023				Deadline for compliance is as of 4/25/2023
114 Blue Flax Lane	Fence in disrepair	3/6/2023	4/3/2023					Deadline for compliance is as of 4/18/2023
13275 Lampting Drive	Debris in view, garbage cans in view	3/20/2023	4/10/2023					Deadline for compliance is as of 4/25/2023

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – APRIL 2023**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	Repeat Violation Letter	Suit Filed	Contempt Letter	Status
1209 Tudor House Road	Trailer in view	2/7/2023	4/10/2023					Deadline for compliance is as of 4/25/2023

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – APRIL 2023**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	Repeat Violation Letter	Suit Filed	Status
127 Star Flower Way	Exterior Maintenance – Garage in Disrepair	4/5/2021	5/20/2021	6/16/2021	7/14/2021	1/20/2022	Law Suit approved by subcommittee on 01/18/2022. Suit filed on 01/20/2022.
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.

District Manager Monthly Expense Approvals

\$2000.00 per month - Approval by BOD 2-23-16

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

<i>OFFICE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
3/7/23	HP ink (2)	Restock	\$80.23
3/27/23	Napkins, forks	Restock	<u>\$24.89</u>
	Subtotal		<u>\$105.12</u>
<i>PARKS & MAINTENANCE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
3/7/23	Dog Leash signs (6), ATV tires (2)		\$323.88
3/9/23	Chain saw bars (2), chain saw chains (2)	Replace	\$83.96
3/9/23	Truck inspection & registration	Annual renewal for F150	\$28.75
3/10/22	Lopper/pruner, batteries, wiper fluid, trash bags (3 bxs), liquid nails	Restock	\$158.35
3/14/23	Replacement drinking fountain button (2)	Replace	\$103.89
3/15/23	Diesel fuel	ATV's	\$100.00
3/27/23	Toilet paper (96 rolls), paper towels (18), batteries	Restock	\$192.81
3/31/23	Diesel fuel	ATV's	\$100.00
	Subtotal		<u>\$1,091.64</u>
	Grand Total for the Month		<u>\$1,196.76</u>

District Manager Monthly Expense Approvals

\$2000.00 per month - Approval by BOD 2-23-16

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

<i>OFFICE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
4/5/23	Stamps	Mail	\$126.00
	Subtotal		<u>\$126.00</u>
<i>PARKS & MAINTENANCE PURCHASES</i>			
DATE	ITEM	PURPOSE	AMOUNT
4/5/23	Trash bags (2 bxs)	Restock	\$59.94
	Subtotal		<u>\$59.94</u>
	<u>Grand Total for the Month</u>		<u>\$185.94</u>



Renewal Notice and Benefit Verification Form

Northtown MUD

Revision 1

Plan Year 08/01/2023 - 07/31/2024 (12 Months)

Important Notice: "If TML Health does not receive the fully executed renewal notice by the due date, it will result in an automatic renewal of current benefits at the new rates, with **CURRENT** employee contributions."

Medical

Employer Group Medical Plan

Plan	Benefit Percent	In Net Ded	Out Net Ded	In Net OOP	Office Visit Rates	Current	New
Copay-3K-7K ER-DAW1&2	80/50	\$3000	\$6000	\$7000	\$30	EE Only: \$694.76 EE + Spouse: \$1,410.38 EE + Child(ren): \$1,222.78 EE + Family: \$2,049.54	\$641.64 \$1,302.52 \$1,129.28 \$1,892.80

In Network Deductible applies towards In Network OOP.

Medical and Dental Plan Accumulators will be based on Plan Year.

Monthly Employer Contribution Amounts

TML Health requires 60% employer contribution toward employee medical – Minimum employer contribution is \$384.98

Use this section for **Monthly Employer Contribution** for Active Employees Medical (**monetary values ONLY, no percentages**). Include EE Only amount in each tier.

Note: If providing a Defined Contribution (lump sum given to employees to purchase benefits) do not use this section. Skip to the defined contribution section below.

Plan	EE Only:	EE+Spouse:	EE+Child(ren):	EE+Family:
Copay-3K-7K ER-DAW1&2	\$ 641.64	\$ 330.44	\$ 243.82	\$ 625.58

Are there different contributions based on other factors (ex: hourly vs salary, department or location based)? If so, please explain here:

Defined Contribution

Use this section if providing a Defined Contribution (lump sum given to employees to purchase benefits).

Note: All Defined Contributions will be allocated as follows (if offered): Medical, Dental, Vision, & all Employee Paid Voluntary Products (ex: voluntary life, voluntary spouse life, voluntary AD&D...). Any left-over contribution dollars will then be applied to an employee's HRA or HSA (as applicable) depending on medical plan election.

- Employer's **MONTHLY** Defined Contribution of \$ _____ equal to a full **ANNUAL** Defined Contribution of \$ _____ (monthly contribution x12).
- Will employees receive this Defined Contribution if medical coverage is waived? No Yes (if yes, see 2a).
 - Will employee's receive the full monthly Defined Contribution or a partial amount? Full Partial \$ _____
- Are there different contributions based on other factors (ex: hourly vs salary, department, location...)? If so please explain here:

Dental

<u>Rates</u>	<u>Current (Dental IV)</u>	<u>New (Dental IV)</u>
EE Only:	\$28.44	\$28.44
EE + Spouse:	\$66.82	\$66.82
EE + Child(ren):	\$61.10	\$61.10
EE + Family:	\$85.24	\$85.24

Use this section for **Monthly Employer Contributions** for Active Employees Dental (monetary values **ONLY**, no percentages). Include the EE Only amount in each tier, enter \$0 if no contribution.
Note: Not applicable for defined contribution plans.

EE Only \$ 28.44 EE + Spouse \$ 19.19 EE + Child(ren) \$ 16.33 EE + Family \$ 28.40

Vision

<u>Rates</u>	<u>Current (Premium)</u>	<u>New (Premium)</u>
EE Only:	\$8.93	\$8.93
EE + Spouse:	\$16.97	\$16.97
EE + Child(ren):	\$17.86	\$17.86
EE + Family:	\$22.78	\$22.78

Use this section for **Monthly Employer Contributions** for Active Employees Vision (monetary values **ONLY**, no percentages). Include the EE Only amount in each tier, enter \$0 if no contribution.
Note: Not applicable for defined contribution plans.

EE Only \$ 8.93 EE + Spouse \$ 4.02 EE + Child(ren) \$ 4.47 EE + Family \$ 6.93

Basic Life and AD&D: Plan 8 (\$10,000)

	<u>Current Rate</u>	<u>New Rate</u>
Life:	\$0.194	\$0.194
AD&D:	\$0.040	\$0.040

Note: Plan requires 100% Participation and is 100% EMPLOYER paid (not deducted from defined contribution if elected).

Additional Employee Life and AD&D

No Additional Employee Life and AD&D Coverage

Dependent Life

No Dependent Life Coverage

Voluntary AD&D

No Voluntary AD&D Coverage

LTD

No LTD Coverage

STD

No STD Coverage

Pre-65 Retiree Medical

No Pre-65 Retiree Medical Coverage

Pre-65 Retiree Dental

No Pre-65 Retiree Dental Coverage

Pre-65 Retiree Vision

No Pre-65 Retiree Vision Coverage

Basic & Additional Retiree Life

No Basic & Additional Retiree Life Coverage

Retiree Dependent Life

No Retiree Dependent Life Coverage

Benefit Waiting Period

90 days after date of hire

FSA, DCA, HRA, HSA & RRA

FSA Admin
No

DCA Admin
No

HRA Admin
No

HSA Admin
No

RRA Admin
No

Required Annual Eligibility and Enrollment Information

Please provide the following information:

- 1. Total Full Time Employee Count: 5
- 2. Total Part Time Employee Count: 0
- 3. Total Employees with Medical Coverage: 5
- 4. Total Employees with Coverage Waiver: 0

5. Do you have an Ordinance or Resolution adopting Elected Official Benefit Coverage? No *Yes

*If yes, please provide a current copy (required annually).

6. How will Open Enrollment and Qualifying Life Events be addressed (please check all that apply):

- A. Employee Self Service (ESS) via TML Health Online
- B. Employee enrollment by phone
- C. Employer/Administrator enrollment via TML Health Online


Signature Section

The undersigned employer hereby acknowledges that for an employee to receive coverage, TML Health must receive enrollment information within thirty-one (31) days of the date of hire or within thirty-one (31) days of the coverage effective date, whichever is later, regardless of whether the Employer has a waiting period or a waiting and orientation period. If an enrollment is not submitted within this timeline, the employee cannot be added to the Plan until the next Open Enrollment period or a qualifying event occurs.

Employer Member Additional Acknowledgements and Agreements

- 1. Employer Member acknowledges and agrees that its signature on this Renewal Notice and Benefit Verification Form indicates its binding selections for renewal services through TML Health.
- 2. Employer Member acknowledges that certain benefit service selections require completion and execution of additional forms and agreements and agrees that it will work with all due diligence and in good faith to complete, execute, and return all necessary forms and agreements to TML Health prior to the beginning of the Group's open enrollment.
- 3. Employer Member acknowledges that TML Health will only allow open enrollment for renewal services in good faith and without receiving all necessary signed benefit service forms and agreements if:
 - A. A signed Renewal Notice and Benefit Verification Form with all necessary Employer Member selections and information has been received; and
 - B. Employer Member has in good faith attempted but failed to approve and return the applicable benefit service forms and agreements timely.

Please sign by the due date and return this completed form via email to your Account Executive/Account Manager or TMLHealthMarketing@tmlhb.org.

		
Tax ID Number	Authorized Signature	Date
<i>Mona Oliver</i>	<i>District Manager</i>	
Printed Name	Title	

The rates are based on census information five months prior to plan year. If the census changes by more than 10%, TML Health reserves the right to revise rates due to census change and underwriting impact.

Rates are subject to change if there is any legislation passed during the plan year affecting benefits.

Supplemental benefits cannot be accessed without accessing the TML Health Medical Benefit Plan.

YOUR RENEWAL QUOTE INCLUDES PROPRIETARY INFORMATION THAT SHOULD NOT BE SHARED WITH OTHER COMPETITORS OR USED TO CIRCUMVENT THE REQUIREMENTS OF TEXAS COMPETITIVE BIDDING LAWS. IN THE EVENT YOU RECEIVE A RENEWAL QUOTE AND LATER DECIDE TO ISSUE AN RFP, THE RENEWAL QUOTE MAY NOT BE SHARED WITH ANY OTHER COMPETITORS AS DOING SO WOULD DISADVANTAGE TML HEALTH IN THE COMPETITIVE PROCESS. TML HEALTH ALSO RESERVES THE RIGHT TO REVISE PREVIOUSLY ISSUED RATES IN RESPONSE TO YOUR RFP.



P.O. Box 3639
Cedar Park, Texas 78630

DATE: April 17, 2023
TO: Northtown Municipal Utility District
Board of Directors
FROM: Scott J. Foster, P.E.
RE: Northtown MUD – Engineer’s Report for the April 2023 Board Meeting

Report from District Engineer, including:

a) Development Updates;

i) Village at Northtown Section 2 (Condominiums);

Revised plans were submitted to the District which reduced the density of the project from 63 units to 43 units. The plans are technically approved and pending the receipt of recorded easements. The project will require an easement to be vacated and replaced. Due to the reduction in density, a portion of the previously paid parkland fees will need to be refunded. The developer anticipates bidding the project in May 2023 and starting construction by mid-2023.

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

Construction started on the project in March 2021 and is anticipated to be completed in Summer 2023.

The developer has submitted the Phase 2 plans for review by the District and 360 PSI completed its initial review. Based upon the review, the proposed development may cause issues with future District master plans. These issues were discussed in more detail at the October Board meeting and ongoing coordination with the developer is occurring. Based upon a review of the updated plans, the project has removed the concerns.

The developer and District require additional easements and agreements to permit the project. The plans are still pending technical approval including the approval of the easements. A copy of the anticipated easements and agreements has been previously provided for approval and are pending legal review prior to the Board’s consideration. The restrictive covenant review is pending final approval. A variance request to reduce the building setback (Section 10c – 30 feet required) from District parkland was approved at the March 1, 2023 Board Meeting.

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

Construction has started and is expected to last into 2024.

iv) The Lakes Retail Center;

The project started construction in May 2022 and is expected to be completed in early 2023.

v) *Avalon Bay Multifamily;*

Construction plans have been submitted and reviewed for the first phase of the project and construction is expected start in late 2023. The plans are still pending technical approval including the approval of the easements and restrictive covenant submittal.

vi) *JD's Supermarket Dessau;*

Construction plans have been submitted and the review is on hold pending receipt of the developers deposit. Construction of the project is anticipated to start in early 2024.

b) *MS4 Permitting Update and 2021 Pond Inspections;*

TCEQ has published the requirements and guidance for the MS4 renewal. The renewal was due by July 23, 2019, and 360 PSI submitted on May 22, 2019. TCEQ technically approved the Stormwater Management Plan on September 23, 2021. TCEQ provide the final steps for approval on April 19, 2022, which required the publication of a public notice and the ability for the public to review the Stormwater Management Plan. The public notice was published on April 28, 2022, and the plan was made available at the District office on April 26, 2022. All required documents have been filed with the TCEQ and are pending final approval.

The TCEQ requires an annual report be filed which summarizes the District's MS4 related activities. The 2022 annual report was filed with the TCEQ on March 24, 2023.

c) *SB3 Emergency Preparation Plan;*

The financial waiver for the EPP was submitted to the TCEQ on May 30, 2022 and prior to the June 1, 2022 deadline. The TCEQ requested supplemental information which was provided on July 21, 2022. As of March 2023, there has been no additional information provided or requested from the TCEQ. The supplemental modeling study has been completed and is pending final approval by the District which is expected to be provided in April 2023.

Northtown Municipal Utility District

Accounting Report

April 25, 2023

- Review Cash Activity Report, including Receipts and Expenditures.
 - ☑ Action Items:
 - Approval of director and vendor payments.
 - Approval of fund transfers.
- Review March 31, 2023 Financial Statements.

Cash Activity Reports

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Operating Account
March 31, 2023 - April 25, 2023

	General Fund Operating Account
Cash Balance - March 31, 2023	10,684.55
Projected Balance as of April 25, 2023	\$ 10,684.55

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
February 28, 2023 - April 25, 2023

		General Fund Manager's Account
Cash Balance - February 28, 2023		\$ 259,504.23
Subsequent Activity		35,615.67
Transfers approved at the March 28, 2023 Meeting		960,785.22
Expenditures Approved at the March 28, 2023 Meeting (Cks #10810 - 10878)		(876,873.55)
Payroll Expenses	Payroll and Payroll Taxes	(44,025.18)
Ramona Oliver 10879	Expense Reimbursement	(3,565.00)
TXU Energy 10880	Street Lights - March 2023	(705.82)
Total Subsequent Activity		35,615.67
Cash Balance - March 31, 2023		\$ 295,119.90
Subsequent Expenditures		(20,670.88)
Payroll Expenses	Payroll and Payroll Taxes	(15,537.67)
AT&T 10881	Telephone - April 2023	(1,651.83)
Optimum Business 10882	Park Utilities - April 2023	(400.00)
ADA Assistance 10883	Inspection Fee - Office Building	(934.00)
ADA Assistance 10884	Inspection Fee - Small Pavilion	(727.00)
ADA Assistance 10885	Inspection Fee - Vehicle Storage	(572.00)
ADA Assistance 10886	Inspection Fee - Large Pavilion	(727.00)
Child Support Services Division 10887	Child Support	(121.38)
Total Subsequent Activity		(20,670.88)
Expenditures to be Approved at April 25, 2023 Meeting		(409,513.41)
Ranger A-TX, LP 10888	Rent - June 2023	(5,340.08)
360 Professional Services, Inc. 10889	Engineering Fees - March 2023	(10,924.28)
Bott & Douthitt, P.L.L.C. 10890	Accounting Services - March 2023	(6,000.00)
City of Austin 10891	W/WW Purchases - March 2023	(174,894.94)
City of Austin - CRF 10892	City of Austin Impact Fees March 2023	(43,200.00)
City of Round Rock Environmental Services 10893	Bacteriological Test - 24 PA	(250.00)
Crossroads Utility Services 10894	Operations - March 2023	(51,705.83)
DSHS Central Lab MC2004 10895	Lab Fees - February 2023	(445.32)
Texas Disposal Systems, Inc. 10896	Garbage Fees - March 2023	(75,622.96)
TexaScapes 10897	Monthly Landscape Maintenance	(39,170.00)
Travis County Sheriff's Department 10898	Security Patrol Vehicle	(1,160.00)
Williams Mapping & Consulting 10899	Monthly MS4 Inspections	(800.00)
		<u>(409,513.41)</u>
Subtotal		(135,064.39)
Transfers to be approved		434,513.41
Transfer for expenditures approved 4/25/2023	Transfer from Logic Operating Account	409,513.41
Transfer Funds	Transfer from Logic Operating Account	25,000.00
Projected Balance as of April 25, 2023		\$ 299,449.02

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
March 31, 2023 - April 25, 2023

	<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
Cash Balance - March 31, 2023	\$ 3,120.19
Projected Balance as of April 25, 2023	\$ 3,120.19

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Park Fund Account
March 31, 2023 - April 25, 2023

	<u>ABC Bank</u> <u>Park</u> <u>Account</u>
Cash Balance -March 31, 2023	\$ 49,950.00
Projected Balance as of April 25, 2023	\$ 49,950.00

**Northtown Municipal Utility District
Cash/Investment Activity Report
March 31, 2023 - April 25, 2023**

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance 3/31/2023</u>	<u>Subsequent Receipts</u>	<u>Subsequent Disbursements</u>	<u>Subtotal</u>	<u>Transfers to be 4/25/2023</u>	<u>Projected Balance 4/25/2023</u>
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 10,684.55	\$ -	\$ -	\$ 10,684.55	\$ -	\$ 10,684.55
ABC Bank - Manager's Account	0.0000%	N/A	295,119.90	-	(430,184.29)	(135,064.39)	434,513.41 (1)(2)	299,449.02
ABC Bank - Customer Refunds	0.0000%	N/A	3,120.19	-	-	3,120.19	-	3,120.19
PNC Bank Lockbox	0.0000%	N/A	44,791.11	-	(336.59)	44,454.52	-	44,454.52
Logic Operating - 01	4.9905%	N/A	16,837,762.70	-	-	16,837,762.70	-	16,837,762.70
TexPool Operating	4.7993%	N/A	893,732.93	-	-	893,732.93	(434,513.41) (1)(2)	459,219.52
TexPool Fiscal Surety Trail Easement	4.7993%	N/A	106,458.32	-	-	106,458.32	-	106,458.32
Total - General Fund			18,191,669.70	-	(430,520.88)	17,761,148.82	-	17,761,148.82
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	4.9905%	N/A	48,122.80	-	-	48,122.80	-	48,122.80
TexPool Park	4.7993%	N/A	4,675.54	-	-	4,675.54	-	4,675.54
Total - Park Fund			102,748.34	-	-	102,748.34	-	102,748.34
Debt Service Fund -								
Logic - Tax Account	4.9905%	N/A	72,269.86	-	-	72,269.86	-	72,269.86
Logic - Debt Service	4.9905%	N/A	2,932,657.74	-	-	2,932,657.74	-	2,932,657.74
TexPool - SR 2020 Cap Int	4.7993%	N/A	164,410.87	-	-	164,410.87	-	164,410.87
Total - Debt Service Fund			3,169,338.47	-	-	3,169,338.47	-	3,169,338.47
Capital Project Fund -								
Logic - SR 2011 CPF	4.9905%	N/A	2,552.70	-	-	2,552.70	-	2,552.70
TexPool - SR 2020 CPF	4.7993%	N/A	4,541,984.72	-	-	4,541,984.72	-	4,541,984.72
Total - Capital Project Fund			4,544,537.42	-	-	4,544,537.42	-	4,544,537.42
Total - All Funds			\$ 26,008,293.93	\$ -	\$ (430,520.88)	\$ 25,577,773.05	\$ -	\$ 25,577,773.05

(1) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$409,513.41

(2) To transfer funds from TexPool Operating Account to ABC Bank Manager's Account: \$25,000.00

Northtown M.U.D. Collateral Analysis Schedule - ABC Bank 3/31/2023

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
ABC Bank -			
Operating Account (General Fund)	\$ 10,684.55		
Manager's Account (General Fund)	690,411.38		
Customer Deposit Account (General Fund)	21,749.95		
Parks Account (Park Fund)	49,950.00		
Total ABC Bank	<u>772,795.88</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral ABC Bank (Market Value)		<u>1,950,178.35</u>	
Total Collateral - ABC Bank			
Total Collateral/Funds ABC Bank	<u>\$ 772,795.88</u>	<u>\$ 2,200,178.35</u>	<u>\$ 1,427,382.47</u>

Pledges By Pledgee And Maturity



Pledged To: NORTHTOWN MUD

American Bank of Commerce - Lubbock, TX

As Of 3/31/2023

Page 24 of 40

Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
							Original Face	Par	Book Value	Market Value
FROS: FROST NATL BK - SAN ANT	3130AAHE1	AFS	FHLB AGENCY 12/08/23	2.50	Aaa AA+	3,000,000.00 11.67%	350,000.00	350,000.00	350,494.11	344,674.80
FROS: FROST NATL BK - SAN ANT	9128282A7	AFS	US TREASURY N/B 08/15/26	1.50	Aaa	5,000,000.00 3.00%	150,000.00	150,000.00	147,712.19	139,248.00
FROS: FROST NATL BK - SAN ANT	9128282A7	AFS	US TREASURY N/B 08/15/26	1.50	Aaa	5,000,000.00 25.00%	1,250,000.00	1,250,000.00	1,230,934.93	1,160,400.00
FROS: FROST NATL BK - SAN ANT	912828U24	AFS	US TREASURY N/B 11/15/26	2.00	Aaa	5,000,000.00 1.50%	75,000.00	75,000.00	74,359.00	70,582.05
FROS: FROST NATL BK - SAN ANT	912828U24	AFS	US TREASURY N/B 11/15/26	2.00	Aaa	5,000,000.00 5.00%	250,000.00	250,000.00	247,863.34	235,273.50
5 Securities Pledged To: NORTH - NORTHTOWN MUD							2,075,000.00	2,075,000.00	2,051,363.57	1,950,178.35

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

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS COLLECTED	NET BASE TAX COLLECTED	PERCENT COLLECTED	TAX BALANCE ENDING	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
1995	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1996	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1997	306.58	.00	.00	.00	.00	.00 %	306.58	.00	.00	.00	.00	.00
1998	590.15	.00	.00	.00	.00	.00 %	590.15	.00	.00	.00	.00	.00
1999	634.04	.00	.00	.00	.00	.00 %	634.04	.00	.00	.00	.00	.00
2000	697.43	.00	.00	.00	.00	.00 %	697.43	.00	.00	.00	.00	.00
2001	752.13	.00	.00	.00	.00	.00 %	752.13	.00	.00	.00	.00	.00
2002	773.70	.00	.00	.00	.00	.00 %	773.70	.00	.00	.00	.00	.00
2003	959.09	.00	.00	.00	.00	.00 %	959.09	.00	.00	.00	.00	.00
2004	965.24	.00	.00	.00	.00	.00 %	965.24	.00	.00	.00	.00	.00
2005	916.16	.00	.00	.00	.00	.00 %	916.16	.00	.00	.00	.00	.00
2006	895.94	.00	.00	.00	.00	.00 %	895.94	.00	.00	.00	.00	.00
2007	968.27	.00	.00	.00	.00	.00 %	968.27	.00	.00	.00	.00	.00
2008	925.73	.00	.00	.00	.00	.00 %	925.73	.00	.00	.00	.00	.00
2009	937.74	.00	.00	.00	.00	.00 %	937.74	.00	.00	.00	.00	.00
2010	2281.97	.00	.00	.00	.00	.00 %	2281.97	.00	.00	.00	.00	.00
2011	2092.47	.00	.00	.00	.00	.00 %	2092.47	.00	.00	.00	.00	.00
2012	2073.36	.00	.00	.00	.00	.00 %	2073.36	.00	.00	.00	.00	.00
2013	2009.86	.00	.00	.00	.00	.00 %	2009.86	.00	.00	.00	.00	.00
2014	2169.57	.00	.00	.00	.00	.00 %	2169.57	.00	.00	.00	.00	.00
2015	2362.07	.00	.00	.00	.00	.00 %	2362.07	.00	.00	.00	.00	.00
2016	2683.57	.00	.00	.00	.00	.00 %	2683.57	.00	.00	.00	.00	.00
2017	4198.72	.00	.00	.00	.00	.00 %	4198.72	.00	.00	.00	.00	.00
2018	7070.93	.00	1416.65	.00	1416.65	20.03 %	5654.28	848.25	.00	.00	.00	2264.90
2019	10687.73	29.80-	4408.40	29.80	4378.60	41.08 %	6279.33	1685.26	.00	.00	.00	6063.86
2020	9786.81	881.44-	4589.28	881.44	3707.84	41.64 %	5197.53	1346.83	.00	.00	.00	5054.67
2021	30213.11	4263.13-	11944.93	4331.13	7613.80	29.34 %	18336.18	2767.51	.00	.00	.00	10381.31
TOTL	87952.37	5174.37-	22359.26	5242.37	17116.89	20.68 %	65661.11	6647.85	.00	.00	.00	23764.74
2022	6803090.01	32568.86-	6703520.58	11381.02	6692139.56	98.84 %	78381.59	5915.99	.00	12.37	.00	6698067.92

ENTITY	TOTL	RECEIVABLE BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS COLLECTED	NET BASE TAX COLLECTED	PERCENT COLLECTED	TAX BALANCE ENDING	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
084	6891042.38	37743.23-	6725879.84	16623.39	6709256.45	97.90 %	144042.70	12563.84	.00	12.37	.00	.00	6721832.66

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

TAX YEAR	2022			1997-2021			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.3555	\$ 0.2170	\$ 0.5725			\$ -			
	62.10%	37.90%	100.00%						
COLLECTIONS:									
OCT									
TAX ADJUSTMENTS	0.00	0.00	0.00	(101.15)	(76.58)	(177.73)	(101.15)	(76.58)	(177.73)
BASE TAX REV	0.00	0.00	0.00	(101.15)	(76.58)	(177.73)	(101.15)	(76.58)	(177.73)
TAXES	0.00	0.00	0.00	1,145.95	867.64	2,013.59	1,145.95	867.64	2,013.59
PENALTY	0.00	0.00	0.00	225.38	170.65	396.03	225.38	170.65	396.03
NOV									
TAX ADJUSTMENTS	(8,280.10)	(5,054.24)	(13,334.34)	(1,218.45)	(903.81)	(2,122.26)	(9,498.55)	(5,958.05)	(15,456.60)
BASE TAX REV	0.00	0.00	0.00	(1,241.40)	(921.19)	(2,162.59)	(1,241.40)	(921.19)	(2,162.59)
TAXES	67,801.26	41,386.42	109,187.68	669.73	486.21	1,155.94	68,470.99	41,872.63	110,343.62
PENALTY	0.00	0.00	0.00	38.64	29.26	67.90	38.64	29.26	67.90
DEC									
TAX ADJUSTMENTS	(6,490.03)	(3,961.56)	(10,451.59)	(350.41)	(259.63)	(610.04)	(6,840.44)	(4,221.19)	(11,061.63)
BASE TAX REV	0.00	0.00	0.00	(350.41)	(259.63)	(610.04)	(350.41)	(259.63)	(610.04)
TAXES	2,461,491.53	1,502,513.81	3,964,005.34	2,907.39	2,076.32	4,983.71	2,464,398.92	1,504,590.13	3,968,989.05
PENALTY	7.68	4.69	12.37	938.16	664.73	1,602.89	945.85	669.41	1,615.26
JAN									
TAX ADJUSTMENTS	(2,141.95)	(1,307.47)	(3,449.42)	(421.04)	(305.92)	(726.96)	(2,562.99)	(1,613.39)	(4,176.38)
BASE TAX REV	(738.74)	(450.94)	(1,189.68)	(421.04)	(305.92)	(726.96)	(1,159.78)	(756.86)	(1,916.64)
TAXES	1,387,593.23	846,997.84	2,234,591.07	486.25	354.58	840.83	1,388,079.48	847,352.42	2,235,431.90
PENALTY	0.00	0.00	0.00	(85.10)	(50.86)	(135.96)	(85.10)	(50.86)	(135.96)
FEB									
TAX ADJUSTMENTS	(4,410.97)	(2,692.49)	(7,103.46)	(650.92)	(478.74)	(1,129.66)	(5,061.89)	(3,171.23)	(8,233.12)
BASE TAX REV	(5,383.55)	(3,286.16)	(8,669.71)	(650.92)	(478.74)	(1,129.66)	(6,034.47)	(3,764.90)	(9,799.37)
TAXES	217,015.85	132,468.19	349,484.04	3,218.66	2,327.28	5,545.94	220,234.52	134,795.46	355,029.98
PENALTY	1,352.64	825.66	2,178.30	1,330.40	965.12	2,295.52	2,683.04	1,790.78	4,473.82
MAR									
TAX ADJUSTMENTS	1,099.07	670.88	1,769.95	(233.96)	(173.76)	(407.72)	865.11	497.12	1,362.23
BASE TAX REV	(944.87)	(576.76)	(1,521.63)	(249.70)	(185.69)	(435.39)	(1,194.57)	(762.45)	(1,957.02)
TAXES	28,720.95	17,531.50	46,252.45	4,512.77	3,306.48	7,819.25	33,233.73	20,837.97	54,071.70
PENALTY	2,320.96	1,416.73	3,737.69	1,403.58	1,017.89	2,421.47	3,724.54	2,434.62	6,159.16
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	(7,067.17)	(4,313.85)	(11,381.02)	(3,014.62)	(2,227.75)	(5,242.37)	(10,081.78)	(6,541.61)	(16,623.39)
TAXES	4,162,622.82	2,540,897.76	6,703,520.58	12,940.75	9,418.51	22,359.26	4,175,563.57	2,550,316.27	6,725,879.84
PENALTY	3,681.28	2,247.08	5,928.36	3,851.07	2,796.78	6,647.85	7,532.34	5,043.87	12,576.21
TOTAL DISTRIBUTION	4,159,236.94	2,538,830.98	6,698,067.92	13,777.20	9,987.54	23,764.74	4,173,014.13	2,548,818.53	6,721,832.66
BEGINNING									
TAXES RECEIVABLE	4,224,451.53	2,578,638.48	6,803,090.01	47,460.68	40,491.69	87,952.37	4,271,912.20	2,619,130.18	6,891,042.38
TAX ADJUSTMENTS	(20,223.98)	(12,344.88)	(32,568.86)	(2,975.92)	(2,198.45)	(5,174.37)	(23,199.90)	(14,543.33)	(37,743.23)
BASE TAX REV	7,067.17	4,313.85	11,381.02	3,014.62	2,227.75	5,242.37	10,081.78	6,541.61	16,623.39
LESS: COLLECTIONS	(4,162,622.82)	(2,540,897.76)	(6,703,520.58)	(12,940.75)	(9,418.51)	(22,359.26)	(4,175,563.57)	(2,550,316.27)	(6,725,879.84)
TAX									
REC @ END OF PERIOD	48,671.89	29,709.70	78,381.59	34,558.63	31,102.48	65,661.11	83,230.52	60,812.18	144,042.70
	62.10%	37.90%	100.00%						

Financial Statements

Northtown M.U.D.

Accountant's Compilation Report

March 31, 2023

The District is responsible for the accompanying financial statements of the governmental activities of Northtown M.U.D., as of and for the six months ended March 31, 2023, 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.

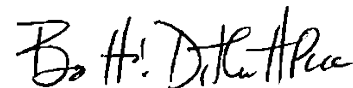
In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows and the components required by GASB 34 were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

April 18, 2023
Round Rock, TX

**Northtown Municipal Utility District
Governmental Funds Balance Sheet
March 31, 2023**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Assets					
Cash and Cash Equivalents					
Cash on Deposit	\$ 353,715.75	\$ 49,950.00	\$ -	\$ -	\$ 403,665.75
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	17,837,953.95	52,798.34	3,169,338.47	4,544,537.42	25,604,628.18
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$27,500.00	298,688.90	-	-	-	298,688.90
Accrued Service Revenue	393,044.00	-	-	-	393,044.00
Property Taxes	83,230.49	-	60,812.21	-	144,042.70
Other	189,746.48	-	-	-	189,746.48
Interfund	35,763.70	275,692.00	-	40,374.32	351,830.02
Total Assets	\$ 19,192,643.27	\$ 378,440.34	\$ 3,230,150.68	\$ 4,584,911.74	\$ 27,386,146.03
Liabilities					
Accounts Payable	\$ 320,543.26	\$ -	\$ -	\$ -	\$ 320,543.26
Accrued Expenses	36,090.62	-	-	-	36,090.62
Retainage Payable	496,894.70	-	-	-	496,894.70
Payroll Taxes Payable	54.20	-	-	-	54.20
TCEQ Assessment	3,268.09	-	-	-	3,268.09
Customer Meter Deposits	694,360.47	-	-	-	694,360.47
Builder Deposits	17,800.00	-	-	-	17,800.00
Other Deposits	57,031.95	-	-	-	57,031.95
Capital Recovery Fees Payable	43,200.00	-	-	-	43,200.00
Unclaimed Property	17,360.69	-	-	-	17,360.69
Fiscal Surety Village Park Improvements	106,458.32	-	-	-	106,458.32
Interfund	316,066.32	-	35,763.70	-	351,830.02
Total Liabilities	2,109,128.62	-	35,763.70	-	2,144,892.32
Deferred Inflows of Resources					
Deferred Revenue - Property Taxes	83,230.49	-	60,812.21	-	144,042.70
Total Deferred Inflows of Resources	83,230.49	-	60,812.21	-	144,042.70
Fund Balance					
Fund Balances:					
Restricted for					
Debt Service	-	-	3,133,574.77	-	3,133,574.77
Capital Projects	-	-	-	4,584,911.74	4,584,911.74
Unassigned	17,000,284.16	378,440.34	-	-	17,378,724.50
Total Fund Balances	17,000,284.16	378,440.34	3,133,574.77	4,584,911.74	25,097,211.01
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 19,192,643.27	\$ 378,440.34	\$ 3,230,150.68	\$ 4,584,911.74	\$ 27,386,146.03

See Accountants' Report.

**Northtown Municipal Utility District
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2022 - March 31, 2023**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
Revenues:					
Property Taxes, including penalties	\$ 4,173,014.16	\$ -	\$ 2,548,818.50	\$ -	\$ 6,721,832.66
Service Accounts, including penalties	2,170,854.83	-	-	-	2,170,854.83
Other Income	941.56	-	-	-	941.56
Interest Income	309,092.91	1,097.04	63,670.08	89,004.27	462,864.30
Total Revenues	6,653,903.46	1,097.04	2,612,488.58	89,004.27	9,356,493.35
Expenditures:					
Current-					
WATER					
Bulk Water Purchase	455,485.25	-	-	-	455,485.25
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	41,841.53	-	-	-	41,841.53
Meter Purchases	784.00	-	-	-	784.00
Water Tap Inspections	11,200.00	-	-	-	11,200.00
WASTEWATER					
Bulk Wastewater Purchases	576,314.01	-	-	-	576,314.01
Wastewater System Maintenance	20,319.06	-	-	-	20,319.06
Lift Station Maintenance	76,422.32	-	-	-	76,422.32
Chemicals	30,226.82	-	-	-	30,226.82
ADMINISTRATIVE					
Director Fees	2,550.00	-	-	-	2,550.00
Payroll Taxes	14,346.16	-	-	-	14,346.16
Legal Fees - General	46,430.24	-	-	-	46,430.24
Legal Fees - Covenants	9,163.50	-	-	-	9,163.50
Management Services	200,412.72	-	-	-	200,412.72
Accounting Fees	36,375.00	-	-	-	36,375.00
Financial Advisor Fees	1,434.42	-	1,125.58	-	2,560.00
Audit Fees	17,500.00	-	-	-	17,500.00
Engineering Fees - General	11,324.00	-	-	-	11,324.00
Engineering Fees - Special	17,821.04	-	-	-	17,821.04
Professional Fees	1,600.00	-	-	-	1,600.00
Tax Collector/Appraisal Fees	13,450.54	-	8,210.32	-	21,660.86
Credit Card Fees	49,487.48	-	-	-	49,487.48
Bank Service Charges	4,137.14	-	-	-	4,137.14
Conference/Training	915.00	-	-	-	915.00
PARKS					
Park Landscape Maintenance	235,020.00	-	-	-	235,020.00
Landscape Contingency	40,627.48	-	-	-	40,627.48
Park Facility Maintenance	19,636.06	-	-	-	19,636.06
Security	32,477.50	-	-	-	32,477.50
Well Repairs	3,207.66	-	-	-	3,207.66
Irrigation Repairs	4,398.88	-	-	-	4,398.88
Park Utilities	3,223.89	-	-	-	3,223.89
OTHER					
Nightwatchman Lights	8,047.12	-	-	-	8,047.12
Garbage Collection	454,057.76	-	-	-	454,057.76
Office Staff Expenses	170,458.37	-	-	-	170,458.37
Office Expenses	48,989.78	-	-	-	48,989.78
Public Notices	286.00	-	-	-	286.00
Telephone	4,794.42	-	-	-	4,794.42
Miscellaneous	1,033.94	-	-	-	1,033.94
Debt Service -					
Bond Interest Expense	-	-	324,712.50	-	324,712.50
Paying Agent Fees	-	-	1,200.00	-	1,200.00
Capital Outlay	44,227.53	-	-	-	44,227.53
Total Expenditures	2,717,684.87	-	335,248.40	-	3,052,933.27
Excess/(Deficiency) of Revenues over Expenditures	3,936,218.59	1,097.04	2,277,240.18	89,004.27	6,303,560.08
Fund Balance, October 1, 2022	13,064,065.57	377,343.30	856,334.59	4,495,907.47	18,793,650.93
Fund Balance, March 31, 2023	\$ 17,000,284.16	\$ 378,440.34	\$ 3,133,574.77	\$ 4,584,911.74	\$ 25,097,211.01

Supplementary Information Index

General Fund

- Budgetary Comparison Schedule
- Projection of Revenues & Expenditures
- A/P Aging Summary
- Other Deposits Summary
- Write Off Summary
- Payroll Summary – Directors
- Payroll Summary - Security

General Fund

Northtown Municipal Utility District
Budget Comparison Schedule
March 31, 2023

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues:						
OPERATING						
Water Service Fees	\$ 96,029	\$ 106,514	\$ (10,485)	\$ 750,593	\$ 672,652	\$ 77,941
Water Tap Fees	3,600	4,800	(1,200)	11,400	31,200	(19,800)
Wastewater Service Fees	105,415	114,003	(8,588)	675,050	684,018	(8,968)
Wastewater Tap Fees	3,000	4,800	(1,800)	10,800	31,200	(20,400)
Basic Services	121,462	117,225	4,237	667,395	703,350	(35,955)
Application Fees	1,620	833	787	7,865	4,998	2,867
Service Penalties	5,846	3,333	2,513	41,452	19,998	21,454
Water and W/W Inspections	2,400	2,500	(100)	6,300	15,000	(8,700)
Total Operating	339,373	354,008	(14,635)	2,170,855	2,162,416	8,439
OTHER OPERATING						
Property Tax	32,039	12,625	19,414	4,165,482	3,991,615	173,867
Property Tax Penalty	3,725	-	3,725	7,532	-	7,532
Total Other Operating	35,764	12,625	23,139	4,173,014	3,991,615	181,399
NON-OPERATING						
Miscellaneous Revenue	193	2,500	(2,307)	(369)	15,000	(15,369)
Investment Interest	71,433	10,000	61,433	309,093	60,000	249,093
Total Non-Operating	71,626	12,500	59,126	308,723	75,000	233,723
Total Operating Revenues	446,763	379,133	67,630	6,652,592	6,229,031	423,561
OTHER						
Park Fees	-	2,500	(2,500)	-	15,000	(15,000)
Park Interest Revenue	214	25	189	1,097	150	947
Total Other	214	2,525	(2,311)	1,097	15,150	(14,053)
Total Revenues	446,977	381,658	65,319	6,653,690	6,244,181	409,509
Expenditures:						
OFFICE						
Office Rent	5,340	5,181	(159)	31,040	31,086	46
Employee Benefits	4,990	7,621	2,631	29,679	45,728	16,049
Mileage Reimbursement	-	300	300	1,244	1,800	556
Office Utilities	1,624	2,500	876	11,731	15,000	3,269
Wages	27,621	32,203	4,582	139,536	193,215	53,679
Office Expenses	3,372	1,250	(2,122)	6,219	7,500	1,281
Total Office Expenditures	42,947	49,055	6,108	219,448	294,329	74,881

**Northtown Municipal Utility District
Budget Comparison Schedule
March 31, 2023**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
WATER						
Bulk Water Purchases (Var)	76,932	118,498	41,566	455,485	748,331	292,846
Bulk Water Purchases (Fixed)	-	-	-	-	-	-
TCEQ System Fee	-	-	-	7,658	8,000	342
Water System Maintenance	4,297	8,333	4,036	41,842	50,002	8,160
Water Meters	-	-	-	784	-	(784)
Total Water	81,229	128,031	46,802	506,169	814,133	307,964
WASTEWATER						
Bulk W/W Purchases	97,963	128,193	30,230	576,314	769,158	192,844
W/W System Maintenance	355	25,000	24,645	20,319	150,000	129,681
Lift Station Maintenance	15,392	40,000	24,608	76,422	90,000	13,578
Chemicals	-	6,667	6,667	30,227	40,002	9,775
Total Wastewater	114,835	201,060	86,225	714,082	1,056,960	342,878
ADMINISTRATIVE						
Director Fees	600	1,400	800	2,550	7,950	5,400
Payroll Taxes	2,451	3,475	1,024	14,346	20,850	6,504
Legal Fees-General	7,500	7,667	167	46,430	46,002	(428)
Legal Fees-Special	-	-	-	-	-	-
Legal Fees-Covenants	3,000	3,250	250	9,163	19,500	10,337
Management Services	33,356	33,838	482	200,413	203,028	2,615
Bookkeeping Services	6,000	6,020	20	36,375	36,880	505
Financial Advisor Services	-	-	-	1,434	1,500	66
Audit Fees	-	-	-	17,500	17,000	(500)
Engineering Fees	1,734	1,817	83	11,324	10,902	(422)
Engineering Fees-Special	5,722	6,667	945	17,821	40,002	22,181
Professional Fees	800	4,333	3,533	1,600	25,998	24,398
Tax Assess/Collector Fees	-	5,000	5,000	13,451	12,000	(1,451)
Permits/MemberDues/Lic.	-	-	-	-	500	500
Insurance	-	-	-	(836)	-	836
Credit Card Fees	5,000	7,667	2,667	49,487	46,002	(3,485)
Conference/Training	-	-	-	915	-	(915)
Total Administrative	66,163	81,134	14,971	421,974	488,114	66,140

**Northtown Municipal Utility District
Budget Comparison Schedule
March 31, 2023**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
PARKS						
Landscape-Parks	39,170	49,895	10,725	235,020	299,370	64,350
Landscape-Contingency	3,017	11,333	8,316	40,627	67,998	27,371
Park Maintenance	2,697	7,833	5,136	19,636	46,998	27,362
Well Maintenance	-	6,250	6,250	3,208	37,500	34,292
Park Utilities	51	1,500	1,449	3,224	9,000	5,776
Security	4,560	11,550	6,990	32,478	69,300	36,823
Irrigation Repairs	155	2,629	2,474	4,399	15,774	11,375
Pond Restoration	-	3,750	3,750	-	22,500	22,500
Trail Maintenance	-	-	-	-	-	-
Fence Repair	-	-	-	-	-	-
Total Parks	49,651	94,740	45,089	338,591	568,440	229,849
OTHER						
Meefing Expenses	-	12	12	-	72	72
Nightwatchman	706	1,667	961	8,047	10,002	1,955
Miscellaneous	804	1,000	196	4,696	6,000	1,304
Garbage Collection	75,623	76,865	1,242	454,058	461,190	7,132
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	286	1,248	962
Signage	-	-	-	-	-	-
Telephone	800	350	(450)	4,794	2,100	(2,694)
Total Other	77,933	80,102	2,169	471,881	480,612	8,731
Total Expenditures	432,758	634,122	201,364	2,672,146	3,702,588	1,030,442
Operating Excess/(Deficiency)	14,005	(254,989)	268,994	3,980,446	2,526,443	1,454,003
CAPITAL OUTLAY						
Design & Planning (SM & Wildflower Pc	-	-	-	-	-	-
Settlers Meadow Park/Admin Bldg (50	11,304	11,304	-	44,228	44,428	200
Tree Program	-	-	-	-	-	-
Trail Conversion	-	-	-	-	-	-
Fence-Merseyside	-	-	-	-	-	-
Total Capital Outlay	11,304	11,304	-	44,228	44,428	200
Total Expenses & Park CIP	444,061	645,426	201,364	2,716,374	3,747,016	1,030,642
Total Excess/(Deficiency)	\$ 2,916	\$ (263,768)	\$ 266,684	\$ 3,937,316	\$ 2,497,165	\$ 1,440,150

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2022-2023

	FY 2023 Budget	Actual Oct-22	Actual Nov-22	Actual Dec-22	Actual Jan-23	Actual Feb-23	Actual Mar-23	Budget Apr-23	Budget May-23	Budget Jun-23	Budget Jul-23	Budget Aug-23	Budget Sep-23	FY-2023 Actual + Budget	Variance
Revenues:															
OPERATING															
Water Service Fees	\$ 1,444,676	\$ 137,129	\$ 111,795	\$ 183,462	\$ 104,381	\$ 117,796	\$ 96,029	\$ 105,171	\$ 126,655	\$ 129,340	\$ 136,053	\$ 137,396	\$ 137,409	\$ 1,522,617	\$ 77,941
Water Tap Fees	60,000	0	4,800	600	0	2,400	3,600	4,800	4,800	4,800	4,800	4,800	4,800	40,200	(19,800)
Wastewater Service Fees	1,368,040	116,972	111,576	115,684	106,941	118,463	105,415	114,003	114,003	114,003	114,003	114,003	114,007	1,359,072	(8,968)
Wastewater Tap Fees	60,000	0	4,800	600	0	2,400	3,000	4,800	4,800	4,800	4,800	4,800	4,800	39,600	(20,400)
Basic Services	1,406,700	105,587	105,726	106,744	106,176	121,700	121,462	117,225	117,225	117,225	117,225	117,225	117,225	1,370,745	(35,955)
Application Fees	10,000	1,932	1,114	1,152	1,111	936	1,620	833	833	833	833	833	837	12,867	2,867
Service Penalties	40,000	8,412	6,259	915	15,146	4,873	5,846	3,333	3,333	3,333	3,333	3,333	3,337	61,454	21,454
Water and W/W Inspections	30,000	0	2,400	300	0	1,200	2,400	2,500	2,500	2,500	2,500	2,500	2,500	21,300	(8,700)
Total Operating	4,419,416	370,032	348,471	409,456	333,754	369,768	339,373	352,665	374,149	376,834	383,547	384,890	384,915	4,427,855	8,439
OTHER OPERATING															
Property Tax	3,991,615	1,045	67,230	2,464,049	1,386,920	214,200	32,039	-	-	-	-	-	-	4,165,482	173,867
Property Tax Penalty	0	225	39	946	(85)	2,683	3,725	-	-	-	-	-	-	7,532	7,532
Total Other Operating	3,991,615	1,270	67,268	2,464,994	1,386,835	216,883	35,764	-	-	-	-	-	-	4,173,014	181,399
NON-OPERATING															
Miscellaneous Revenue	30,000	400	(800)	(200)	-	38	193	2,500	2,500	2,500	2,500	2,500	2,500	14,631	(15,369)
Investment Interest	120,000	36,164	43,046	49,615	51,165	57,670	71,433	10,000	10,000	10,000	10,000	10,000	10,000	369,093	249,093
Total Non-Operating	150,000	36,564	42,246	49,415	51,165	57,707	71,626	12,500	12,500	12,500	12,500	12,500	12,500	383,723	233,723
Total Operating Revenues	8,561,031	407,866	457,986	2,923,866	1,771,754	644,359	446,763	365,165	386,649	389,334	396,047	397,390	397,415	8,984,592	423,561
OTHER															
Park Fees	30,000	-	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	15,000	(15,000)
Park Interest Revenue	300	136	166	190	201	190	214	25	25	25	25	25	25	1,247	947
Total Other	30,300	136	166	190	201	190	214	2,525	2,525	2,525	2,525	2,525	2,525	16,247	(14,053)
Total Revenues	8,591,331	408,002	458,152	2,924,056	1,771,954	644,548	446,977	367,690	389,174	391,859	398,572	399,915	399,940	9,000,840	409,509
Expenditures:															
Office Rent	46,632	5,081	5,081	5,081	5,116	5,340	5,340	5,181	5,181	5,184	-	-	-	46,586	46
Employee Benefits	91,454	4,924	4,940	4,297	4,942	5,585	4,990	7,621	7,621	7,621	7,621	7,621	7,621	75,405	16,049
Mileage Reimb.	3,600	275	238	-	214	517	-	300	300	300	300	300	300	3,044	556
Office Utilities	30,000	1,889	1,996	2,040	2,044	2,139	1,624	2,500	2,500	2,500	2,500	2,500	2,500	26,731	3,269
Wages	386,433	21,366	22,372	22,372	22,551	23,254	27,621	32,203	32,203	32,203	32,203	32,203	32,203	332,754	53,679
Office Expenses	15,000	140	677	297	587	1,147	3,372	1,250	1,250	1,250	1,250	1,250	1,250	13,719	1,281
Total Water	573,119	33,675	35,304	34,087	35,454	37,982	42,947	49,055	49,055	49,058	43,874	43,874	43,874	498,238	74,881

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2022-2023

	FY 2023 Budget	Actual Oct-22	Actual Nov-22	Actual Dec-22	Actual Jan-23	Actual Feb-23	Actual Mar-23	Budget Apr-23	Budget May-23	Budget Jun-23	Budget Jul-23	Budget Aug-23	Budget Sep-23	FY-2023 Actual + Budget	Variance
WATER															
Bulk Water Purchases (Var)	1,607,215	109,181	69,472	73,232	68,640	58,028	76,932	117,004	140,905	143,892	151,360	152,854	152,869	1,314,369	292,846
TCEQ System Fee	8,000	-	7,558	100	-	-	-	-	-	-	-	-	-	7,658	342
Water System Maintenance	100,000	4,294	12,516	5,809	9,851	5,075	4,297	8,333	8,333	8,333	8,333	8,333	8,333	91,840	8,160
Water Tap Inspection	15,000	-	-	400	-	-	-	1,200	1,200	1,200	1,200	1,200	1,200	7,600	7,400
Water Meters	50,000	-	679	-	-	105	-	-	-	-	-	-	50,000	50,784	(784)
Total Water	1,780,215	113,475	90,225	79,541	78,491	63,208	81,229	126,537	150,438	153,425	160,893	162,387	212,402	1,472,251	307,964
WASTEWATER															
Bulk W/W Purchases	1,538,318	99,227	99,227	99,227	99,227	81,445	97,963	128,193	128,193	128,193	128,193	128,193	128,195	1,345,474	192,844
W/W System Maintenance	300,000	7,038	1,236	10,403	678	610	355	25,000	25,000	25,000	25,000	25,000	25,000	170,319	129,681
W/W Tap Inspections	15,000	-	3,150	2,700	800	3,025	1,125	1,200	1,200	1,200	1,200	1,200	1,200	18,000	(3,000)
Lift Station Maintenance	180,000	6,766	12,250	11,797	15,285	14,932	15,392	10,000	10,000	10,000	10,000	10,000	40,000	166,422	13,578
Chemicals	80,000	6,550	13,086	-	10,591	-	-	6,667	6,667	6,667	6,667	6,667	6,663	70,225	9,775
Total Wastewater	2,113,318	119,580	128,948	124,127	126,581	100,012	114,835	171,060	171,060	171,060	171,060	171,060	201,058	1,770,440	342,878
ADMINISTRATIVE															
Director Fees	20,000	300	300	450	900	-	600	1,250	1,700	2,250	2,700	2,000	2,150	14,600	5,400
Payroll Taxes	41,695	2,118	2,546	2,502	2,593	2,137	2,451	3,475	3,475	3,475	3,475	3,475	3,470	35,191	6,504
Legal Fees-General	92,000	9,729	8,083	8,000	6,078	7,041	7,500	7,667	7,667	7,667	7,667	7,667	7,663	92,428	(428)
Legal Fees-Covenants	39,000	878	472	500	2,952	1,361	3,000	3,250	3,250	3,250	3,250	3,250	3,250	28,663	10,337
Management Services	406,058	30,848	32,995	36,813	33,340	33,062	33,356	33,838	33,838	33,838	33,838	33,838	33,840	403,443	2,615
Bookkeeping Services	73,000	5,750	5,875	5,750	7,000	6,000	6,000	6,020	6,020	6,020	6,020	6,020	6,020	72,495	505
Financial Advisor Services	1,500	1,434	-	-	-	-	-	-	-	-	-	-	-	1,434	66
Audit Fees	17,000	-	-	14,000	-	3,500	-	-	-	-	-	-	-	17,500	(500)
Engineering Fees	21,800	1,734	1,734	1,734	2,654	1,734	1,734	1,817	1,817	1,817	1,817	1,817	1,813	22,222	(422)
Engineering Fees-Special	80,000	270	4,590	515	826	5,897	5,722	6,667	6,667	6,667	6,667	6,667	6,663	57,819	22,181
Professional Fees	52,000	-	-	-	-	800	800	4,333	4,333	4,333	4,333	4,333	4,337	27,602	24,398
Tax Assess/Collector Fees	22,000	-	-	8,936	-	4,515	-	-	-	5,000	-	-	5,000	23,451	(1,451)
Permits/MemberDues/Lic.	1,000	-	-	-	-	-	-	500	-	-	-	-	-	500	500
Insurance	40,000	995	-	-	-	(1,831)	-	-	-	-	-	-	40,000	39,164	836
Credit Card Fees	92,000	8,500	7,278	10,128	11,368	7,214	5,000	7,667	7,667	7,667	7,667	7,667	7,663	95,485	(3,485)
Conference/Training	6,000	-	-	-	915	-	-	-	-	6,000	-	-	-	6,915	(915)
Total Administrative	1,005,053	62,556	63,872	89,328	68,625	71,430	66,163	76,484	76,434	87,984	77,434	76,734	121,869	938,913	66,140

Northtown Municipal Utility District
Actual/Budget Analysis - General Fund/Park Fund
Fiscal Year 2022-2023

	FY 2023 Budget	Actual Oct-22	Actual Nov-22	Actual Dec-22	Actual Jan-23	Actual Feb-23	Actual Mar-23	Budget Apr-23	Budget May-23	Budget Jun-23	Budget Jul-23	Budget Aug-23	Budget Sep-23	FY-2023 Actual + Budget	Variance
PARKS															
Landscape-Parks	598,740	39,170	39,170	39,170	39,170	39,170	39,170	49,895	49,895	49,895	49,895	49,895	49,895	534,390	64,350
Landscape-Contingency	136,000	14,400	14,110	9,100	-	-	3,017	11,333	11,333	11,333	11,333	11,333	11,337	108,629	27,371
Park Maintenance	94,000	1,037	2,094	10,134	727	2,948	2,697	7,833	7,833	7,833	7,833	7,833	7,837	66,638	27,362
Well Maintenance	75,000	1,035	-	1,087	-	1,086	-	6,250	6,250	6,250	6,250	6,250	6,250	40,708	34,292
Park Utilities	18,000	747	653	614	640	518	51	1,500	1,500	1,500	1,500	1,500	1,500	12,224	5,776
Security	138,600	6,743	7,785	4,270	3,540	5,580	4,560	11,550	11,550	11,550	11,550	11,550	11,550	101,778	36,823
Irrigation Repairs	31,550	4,094	-	150	-	-	155	2,629	2,629	2,629	2,629	2,629	2,631	20,175	11,375
Pond Restoration	45,000	-	-	-	-	-	-	3,750	3,750	3,750	3,750	3,750	3,750	22,500	22,500
Trail Maintenance	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000	1,000	-
Fence Repair	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Total Parks	1,172,890	67,225	63,812	64,524	44,077	49,302	49,651	94,740	94,740	94,740	94,740	94,740	130,750	943,041	229,849
OTHER															
Meeting Expenses	150	-	-	-	-	-	-	12	12	12	14	14	14	78	72
Nightwatchman	20,000	1,430	1,430	1,429	1,430	1,624	706	1,667	1,667	1,667	1,667	1,667	1,663	18,045	1,955
Miscellaneous	12,000	771	882	1,046	384	808	804	1,000	1,000	1,000	1,000	1,000	1,000	10,696	1,304
Garbage Collection	922,374	75,693	75,693	75,000	75,687	76,362	75,623	76,865	76,865	76,865	76,865	76,865	76,859	915,242	7,132
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	286	-	-	208	208	208	208	208	212	1,538	962
Signage	30,000	-	-	-	-	-	-	-	-	-	-	-	30,000	30,000	-
Event Supplies	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	-
Telephone	4,200	675	823	784	854	859	800	350	350	350	350	350	350	6,894	(2,694)
Total Other	998,224	78,568	78,827	78,259	78,640	79,653	77,933	80,102	80,102	80,102	80,104	80,104	117,098	989,493	8,731
Total Expenditures	7,642,819	475,080	460,988	469,866	431,868	401,587	432,758	597,978	621,829	636,369	628,105	628,899	827,051	6,612,377	1,030,442
Operating Excess/(Deficiency)	948,512	(67,214)	(3,002)	2,454,000	1,339,886	242,771	14,005	(232,813)	(235,180)	(247,035)	(232,058)	(231,509)	(429,636)	2,388,462	1,439,950
CAPITAL OUTLAY															
Design & Planning (SM & Wildflower)	80,000	-	-	-	-	-	-	-	-	-	-	-	80,000	80,000	-
Settlers Meadow Park/Admin Bldg	100,000	19,081	5,229	1,377	3,618	3,619	11,304	-	-	-	-	-	55,572	99,800	200
Tree Program	80,000	-	-	-	-	-	-	-	-	-	-	-	80,000	80,000	-
Trail Conversion	80,000	-	-	-	-	-	-	-	-	-	-	-	80,000	80,000	-
Fence-Merseyside	175,000	-	-	-	-	-	-	-	-	-	-	-	175,000	175,000	-
Total Capital Outlay	515,000	19,081	5,229	1,377	3,618	3,619	11,304	-	-	-	-	-	470,572	514,800	200
Total Expenses & Park CIP	8,157,819	494,161	466,217	471,243	435,486	405,206	444,061	597,978	621,829	636,369	628,105	628,899	1,297,623	7,127,177	1,030,642
Net Revenues/(Deficit)	433,512	(86,159)	(8,065)	2,452,813	1,336,468	239,342	2,916	(230,288)	(232,655)	(244,510)	(229,533)	(228,984)	(897,683)	1,873,662	1,440,150

Northtown M.U.D.
A/P Aging Summary
As of March 31, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	10,924.28	0.00	0.00	0.00	0.00	10,924.28
AT&T	1,651.83	0.00	0.00	0.00	0.00	1,651.83
Bott & Douthitt, P.L.L.C.	6,000.00	0.00	0.00	0.00	0.00	6,000.00
City of Austin	174,894.94	0.00	0.00	0.00	0.00	174,894.94
City of Round Rock Environmental Services	250.00	0.00	0.00	0.00	0.00	250.00
Crossroads Utility Services	51,705.83	0.00	0.00	0.00	0.00	51,705.83
DSHS Central Lab MC2004	445.32	0.00	0.00	0.00	0.00	445.32
Texas Disposal Systems, Inc.	75,622.96	0.00	0.00	0.00	0.00	75,622.96
TML Health	0.00	(2,911.90)	0.00	0.00	0.00	(2,911.90)
Travis County Sheriff's Department	1,160.00	0.00	0.00	0.00	0.00	1,160.00
Williams Mapping & Consulting	800.00	0.00	0.00	0.00	0.00	800.00
TOTAL	323,455.16	(2,911.90)	0.00	0.00	0.00	320,543.26

See Accountants' Report.

Northtown Municipal Utility District
OTHER DEPOSITS SUMMARY
March 31, 2023

Description	Amount
VILLAGE AT NORTHTOWN	\$ 8,607.36
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	3,561.80
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	340.50
VILLAGES AT NORTHTOWN - YENTAI	765.60
DESSAU RETAIL - ACR	344.10
VILLAGES - MULTI-FAMILY WB PKWY	(254.00)
VILLAGE AT NT - KIOSK	10,000.00
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	1,226.00
LAKES RETAIL - SPLENDID	1,689.10
JDs SUPERMARKET - DESSAU	4,000.00
Total Other Deposits	<u>\$ 57,031.95</u>

Northtown Municipal Utility District
VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS
March 31, 2023

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)
		Escrow Balance	<u>\$ 8,607.36</u>

**Northtown Municipal Utility District
Riverside Resources Deposit
March 31, 2023**

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
March 31, 2023**

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
 March 31, 2023**

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
March 31, 2023**

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	<u>(660.00)</u>
		TOTAL DEPOSIT	<u>\$ 1,757.50</u>

See Accountants' Report.

**Northtown Municipal Utility District
Harris Ridge Condos Deposit
March 31, 2023**

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
March 31, 2023**

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
March 31, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
03/04/11	Deposit	Escrow	5,000.00
09/30/11	Kimley-Horn & Associates / 68534011-0911	9/11 Engineering Fees - Tech Ridge Apartments	(460.00)
10/31/11	Kimley-Horn & Associates / 68534011-1011	10/11 Engineering Fees - Tech Ridge Apartments	(230.00)
10/31/11	Bank Fees associated with international check		(225.00)
11/30/11	ARMBRUST & BROWN / 98978	11/11 Legal Fees - Tech Ridge Apartments	(1,029.50)
11/30/11	Kimley-Horn & Associates / 68534011-1111	11/11 Engineering Fees - Tech Ridge Apartments	(460.00)
12/31/11	ARMBRUST & BROWN / 99596	12/11 Legal Fees - Tech Ridge Apartments	(2,201.00)
12/31/11	Kimley-Horn & Associates / 68534011-1211	12/11 Engineering Fees - Tech Ridge Apartments	(690.00)
01/31/12	ARMBRUST & BROWN / 100048	01/12 Legal Fees - Tech Ridge Apartments	(1,228.50)
02/29/12	ARMBRUST & BROWN / 100618	02/12 Legal Fees - Tech Ridge Apartments	(895.50)
02/29/12	Invoiced #1082 - Paid		5,295.50
03/31/12	ARMBRUST & BROWN / 101078	03/12 Legal Fees - Tech Ridge Apartments	(842.00)
03/31/12	ARMBRUST & BROWN / 101195	03/12 Legal Fees - Tech Ridge Apartments	(759.57)
04/30/12	360 Professional Services / 58	4/12 Engineering Fees - Tech Ridge Apartments	(418.20)
04/30/12	Armbrust & Brown, P.L.L.C. / 101562	4/12 Legal Fees - Tech Ridge Apartments	(205.25)
04/30/12	Armbrust & Brown, P.L.L.C. / 101570	4/12 Legal Fees - Tech Ridge Apartments	(1,015.00)
05/31/12	Invoiced #1096		5,364.02
05/31/12	Armbrust & Brown, P.L.L.C. / 102125	5/12 Legal Fees - Tech Ridge Apartments	(840.00)
05/31/12	Armbrust & Brown, P.L.L.C. / 102118	5/12 Legal Fees - Tech Ridge Apartments	(287.00)
05/31/12	360 Professional Services / 74	5/12 Engineering Fees - Tech Ridge Apartments	(638.50)
06/30/12	Armbrust & Brown, P.L.L.C. / 102709	6/12 Legal Fees - Tech Ridge Apartments	(287.00)
06/30/12	Armbrust & Brown, P.L.L.C. / 102716	6/12 Legal Fees - Tech Ridge Apartments	(52.50)
07/31/12	360 Professional Services / 106	7/12 Engineering Fees - Tech Ridge Apartments	(836.40)
07/31/12	Armbrust & Brown, P.L.L.C. / 103169	7/12 Legal Fees - Tech Ridge Apartments	(1,055.00)
07/31/12	Armbrust & Brown, P.L.L.C. / 103161	7/12 Legal Fees - Tech Ridge Apartments	(300.73)
08/31/12	Armbrust & Brown, P.L.L.C. / 103602	8/12 Legal Fees - Tech Ridge Apartments	(233.54)
08/31/12	Armbrust & Brown, P.L.L.C. / 103729	8/12 Legal Fees - Tech Ridge Apartments	(1,937.50)
08/31/12	Invoiced #1103		6,468.17
09/30/12	360 Professional Services / 142	9/12 Engineering Fees - Tech Ridge Apartments	(209.10)
09/30/12	360 Professional Services / 144	9/12 Engineering Fees - Tech Ridge Apartments	(209.10)
09/30/12	Armbrust & Brown, P.L.L.C. / 104097	9/12 Legal Fees - Tech Ridge Apartments	(300.00)
09/30/12	Armbrust & Brown, P.L.L.C. / 104228	9/12 Legal Fees - Tech Ridge Apartments	(562.50)
09/30/12	Armbrust & Brown, P.L.L.C. / 104231	9/12 Legal Fees - Tech Ridge Apartments	(717.50)
10/31/12	360 Professional Services / 164	10/12 Engineering Fees - Tech Ridge Apartments	(836.40)
10/31/12	Armbrust & Brown, P.L.L.C. / 104722	10/12 Legal Fees - Tech Ridge Apartments	(1,564.12)
10/31/12	Armbrust & Brown, P.L.L.C. / 104724	10/12 Legal Fees - Tech Ridge Apartments	(1,925.00)
11/19/12	Invoiced #1108		6,323.72
11/30/12	360 Professional Services / 188	11/12 Engineering Fees - Tech Ridge Apartments	(836.40)
11/30/12	Armbrust & Brown, P.L.L.C. / 105303	11/12 Legal Fees - Tech Ridge Apartments	(1,924.28)
11/30/12	Armbrust & Brown, P.L.L.C. / 105304	11/12 Legal Fees - Tech Ridge Apartments	(63.39)
12/31/12	360 Professional Services / 208	12/12 Engineering Fees - Tech Ridge Apartments	(836.40)
12/31/12	Armbrust & Brown, P.L.L.C. / 105795	12/12 Legal Fees - Tech Ridge Apartments	(1,312.50)
01/31/13	360 Professional Services / 232	1/13 Engineering Fees - Tech Ridge Apartments	(140.00)
01/31/13	Armbrust & Brown, P.L.L.C. / 106344	1/13 Legal Fees - Tech Ridge Apartments	(219.30)
02/18/13	Invoiced #1120		5,332.27
02/28/13	360 Professional Services / 257	2/13 Engineering Fees - Tech Ridge Apartments	(438.60)
02/28/13	Armbrust & Brown, P.L.L.C. / 106865	2/13 Legal Fees - Tech Ridge Apartments	(122.50)
03/31/13	360 Professional Services / 281	3/13 Engineering Fees - Tech Ridge Apartments	(438.60)
03/31/13	360 Professional Services / 282	3/13 Engineering Fees - Tech Ridge Apartments	(877.20)
03/31/13	Armbrust & Brown, P.L.L.C. / 107423	3/13 Legal Fees - Tech Ridge Apartments	(700.00)
04/30/13	360 Professional Services / 297	4/13 Engineering Fees - Tech Ridge Apartments	(657.90)
04/30/13	Armbrust & Brown, P.L.L.C. / 108033	4/13 Legal Fees - Tech Ridge Apartments	(70.00)
05/31/13	Armbrust & Brown, P.L.L.C. / 108696	5/13 Legal Fees - Tech Ridge Apartments	(122.50)
07/31/13	Armbrust & Brown, P.L.L.C. / 109827	7/13 Legal Fees - Tech Ridge Apartments	(290.50)
02/28/14	360 Professional Services / 487	2/14 Engineering Fees - Tech Ridge Apts/The Oaks	(448.80)
06/30/14	360 Professional Services / 605	6/14 Engineering Fees - Tech Ridge Apts/The Oaks	(897.60)
07/31/14	Invoiced #1159		5,064.20
09/30/14	360 Professional Services / 695	9/14 Engineering Fees - Tech Ridge Apts/The Oaks	(239.34)
03/31/12	360 Professional Services / 824	Engineering Fees - Tech Ridge Apts/The Oaks	(459.00)
04/30/15	360 Professional Services / 848	Engineering Fees - Tech Ridge Apts/The Oaks	(459.00)
08/31/15	360 Professional Services / 958	Engineering Fees - Tech Ridge Apts/The Oaks	(459.00)
		TOTAL DEPOSIT	<u>\$ 3,383.66</u>

**Northtown Municipal Utility District
Villas at Tech Ridge
March 31, 2023**

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
March 31, 2023**

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)
TOTAL DEPOSIT			<u>\$ 3,561.80</u>

**Northtown Municipal Utility District
Heatherwilde Retail Center
March 31, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/30/14	Invoiced #1170		2,500.00
12/31/14	360 Professional Services #755	Heatherwilde Retail Center	(224.40)
01/31/15	360 Professional Services #778	Heatherwilde Retail Center	(459.00)
03/31/15	360 Professional Services #801	Heatherwilde Retail Center	(918.00)
03/31/15	360 Professional Services #823	Heatherwilde Retail Center	(688.50)
03/31/15	Invoiced #1178	Heatherwilde Retail Center	1,601.40
06/30/16	360 Professional Services #823	Heatherwilde Retail Center	(469.20)
08/31/16	360 Professional Services #1264	Heatherwilde Retail Center	(234.60)
09/30/16	Received payment	Heatherwilde Retail Center	2,500.00
09/30/16	360 Professional Services #1295	Heatherwilde Retail Center	(703.80)
09/30/16	Armbrust & Brown #132421	Heatherwilde Retail Center	(793.00)
10/31/16	360 Professional Services #1319	Heatherwilde Retail Center	(703.80)
10/31/17	360 Professional Services #1669	Heatherwilde Retail Center	(239.70)
03/31/18	360 Professional Services #1780	Heatherwilde Retail Center	(244.80)
08/31/17	Cash Receipts		1,500.00
08/31/17	360 Professional Services	2800 Heatherwilde	(239.70)
08/31/17	Armbrust & Brown, PLLC	2800 Heatherwilde	(154.50)
04/30/18	360 Professional Services #1806	Heatherwilde Retail Center	(1,224.00)
08/31/18	360 Professional Services #1914	Heatherwilde Retail Center	(489.60)
02/28/19	360 Professional Services #2059	Heatherwilde Retail Center	(249.90)
03/31/19	Cash Receipts		2,935.10
04/30/19	360 Professional Services #2105	Heatherwilde Retail Center	(1,249.50)
05/31/19	360 Professional Services #2140	Heatherwilde Retail Center	(999.60)
		Total Invoice	<u>\$ 750.90</u>

**Northtown Municipal Utility District
HPI Real Estate
March 31, 2023**

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
March 31, 2023**

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
March 31, 2023**

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.
March 31, 2023**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/20/17	Cash Receipts		2,500.00
04/30/17	360 Professional Services/#1510	Pact Ventures - Lake/Ntown Blvd.	(479.40)
05/31/17	Armbrust & Brown/137505	Pact Ventures - Lake/Ntown Blvd.	(70.00)
04/20/18	Cash Receipts		2,500.00
05/31/19	360 Professional Services/#2142	Pact Ventures - Lake/Ntown Blvd.	(499.80)
01/31/20	360 Professional Services/#2380	Pact Ventures - Lake/Ntown Blvd.	(1,068.20)
03/31/20	360 Professional Services/#2438	Pact Ventures - Lake/Ntown Blvd.	(510.00)
07/31/20	360 Professional Services/#2521	Pact Ventures - Lake/Ntown Blvd.	(510.00)
TOTAL DEPOSIT			<u>\$ 1,862.60</u>

**Northtown Municipal Utility District
KB Homes - Villages at Northtown
March 31, 2023**

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)
TOTAL DEPOSIT			<u>\$ 340.50</u>

**Northtown Municipal Utility District
Villages at Northtown - Yentai
March 31, 2023**

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
March 31, 2023**

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)
TOTAL DEPOSIT			<u>\$ 344.10</u>

**Northtown Municipal Utility District
Villages - Multi-Family WB Pkwy.
March 31, 2023**

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)
TOTAL DEPOSIT			<u>\$ (254.00)</u>

**Northtown Municipal Utility District
Village at Northtown - Kiosk
March 31, 2023**

<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
March 31, 2023**

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
March 31, 2023**

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)
		TOTAL DEPOSIT	<u>\$ 1,226.00</u>

**Northtown Municipal Utility District
Lakes Retail - Splendid
March 31, 2023**

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)
		TOTAL DEPOSIT	<u>\$ 1,689.10</u>

**Northtown Municipal Utility District
JDs Supermarket - Dessau
March 31, 2023**

<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
3/31/2023**

	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
10/31/2017	980.97	-
11/30/2017	-	89.77
12/31/2017	2,867.56	10.50
1/31/2018	2,851.81	36.83
2/28/2018	410.69	10.50
3/31/2018	327.24	253.40
4/30/2018	564.03	171.48
5/31/2018	233.93	134.35
6/30/2018	1,165.20	82.73
7/31/2018	1,006.20	183.40
8/31/2018	630.08	10.50
9/30/2018	939.65	10.50
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	-
Total	\$ 161,148.57	\$ 9,368.59

**Northtown M.U.D.
ChargePoint Revenue Summary
3/31/2023**

<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
Total	\$ 168.65	\$ 16.87	\$ 151.78

See Accountants' Report.

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

Month	No. of Sales	Total Credit Card Sales	Credit Card Fees
October-18	2102	247,267.32	7,651.49
November-18	2125	212,229.42	6,864.10
December-18	1815	176,397.63	5,581.58
January-19	2173	244,143.89	7,710.52
February-19	1935	203,826.62	6,437.51
March-19	2125	237,799.95	7,512.32
April-19	1735	153,262.31	4,868.08
May-19	1986	197,925.79	6,293.26
June-19	2090	205,798.67	6,536.19
July-19	2050	213,381.58	6,778.87
August-19	1983	207,051.29	6,578.49
September-19	1942	207,281.87	6,586.88
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

Northtown M.U.D.
Payroll Summary - Directors
 October 1, 2022 through April 25, 2023

	Amaro, Felix T	Campbell, Robin	Capers, Christopher B.	TOTAL
Employee Wages, Taxes and Adjustm...				
Gross Pay				
Director Fees	1,350.00	300.00	900.00	2,550.00
Total Gross Pay	1,350.00	300.00	900.00	2,550.00
Adjusted Gross Pay	1,350.00	300.00	900.00	2,550.00
Taxes Withheld				
Medicare Employee	(19.58)	(4.35)	(13.05)	(36.98)
Social Security Employee	(83.70)	(18.60)	(55.80)	(158.10)
Total Taxes Withheld	(103.28)	(22.95)	(68.85)	(195.08)
Net Pay	1,246.72	277.05	831.15	2,354.92
Employer Taxes and Contributions				
Medicare Company	19.58	4.35	13.05	36.98
Social Security Company	83.70	18.60	55.80	158.10
Total Employer Taxes and Contributions	103.28	22.95	68.85	195.08

See Accountants' Report.

Northtown M.U.D.
Payroll Summary - Security
 March 2023

	Gonzalez, Oscar Z	Ribsam, John J	Segovia III, Jose P.	Williams, Christophe C	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjustments						
Gross Pay						
Security Coordinator	200.00	0.00	0.00	0.00	100.00	300.00
Security Hourly	0.00	800.00	300.00	1,500.00	300.00	2,900.00
Total Gross Pay	200.00	800.00	300.00	1,500.00	400.00	3,200.00
Adjusted Gross Pay	200.00	800.00	300.00	1,500.00	400.00	3,200.00
Taxes Withheld						
Federal Withholding	0.00	(36.00)	0.00	0.00	0.00	(36.00)
Medicare Employee	(2.90)	(11.60)	(4.35)	(21.75)	(5.80)	(46.40)
Social Security Employee	(12.40)	(49.60)	(18.60)	(93.00)	(24.80)	(198.40)
Total Taxes Withheld	(15.30)	(97.20)	(22.95)	(114.75)	(30.60)	(280.80)
Net Pay	184.70	702.80	277.05	1,385.25	369.40	2,919.20
Employer Taxes and Contributions						
Medicare Company	2.90	11.60	4.35	21.75	5.80	46.40
Social Security Company	12.40	49.60	18.60	93.00	24.80	198.40
TX - Unemployment	0.20	0.80	0.30	1.50	0.40	3.20
Total Employer Taxes and Contributions	15.50	62.00	23.25	116.25	31.00	248.00

See Accountants' Report.

2023 NOTICE OF APPRAISED VALUE

This is NOT a tax statement. Do not pay from this notice.

TRAVIS CENTRAL APPRAISAL DISTRICT
 850 E ANDERSON LANE
 P.O. Box 149012
 Austin, Texas 78714-9012
 Phone: (512) 834-9138

Date of Notice: April 14, 2023

Property ID: 897797
 Ownership %: 100.00
 Ref ID2: 02673101400000
 Legal: LOT 6 BLK E VILLAGE AT NORTHTOWN SEC 3 (DE/GS)
 Legal Acres:
 Situs: WELLS BRANCH PKWY 78660
 Owner ID: 528005

#BWNNRFT
 #490000052800508977979#
 114758 1 AV 0.471*****AUTO**5-DIGIT 78701 5DGS 2 FT 591

 NORTHTOWN M U D
 % ARMBRUST & BROWN LLP
 100 CONGRESS AVE STE 1300
 AUSTIN TX 78701-2744



E-File PIN: 8470
 To File a Protest on this Property go to
<https://www.traviscad.org/protests>

Dear Property Owner:
 We have appraised the property listed above for the tax year 2023. As of January 1, our appraisal is outlined below.

Market Value	Assessed Value (Includes Homestead Limitation if Applicable)
23,854	23,854

Taxing Unit	2022 Exemption	2022 Exemption Amount	2023 Exemption	2023 Exemption Amount	Exemption Amount Change	2022 Taxable	2023 Taxable	Freeze Year and Ceiling
NORTHTOWN MUD		0		0	0	11,927	11,927	
PFLUGERVILLE ISD		0		0	0	11,927	11,927	
TRAVIS CO ESD NO 17		0		0	0	23,854	23,854	
TRAVIS CO ESD NO 2		0		0	0	11,927	11,927	
TRAVIS COUNTY		0		0	0	11,927	11,927	
TRAVIS COUNTY HEALTHCARE DISTR		0		0	0	11,927	11,927	

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance). If you improved your property (by adding rooms or buildings) or you are transferring a freeze percentage, your school, county, city, or junior college ceiling may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies; and (2) notice of protest.

A Breakdown of Your Property's Values

Appraisal Information	Last Year's - 2022	Proposed - 2023
Market Value of Building & Other Structures	0	0
Market Value of Non Ag/Timber Land	23,854	23,854
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	23,854	23,854
Productivity Value of Ag/Timber Land	0	0
Assessed Value *(Possible Homestead Limitations, see asterisk below)	23,854	23,854
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	0	0
Exemptions (DV - Disabled Vet; DP - Disabled Person; HS - Homestead; OV65 - Over 65)		

The difference between the 2018 appraised value and the 2023 appraised value is 0%. This percentage information is required by Tax Code Section 25.19(b-1).

The Texas Legislature does not set the tax amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your taxes should be directed to those officials.

The appraisal district only determines the value of the property. Tax rates are set by the governing body of each taxing unit. Truth-in-Taxation laws give taxpayers a voice in decisions that affect their property tax rates. In early August, taxing units take the first step toward adopting a tax rate by calculating and publishing the No-New-Revenue and Voter-Approval tax rates. The governing body of each taxing unit decides whether or not taxes on property will increase. If taxing unit budgets increase then a tax rate higher than the No-New-Revenue rate may be adopted by the taxing unit. If a governing body proposes to adopt a tax rate that exceeds the No-New-Revenue rate, it must publish a quarter-page notice in a local newspaper to announce two public hearings. The hearings give taxpayers an opportunity to voice their opinions about the proposed tax increase.

Beginning August 7th, visit [TravisTaxes.com](https://www.traviscountytexas.gov/taxes) to easily access information regarding your property taxes, including updates of the information above regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your information will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

2023 NOTICE OF APPRAISED VALUE

TRAVIS CENTRAL APPRAISAL DISTRICT
 850 E ANDERSON LANE
 P.O. Box 149012
 Austin, Texas 78714-9012
 Phone: (512) 834-9138

Date of Notice: April 14, 2023

Property ID: 897790
 Ownership %: 100.00
 Ref ID2: 02663311260000
 Legal: LOT 6 BLK D VILLAGE AT NORTHTOWN SEC 3 (DE/GS)
 Legal Acres:
 Situs: WELLS BRANCH PKWY 78660
 Owner ID: 528005

#BWNNRFT
 #490000052800508977906#

NORTHTOWN M U D
 % ARMBRUST & BROWN LLP
 100 CONGRESS AVE STE 1300
 AUSTIN TX 78701-2744

E-File PIN: 7110
 To File a Protest on this Property go to
<https://www.traviscad.org/protests>

Dear Property Owner:
 We have appraised the property listed above for the tax year 2023. As of January 1, our appraisal is outlined below.

Market Value	Assessed Value (Includes Homestead Limitation if Applicable)
15,752	15,752

Taxing Unit	2022 Exemption	2022 Exemption Amount	2023 Exemption	2023 Exemption Amount	Exemption Amount Change	2022 Taxable	2023 Taxable	Freeze Year and Ceiling
NORTHTOWN MUD		0		0	0	7,876	7,876	
PFLUGERVILLE ISD		0		0	0	7,876	7,876	
TRAVIS CO ESD NO 17		0		0	0	15,752	15,752	
TRAVIS CO ESD NO 2		0		0	0	7,876	7,876	
TRAVIS COUNTY		0		0	0	7,876	7,876	
TRAVIS COUNTY HEALTHCARE DISTR		0		0	0	7,876	7,876	

00 01798190114772 4/6 355530

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance). If you improved your property (by adding rooms or buildings) or you are transferring a freeze percentage, your school, county, city, or junior college ceiling may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies; and (2) notice of protest.

A Breakdown of Your Property's Values

Appraisal Information	Last Year's - 2022	Proposed - 2023
Market Value of Building & Other Structures	0	0
Market Value of Non Ag/Timber Land	15,752	15,752
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	15,752	15,752
Productivity Value of Ag/Timber Land	0	0
Assessed Value *(Possible Homestead Limitations, see asterisk below)	15,752	15,752
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	0	0
Exemptions (DV - Disabled Vet; DP - Disabled Person; HS - Homestead; OV65 - Over 65)		

The difference between the 2018 appraised value and the 2023 appraised value is 0%. This percentage information is required by Tax Code Section 25.19(b-1).

The Texas Legislature does not set the tax amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your taxes should be directed to those officials.

The appraisal district only determines the value of the property. Tax rates are set by the governing body of each taxing unit. Truth-in-Taxation laws give taxpayers a voice in decisions that affect their property tax rates. In early August, taxing units take the first step toward adopting a tax rate by calculating and publishing the No-New-Revenue and Voter-Approval tax rates. The governing body of each taxing unit decides whether or not taxes on property will increase. If taxing unit budgets increase then a tax rate higher than the No-New-Revenue rate may be adopted by the taxing unit. If a governing body proposes to adopt a tax rate that exceeds the No-New-Revenue rate, it must publish a quarter-page notice in a local newspaper to announce two public hearings. The hearings give taxpayers an opportunity to voice their opinions about the proposed tax increase.

Beginning August 7th, visit TravisTaxes.com to easily access information regarding your property taxes, including updates of the information above regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your information will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

2023 NOTICE OF APPRAISED VALUE

TRAVIS CENTRAL APPRAISAL DISTRICT
 850 E ANDERSON LANE
 P.O. Box 149012
 Austin, Texas 78714-9012
 Phone: (512) 834-9138

Date of Notice: April 14, 2023

Property ID: 897779
 Ownership %: 100.00
 Ref ID2: 02662807010000
 Legal: LOT 1 BLK C VILLAGE AT NORTHTOWN SEC 3 (GS/DE)
 Legal Acres:
 Situs: HEATHERWILDE BLVD 78660
 Owner ID: 528005

#BWNNRFT
 #490000052800508977791#
 114759 1 AV 0.471*****AUTO**5-DIGIT 78701 5DGS 2 FT 591

 NORTHTOWN M U D
 % ARMBRUST & BROWN LLP
 100 CONGRESS AVE STE 1300
 AUSTIN TX 78701-2744



E-File PIN: 9943
 To File a Protest on this Property go to
<https://www.traviscad.org/protests>

Dear Property Owner:

We have appraised the property listed above for the tax year 2023. As of January 1, our appraisal is outlined below.

Market Value	Assessed Value (Includes Homestead Limitation if Applicable)
3,380	3,380

Taxing Unit	2022 Exemption	2022 Exemption Amount	2023 Exemption	2023 Exemption Amount	Exemption Amount Change	2022 Taxable	2023 Taxable	Freeze Year and Ceiling
NORTHTOWN MUD		0		0	0	1,690	1,690	
PFLUGERVILLE ISD		0		0	0	1,690	1,690	
TRAVIS CO ESD NO 17		0		0	0	3,380	3,380	
TRAVIS CO ESD NO 2		0		0	0	1,690	1,690	
TRAVIS COUNTY		0		0	0	1,690	1,690	
TRAVIS COUNTY HEALTHCARE DISTR		0		0	0	1,690	1,690	

00 01208190114773 1/6 355533

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance). If you improved your property (by adding rooms or buildings) or you are transferring a freeze percentage, your school, county, city, or junior college ceiling may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies; and (2) notice of protest.

A Breakdown of Your Property's Values

Appraisal Information	Last Year's - 2022	Proposed - 2023
Market Value of Building & Other Structures	0	0
Market Value of Non Ag/Timber Land	3,380	3,380
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	3,380	3,380
Productivity Value of Ag/Timber Land	0	0
Assessed Value *(Possible Homestead Limitations, see asterisk below)	3,380	3,380
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	0	0
Exemptions (DV - Disabled Vet; DP - Disabled Person; HS - Homestead; OV65 - Over 65)		

The difference between the 2018 appraised value and the 2023 appraised value is 0%. This percentage information is required by Tax Code Section 25.19(b-1).

The Texas Legislature does not set the tax amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your taxes should be directed to those officials.

The appraisal district only determines the value of the property. Tax rates are set by the governing body of each taxing unit. Truth-in-Taxation laws give taxpayers a voice in decisions that affect their property tax rates. In early August, taxing units take the first step toward adopting a tax rate by calculating and publishing the No-New-Revenue and Voter-Approval tax rates. The governing body of each taxing unit decides whether or not taxes on property will increase. If taxing unit budgets increase then a tax rate higher than the No-New-Revenue rate may be adopted by the taxing unit. If a governing body proposes to adopt a tax rate that exceeds the No-New-Revenue rate, it must publish a quarter-page notice in a local newspaper to announce two public hearings. The hearings give taxpayers an opportunity to voice their opinions about the proposed tax increase.

Beginning August 7th, visit TravisTaxes.com to easily access information regarding your property taxes, including updates of the information above regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your information will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

2023 NOTICE OF APPRAISED VALUE

TRAVIS CENTRAL APPRAISAL DISTRICT
 850 E ANDERSON LANE
 P.O. Box 149012
 Austin, Texas 78714-9012
 Phone: (512) 834-9138
 Date of Notice: April 14, 2023

Property ID: 897785
 Ownership %: 100.00
 Ref ID2: 02643001190000
 Legal: LOT 7 BLK C VILLAGE AT NORTH TOWN SEC 3 (GS)
 Legal Acres:
 Situs: JOHN HENRY FAULK DR 78660
 Owner ID: 528005

#BWNNRFT
 #490000052800508977853#

NORTHTOWN M U D
 % ARMBRUST & BROWN LLP
 100 CONGRESS AVE STE 1300
 AUSTIN TX 78701-2744

E-File PIN: 7470
 To File a Protest on this Property go to
<https://www.traviscad.org/protests>

Dear Property Owner:
 We have appraised the property listed above for the tax year 2023. As of January 1, our appraisal is outlined below.

Market Value	Assessed Value (Includes Homestead Limitation if Applicable)
6,482	6,482

Taxing Unit	2022 Exemption	2022 Exemption Amount	2023 Exemption	2023 Exemption Amount	Exemption Amount Change	2022 Taxable	2023 Taxable	Freeze Year and Ceiling
NORTHTOWN MUD		0		0	0	3,241	3,241	
PFLUGERVILLE ISD		0		0	0	3,241	3,241	
TRAVIS CO ESD NO 17		0		0	0	6,482	6,482	
TRAVIS CO ESD NO 2		0		0	0	3,241	3,241	
TRAVIS COUNTY		0		0	0	3,241	3,241	
TRAVIS COUNTY HEALTHCARE DISTR		0		0	0	3,241	3,241	

no. 01298190114773 4/6 355536

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance). If you improved your property (by adding rooms or buildings) or you are transferring a freeze percentage, your school, county, city, or junior college ceiling may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies; and (2) notice of protest.

A Breakdown of Your Property's Values

Appraisal Information	Last Year's - 2022	Proposed - 2023
Market Value of Building & Other Structures	0	0
Market Value of Non Ag/Timber Land	6,482	6,482
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	6,482	6,482
Productivity Value of Ag/Timber Land	0	0
Assessed Value *(Possible Homestead Limitations, see asterisk below)	6,482	6,482
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	0	0
Exemptions (DV - Disabled Vet; DP - Disabled Person; HS - Homestead; OV65 - Over 65)		

The difference between the 2018 appraised value and the 2023 appraised value is 0%. This percentage information is required by Tax Code Section 25.19(b-1).

The Texas Legislature does not set the tax amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your taxes should be directed to those officials.

The appraisal district only determines the value of the property. Tax rates are set by the governing body of each taxing unit. Truth-in-Taxation laws give taxpayers a voice in decisions that affect their property tax rates. In early August, taxing units take the first step toward adopting a tax rate by calculating and publishing the No-New-Revenue and Voter-Approval tax rates. The governing body of each taxing unit decides whether or not taxes on property will increase. If taxing unit budgets increase then a tax rate higher than the No-New-Revenue rate may be adopted by the taxing unit. If a governing body proposes to adopt a tax rate that exceeds the No-New-Revenue rate, it must publish a quarter-page notice in a local newspaper to announce two public hearings. The hearings give taxpayers an opportunity to voice their opinions about the proposed tax increase.

Beginning August 7th, visit TravisTaxes.com to easily access information regarding your property taxes, including updates of the information above regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your information will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

THE PROTEST PROCESS

If you disagree with your property's market value, you may file a protest. **The deadline to file a protest is May 15.**

File Your Protest

Protests may be filed online, by mail, or in person. Filing online is the easiest and fastest way to resolve your protest. You will need an online account and efile pin number (found on your Notice of Appraised Value) to file online. Visit traviscad.org/protests to file your protest.

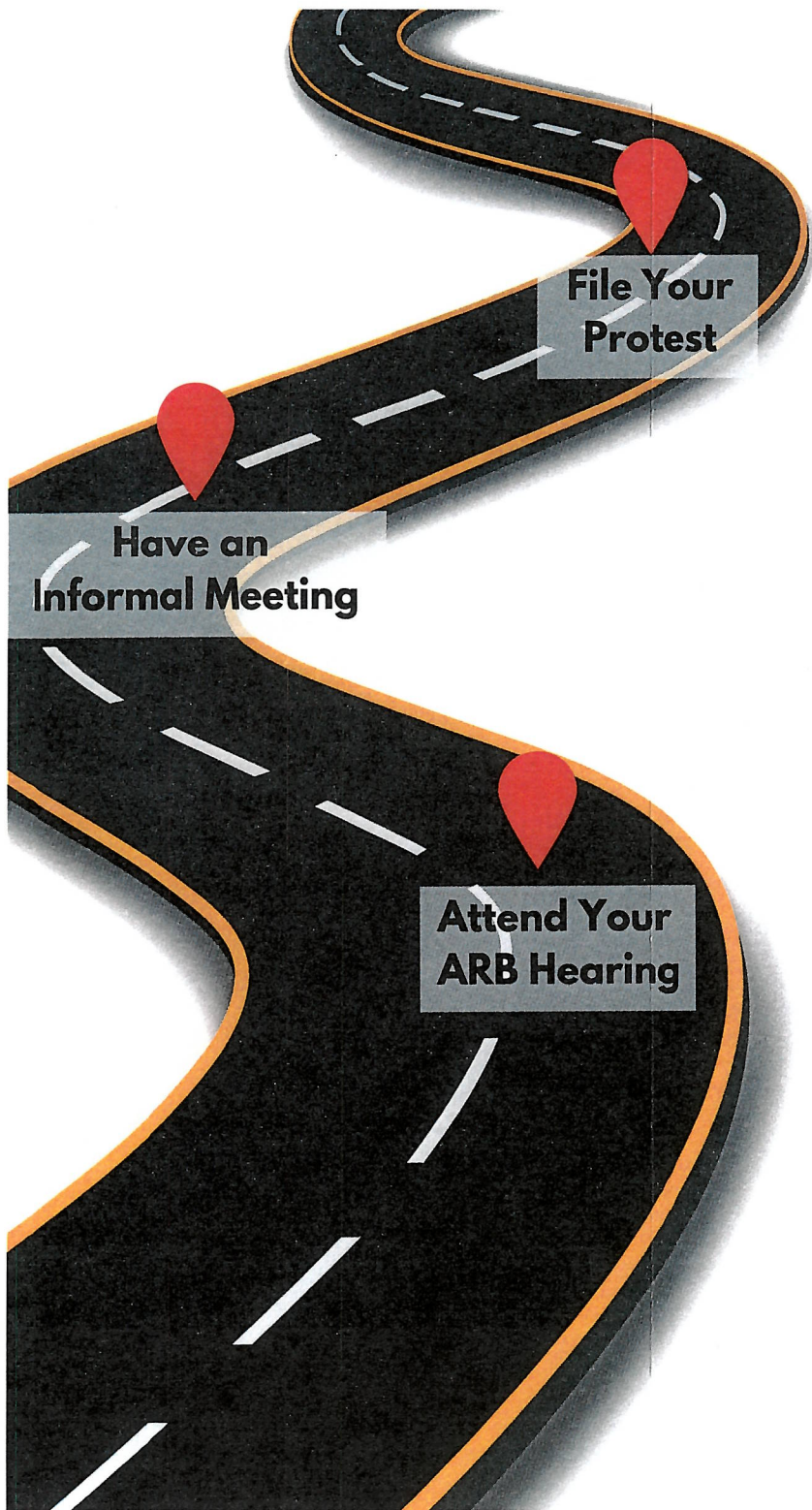
Informal Meeting

An informal meeting gives you a chance to meet with a TCAD appraiser to get feedback and possibly resolve your protest. You will be able to schedule a specific date/time for your meeting or get in line for the day's queue. A TCAD appraiser will call you when it is time for your meeting. If you miss your call, you will have missed your informal meeting. Informal meetings are optional and will be offered April 17 through June 30. To schedule your informal meeting, visit traviscad.org/getinonline.

ARB Hearing

The Travis Appraisal Review Board is an independent entity that will hear and make a decision on your protest. Hearings will be scheduled for you and may occur in person or remotely. Hearing information will be sent to you 14 days before your hearing. If you participate in a remote hearing, you must call in using the instructions provided. You will have access to TCAD's evidence prior to the hearing using the TCAD online portal.

For more information on the protest process, visit traviscad.org/protests.



Property Taxpayer Remedies

January 1, 2023

You are entitled to an explanation of the remedies available to you when you are not satisfied with the appraised value of your property. The Texas Comptroller of Public Accounts is required to publish an explanation of the remedies available to taxpayers and procedures to be followed in seeking remedial action. The Comptroller's office also must include advice on preparing and presenting a protest.

The Tax Code further directs that copies of this document be made readily available to taxpayers at no cost. The chief appraiser of an appraisal district may provide it with the *Notice of Appraised Value* mailed to property owners to explain the deadlines and procedures used in protesting the value of their property. The chief appraiser must provide another copy to property owners initiating protests.

The first step in exercising your rights under the Tax Code is to protest your property's appraised value. The following remedies only address appraised values and related matters. Government spending and taxation are not the subjects of this publication and must be addressed by local taxing units.

How to Protest Property Value

Appraisal districts must send required notices by May 1, or by April 1 if your property is a residential homestead, or as soon as practical thereafter. The notice must separate the appraised value of real and personal property.

The notice will also include the date and place the appraisal review board (ARB) will begin hearing protests and an explanation of the availability and purpose of an informal conference with the appraisal district to resolve your concerns before your ARB hearing. If you are dissatisfied with your appraised value or if errors exist in the appraisal records regarding your property, you should file a *Notice of Protest* with the ARB.

If an appraisal district has an Internet website, it must permit electronic filing of a protest for incorrect appraised value and/or unequal appraisal of property for which a residence homestead exemption has been granted, with certain exceptions. Counties with populations of 500,000 or more are required to do so and thus must have a website. Contact your local appraisal district for more details on filing a protest electronically.

What Can be Protested

The *Notice of Protest* may be filed using the model form on the Comptroller's website: comptroller.texas.gov/forms/50-132.pdf. The notice need not be on this form. Your notice of protest is sufficient if it identifies (1) the protesting person claiming an ownership interest in the property, (2) the property that is the subject of the protest and (3) dissatisfaction with a determination of the appraisal district.

You may request the ARB to schedule hearings on protests to be held consecutively concerning up to 20 designated properties on the same day. You may use a special notice on the Comptroller's website: comptroller.texas.gov/forms/50-131.pdf.

You may protest the value on your property in the following situations:

- the value the appraisal district placed on your property is too high and/or your property is unequally appraised;
- the appraisal district denied a special appraisal, such as open-space land, or incorrectly denied or modified your exemption application;
- the appraisal district failed to provide you with required notices; or
- other matters prescribed by Tax Code Section 41.41(a).

How to Complete the Protest Form

If using the protest form, these tips will help ensure that you can present your evidence and preserve your appeal rights.

- You should pay particular attention to the reason for protest section of the form.
- What you check as the reason for the protest influences the type of evidence you may present at your hearing.
- Your appeal options after the hearing are influenced by what you protest.

In the case of a typical residential property, checking incorrect appraised value and/or unequal appraisal will allow you to present the widest types of evidence and preserve your full appeal rights.

How to Resolve Concerns Informally

Appraisal districts will informally meet with you and try to resolve your objections prior to your ARB hearing. You must request the informal conference with the appraisal district on either your *Notice of Protest* form or in writing before your scheduled hearing date. It is very important, however, that you preserve your right to protest to the ARB by filing your *Notice of Protest* before the deadline, even if you expect to resolve

your concerns at the informal meeting with the appraisal district.

Ask one of the appraisal district's appraisers to explain how the district arrived at the value of your property. Be sure the property description is correct and that the measurements for your home or business and lot are accurate. Many appraisal districts have this information online.

What is an ARB?

The ARB is an independent, impartial group of citizens authorized to resolve disputes between taxpayers and the appraisal district. It is not controlled by the appraisal district. The local administrative district judge, or the judge's designee, appoints ARB members, including special panel ARB members to hear complex property protests.

The ARB must adopt and follow certain hearing procedures that may be unfamiliar to you. It must base its decisions on facts it hears from you and the appraisal district to decide whether the appraisal district has acted properly in determining the value of your property.

ARB members cannot discuss your case with anyone outside of the hearing. Protest hearings, however, are open to the public and anyone can sit in and listen to the case. A closed hearing is allowed on the joint motion of the property owner and chief appraiser if either intends to disclose proprietary or confidential information at the hearing.

When are Protests Filed?

You must file your *Notice of Protest* with the ARB no later than May 15 or 30 days after the appraisal district mailed the *Notice of Appraised Value*, whichever is later. You may request an evening or Saturday hearing. The ARB will notify you at least 15 days in advance of the date, time and place of your hearing. Under certain circumstances, you may be entitled to a postponement of the hearing to a later date. The ARB begins hearings around May 15 and generally completes them by July 20. Start and end dates can vary from appraisal district to appraisal district.

At least 14 days before your protest hearing, the appraisal district will mail a copy of this pamphlet; a copy of the adopted ARB procedures; and a statement that you may request a copy of the data, schedules, formulas and any other information the chief appraiser will introduce at your hearing.

You or your agent may appear at the ARB hearing in person, by telephone conference call, videoconference or by filing a written affidavit. To appear by telephone conference call or videoconference, you must provide written notice at least 10 days before the hearing, and any evidence must be submitted by written affidavit delivered to the ARB before the hearing begins. ARBs in counties with populations less than 100,000 that also lack the technological capabilities for videoconferences are not required to provide them.

If you fail to appear, you may lose the right to be heard by the ARB on the protest and the right to appeal. If you or your agent fails to appear at a hearing, you are entitled to a new hearing if you file with the ARB, not later than four days after your hearing date, a written statement showing good cause for failing to appear and request a new hearing. Good cause is defined as a reason that includes an error or mistake that was not intentional or was not the result of conscious indifference and will not cause undue delay or injury to the person authorized to extend the deadline or grant a rescheduling.

What Steps to Take to Prepare for Protest Hearing

You should consult with the appraisal district staff about your property's value. Ask questions about items you do not understand. The appraisal district is required to provide copies of documents that you request, at no charge via first class mail or electronically by agreement. Many appraisal districts provide a great deal of information on their websites at no charge.

If you are protesting the appraisal of your home or small business, you can view videos on the topic on the Comptroller's website at comptroller.texas.gov/taxes/property-tax/.

Observing the following tips can also help in achieving a successful appeal:

- *Be on time and prepared for your hearing.* The ARB may place time limits on hearings.
- *Stick to the facts and avoid emotional pleas.* The ARB has no control over the appraisal district's operations or budget, tax rates for local taxing units, inflation or local politics; addressing these topics in your presentation wastes time and will not help your case.
- *Review the ARB hearing procedures.* After you receive the ARB hearing procedures, take time to become thoroughly familiar with them and be prepared to follow them.
- *Present your information in a simple and well-organized manner.* You and the appraisal district staff are required to exchange evidence at or before the hearing. Photographs and other documents are useful. You should take an appropriate number of copies so that each ARB member and the appraisal district representative receive one.

The date of your appraisal is Jan. 1, so you should make sure that changes made before that date are included in the appraisal. Improvements

or damage to your property after Jan. 1 should not be part of the appraisal or the protest.

If you are protesting the value of business property or other appraisal matters, you should have evidence to support your opinion of value. Sales data may not be available or relevant, but income and expense information may be useful.

Generally, the appraisal district has the burden of proof in value and unequal appraisal disputes. An appraiser's job is to appraise property at its market value, equitably and uniformly.

Limited Binding Arbitration

After you have filed a notice of protest and if you believe your ARB or chief appraiser failed to comply with a procedural requirement relating to your protest, you may file a request for limited binding arbitration (LBA) to compel the ARB or chief appraiser to comply with certain procedural requirements.

To request LBA, you must file a Request for Limited Binding Arbitration. Additional information about filing a LBA request, including filing deadlines and fees, can be found on the Comptroller's website at comptroller.texas.gov/taxes/property-tax/.

What if you are Dissatisfied with the ARB's Decision

After the ARB rules on your protest, it will send a written order by certified mail. In counties with a population of 120,000 or more, you or your agent can request to receive order of determination by email. If you are dissatisfied with the order of determination, there are three options to appeal. Any ARB decision can be appealed to the state district court in the county in which the property is located. Depending on the facts and the type of property, you may be able to appeal to the State Office of Administrative Hearings (SOAH) or to binding arbitration.

Additional information about appealing an ARB decision, including filing deadlines and fees, can be found on the Comptroller's website at comptroller.texas.gov/property-tax/protests/.

In all types of appeals you are required to pay a specified portion of your taxes before the delinquency date.

What is the Comptroller's role in the protest process?

The Comptroller's office provides a survey for property owners to offer feedback on the ARB experience, that may be submitted by mail or electronically. The online survey is available in English at surveymonkey.com/t/surveyarb and in Spanish at surveymonkey.com/r/Spanishsurveyarb. Survey results are published in an annual report. The Comptroller's office does not, however, have oversight responsibility over the ARB and has no authority to investigate complaints about the ARB. Any complaints about the ARB or its members should be directed to the ARB itself, the taxpayer liaison officer or

the local administrative district judge. The Comptroller's office has no direct involvement in the protest process.

Further, this pamphlet is intended to provide customer assistance to taxpayers. It does not address all aspects of property tax law or the appraisal process. The Comptroller's office is not offering legal advice, and this information neither constitutes nor serves as a substitute for legal advice. Questions regarding the meaning or interpretation of statutes, notice requirements and other matters should be directed to an attorney or other appropriate counsel.

Where can you get more information?

This publication does not cover all aspects of the ARB protest process or property taxes. For more information, please see the following Web resources:

- *Appraisal Protests and Appeals;*
- *Appraisal Review Board Manual;*
- *Paying Your Taxes;*
- *Property Tax System Basics;*
- *Taxpayer Bill of Rights;*
- *Texas Property Tax Code;* and
- *Valuing Property.*

This information is found on the Comptroller's Property Tax Assistance website. It provides property owners a wealth of information on the appraisal and protest process at comptroller.texas.gov/taxes/property-tax/. For specific inquiries, you must contact the appraisal district where your property is located.

Property Tax Assistance Division
Texas Comptroller of Public Accounts Publication
#96-295. Revised February 2023.

For additional copies visit our website:
comptroller.texas.gov/taxes/property-tax/

Sign up to receive email updates on the Comptroller topics of your choice at comptroller.texas.gov/subscribe/.

In compliance with the Americans with Disabilities Act, this document may be requested in alternative formats by calling:
800-252-5555.

**DECLARATION OF MAINTENANCE COVENANTS
FOR STORMWATER STRUCTURAL CONTROLS**

This **DECLARATION OF MAINTENANCE COVENANTS FOR STORMWATER STRUCTURAL CONTROLS** (this "Declaration") made effective as of _____, 2023 (the "Effective Date") by **NORTHTOWN PHASE 2A LLC**, a North Carolina limited liability company ("Declarant"). **NORTHTOWN MUNICIPAL UTILITY DISTRICT** (the "District") joins in this Declaration for the sole purpose of providing its consent to the terms provided herein.

RECITALS

A. Declarant is the owner of the real property described on **Exhibit "A"** attached hereto and incorporated by reference (the "Property").

B. The Property is located within the boundaries of the District and is subject to the rules, regulations, and requirements of the District.

C. Declarant intends to construct and thereafter maintain stormwater structural controls (the "Controls") on the Property, including, but not limited to, conduits, inlets, channels, pipes, retention or detention ponds, and other devices and measures as identified in City of Austin Site Plan No. SP-2021-0444D, necessary to collect, convey, store and control stormwater runoff, to be used for conveying stormwater from the Property to the District's municipal separate storm sewer system (MS4).

D. To ensure that the Controls continue to function according to the design and performance standards to which they were constructed, Declarant desires to impose upon the Property, as a covenant running with the land, the obligation to maintain the Controls until such time, if ever, as the obligation to maintain the Controls is properly terminated.

DECLARATION

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant declares as follows:

1. Covenants Running with the Land. Declarant covenants that the burdens and benefits made and undertaken under this Declaration constitute covenants running with the Property, binding all successors and assigns.

2. Declarant's Responsibility to Construct and Maintain. Declarant will be responsible for the construction of the Controls. Declarant, its successors and assigns will at all times be responsible for the maintenance, repair, and inspection of the Controls in compliance with this Declaration, the "Water Quality Control & Detention Maintenance and Inspection Plan" attached hereto as **Exhibit "B"** and incorporated by reference ("Maintenance and Inspection

{W1224426.2}

Plan”), the District’s Stormwater Management Program (SWMP), and the District’s rules and regulations, as may be amended from time to time (the “District Requirements”). Inspections conducted by Declarant, its successors and assigns will follow the format of the attached Maintenance and Inspection Plan. The Controls are to be constructed in accordance with all applicable laws, ordinances, regulations, rules, and directives of appropriate governmental authorities.

3. Location of the Controls. The Controls will be located on, over, across, or under the Property.

4. Inspection by District. The District, or its designee, is authorized to access the Property as necessary to conduct inspections of the Controls to ascertain compliance with the District Requirements, and if necessary or desirable, to maintain the Controls as provided under Paragraph 6 below. The District has no responsibility for the maintenance of the Controls. In no event will this Declaration be construed to impose any such obligation on the District.

5. Maintenance of Controls. The Declarant will be entirely responsible for all maintenance activities associated with the Controls. The Declarant will implement appropriate maintenance activities immediately if any of the following instances occur: obstructions of inlets/outlets, mechanical failures (valves, pumps, gates, etc.), accumulation of trash, erosion or instability of slopes, accumulated sedimentation of 25% or more of the original design capacity, excessive growth of vegetation/trees, and/or if written notice from the District is issued requesting maintenance on the Controls. The Declarant will remove any encroachments located within the Controls, such as tents, fences, or other improvements. The Declarant will remove any graffiti located on the Controls and will repair the Controls in the event they are damaged by vandalism. The Declarant will retain documentation of all maintenance activities and inspections performed on the Controls and make the records available to the District for review upon request.

6. Failure to Maintain. If Declarant or its successors or assigns fails to maintain the Controls as required by this Declaration after 30 days written notice thereof, the District, may, but is not obligated to, cause any and all maintenance to be taken and performed and otherwise to take whatever steps the District deems necessary to maintain the Controls at the Declarant’s expense. Declarant will reimburse the District within 10 days from receipt of written demand from the District all costs incurred by the District together with interest thereon from the date incurred by the District at the lesser of (i) the maximum lawful rate of interest or (ii) 15% per annum, until paid in full. Nothing in this paragraph or this Declaration, will create or impose any liability on the District, its agents, employees, successors or assigns, for damages alleged to result from or to be caused by stormwater drainage from the Property.

7. Conflicts. The District Requirements control over any inconsistent provisions of this Declaration. As applicable provisions of the District Requirements are amended, modified, revised, deleted or moved to different sections, this Declaration is and will be deemed to be revised so as to conform to the provisions of the District Requirements as they may exist from time to time and are applicable to the Property or any part thereof.

8. Successors and Assigns Bound. Declarant hereby agrees and acknowledges that maintenance of the Controls as set forth herein, the cost of maintenance, the District's access to the Controls, the District's rights of ingress and egress to the Controls and the District's right to recover all costs if Declarant fails to maintain the Controls are a burden and restriction on the use of the Property and the provisions of this Declaration will be binding upon the Declarant, its successors and assigns, and any future owners of the Property. Every person who now or hereafter owns or acquires any right, title, or interest in or to any portion of the Property is and will be conclusively deemed to have consented and agreed to every covenant contained in this Declaration, whether or not any reference to this Declaration is contained in the instrument by which the Property was conveyed to such person. Whenever in this Declaration a reference is made to a party, such reference is deemed to include a reference to the heirs, executors, legal representatives, successors, and assigns of such party.

9. Negation of Partnership. None of the terms or provisions of this Declaration will be deemed to create a partnership between or among Declarant and the District or any owners, mortgagees, occupants, or otherwise; nor will it cause them to be considered joint venturers or members of any joint enterprise. This Declaration is not intended, nor will it be construed, to create any third party beneficiary rights in any person, except as expressly stated herein.

10. Enforcement. If any person or entity of any type violates or attempts to violate this Declaration, it will be lawful for the District or its successors to prosecute proceedings at law, or in equity, against the person or entity violating or attempting to violate this Declaration and to prevent the person or entity from violating or attempting to violate the Declaration. Violation of this Declaration will additionally constitute a violation of the District Requirements, as may be amended from time to time, and in the event of such violation, the District may implement enforcement measures or assess penalties as permitted thereunder. Declarant, or its successors may delegate and assign its responsibilities and obligations as set forth in this Declaration to a duly organized and legally existing owner's association or similar body which has the legal right and financial ability to perform the maintenance responsibilities and obligations as set forth in this Declaration and collect assessments from and act on behalf of some or all of the owners of the Property. The failure at any time to enforce this Declaration by the District or its successors whether any violations hereof are known or not, will not constitute a waiver or estoppel of the right to do so in the future.

11. Entire Declaration. This Declaration contains all the representations and the entire declaration of Declarant with respect to the subject matter. Any prior correspondence, memoranda or agreements or superseded by this Declaration. The provisions of this Declaration will be construed as a whole according to their common meaning and not strictly for or against Declarant.

12. Notices. All notices and approvals required or permitted under this Declaration will be served by certified mail, return receipt requested, to a party at its last known address or its principal place of business. Date of service of notice will be the date on which such notice is deposited in a post office of the United States Postal Service or successor governmental agency.

13. Governing Law; Performance. This Declaration and its validity, enforcement, and interpretation will be governed by the laws of the State of Texas, without regard to any conflict of {W1224426.2}

laws principles, and applicable federal law. This Declaration is performable only in the county in which the Property is located.

14. Amendment. This Declaration may not be amended or abrogated in part or whole without the express written consent of the District.

15. Gender and Grammar. The singular wherever used herein will be construed to mean or include the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or other entities or individuals, male or female, will in all cases be assumed as though in each case fully expressed.

16. Titles. The titles of sections contained herein are included for convenience only and will not be used to construe, interpret, or limit the meaning of the term or provision contained in this Declaration.

17. Recording of Declaration. This Declaration will be recorded in the official public records of the county in which the Property is located and will constitute notice to all successors and assigns of the title to the Property of the rights and obligations contained herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Declarant has executed this Declaration to effective as of the Effective Date.

DECLARANT:

NORTHTOWN PHASE 2A LLC,
a North Carolina limited liability company

By: MJL RE Holdings LLC,
a Connecticut limited liability company,
its Manager

By: _____
Mikael Levey, Manager

STATE OF NORTH CAROLINA §
COUNTY OF WAKE §

This instrument was acknowledged before me on this the _____ day of _____ 2023, by Mikael Levey, Manager of MJL RE Holdings LLC, a Connecticut limited liability company, Manager of Northtown Phase 2A LLC, a North Carolina limited liability company, on behalf of said company.

[SEAL]

Notary Public in and for the State of North Carolina

My commission expires: _____

APPROVED AS TO FORM AND CONTENT

THE DISTRICT:

**NORTHTOWN MUNICIPAL UTILITY
DISTRICT**

By: _____
Brenda Richter
President, Board of Directors

THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the ____ day of _____, 2023, by Brenda Richter, President of the Board of Directors of Northtown Municipal Utility District, a political subdivision of the State of Texas, on behalf of said district.

Notary Public, State of Texas



OF ANY DAMAGE TO OR FOR REMOVAL OF THE IMPROVEMENTS THAT MAY BE CAUSED BY THE DISTRICT FACILITIES, THEIR LOCATION WITHIN THE EASEMENT TRACT, OR THE DISTRICT'S EXERCISE OF ITS RESERVED RIGHTS AS SET FORTH IN THIS SUBSECTION.

- b. ANYTHING HEREIN TO THE CONTRARY NOTWITHSTANDING, LICENSEE WILL BE SOLELY RESPONSIBLE FOR THE COST OF ANY REPAIR OF THE DISTRICT FACILITIES THAT MAY BE REQUIRED DUE TO THE IMPROVEMENTS AND/OR LICENSEE'S EXERCISE OF ANY RIGHTS OR PRIVILEGES UNDER THIS AGREEMENT.

3. Indemnification. AS AN EXPRESS CONDITION OF AND AS CONSIDERATION FOR THIS AGREEMENT, LICENSEE AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE DISTRICT AND ITS OFFICERS, CONSULTANTS, CONTACTORS, AGENTS, AND EMPLOYEES AGAINST ALL CLAIMS, SUITS, DEMANDS, JUDGMENTS, AND EXPENSES, INCLUDING ATTORNEY'S FEES AND COSTS, AND ANY OTHER LIABILITY FOR PERSONAL INJURY, DEATH OR DAMAGE TO ANY PERSON OR PROPERTY THAT ARISES FROM OR IS IN ANY MANNER CONNECTED TO OR CAUSED IN WHOLE OR IN PART BY THE IMPROVEMENTS OR LICENSEE'S EXERCISE OF ANY RIGHTS OR PRIVILEGES UNDER THIS AGREEMENT.

4. Conditions.

- a. Compliance and Regulations. All activities by Licensee permitted or required by this Agreement must be performed in compliance with all applicable City, County, State and/or Federal policies, ordinances, laws and regulations.

- b. No Modification. The encroachment by the Improvements may not be increased or altered in any other way from what is shown on Exhibit "B" without the prior written consent of the District.

5. Maintenance. As a condition to this Agreement, Licensee must maintain the Improvements and the property on which they are located in a good condition and state of repair, including keeping the area free of debris and litter. If Licensee fails to do so, the District may (but will not be required to) give Licensee written notice of such failure by certified mail, return receipt requested, at the address of Licensee set forth in this Agreement. Licensee will have 15 days from the date of delivery of such notice to remedy the failure complained of and, if Licensee does not satisfactorily do so within that 15-day period, the District may, at its option and without liability to Licensee, perform the work or contract for the completion of the work and, in either case, Licensee will be obligated to reimburse to the District the District's reasonable expenses incurred in connection with such removal,

which reimbursement will be due and payable within 30 days of demand by the District.

6. Termination.

- a. Termination by Abandonment. If Licensee abandons the Improvements in whole or in part, then this Agreement will expire and terminate 15 days after written notice from the District to Licensee unless the abandonment has been remedied by Licensee within that 15-day period. In the event of such termination, the District will have the right, but not the obligation, to remove the Improvements without liability to Licensee at any time thereafter, and Licensee will be obligated to reimburse to the District the District's reasonable expenses incurred in connection with such removal, which reimbursement will be due and payable within 30 days of demand by the District.
- b. Termination by Licensee. This Agreement may be terminated by Licensee by delivering written notice of termination to the District at least 30 days before the effective date of termination. If Licensee terminates this Agreement, then it must remove the Improvements and restore the surface of the Easement Tract within the 30-day notice period and, if it fails to do so, then the District will have the right, but not the obligation, to remove the Improvements without liability to Licensee at any time thereafter, and Licensee will be obligated to reimburse to the District the District's reasonable expenses incurred in connection with such removal, which reimbursement will be due and payable within 30 days of demand by the District.
- c. Termination by the District. This Agreement may be revoked and terminated at any time by the District, if the District determines, in its sole discretion, that termination is reasonably required by the public interest, after providing at least 30 days prior written notice to Licensee. The District will thereafter have the right to remove the Improvements, without liability to Licensee at any time thereafter, and Licensee will be obligated to reimburse to the District the District's reasonable expenses incurred in connection with such removal, which reimbursement will be due and payable within 30 days of demand by the District.

7. Miscellaneous.

- a. Interpretation. In the event of any dispute over its meaning or application, this Agreement will be interpreted fairly and reasonably and neither more strongly for or against either party, regardless of draftsmanship.
- b. Application of Law. This Agreement will be governed by the laws of the State of Texas. If the final judgment of a court of competent jurisdiction invalidates any part of this Agreement, then the remaining parts will be

enforced, to the extent possible, consistent with the intent of the parties, as evidenced by this Agreement.

- c. Venue. This Agreement concerns real property located in Travis County, Texas and is wholly performable in Travis County. Venue for all lawsuits concerning this Agreement will be in Travis County, Texas.
- d. Binding Effect; Assignment. This Agreement and the terms and conditions set forth herein will inure to the benefit of and bind the District and Licensee, and each their respective successors and permitted assigns. Except as provided in the following sentences of this Subsection, Licensee may not assign, sublet or transfer its interest in this Agreement without the written consent of the District. The foregoing notwithstanding, Licensee may assign, and the Board of Directors of the District will have the authority to approve Licensee's assignment of, this Agreement to a homeowners association that has the binding, continuing responsibility for the maintenance, repair, and operation of the Improvements (an "HOA"), provided that, as a condition to the effectiveness of any such assignment, Licensee furnishes to the District a fully executed written assignment or transfer document, including the name, address, and contact person for the HOA and the effective date of assignment or transfer.
- e. Notice. Any notice given under this Agreement will be deemed to be given and delivered three days after deposit in the United States mail, certified and postage prepaid, with return receipt requested, addressed to the appropriate party at the following addresses or at such other addresses as may be specified by written notice delivered in accordance with this Agreement:

THE DISTRICT:

Northtown Municipal Utility District
c/o Carter Dean
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701

LICENSEE:

Northtown Phase 2A LLC
c/o Mikael Levey, Manager
10 E 53rd Street, Floor 18
New York, NY 10022-5285

8. Required Notices and Representations.

- a. Interested Parties. Licensee acknowledges that Texas Government Code Section 2252.908 ("Section 2252.908") requires disclosure of certain matters by entities entering into a contract with a local government entity such as the District. Licensee confirms that it has reviewed Section 2252.908 and will 1) complete FORM 1295, using the unique identification number specified on page 1 of the License, and electronically file it with the Texas Ethics Commission ("TEC"); and 2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the Licensee executes and submits this License to the District. Form 1295 is available at the TEC's website: https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm. This License is not effective until the requirements listed above are satisfied and any award of the License by the District is expressly made contingent upon Licensee's compliance with such requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**
- b. Conflicts of Interest. Licensee acknowledges that Texas Local Government Code Chapter 176 ("Chapter 176") requires the disclosure of certain matters by entities doing business with or proposing to do business with local government entities such as the District. Licensee confirms that it has reviewed Chapter 176 and, if it is required to do so, will complete and return FORM CIQ promulgated by the TEC and available on the TEC website at <https://www.ethics.state.tx.us/forms/CIQ-New-2015.pdf> within seven days of the date of submitting this License to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.
- c. Verification Under Ch. 2270, Texas Government Code. For purposes of Chapter 2270 of the Texas Government Code, Licensee represents and warrants that, at the time of execution and delivery of this License, neither Licensee, nor any wholly owned subsidiary, majority owned subsidiary, parent company, or affiliate of the same, boycotts Israel or will boycott Israel during the term of this License. The foregoing verification is made solely to comply with Section 2270.002, Texas Government Code, and to the extent such Section does not contravene applicable Federal law. As used in the foregoing verification, "boycotts Israel" and "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Licensee understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Licensee and exists to make a profit.

- d. Verification Under Ch. 2252, Texas Government Code. Licensee represents and warrants that, neither Licensee, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the same, if any, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

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

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes Licensee and each parent company, wholly- or majority-owned subsidiaries, and other affiliates of the same, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. Licensee understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Licensee and exists to make a profit.

- e. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2274 of the Texas Government Code (as amended, "Chapter 2274"), Licensee represents and warrants that, at the time of execution and delivery of this Agreement, neither Licensee, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Licensee that exists to make a profit, boycott energy companies or will boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).
- f. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries. If required under Chapter 2274 of the Texas Government Code (as amended, "Chapter 2274"), Licensee represents and warrants that, at the time of execution and delivery of this Agreement,

neither Licensee, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Licensee that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms “discriminate against a firearm entity”, “firearm entity”, and “firearm trade association” have the meanings ascribed to them in Section 2274.001, Texas Government Code.

[SIGNATURE PAGE FOLLOWS]

DRAFT

EXECUTED to be effective this _____ day of _____, 2023.

THE DISTRICT:

NORTHTOWN MUNICIPAL UTILITY
DISTRICT

By: _____
Brenda Richter
President, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2023, by Brenda Richter, President of the Board of Directors of Northtown Municipal Utility District, a political subdivision of the State of Texas, on behalf of said district.

Notary Public, State of Texas

LICENSEE:

NORTHTOWN PHASE 2A LLC,
a North Carolina limited liability company

By: MJL RE Holdings LLC,
a Connecticut limited liability company,
its Manager

By: _____
Mikael Levey, Manager

STATE OF NORTH CAROLINA §

COUNTY OF WAKE §

This instrument was acknowledged before me on this the _____ day of _____ 2023, by Mikael Levey, Manager of MJL RE Holdings LLC, a Connecticut limited liability company, Manager of Northtown Phase 2A LLC, a North Carolina limited liability company, on behalf of said company.

Notary Public, State of North Carolina

AFTER RECORDING, RETURN TO:

Carter Dean
Armbrust & Brown, PLLC
100 Congress Ave., Ste. 1300
Austin, Texas 78701



**FIRST AMENDMENT TO
TEMPORARY CONSTRUCTION
AND ACCESS EASEMENT AGREEMENT**

Dated: _____ **2023**

This First Amendment to Temporary Construction and Access Easement Agreement (the “**Amendment**”) is made and entered into by **NORTHTOWN MUNICIPAL UTILITY DISTRICT**, a political subdivision of the State of Texas, with notice address of c/o Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701 (the “*Grantor*”), and **NORTHTOWN PHASE 1 LLC**, a North Carolina limited liability company (“*Northtown 1*”), and **NORTHTOWN PHASE 2A LLC**, a North Carolina limited liability company (“*Northtown 2A*”), whose address is c/o Mikael Levey, Manager, 10 East 53rd Street, Floor 18, New York, New York 10022-5285 (collectively, “*Grantee*”) for the purposes and considerations stated below:

WHEREAS, the Grantor and Grantee desire to amend the Temporary Construction and Access Easement Agreement granted to the Grantee on or about November 11, 2020, and recorded as Document No. 2020225421 of the Official Public Records of Travis County, Texas (the “**Original Agreement**”) to modify the areas of incidental grading related to development on Grantee Property; and

WHEREAS, Section 14.a of the Original Agreement allows modification or amendment provided Grantor and Grantee, or their respective heirs, successors, or assigns, executes, acknowledges and approves the modification or amendment;

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged by all of the parties to this Amendment, Grantor and Grantee severally and collectively agree and by the execution hereof shall be bound to the obligations and to the performance and accomplishment of the hereinafter described modifications, alterations and changes to the Original Agreement in the following respects only and all other terms and conditions remain as stated in the Original Agreement:

Section 1 Grantor and Grantee agree to amend the Original Agreement by deleting Exhibit C of the Original Agreement and substituting in its place a new Exhibit C attached to this Amendment as **Attachment One**.

Section 2 Except as expressly amended or modified by this Amendment, the Original Agreement shall continue in full force and effect. The Grantor and Grantee each hereby ratify, affirm, and agree that the Original Agreement, as herein modified, represents the valid, binding and enforceable obligations of the Grantor and Grantee respectively. The Grantor and Grantee each promise and agree to perform

and comply with the terms, provisions and conditions of and the agreements in the Original Agreement, as modified by this Amendment. In the event of any conflict or inconsistency between the provisions of the Original Agreement and this Amendment, the provisions of this Amendment shall control and govern.

Section 3 All capitalized terms not otherwise defined in this Amendment have the meanings assigned to them in the Original Agreement.

Section 4 This Amendment may be executed in multiple counterparts, each of which shall be considered an original, but all of which together shall constitute one agreement.

THIS WRITTEN AMENDMENT TO THE ORIGINAL AGREEMENT, THE ORIGINAL AGREEMENT AND ANY OTHER AGREEMENTS OR WRITTEN DOCUMENTS REFERRED TO BY SUCH AGREEMENTS REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

[Remainder of Page Left Intentionally Blank.]

EXECUTED AND DELIVERED effective as of the date first above written.

GRANTOR:

NORTHTOWN MUNICIPAL UTILITY
DISTRICT,
a political subdivision of the State of Texas

Brenda Richter
President, Board of Directors

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the _____ day of _____ 2023, by Brenda Richter, President of the Board of Directors of Northtown Municipal Utility District, a political subdivision of the State of Texas.

Notary Public, State of Texas

GRANTEE:

NORTHTOWN PHASE 1 LLC,
a North Carolina limited liability company

By: MJL RE Holdings LLC,
a Connecticut limited liability company,
its Manager

By: _____
Mikael Levey, Manager

NORTHTOWN PHASE 2A LLC,
a North Carolina limited liability company

By: MJL RE Holdings LLC,
a Connecticut limited liability company,
its Manager

By: _____
Mikael Levey, Manager

STATE OF NORTH CAROLINA §

COUNTY OF WAKE §

This instrument was acknowledged before me on this the _____ day of _____ 2023, by Mikael Levey, Manager of MJL RE Holdings LLC, a Connecticut limited liability company, Manager of Northtown Phase 1 LLC, a North Carolina limited liability company, and Northtown Phase 2A LLC, a North Carolina limited liability company, on behalf of said companies.

Notary Public, State of North Carolina

ATTACHMENT ONE

DRAFT

After Recording, Please Return To:
Northtown Municipal Utility District
c/o Carter Dean
Armbrust & Brown, PLLC
100 Congress Avenue, Ste. 1300
Austin, Texas 78701

DRAFT



After Recording. Please Return To:
Northtown Municipal Utility District
c/o Armbrust & Brown, PLLC
100 Congress Avenue, Ste. 1300
Austin, Texas 78701

SIDEWALK AND TRAIL EASEMENT

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF TRAVIS §

THAT **NORTHTOWN PHASE 2A LLC**, a North Carolina limited liability company ("Grantor"), for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration to Grantor, in hand paid, the receipt and sufficiency of which are hereby acknowledged, and for which no lien, expressed or implied, is retained, has this date **GRANTED, SOLD, and CONVEYED** and, by these presents, does hereby **GRANT, SELL, and CONVEY** unto **NORTHTOWN MUNICIPAL UTILITY DISTRICT**, a political subdivision of the State of Texas ("Grantee"), whose address is c/o Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas, 78701, a permanent easement (the "Easement") in, upon, over, under, and across the following real property:

All that certain tract, piece, or parcel of land in Travis County, Texas, which is fully described and shown on **Exhibits "A" and "B"**, attached hereto and made a part hereof for all purposes ("Easement Tract");

TO HAVE AND TO HOLD the Easement, together with the right and privilege at any and all times to enter the Easement Tract or any part thereof, unto Grantee and its successors and assigns forever, for the purposes set forth herein. Grantor, on behalf of itself and its successors and assigns, does hereby covenant and agree to **WARRANT and FOREVER DEFEND** title to the Easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the terms and provisions hereof and all matters of record to the extent the same are valid, subsisting, and affect the Easement Tract.

The Easement may be used for the purposes of public pedestrian access and construction, installation, placement, use, operation, maintenance, inspection, replacement, relocation, removal, upgrade, and repair of public sidewalk and trail improvements and related facilities and appurtenances, including landscaping, irrigation, signage, lighting, gate, and fencing improvements (the "Improvements"), and for maintaining the Easement Tract by clearing and removing vegetation, litter, and debris.

Grantor must maintain the Improvements in a good, functioning, and well-maintained condition. If Grantor fails to perform any required maintenance, Grantee may perform such maintenance and recover from Grantor all related costs. Grantor may enter into an agreement with

a third party, such as an owners' association or management company, to perform the maintenance obligations, but no such agreement will release Grantor from its obligations to Grantee under this Easement.

The Easement will be non-exclusive; however (a) Grantor will not use the Easement Tract in any manner or grant any easement on, under, or across the Easement Tract that interferes or is inconsistent with or prevents the use of the Easement as contemplated herein; (b) Grantee will have no obligation to restore or replace any landscaping or other improvements installed by Grantor within the Easement Tract which are removed, damaged, or destroyed as a result of Grantee's use of the Easement as contemplated herein; and (c) Grantor will repair and restore any facilities or other improvements within the Easement Tract damaged by Grantor or its contractors.

This Easement and the rights of Grantee hereunder may be assigned by Grantee in whole or in part, exclusively or non-exclusively, so long as the assignee utilizes the Easement solely as contemplated herein.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed to be effective as of _____, 2023.

GRANTOR:

NORTHTOWN PHASE 2A LLC,
a North Carolina limited liability company

By: MJL RE Holdings LLC,
a Connecticut limited liability company,
its Manager

By: _____
Mikael Levey, Manager

STATE OF NORTH CAROLINA §
COUNTY OF WAKE §

This instrument was acknowledged before me on this the _____ day of _____ 2023, by Mikael Levey, Manager of MJL RE Holdings LLC, a Connecticut limited liability company, Manager of Northtown Phase 2A LLC, a North Carolina limited liability company, on behalf of said company.

Notary Public, State of North Carolina

ACCEPTED AND AGREED:

GRANTEE:

NORTHTOWN MUNICIPAL UTILITY
DISTRICT,
a political subdivision of the State of Texas

Brenda Richter
President, Board of Directors

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the _____ day of _____ 2023, by Brenda Richter, President of the Board of Directors of Northtown Municipal Utility District, a political subdivision of the State of Texas.

Notary Public, State of Texas

EXHIBIT "A"

Attach Description of the Easement Tract

DRAFT



After Recording. Please Return To:
Northtown Municipal Utility District
c/o Carter Dean
Armbrust & Brown, PLLC
100 Congress Avenue, Ste. 1300
Austin, Texas 78701

WASTEWATER LINE EASEMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

§
§
§

KNOW ALL BY THESE PRESENTS:

THAT **NORTHTOWN PHASE 2A LLC**, a North Carolina limited liability company, whose address is c/o Mikael Levey, Manager, 10 E 53rd Street, Floor 18, New York, NY 10022-5285 ("Grantor"), for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration to Grantor, in hand paid, the receipt and sufficiency of which are hereby acknowledged, and for which no lien, expressed or implied, is retained, has this date **GRANTED, SOLD, and CONVEYED** and, by these presents, does hereby **GRANT, SELL, and CONVEY** unto **NORTHTOWN MUNICIPAL UTILITY DISTRICT**, a political subdivision of the State of Texas ("Grantee"), whose address is c/o Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas, 78701, a permanent easement for the construction, operation, maintenance, repair, replacement, upgrade, decommissioning, and removal of wastewater lines and associated appurtenances and making connections therewith (the "Easement") in, upon, over, under, and across the following real property:

All that certain tract, piece, or parcel of land in Travis County, Texas, which is fully described and shown on **Exhibit "A" and "A-1"**, attached hereto and made a part hereof for all purposes ("Easement Tract");

TO HAVE AND TO HOLD the same, together with all and singular the rights and appurtenances thereto in any way belonging, perpetually unto Grantee and its successors and assigns together with the right and privilege at all times to enter onto the Easement Tract, or any part thereof, for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning and removal of wastewater lines and associated appurtenances and making connections therewith ("Easement Purpose"). Grantee, from time to time and as often as necessary, shall have the right of ingress and egress over, along and across Grantor's Property in order to access the Easement Tract for the Easement Purpose. Grantee will have the right to trim and remove trees, debris, vegetation, and litter, and to grade the surface of the Easement Tract as required to utilize the Easement for the purposes for which it is granted. The Easement will be non-exclusive, subject to the rights arising under the existing Permitted Exceptions described below; however, Grantor reserves the right to enter upon and use the surface of the Easement Tract but in no event shall Grantor (i) use the Easement Tract in any manner that interferes in any material way or is inconsistent with the rights granted hereunder, (ii) place any improvement, object, or encroachment of any kind in the Easement Tract, except pursuant to a license and consent

to encroachment granted from Grantee to Grantor, or (iii) grant any other easements or rights that are inconsistent with Grantee's rights hereunder in, on, over, or across the Easement Tract, except as provided above. Grantor or any other party exercising any rights within the Easement Tract will be liable for any and all damages resulting to the Easement Tract or the facilities of Grantee within the Easement Tract as a result of their activities and, upon completing such activities, will be responsible for restoring the surface of the Easement Tract, at such party's sole cost and expense, to the extent necessary so as to not interfere in any material way with Grantee's use of the Easement herein granted. Grantee will have no liability or responsibility for the repair or replacement of any improvements or encroachments (such as signage, fences, gates, paving, landscaping, irrigation and dry utilities) placed within the Easement Tract by Grantor or any other third party which may be damaged or destroyed by Grantee's exercise of its rights within the Easement.

Grantor covenants and agrees to WARRANT AND FOREVER DEFEND title to the Easement granted to Grantee and its successors and assigns against every person lawfully claiming or to claim the same or any part thereof, subject to all matters of record in the Real Property Records of the Texas county in which the Easement Tract is located to the extent that the same are valid and subsisting and affect the Easement Tract as of the effective date of the Easement (the "Permitted Exceptions").

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed to be effective as of _____, 2023.

GRANTOR:

NORTHTOWN PHASE 2A LLC,
a North Carolina limited liability company

By: MJL RE Holdings LLC,
a Connecticut limited liability company,
its Manager

By: _____
Mikael Levey, Manager

STATE OF NORTH CAROLINA §

COUNTY OF WAKE §

This instrument was acknowledged before me on this the _____ day of _____ 2023, by Mikael Levey, Manager of MJL RE Holdings LLC, a Connecticut limited liability company, Manager of Northtown Phase 2A LLC, a North Carolina limited liability company, on behalf of said company.

Notary Public, State of North Carolina

ACCEPTED AND AGREED:

GRANTEE:

NORTHTOWN MUNICIPAL UTILITY
DISTRICT,
a political subdivision of the State of Texas

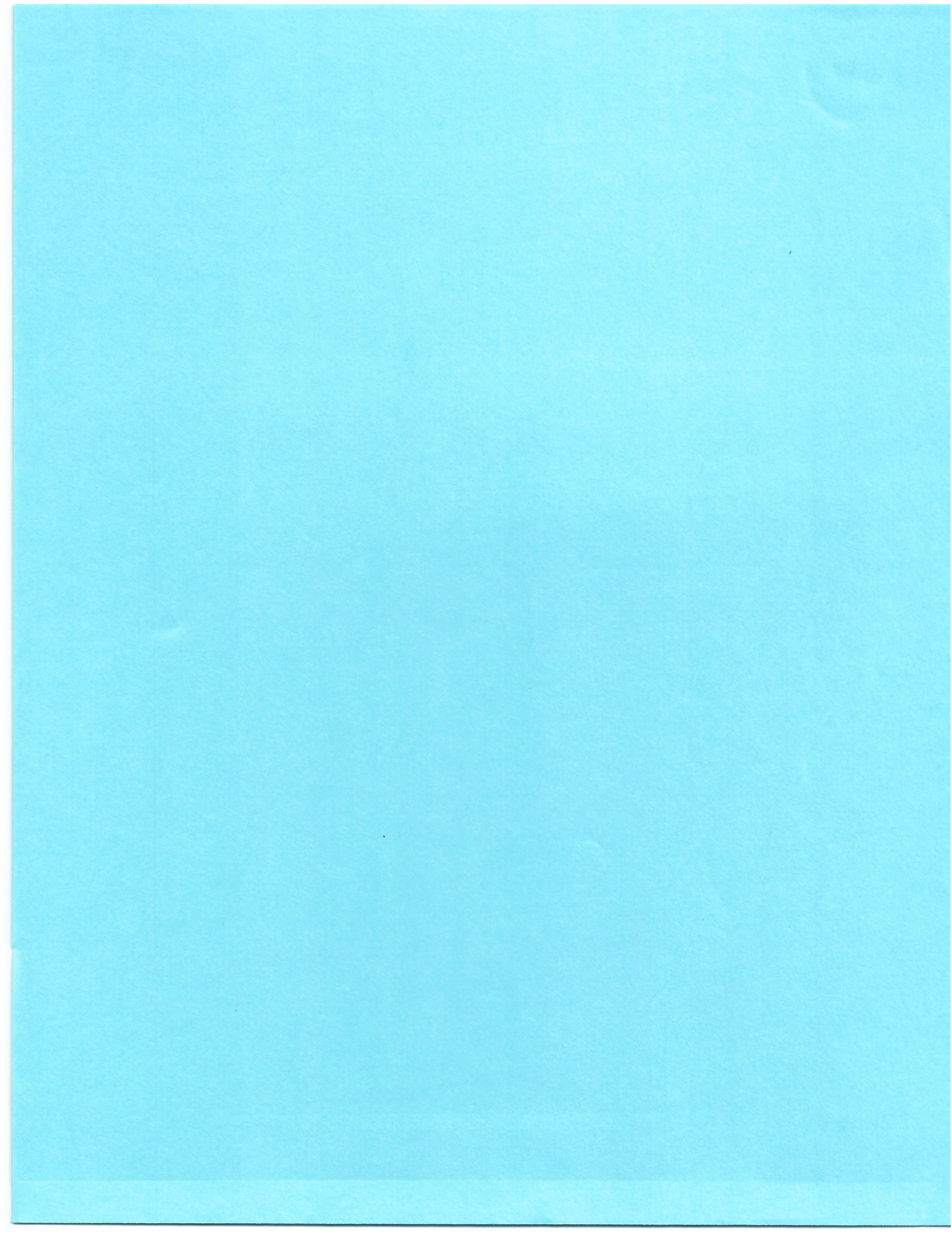
Brenda Richter
President, Board of Directors

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the _____ day of _____ 2023, by Brenda Richter, President of the Board of Directors of Northtown Municipal Utility District, a political subdivision of the State of Texas.

Notary Public, State of Texas



After Recording, Please Return To:
Northtown Municipal Utility District
c/o Carter Dean
Armbrust & Brown, PLLC
100 Congress Avenue, Ste. 1300
Austin, Texas 78701

EXCLUSIVE WATER LINES VAULT EASEMENT

Date: _____

Grantor: NORTHTOWN PHASE 2A LLC, a North Carolina limited liability company

Grantor's Address: 10 E 53rd Street, Floor 18
New York, NY 10022-5285

Grantee: NORTHTOWN MUNICIPAL UTILITY DISTRICT, a political subdivision of the State of Texas

Grantee's Address: c/o Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Travis County, Texas 78701

Easement Tract: All that parcel of land situated in Travis County, Texas, as more particularly described in the attached **Exhibit A** that is above the elevation of +/- 758 feet, based on the North American Vertical Datum of 1988 (NAVD88)

Easement Duration: Perpetual

Easement Purpose: To access, install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission the Facilities, as well as maintain the Easement Tract by clearing and removing vegetation, litter, and debris

Facilities: One or more water meters in vault structures for use in connection with raw, reclaimed, and potable water lines with all associated appurtenances

Permitted Encumbrances: Any easements, liens, encumbrances, and other matters not subordinated to the Easement Tract and of record in the Real Property Records of the Texas county in which the Easement Tract is located that are valid, existing, and affect the Easement Tract as of the Date

Grantor, for **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to the Grantee an exclusive easement over, on, across, within and through the Easement Tract for the Easement Purpose as may be necessary or desirable subject to the Permitted Encumbrances, together with (i) the right of ingress and egress at all times over, on, across, within and through the Easement Tract for use of the Easement Tract for the Easement Purpose, (ii) the right to eliminate any encroachments in the Easement Tract, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract (collectively, the "**Easement**").

TO HAVE AND TO HOLD the Easement to the Grantee and Grantee's successors and assigns for the Easement Duration and Easement Purpose; provided, however, Grantor reserves the right to enter upon and use any portion of the Easement Tract but in no event shall Grantor (i) use the Easement Tract in any manner that interferes in any material way or is inconsistent with the rights granted hereunder, (ii) place any improvement, object, or encroachment of any kind in the Easement Tract, except pursuant to a license and consent to encroachment granted from Grantee to Grantor, or (iii) grant any other easements or rights that are inconsistent with Grantee's rights hereunder in, on, over, or across the Easement Tract, except as provided above. Grantee shall not be obligated to restore or replace any improvements which have been removed, relocated, altered, damaged, or destroyed as a result of Grantee's use of the Easement Tract.

Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to the Grantee against every person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract when the claim is by, through, or under Grantor, but not otherwise.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *Grantee* includes *Grantee's employees, agents, consultants, contractors, successors and assigns*; and where the context requires, singular nouns and pronouns include the plural.

--- *The remainder of this page is intentionally blank* ---

Executed effective the Date first above stated.

GRANTOR:

NORTHTOWN PHASE 2A LLC,
a North Carolina limited liability company

By: MJL RE Holdings LLC,
a Connecticut limited liability company,
its Manager

By: _____
Mikael Levey, Manager

STATE OF NORTH CAROLINA §

COUNTY OF WAKE §

This instrument was acknowledged before me on this the _____ day of _____
2023, by Mikael Levey, Manager of MJL RE Holdings LLC, a Connecticut limited liability company,
Manager of Northtown Phase 2A LLC, a North Carolina limited liability company, on behalf of said
company.

Notary Public, State of North Carolina

ACCEPTED AND AGREED:

GRANTEE:

NORTHTOWN MUNICIPAL UTILITY DISTRICT,
a political subdivision of the State of Texas

Brenda Richter
President, Board of Directors

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the _____ day of _____
2023, by Brenda Richter, President of the Board of Directors of Northtown Municipal Utility District,
a political subdivision of the State of Texas.

Notary Public, State of Texas

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